

## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that **WALLACE CHEVROLET INC**, a New Hampshire corporation with a principal place of business at 892 Lafayette Road, Hampton, County of Rockingham, State of New Hampshire 03842-1250 for consideration paid, grants to **PROPERTICA, LLC**, a New Hampshire Limited Liability Company, with a principal place of business at 703 Ocean Boulevard, Hampton, County of Rockingham, State of New Hampshire with WARRANTY COVENANTS, the following parcels of land, with the improvements thereon, located on Lafayette Road, in Hampton, County of Rockingham and State of New Hampshire, bounded and described as follows:

Parcel 1: A certain parcel of land with the buildings thereon situate on the westerly side of Lafayette Road, in Hampton, County of Rockingham, State of New Hampshire, and being bounded and described as follows:

Beginning at the southeasterly corner of the within described parcel on the westerly sideline of said Lafayette Road at an iron pin set in the ground; thence along land now or formerly of Joseph W. Stanley, et ux, South 80° 00' 00" West, 130.00 feet to an iron pin set in the ground; thence along land of the Boston and Maine Railroad, North 10° 52' 00" East, 80.30 feet to an iron pin set in the ground; thence along land of the Town of Hampton North 80° 00' 00" East, 101.40 feet to an iron pin set in the ground; thence along said Lafayette Road South 10° 00' 00" East, 75.00 feet to the point of beginning.

Said premises are conveyed subject to the right of the Town of Hampton, if the same exists, to maintain slopes.

Parcel 2: A certain small parcel of land with any buildings thereon located on the Westerly side of Lafayette Road (U.S. Route #1) in the Town of Hampton, County of Rockingham, State of New Hampshire, more particularly bounded and described as follows:

Beginning at a point in the Westerly sideline of U.S. Route #1 as now traveled, at Parcel 1 herein described: thence running westerly by the division line between Parcel 1 herein described and land of the State of New Hampshire approximately (100') feet to a point in the easterly right-of-way line of the B & M Railroad; thence running northeasterly approximately two hundred eighty-five (285') feet by said sideline to a point in the westerly sideline by U.S. Route #1 as now traveled; thence running southerly by said sideline approximately two hundred twenty (220') feet to the point of beginning. Containing thirty-three hundredths (0.33) of an acre, more or less.

Excepting and reserving to the State of New Hampshire the right to maintain drainage structures and slopes. Also excepting and reserving the right of any utilities that may occupy the area being conveyed.

Reference is made to a plan entitled "Plan of Land for Modern Classics, Inc., Lafayette Road, County of Rockingham, Hampton, N.H. Scale: 1"=20' Oct. 1980, Richard P. Millette and Associates, The Hill - Portsmouth, NH - 03801", said plan being recorded in the Rockingham County Registry of Deeds as Plan #D-9998. Also see Plan D-29176.

Meaning and intending to describe and hereby convey the same premises conveyed to the Grantor by deed of Abeda, LLC, dated March 6, 2003 and recorded with the Rockingham County Registry of Deeds at Book 3968 Page 0981.

DATED this 7 day of February, 2022.

**WALLACE CHEVROLET INC.**

By: [Signature]  
Name: Kenneth Wallace  
Its duly authorized:

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

Dated: 2/7, 2022

Personally appeared Kenneth Wallace duly authorized \_\_\_\_\_ of **WALLACE CHEVROLET INC.**, known to me or satisfactorily proven to be the person named herein and acknowledged the foregoing instrument to be his voluntary act and deed, executed for the purposes therein contained on behalf of said Corporation.

Before me,

[Signature]  
Notary Public

