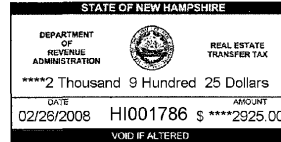


Judith A. MacDonald

When recorded please return to:
Sessler Law Office, PLLC
359 Central Street
Franklin, New Hampshire 03235



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that, R.D. COOKE CO. INC., a New Hampshire corporation with a principal place of business at 317 Calef Road, Manchester, Hillsborough County, New Hampshire, 03103, for consideration paid, grants to DIANE DAVIDSON, a single person, of 14 Cumston Street, Boston, Suffolk County, Commonwealth of Massachusetts, 02118, with WARRANTY COVENANTS:

Property Location: 20 Atherstone Lane, Bedford, Hillsborough County, New Hampshire 03110

A certain tract or parcel of land located in Bedford, Hillsborough County, New Hampshire, more particularly described as follows:

Lot 15-14-14, as shown on a plan entitled 'Tax Map 15, Lot 14, Atherstone II, Subdivision Plan, prepared for 88 Campbell Road Investments, LLC, located at Campbell Road, Bedford, New Hampshire', dated April 8, 2005, revised through February 10, 2007, prepared by Bedford Design Consultants, Inc. and recorded in the Hillsborough County Registry of Deeds as Plan No. 35288 (the 'Phase II Subdivision Plan').

Said Lot 15-14-14 contains 1.026 acres, more or less, according to the Phase II Subdivision Plan.

This conveyance is made subject to and with the benefit of the following:

1. Comprehensive Approval of the Atherstone at Bedford Subdivision, recorded at Book 7391, Page 1744;
2. Plan entitled 'Tax Map 15, Lot 13-2, Subdivision Plan prepared for 88 Campbell Road Investments, LLC, located at Campbell Road, Bedford, New Hampshire', dated June 22, 2004,

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revised through January 14, 2005, prepared by Bedford Design Consultants, Inc. and recorded in the Hillsborough County Registry of Deeds as Plan # 33771 (the 'Phase I Subdivision Plan');

3. Easement Deed from Lyscars to Pennichuck Water Works, recorded at Book 7417, Page 2922;
4. Declaration of Covenants, Restrictions and Easements of Atherstone, Bedford, New Hampshire, dated February 2, 2005, recorded at Book 7417, Page 2932 (the 'Declaration of Covenants');
5. Declaration of Easements, dated February 2, 2005, recorded at Book 7417, Page 2926;
6. Quitclaim Deed (of Open Space Lots in Phase I) from Viens Construction Co., Inc. to Atherstone Homeowners' Association dated March 3, 2005 and recorded at Book 7419, Page 164;
7. First Amendment to Declaration of Covenants, Restrictions and Easements of Atherstone, Bedford, New Hampshire, dated February 22, 2007 and recorded at Book 7811, Page 817;
8. Declaration of Easements, dated February 22, 2007 and recorded at Book 7811, Page 812;
9. Quitclaim Deed (of Open Space Lots in Phase II) from McQuade Brook L.L.C. to Atherstone Homeowners' Association, dated February 22, 2007 and recorded at Book 7811, Page 822;
10. Quitclaim Deed (of land in Campbell Road) from McQuade Brook L.L.C. to the Town of Bedford, New Hampshire, dated February 22, 2007 and recorded at Book 7811, Page 825;
11. Registration of an Existing Dam (Permit No. 020.46), dated August 1, 2005 and recorded at Book 7529, Page 763 and Permit to Reconstruct a Dam (Permit No. 020.46), dated August 14, 2007 and recorded at Book 7889, Page 2992.
12. Articles of Agreement of Atherstone Homeowners' Association, recorded at Book 7493, Page 2154;
13. Bylaws of Atherstone Homeowners' Association, recorded at Book 7493, Page 2160;
14. Facts, matters and details shown on plans recorded in the Hillsborough County Registry of Deeds as Plan Nos. 20282, 32874, 33772, 35522, the Phase I Subdivision Plan and the Phase II Subdivision Plan;
15. Current use taxation pursuant to New Hampshire RSA 79-A; Grantee shall be responsible for the current use change tax, as and when due to the Town of Bedford.

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16. Easement Deed from McQuade Brook L.L.C. to Pennichuck Water Works, dated August 27, 2007 and recorded in said Registry at Book 7893, Page 423, referencing Plan #35522.

17. Wetlands and Non-Site Specific Permit 2004-00766, issued by NHDES, dated June 20, 2007 and recorded at Book 7875, Page 2462.

For reference to Grantor's title, see deed from William R. Lycars and Connie G. Lycars, Trustees to McQuade Brook L.L.C., dated February 21, 2007 and recorded in the Hillsborough County Registry of Deeds at Book 7811, Page 772.

See Certificate of Registration issued by the New Hampshire Attorney General's Office, dated August 24, 2007 and recorded in said Registry at Book 7893, Page 421.

MEANING AND INTENDING to describe and convey the same premises conveyed to the Grantor herein by deed of McQuade Brook L.L.C., dated October 24, 2007 recorded in the Hillsborough County Registry of Deeds at Book 7916, Page 2587.

Executed this the 22nd day of February, 2008.

R.D. Cooke Co. Inc.
By: Russell D. Cooke

Russell D. Cooke, Pres
Its Duly Authorized: Director

STATE OF NEW HAMPSHIRE
COUNTY OF Hillsborough SS:

On this the 22nd day of February, 2008, before me, the undersigned officer, personally appeared **Russell D. Cooke**, who acknowledged himself to be the **Director of R.D. Cooke Co. Inc.**, a corporation, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as **Director**.

IN WITNESS Whereof, I hereunto set my hand and official seal.

Before me,

Jennifer A. Coulter
Notary Public

My commission expires:

