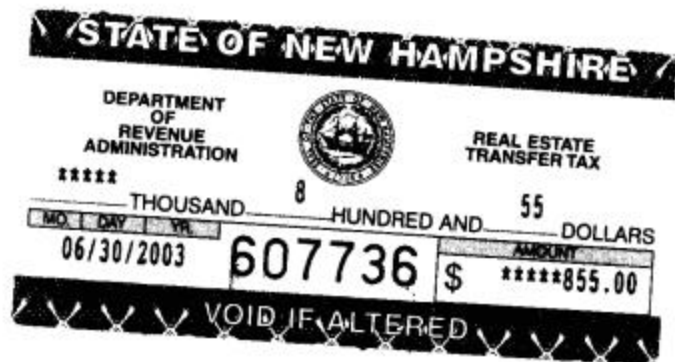


Return to:
 Mr. Lee P. Johansen, Manager
 ManchVegas Properties, LLC
 PO Box 6355
 Manchester, NH 03108

14.37
 2
 16.37

855.00
 \$



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, **THAT I, Gina Silveri**, a married person of 7 Patriot Drive, Northboro, Commonwealth of Massachusetts, for consideration paid, grants to **ManchVegas Properties, LLC**, a New Hampshire limited liability company, having a mailing address of PO Box 6355, Manchester, County of Hillsborough, State of New Hampshire, with **WARRANTY COVENANTS**, the following described premises:

A certain condominium unit at Tall Pines Condominium ("Condominium"), situated on Bodwell Road, in Manchester ("City"), County of Hillsborough ("County"), State of New Hampshire ("State"), more particularly bounded and described as follows:

Unit No. 5-18 (the "Unit"), at Tall Pines Condominium, situate in Manchester, Hillsborough County, New Hampshire, which condominium is established pursuant to the Declaration of Tall Pines Condominium, dated April 3, 1986, and recorded in the Hillsborough County Registry of Deeds ("Registry"), Book 3494, Page 0393, as such Declaration was amended by Instrument entitled Amendment to Declaration of Tall Pines Condominium dated May 13, 1986, and recorded in the Hillsborough County Registry of Deeds on May 23, 1986 as Document No. 63092 (the "Declaration"), as the same is shown on the site and floor plans collectively recorded in said Registry as Plan #19079 (the "Plans"); together with the Common Areas, Limited Common Areas, easements, rights and interests appurtenant and appertaining to said Unit in accordance with the Declaration and the other condominium instruments specified below.

This conveyance is made subject to the following:

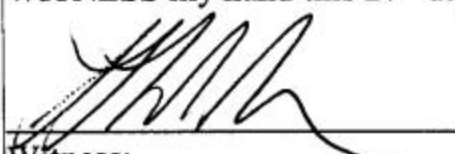
1. The Declaration.
2. The ByLaws of Tall Pines Condominium Owners' Association, dated April 3, 1986 and recorded in said Registry at Book 3494, Page 393.
3. The Plans.
4. The other instruments included in the Condominium Application filed with the Consumer Protection and Antitrust Division of the New Hampshire Attorney General's office.
5. Terms, conditions and provisions of the New Hampshire Condominium Act, RSA 356-B, as amended.

- 6. Easement from Kiki Corp. to Public Service Company of New Hampshire and New England Telephone and Telegraph Company recorded in said Registry at Book 3250, Page 316.
- 7. Easement from Peter and Diana Spiewak to New England Telephone and Telegraph Company recorded in said Registry at Book 3344, Page 338.
- 8. Flowage rights reserved in deed of Peter and Diana Spiewak to Ronald S. Simons and Gary I. Widett Co-Trustees of Bodwell Pines Realty Trust, dated February 6, 1986 and recorded in said Registry on February 7, 1986 at 3:04 PM as document number 606966.

Meaning and intending to describe and convey the same premises conveyed to the within Grantor by deed of Gary I. Widett and Ronald S. Simons, Co-trustees of Bodwell Pines Realty Trust dated August 27, 1986 and recorded in the Hillsborough County Registry of Deeds at Book 3620, Page 0801.

SAID PREMISES ARE NOT SUBJECT TO HOMESTEAD OR MARITAL RIGHTS.

WITNESS my hand this 27th day of June, 2003.



 Witness:


 Gina Silveri

STATE OF NEW HAMPSHIRE
 COUNTY OF HILLSBOROUGH

Personally appeared the above named Gina Silveri and acknowledged the foregoing instrument to be her free and voluntary act and deed.

Before me, this 27th day of June, 2003.


 Notary Public/Justice of the Peace

STEVEN B. RUDDOCK, Notary Public
 My Commission Expires February 9, 2005

