

ACCESS EASEMENT

The **TOWN OF MADBURY, NEW HAMPSHIRE**, a municipal corporation, with a principal place of business at 13 Town Hall Road, Madbury, NH 03823 (the "Grantor"), for no consideration paid, hereby grants to **10 LEE ROAD LLC**, a New Hampshire Limited Liability Company, with a principal place of business at 1 Bayside Road, Box 4, Greenland, NH 03840 (the "Grantee") with **QUITCLAIM COVENANTS**, an access easement over and across a portion of the following premises owned by the Town of Madbury:

A certain tract or parcel of land situated along the Westerly sideline of Madbury Road in the Town of Madbury, County of Rockingham and State of New Hampshire, identified as Tax Map 8, Lot 26 on a plan entitled "Easement Plan Tax Map 8 - Lot 26 Town of Madbury To Benefit Tax Map 8, Lot 9 10 Lee Road, LLC, prepared by Ambit Engineering, Inc, dated ____, 2022, and recorded in the Strafford County Registry of Deeds as Plan D-_____ (the "Plan").

The access easement area is more particularly bounded and described as follows:

Beginning at a point on the westerly sideline of Madbury Road at the northeast corner of the proposed easement; thence running S 07°07'02" W along the westerly sideline of Madbury Road a distance of 105.13 feet to a point; thence turning and running to the left along a non-tangent curve with a radius of 102.35 feet and an arc length 67.57 feet to a point at land of 10 Lee Road, LLC; thence turning and running N 47°47'05" W a distance of 114.18 feet along land of 10 Lee Road, LLC to a point; thence turning and running the following three courses across land of the Town of Madbury; N 42°12'55" E a distance of 40.00 feet, S 47°47'05" E a distance of 104.60 feet, and to the left along a curve with a radius of 10.00 feet and an arc length 21.83 feet to the point of beginning.

The above-described easement has an area of 5,925 square feet, more or less.

Meaning and intending to convey an easement over a portion of premises conveyed by the State of New Hampshire to the Town of Madbury by Deed dated May 29, 1985, and recorded in the Strafford County Registry of Deeds at Book 1217, Page 367.

Purpose and Rights: The Grantee shall have a perpetual, permanent uninterrupted and unobstructed nonexclusive easement for the purpose of providing access to the Grantee's abutting property identified as Tax Map 8 Lot 9 on the Plan. There shall be no improvements constructed on the easement area other than paving or other preparation of the access area for travel thereon. Grantee shall be responsible for paving and/or maintenance of the easement area as desired. Grantor shall have no responsibility for installation, maintenance, operation, or replacement of the access easement area.

Retained Rights: Grantor retains the right to freely use the easement area insofar as the exercise thereof does not interfere with Grantees rights as described herein.

Easement To Run With Land: The rights and privileges, obligations and liabilities created by this instrument shall run with the land benefiting the premises identified as Tax Map 8, Lot 9 and burdening the premises identified as Tax Map 8, Lot 26 on the Plan.

This is a non-contractual transfer pursuant to RSA 78-B:2, IX that is not subject to the NH Real Estate Transfer Tax.

Executed this ____ day of _____, 2022.

10 LEE ROAD LLC.

By: _____
James Petrovitsis, Member
Duly Authorized

By: _____
Sean Peters, Member
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

Personally appeared before me, James Petrovitsis and Sean Peters, in their capacity as the only Members of 10 Lee Road LLC, duly authorized, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same on the ____ of _____, 2022.

Notary Public – NH
My Commission Expires: _____