

### ACCESS EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that **PUBLIC LAND HOLDINGS, INC.**, a New Hampshire corporation, with an address of 149 Epping Road, Unit 2A, Exeter, New Hampshire 03833, for consideration received, grants to **BURSAW'S PANTRY, LLC**, a New Hampshire limited liability company, with an address of 3020 Lafayette Road, Portsmouth, County of Rockingham and State of New Hampshire 03801, with **QUITCLAIM COVENANTS** an access easement over and across portions of the following premises:

A certain tract or parcel of land situated on Lafayette Road and Ocean Road in the City of Portsmouth, County of Rockingham and State of New Hampshire shown as "Proposed Access Easement to Benefit Tax Map 292, Lot 152" on a plan of land entitled "Easement Plan, Tax Map 292, Lot 151-1, 151-2 and 153, 3110 Lafayette Road and 65 Ocean Road, Portsmouth, NH 03801" prepared by Jones & Beach Engineers, Inc. dated September 17, 2019 with revision #3 dated February 12, 2020 and recorded at the Rockingham County Registry of Deeds as Plan #D-\_\_\_\_\_ (hereinafter "Plan"); said easement area is more particularly bounded and described as follows:

Beginning at a point in the westerly sideline of Ocean Road at the northeasterly corner of Map 292, Lot 152 being the southeasterly corner of the within described easement area as shown on said Plan; thence running along said Lot 152 S64°12'32"W a distance of 73.59 feet to a point; thence turning and running N23°36'07"W a distance of 46.49 feet to a point; thence turning and running N54°34'49"E a distance of 74.23 feet to a point at the sideline of Ocean Road; thence turning and running along said Ocean Road S23°36'07"E a distance of 50.95 feet to the point of beginning.

Containing 3,159 sq. ft., more or less, according to said Plan.

Meaning and intending to convey an easement over the premises conveyed to the within grantor by deeds of Chad Carter dated December 19, 2019 and recorded at Book 6068, Page 1782 and Kaley Weeks, Trustee of the Weeks Family Trust dated March 24, 2020 and recorded at Book 6097, Page 1358.

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 being Tax Map 292 Lot 152. 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 Tax Map 292, Lot 152 And burdening Tax Map 292 Lot 151-1 and 153.

IN WITNESS WHEREOF, the parties have executed this document on the day of \_\_\_\_\_, 2020.

**PUBLIC LAND HOLDINGS, INC.**

Witness: \_\_\_\_\_

By: \_\_\_\_\_  
W. Turner Porter, Jr., President

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Personally appeared the above-named W. Turner Porter, Jr., in his capacity as President of Public Land Holdings, Inc. and acknowledged the foregoing instrument to be his free act and deed executed for the purposes contained therein.

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My commission expires: \_\_\_\_\_