

5019336

2005 MAR 14 AM 10:40

For recorder's use:

Tax Stamp: \$ 0.00

Recording Fee: \$ 24.60

Return to:

Constance Michalides

57 Sunset Way, MANCHESTER, NH 03104

27.37
2
24.37

NO STAMP

Ledgewood Adult Community
WARRANTY DEED for MANUFACTURED HOUSING
and APPURTENANT STRUCTURE(S) with Land Owner Consent
and NOTICE OF LEASE / RENTAL AGREEMENT

LEDGEWOOD / HILLSBOROUGH REALTY GROUP, LLC (a New Hampshire limited liability company) of 18 Ledgewood Way, Manchester, New Hampshire, 03104, for consideration paid, grants to Constance Michalides, married ("Grantee") with a mailing address of 1465 Hooksett Road, Unit 330, Hooksett, NH 03106 with Warranty Covenants:

Certain MANUFACTURED HOUSING, described as a Skyline Model #1069 Year of Manufacture 2004, Serial # L816-0413-SAB, which manufactured housing is situated on Homestead #142 at Ledgewood Adult Community, located at 57 Sunset Way, Manchester, Hillsborough County, New Hampshire, which Homestead is shown on a Plan entitled Homestead Plan, prepared for PD Associates, LLC Real Estate, Ledgewood Adult Community, Manchester, New Hampshire dated December 14, 2000, prepared by Meridian Land Services, Inc. and recorded in the Hillsborough County Registry of Deeds as Plan #31322 (5 sheets);

APPURTENANT STRUCTURES: Also conveyed are the following structures which are also located on the above referenced Homestead (check if included and strikeout those that do not apply):

___ storage shed,
 X sunporch,

 X garage,
___ carport,
___ deck.

BR7422PG2570

LOT IMPROVEMENTS: Also conveyed are the following lot improvements which are located on the above-referenced Homesite (check if included and ~~strikeout those that do not apply~~):

foundation, landscaping, irrigation,
 driveway/walkways patio, Architectural Walls.

The manufactured housing and structures conveyed hereby are new and have not been relocated from another site. The wheels on said manufactured housing have been removed, and the manufactured housing has been permanently attached to a foundation on the above referenced Homesite, which foundation is on footings set below the frost line. The manufactured housing has been hooked up to utilities for the supply of water and electricity and for sewage disposal.

Land Not Conveyed: The land on which the manufactured housing and any structures or improvements referenced above are not conveyed hereby.

Rental Agreement Rules and Regulations: The manufactured housing and structures are conveyed and located upon said Homesite under the terms of the Ledgewood Adult Community Rental Agreement and Rules and Regulations between Ledgewood / Hillsborough Realty Group, LLC (its successors and assigns being the Land Owner) and the tenant (the above Grantee), containing certain terms and conditions, including but not limited to: (a) agreement regarding placement on Homesite and prohibitions against the placement or construction on the Homesite of any other structure, addition or substitute of any kind without the express written authorization of the Land Owner; (b) terms regarding financing including notice to Land Owner; (c) terms regarding subletting and occupancy; (d) permissible uses; and (e) certain rights of reversion to Land Owner. See Notice of Lease / Rental Agreement set forth herein this Warranty Deed.

A copy of the Ledgewood Adult Community Rental Agreement and Rules and Regulations can be obtained at the offices of Ledgewood Adult Community at 18 Ledgewood Way, Manchester, NH, 03104.

Land Owner Consent to Transfer: The tract or parcel of land upon which the manufactured housing is situated, is owned by Ledgewood / Hillsborough Realty Group, LLC, by Deed of Victor W. Dohar, et al dated June 29, 2001, recorded at Book 6447, Page 1100, and by Deed of PD Associates to Ledgewood / Hillsborough Realty Group, LLC dated September 12, 2001 recorded at Book 6487, Page 2926, and by execution below hereby consents to the above conveyance.

Further, the manufactured housing conveyed herein constitutes stock-in-trade of a dealer engaged in the business of selling manufactured housing; said manufactured housing has not been previously occupied as a dwelling and this being the initial transfer is not subject to transfer tax pursuant to RSA 78-B:41V.

BK 7422 PG 2571

LOT IMPROVEMENTS: Also conveyed are the following lot improvements which are located on the above-referenced Homesite (check if included and strikeout those that do not apply):

foundation, landscaping, irrigation,
 driveway/walkways patio. Architectural Walls.

The manufactured housing and structures conveyed hereby are new and have not been relocated from another site. The wheels on said manufactured housing have been removed, and the manufactured housing has been permanently attached to a foundation on the above referenced Homesite, which foundation is on footings set below the frost line. The manufactured housing has been hooked up to utilities for the supply of water and electricity and for sewage disposal.

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Further, the manufactured housing conveyed herein constitutes stock-in-trade of a dealer engaged in the business of selling manufactured housing; said manufactured housing has not been previously occupied as a dwelling and this being the initial transfer is not subject to transfer tax pursuant to RSA 78-B:4IV.

BK 7422 PG 2571

NOTICE OF LEASE / RENTAL AGREEMENT
Ledgewood Adult Community

Pursuant to the provisions of NH RSA 477:7-a, as amended, notice of lease under an agreement titled as a Rental Agreement is hereby given as follows:

- I. Name and Address of Lessor/Owner:
Ledgewood / Hillsborough Realty Group, LLC
18 Ledgewood Way
Manchester, NH 03104

Name and Address of Lessee/Tenant:
57 Sunset Way
Manchester, New Hampshire 03104
- II. Date of Execution of the Lease/Rental Agreement:
March 10th, 2005
- III. Description of Leased Premises:
Homesite #142 at Ledgewood Adult Community located at Candia Road, in Manchester, Hillsborough County, New Hampshire, which Homesite is shown on a Plan entitled Homesite Plan, prepared for PD Associates, LLC Real Estate, Ledgewood Adult Community, Manchester, New Hampshire dated December 14, 2000, prepared by Meridian Land Services, Inc. and recorded in the Hillsborough County Registry of Deeds as Plan #31322 (5 sheets).
- IV. Term of Lease: 40 years (number of years)
- V. Date of Commencement of Term and Extensions:
The Lease commences on the 10th day of March, 2005, (unless terminated sooner, which termination must be made pursuant to the terms of said Rental Agreement.) The Rental Agreement makes provision for extensions on a year to year basis upon completion of the term.

THIS NOTICE IS SUBJECT TO AND WITH THE BENEFIT OF THE SAME TERMS, RESTRICTIONS AND CONDITIONS CONTAINED IN THE ORIGINAL EXECUTED INSTRUMENT.

BR 7422862572

Executed this 10th day of March 2005

LEDGEWOOD / HILLSBOROUGH REALTY GROUP, LLC

By: [Signature]
Kon Grandstaff - Kon Grandstaff
As: Manager
Duly Authorized

LESSEE / TENANT:

[Signature]
Constance Michalides

State of New Hampshire
County of Hillsborough

The foregoing instrument was acknowledged before me this 10th day of March 2005, by Kon Grandstaff, Manager of LedgeWood / Hillsborough Realty Group, LLC, a New Hampshire limited liability company, on behalf of said limited liability company.

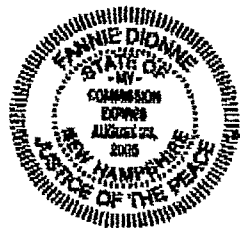


[Signature]
Justice of the Peace / Notary Public
My Commission Expires:
Seal or Stamp:

March 10th, 2005

Then personally appeared the above-named Constance Michalides and acknowledged the foregoing instrument to be their free act and deed, before me,

[Signature]
Notary Public/Justice of Peace
My Commission Expires:



BR 7422FG2573