

N. H. STATE PLANE  
COORDINATE SYSTEM

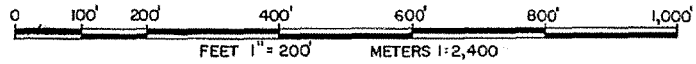
# TAX MAP TUFTONBORO, N.H.

By SUSAN H. RAMSBOTHAM MELVIN VILLAGE, N.H.

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# TAX MAP TUFTONBORO, N.H.



BY SUSAN H. RAMSBOTHAM MELVIN VILLAGE, N.H.

## WARRANTY DEED

LAKES REGION WATER COMPANY, INC., a New Hampshire corporation which is a public utility, of PO Box 70, Moultonboro, NH 03254, for consideration paid, grants to Raymond Graham, Trustee, Raymond Graham Revocable Trust, of PO Box 19, Center Tufonboro, NH 03816, with WARRANTY COVENANTS:

Certain tracts or lots of land shown as Lots F-16 and F-17 on a plan of property entitled, "Hidden Valley Shores Development, Wolfeboro - Tufonboro, New Hampshire" by Land Surveys, Rochester, N.H., scale 1" = 200', recorded in the Carroll County Registry of Deeds in Plan \_\_\_\_\_.

Meaning and intending to convey a portion of the premises conveyed to Lakes Region Water Company, Inc., by deed of Renee Amoruso dated September 3, 1987 and recorded in the Carroll County Registry of Deeds in Book 1282, Page 271.

Reserving to Lakes Region Water Company, Inc. and its assigns, the following:

1. The commercial well and all accompanying equipment, including pump, pipes and electrical conduits, if any.
2. An easement for exclusive use of the commercial well located on Lot F-16 and an easement by foot and vehicles, for access to and maintenance, repair and replacement of, this commercial well, including connection of the well to electrical service, from Aspen Drive over the existing path on Lots F-16 and F-17 to said well. This commercial well is currently not in use. These easements are subject to the following terms and conditions:
  - A. Grantee's use of the lots shall not interfere with the use of the well or its replacement for water supply purposes. Animal wastes, solid wastes, hazardous wastes or other wastes shall be prohibited.
  - B. Lakes Region Water Company, Inc. shall restore any areas of the premises to the condition they were in before any maintenance, repairing and replacement were performed.
  - C. Lakes Region Water Company, Inc. shall indemnify and hold the grantee and its assigns harmless for any injury or damage sustained by Lakes Region Water

- D. Company, Inc. as a result of its use of this easement.
- D. The grantee and its assigns shall have no obligation to repair the path to the well and to perform any maintenance or repair on the well.
- E. Lakes Region Water Company, Inc. shall pay grantee or its assigns the difference between the taxes due for Lot F-17, which has no well, and the taxes due for Lot F-16, herein conveyed, which has the commercial well on it. Grantee shall present tax bills for Lots F-17 and F-16 to Lakes Region Water Company, Inc. within 30 days of receipt. Failure by Lakes Region Water Company, Inc. to pay the agreed difference, if said failure to pay exceeds 18 months, shall result in loss of said easement rights until such time as all amounts owed and in arrears are paid in full. If, at a point in the future, improvements are made to either or both lots, thereby rendering inaccurate this formula, the grantor and grantee shall negotiate a different formula which is agreeable to both.
- F. Acceptance of this deed shall bind grantee to the terms herein.
- G. This easement shall run with the land.

DATED: \_\_\_\_\_, 2013

Lakes Region Water Company, Inc.  
By:

\_\_\_\_\_  
Thomas Mason, Jr., President  
duly authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2013 by  
Thomas Mason, Jr. as duly authorized President of Lakes Region Water Company, Inc.

\_\_\_\_\_

Notary Public

My Commission expires:

AFFIX SEAL HERE