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 KATHI L. GUAY, CPO, REGISTER
 MERRIMACK COUNTY REGISTRY OF DEEDS

LCHIP	\$	25.00
RECORDING	\$	18.00
SURCHARGE	\$	2.00

Return To:
 John E. Belletete, President
 Belletete's, Inc.
 51 Peterborough Street
 Jaffrey, NH 03452

MERRIMACK COUNTY RECORDS *Kathi L. Guay*, CPO, Register

MORTGAGE DEED

Zetland Homes LLC, a New Hampshire limited liability company, having a mailing address of PO Box 146, Contoocook, in the County of Merrimack and State of New Hampshire, 03229, for consideration paid, grants to Belletete's, Inc., a New Hampshire corporation having its principal address at 51 Peterborough Street, Jaffrey, in the County of Cheshire and State of New Hampshire, 03452, with MORTGAGE COVENANTS, to secure the payment of Two Hundred Forty Thousand Dollars (\$240,000.00), plus interest thereon, and also the performance of all of the agreements and conditions as provided in Promissory Note, Construction Loan Agreement, Assignment of Plans, Specifications and Approvals and Assignment of Leases and Rents of even date, the following described premises:

A certain parcel of land with the buildings and improvements located thereon, situate in West Ridge Circle in the Town of Hopkinton, County of Merrimack and State of New Hampshire, and being more particularly described on Exhibit A which is attached hereto and made a part hereof.

The Mortgagor covenants and agrees that it will keep the property in the sole ownership of the Mortgagor and not convey, suffer or permit ownership of the mortgaged premises or any part thereof to become vested in a person other than the Mortgagor without the prior written consent of the Mortgagee. Mortgagor further covenants and agrees that it will not rent or lease the mortgaged premises without the prior written consent of the Mortgagee.

This Mortgage is upon the statutory conditions and the conditions enumerated herein, for any breach of which the mortgagee shall have the statutory power of sale.

Dated this 14th day of March, 2011.

Zetland Homes LLC

By: *Steven Reddy*
 Steven Reddy, its Manager

THE STATE OF NEW HAMPSHIRE
COUNTY OF CHESHIRE, SS.

On this 14th day of MARCH, 2011, before me, the undersigned Notary Public, personally Steven Reddy, Manager of Zetland Homes LLC, a New Hampshire limited liability company, and proved to me through satisfactory identification, that is, being personally known to me/motor vehicle driver's license, to be the person whose name is signed on the within document, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of Zetland Homes LLC.

Kelly A. Bergeron
Notary Public

My commission expires



"Exhibit A"

A certain tract or parcel of land, situated on the northerly side of West Ridge Circle in Hopkinton, County of Merrimack and State of New Hampshire, identified as Lot 45.7 on a survey plan prepared for Shadrack & Jeanette Wilson Jr., entitled, "Conventional Subdivision Tax Map 209 Lot 45.1 Clement Hill Road, Hopkinton, NH, Merrimack County", Scale 1" = 30', prepared by J.E. Belanger Land Surveying, PLLC, dated December 4, 2006, approved by the Hopkinton Planning Board May 21, 2007, and is recorded as Plan #18498, sheets 1-3 with the Merrimack County Registry of Deeds.

Also conveying an undivided one-twelfth interest in the Area Owned in Common, and conveying the right to use the roadway for all purposes which streets and roads are commonly used in the Town of Hopkinton as shown on the aforesaid Plan #18498.

Subject to any and all easements and rights-of-way required as part of the subdivision approval of the Town of Hopkinton.

Subject to the terms, conditions, and approvals of the Planning Board of the Town of Hopkinton and the State of New Hampshire.

Subject to the obligation, along with all other lot owners, to maintain the said common area designated on the aforesaid Plan #18498.

Subject to any setbacks, restrictions, or easements as shown on Plan #18498.

This is not homestead property.

Meaning and intending to convey the premises conveyed to the within Grantor by Deed of Clarity Hopkinton, LLC, recorded herewith.