

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That ROLAND H. PARADIS and IRENS V. PARADIS, husband and wife, of 711 Mast Road, Manchester, County of Hillsborough, State of New Hampshire 03102, for consideration paid grant(s) to MRF SALES & LEASING, INC., a New Hampshire corporation having a principal place of business at 957 River Road, Weare, County of Hillsborough, State of New Hampshire 03281, with WARRANTY COVENANTS:

Certain tracts of land situated in Manchester, County of Hillsborough, State of New Hampshire bounded and described as Lots 1 and 2 on a plan entitled "Subdivision of Thomas McCarthy" Manchester, N.H. dated 8/4/83 and recorded as Plan #17530.

The Grantor herein reserves and retains to the Grantor and their heirs, successors and assigns, the exclusive perpetual right and easement to maintain, repair, rebuild, replace, reface, one or more illuminate or non-illuminated ground signs/sign structures located on the premises conveyed herein in the approximate location that the said ground sign structures are now located, said signs facing traffic on Route 28, together with the right to use an area of land twenty (20) feet on all sides of the sign structures for the purposes herein described, together with an access easement twenty (20) feet in width from the public road to the location of the sign structures and the right to maintain one or more poles for purposes of bringing and maintaining power to the sign structures. In the event any structure is damaged or destroyed, the Grantor and his heirs, successors and assigns reserves the right to repair and/or replace the structures. The Grantee, for itself, its successors and assigns, covenant that it will not erect any structure or obstruction on the easement premises nor will it permit others to do so which will in any way interfere with the exercise by the Grantor and his heirs, successors and assigns of the rights herein reserved, nor will the Grantee or its successors or assigns interfere in any way with the exercise by the Grantor and his heirs, successors and assigns of the Grantor's rights herein reserved. The Grantor and his heirs, successors and assigns retains the right to remove any and all obstructions which interfere with the clear vision of the signs from the highway, including vegetation and/or structures. The Grantee, its successors and assigns, agrees that it will not permit any other signs or sign structures to be installed or erected on the premises other than a small sign identifying the occupant's business. The Grantor and his heirs, successors and assigns will not have to pay any rent or share any expenses or pay any compensation to the Grantees and its successors and assigns for this easement retained by the Grantor. This easement is a covenant running with the land.

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Meaning and intending to describe and convey the same premises conveyed to Roland H. Paradis and Irene V. Paradis by deed of Shannon M. McCarthy, Trustee of the Thomas C. McCarthy Trust dated December 22, 1994 and recorded in Volume 5600, Page 156, Hillsborough County Registry of Deeds.

The property is not the residence of the grantor and is not subject to homestead rights.

Executed this 4th day of April, 1997.

*Roland H. Paradis*

Roland H. Paradis

*Irene V. Paradis*

Irene V. Paradis

STATE OF NEW HAMPSHIRE  
 DEPARTMENT OF REVENUE ADMINISTRATION  
 REAL ESTATE TRANSFER TAX

THOUSAND 1 HUNDRED AND 00 DOLLARS

04/08/1997 263162 \$ \*\*\*\*\*00.00

VOID IF ALTERED

Continued on next page

State of New Hampshire  
County of Hillsborough

Then personally appeared before me this April 4, 1997, the said Roland H. Paradis and Irene V. Paradis, and acknowledged the foregoing to be their voluntary act and deed.

*Ronald [Signature]*  
Notary Public/Justice of the Peace  
Commission expiration: 9/16/00



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