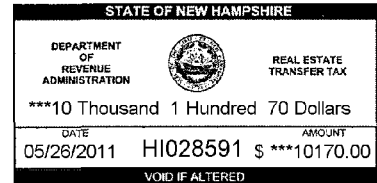


Carmela D Coughlin



Monarch Title Services, LLC
168 South River Road, Suite 1A
Bedford NH 03110

11-M106

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, We, David L. Burns and Doris I. Burns, husband and wife, Trustees of The Burns Living Trust, u/t/a dated July 13, 1998, of 12 Homestead Hill Road, Bedford, County of Hillsborough State of New Hampshire 03110

FOR CONSIDERATION PAID, GRANT TO

Joseph Flaherty and Blakleigh Flaherty, husband and wife, of 3340 Wolf Willow Close, Milton, Georgia, 30004, as joint tenants with rights of survivorship

with **WARRANTY COVENANTS**, the following:

A certain tract or parcel of land, with the improvements thereon, situated in the Town of Bedford, Hillsborough County, New Hampshire, shown as Lot 39-29-4 on a plan entitled "Homestead Hill Subdivision Plan Tax Map 39/Lot 29 Jenkins Road Bedford, New Hampshire," dated September 1999, revised through June 10, 2002, Scale 1" = 50', prepared by CLD Consulting Engineers, Inc., and recorded in the Hillsborough County Registry of Deeds as Plan No. 31840.

Lot 39-29-4 is conveyed together with the appurtenant fee interest in Homestead Hill Road to the center point of the cul-de-sac of Homestead Hill Road and to the centerline of Homestead Hill Road subject to the rights of third parties and the public to use and enjoy Homestead Hill Road.

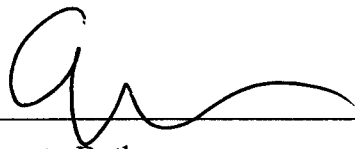
The undersigned trustee(s) as Trustee(s) under The Burns Living Trust created by David L. Burns and Doris I. Burns as grantors under trust agreement dated July 13, 1998, and thereto have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustees has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustees for a conveyance thereof.

The undersigned trustee(s) further represents hereunder, that they have the full consent of the beneficiaries of said Trust to convey, sell and dispose of the above-referenced real property under the terms and conditions as stated in the HUD Settlement Statement of even date, also signed by said Trustee(s).

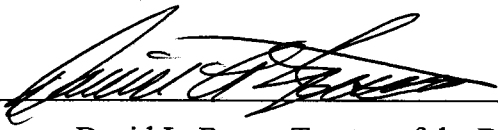
The within Grantors, individually and as trustees, hereby releases all rights of homestead and any other interests in said premises.

Meaning and intending to describe and convey the same property conveyed to Grantor, by Warranty Deed of David L. Burns and Doris I. Burns, dated December 14, 2006, and recorded in the Hillsborough County Registry of Deeds at Book 7800, Page 0389.

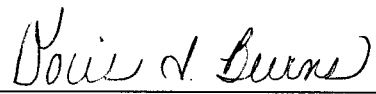
WITNESSED my hand and seal this 25th day of May, 2011.



Witness to Both



David L. Burns, Trustee of the Burns
Living Trust, and Individually

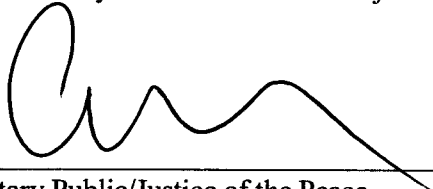


Doris I. Burns, Trustee of the Burns
Living Trust, and Individually

State of New Hampshire
HILLSBOROUGH County

May 25, 2011

Personally appeared David L. Burns and Doris I. Burns *known to me, or*
satisfactorily proven, to be the persons whose name **IS**
subscribed to the foregoing instrument and acknowledged that they *executed the same for the*
purposes therein contained,

Before me, 

Notary Public/Justice of the Peace
My Commission Expires:

ANDREW I. GOULD, Justice of the Peace
My Commission Expires April 9, 2013