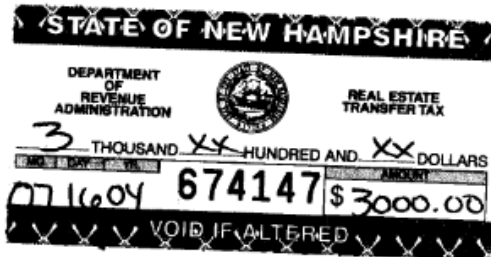


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ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Joanne L. Bisson, a single person, Trustee, of the Joanne L. Bisson Revocable Trust U/T/D April 21, 2003 of 18 Pleasant Street, Kittery, Maine for consideration, grants to Gary Stevens, a single person, Trustee of the Tuck Realty Trust, created pursuant to a Declaration of Trust dated June 29, 2004, of 228 Atlantic Ave, North Hampton, Rockingham County and the State of New Hampshire, with WARRANTY COVENANTS:

A certain tract of land with buildings thereon, situate in Hampton, County of Rockingham, and State of New Hampshire, on the westerly side of Tuck Road (formerly King's Avenue), so-called, and being further described as Lot No. 2, on a certain plan entitled "Plan of Proposed Lot Layout on King's Avenue, Hampton, N.H., for Dunfey Realty Company, Inc.." Wright & Pierce, C.E., Mar. 20, 1957, recorded with Rockingham County Registry of Deeds No. 02478, said premises further bounded and described as follows:

Beginning at a point on the westerly side of said Tuck Road at the northeasterly corner of Lot No. 1 on said plan; thence running N. 80° 49' W. along said Lot No. 1 109.00 feet to a point at land now or formerly of Dunfey Realty Company, Inc.; thence turning and running N. 26° 44' E. along said Dunfey Realty Company, Inc. land 100 feet to the southwesterly corner of Lot No. 3 on said plan; thence turning and running S. 80° 49' E. along said Lot No. 3, 109 feet to a point in the westerly sideline of said Tuck Road; thence turning and running S. 26° 44' W. along said Tuck Road 100 feet to point of beginning. Containing 10,395 square feet, more or less.

The size of the lot is specifically referred to is 10,395 square feet in the plan above referred to. The size was mistakenly referred to as 10.395 square feet due to a scrivener's error in the deeds of Donald MacDonald et al to Joanne L. Bisson dated May 10, 1985 recorded with the Rockingham County Registry of Deeds at Book 2544, Page 1155 and Joanne L. Bisson to Joanne L. Bisson, Trustee of the Joanne L. Bisson Revocable Trust dated April 21, 2003 and recorded with the Rockingham County Registry of Deeds at Book 4009, Page 2831. The correct size of the lot is 10,395 square feet.

This deed is subject to the Restrictive Covenants as set forth in the plan referred to aforesaid.

Meaning and intending to convey the same premises, with the correction explained in the scrivener's error paragraph above, conveyed to the Grantor herein by Deed of Joanne L. Bisson dated April 21, 2003 recorded at the Rockingham County Registry of Deeds, Book 4009, and Page 2831.

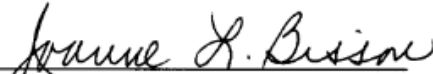
The grantor releases all right of homestead and other interests in the all premises.


Joanne L. Bisson, Trustee of
The Joanne L. Bisson Revocable Trust

CERTIFICATE OF TRUSTEE

The undersigned, Joanne L. Bisson, Trustee of the Joanne L. Bisson Revocable Trust UTD April 21, 2003 hereby has full and absolute power in said Trust Agreement to sell, exchange, purchase, acquire, mortgage, encumber and pledge certain real estate situated at 16 Tuck Road, Hampton, New Hampshire as above described and no third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power. Joanne L. Bisson, Trustee is duly authorized to execute such documents as may be necessary to complete the conveyance of said property.

Witness my hand this 15th day of July, 2004.


Joanne L. Bisson, Trustee of the
Joanne L. Bisson Revocable Trust

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STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

On the 15th day of July, 2004 before me personally appeared Joanne L. Bisson, Trustee of the Joanne L. Bisson Revocable Trust, known to me or satisfactorily proven to be the party executing the foregoing instrument, and she acknowledged said instrument, by her executed, to be her and it's free act and deed.


Notary Public

