

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT We, Michael P. Whalen and Shirley L. Zanton, husband and wife, of 30352 Golf Club Drive, City of San Juan Capistrano, State of California

FOR CONSIDERATION PAID, GRANTS TO Kevin M. Miller and Annette Miller, husband and wife, of 5230 Ridgevale Way, City of Pleasanton, State of California

with WARRANTY COVENANTS, as joint tenants with rights of survivorship

A certain tract or parcel of land with the buildings thereon, situated at Sparrow Lane, in the Town of Bedford, County of Hillsborough, State of New Hampshire, and being shown as Lot #105 on a plan of land entitled "Property Surveyed for Michael A. Michaels, Lindahl Road, Bedford, N.H.", dated June, 1970 and recorded in the Hillsborough County Registry of Deeds as Plan #7655, to which plan reference may be made for a more particular description.

Subject to the following recorded in the Hillsborough County Registry of Deeds:

Easement granted to New England Telephone and Telegraph Company and Public Service Company of New Hampshire as recorded at Volume 2533, Page 605 and also at Volume 2543, Page 596.

Land Use Restrictions as recorded at Volume 2544, Page 81.

Any and all easements, restrictions, and/or covenants of record, as may be applicable.

Meaning and intending to convey the same premises conveyed to the within Grantors by deed of Robert J. Hughes and Estella M. Hughes, dated June 27, 1989 and recorded in the Hillsborough County Registry of Deeds at Volume 5116, Page 1471.

SUBJECT PREMISES ARE NOT THE HOMESTEAD OF THE GRANTORS.

IN WITNESS WHEREOF, We have hereunto set our hands this 4th day of February, 1998.

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

THOUSAND 4 HUNDRED AND 00 DOLLARS

MO.	DAY	YR.	AMOUNT
02	09	1998	\$ 322304
			\$ ****3400.00

VOID IF ALTERED

[Signature]
Michael P. Whalen

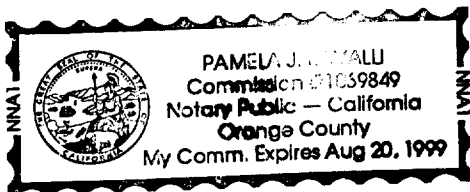
[Signature]
Shirley L. Zanton

SELLORS-AT-LAW • 6 MANCHESTER STREET • NASHUA, NH 03060-2178

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STATE OF CALIFORNIA
COUNTY OF ORANGE

On this, the 4th day of February, 1998, personally appeared Michael P. Whalen and Shirley L. Zanton, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained as their free act and deed.



Before me,
[Signature]
Pamela J. Ravalli
Justice of the Peace/Notary Public