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GRAFTON COUNTY
REGISTRY OF DEEDS

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QUITCLAIM DEED

KNOW ALL MEN AND WOMEN BY THESE PRESENTS, THAT, The State of New Hampshire, whose mailing address is PO Box 483, 7 Hazen Drive, Concord, New Hampshire 03302-0483, by the Commissioner of The Department of Transportation, pursuant to vote of the Governor and Executive Council on February 14, 2001, (Item # 133), and in accordance with the provisions of New Hampshire Revised Statutes Annotated 228:31, and for consideration paid, hereby grants to the Town of Haverhill, a municipal corporation, whose mailing address is 2975 Dartmouth College Highway, North Haverhill 03774, County of Grafton, State of New Hampshire, with QUITCLAIM covenants:

Two (2) certain parcels of land being adjacent to the railroad right-of-way sometimes referred to as the "Northern", so-called, including but limited to stations, buildings, bridges, structures, crossings, culverts, fixtures and improvements thereon, and including all appurtenances thereto, running through the Town of Haverhill, County of Grafton, State of New Hampshire and being more particularly described as:

Parcel A:

A certain parcel of land beginning at a point designated as Engineering Station 4928+48 ± on Federal Valuation Plan 21 NH-Map 130;

Thence running in a generally northerly direction on federal Valuation Plan 21 NH Map 130 to a point designated as Engineering Station 4934+92 ± on said plan and continuing in a generally northerly direction crossing Court Street to a point designated as Engineering Station 4935+42 ± on said plan.

Said parcel containing a total area of about 55,710 square feet, more or less, or about 1.278 acres, more or less.

Parcel B:

A certain parcel of land beginning at a point designated as Engineering Station 4935+42 ± on Federal Valuation Plan 21 NH Map 130, and running in a generally northeasterly direction then turning and running in a northwesterly direction to a point designated as Engineering Station 4944+53 ± on said plan.

Said parcel containing a total area of about 204,220 square feet, more or less, or about 4.69 acres, more or less.

Said tracts include a portion of said rail line including all appurtenances thereto and all fixtures attached or affixed thereon. Said right-of-way runs in a generally northwesterly direction and is more particularly defined as shown outlined within heavy dashed lines (— · · — ·) as shown on federal valuation plans on file in the records of the State of New Hampshire, Department of Transportation, Bureau of Rails and Transit.

Excepting and reserving from the above described parcels two (2) tracts acquired by the State of New Hampshire from the Boston and Maine Corporation by Notice of Condemnation recorded September 19, 1997, in the Grafton County Registry of Deeds in Book 2272, Page 963.

This conveyance is subject to reservations, conditions, covenants and agreements as described in a Release Deed from the Boston and Maine Corporation to the State of New Hampshire, Department of Transportation recorded June 4, 2001, at the Grafton County Registry of Deeds in Book 2544, Pages 556-559.

As a further condition of this instrument, the Town of Haverhill agrees to the following:

1. If at any time the railroad right-of-way herein conveyed, or any portion thereof, is proposed to be sold or otherwise conveyed, the town of Haverhill hereby agrees that it will submit said sale or conveyance to the commissioner of the New Hampshire Department of Transportation, whose address is JO Morton Building, 7 Hazen Drive, PO Box 483, Concord, NH 03302-0483 and the Federal Highway Administration (FHWA) New Hampshire Division, whose address is 19 Chenell Drive, Suite One, Concord, NH 03301, for approval of the sale of that portion or those portions proposed to be conveyed. The New Hampshire Department of Transportation shall have 120 days, from being notified, to exercise the right of first refusal upon that portion or those portions to be sold or conveyed and the right to meet any subsequent bona fide offer by a third party.
2. If the sale of conveyance of all or a portion of the railroad right-of-way occurs as outlined in 1.) above, the Town of Haverhill agrees to reimburse the FHWA the amount of eighty (80%) percent of the current market value of that portion or those portions proposed to be conveyed.

Meaning and intending to convey Parcels A and B of the railroad right-of-way conveyed to the State of New Hampshire by the Boston and Maine Corporation by a deed recorded June 4, 2001, at the Grafton County Registry of Deeds in Book 2544, Page 556.

Also excepting and reserving from the above described parcels any and all easements of record.

TO HAVE AND TO HOLD the said premises, with all the privileges and appurtenances thereunto belonging to the said Grantee, to him, his heirs, and assigns forever.

IN WITNESS WHEREOF The State of New Hampshire has caused its name to be set and its seal to be hereunto affixed by the Commissioner of The Department of Transportation, duly authorization and executed this 13th day of September, in the year of our Lord, 2004.

Signed, Sealed and Delivered
in the presence of:

Diane L. Hartford

THE STATE OF NEW HAMPSHIRE

Carol A. Munn
Commissioner
Department of Transportation

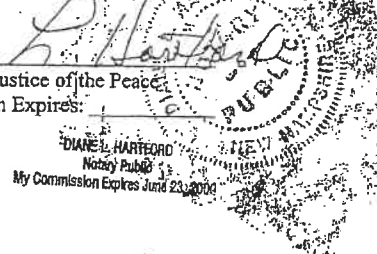
STATE OF NEW HAMPSHIRE,

SS.

A. D., 2004.

On this 13th day of September, 2004, before me, Diane L. Hartford the undersigned officer, personally appeared the Commissioner of the Department of Transportation, and that as such Commissioner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the State of New Hampshire as the Commissioner of the Department of Transportation.

IN WITNESS WHEREOF I have hereunto set my hand and seal.

Diane L. Hartford
Notary Public/Justice of the Peace
My Commission Expires: _____


Joel A. Dupuis REGISTER
GRAFTON COUNTY REGISTRY OF DEEDS