

**WARRANTY DEED**

**Holt Brothers Orchard Partnership**, a New Hampshire general partnership with a mailing address of Box 346, RR#1, Lyndeborough, New Hampshire, 03082,

**For Consideration Paid, grant to:**

**Douglas A. Rupert and Mary Ann Rupert**, husband and wife as joint tenants with rights of survivorship, whose mailing address is 49 Governor Wentworth Road, Amherst, New Hampshire, 03031,

**WITH WARRANTY COVENANTS:**

A certain tract of land, located on Pead Hill Road and Connor Lane, Wilton, in the County of Hillsborough and State of New Hampshire, shown as Lot B-31-6 containing 5.396 acres, more or less, as shown on plan of land entitled, "Subdivision Plan of Land Prepared for Holt Brothers Orchard Partnership Wilton, New Hampshire March 24, 1998 Monadnock Survey, Inc." and recorded in the Hillsborough County Registry of Deeds as Plan #29560, reference to which plan may be made for a more particular description of said lot.

Subject to and together with the benefits of Declaration of Covenants, Conditions, and Restrictions dated January 26, 1999 and recorded in the Hillsborough County Registry of Deeds at Book 6058, Page 1140.

Subject to and together with the benefits of Declaration of Covenants, Restrictions, Conditions and Reservations related to Connors Lane, dated September 16, 1998 and recorded in the Hillsborough County Registry of Deeds at Book 6025, Page 3; and together with easements of ingress and egress as shown on Plan #29560.

Subject, however, to the terms and conditions of all Notes set forth in Plan #29560, referenced above.

Subject to Declaration of Easement for Utilities dated January 26, 1999 and recorded in the Hillsborough County Registry of Deeds at Book 6058, Page 1143.

Meaning and intending to convey a portion of the premises conveyed to the grantor by deed dated June 8, 1992 and recorded in the Hillsborough County Registry of Deeds at Book 5345, Page 158.

The current real estate taxes are to be prorated as of the date of delivery of this deed.

Dated March 3-25, 1999.

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
***** THOUSAND		6	HUNDRED AND 80 DOLLARS
MO.	DAY	YR.	AMOUNT
04	21	1999	\$ *****680.00
VOID IF ALTERED			

930644

99 APR 21 AM 9:47

BK6092PG1227

Holt Brothers Orchard Partnership

By: *Daniel W. Holt*  
Daniel W. Holt, Partner (Duly authorized)

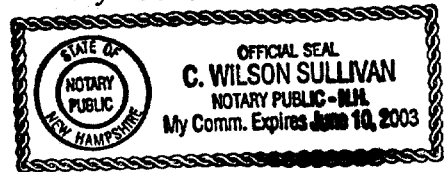
STATE OF NEW HAMPSHIRE

Hillsborough, ss.

March 25, 1999

Personally appeared Daniel W. Holt, Partner of Holt Brothers Orchard Partnership, known to me or satisfactorily proven to be the individual whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained on behalf of the partnership.

*C. Wilson Sullivan*  
Justice of the Peace/Notary Public



#6253

tml:myfiles\holt brothers\warranty deed to rupert - lot 6.c07-98

BK6092PG1228