

NO TRANSFER TAX DUE PURSUANT TO NHRSA 78-B:2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the TOWN OF PELHAM, a New Hampshire municipal corporation, having a mailing address of 6 Village Green, Pelham, NH 03076-3723, as a donation to and with no consideration paid, grants to the JOHN H. HARGREAVES MEMORIAL POST NO. 10722 VETERANS OF FOREIGN WARS OF THE UNITED STATES, a New Hampshire non-profit corporation, having a mailing address of c/o Post 100 American Legion, 14 Windham Road, Pelham, NH 03076, with WARRANTY COVENANTS, the following described premises:

Two certain tracts or parcels of land situated in the Town of Pelham, County of Hillsborough, and State of New Hampshire, bounded and described as follows:

PARCEL I: A certain tract or lot of land with the buildings thereon, the land containing 7290 square feet, more or less, situated at Pelham Centre on the Southerly side of the highway leading from Pelham Centre to Lawrence, Massachusetts, bounded and described as follows:

Beginning at the Northwesterly corner of the premises on the Southerly side of said highway and at land now or formerly of Mary Coburn; thence Easterly by the southerly boundary of said highway 75 feet to a stone bound at land now or formerly of F.M. Woodbury; thence Southerly at a right angle with the Southerly boundary of said highway and Westerly by land of said F.M. Woodbury 90 feet to a stone bound; thence Westerly by land of said Woodbury and on a line parallel with said highway about 87 feet to a stone bound at land now or formerly of Mary Coburn aforesaid; thence Northerly by said Mary Coburn's land 90 feet to a stone bound at the highway at place of beginning.

Being the same premises conveyed to the grantor by deed of Daniel M. Webster, Amos e. Wood and Daniel G.B. Burns, Trustees of General Stark Colony No. 30, United Order of Pilgrim Fathers, dated March 29, 1917 and recorded at the Hillsborough County Registry of Deeds at Book 750, Page 319.

PARCEL II: A certain tract of land in Pelham, Hillsborough County, State of New Hampshire which is shown as Parcel A on a plan entitled "Subdivision Plan of Land in Pelham, N.H. prepared for town of Pelham Board of Selectmen Scale 1" = 20' February 6, 1978 Davis, Benoit & Tessier, Inc.", which is Plan #11,004 at the Hillsborough County Registry of Deeds, with said Parcel A being more particularly bounded and described as follows:

Beginning at a point at the southeast corner of the "Existing Town Hall Lot" in the West line of Woodbury Avenue; thence South 29° 39' 40" West along the West line of Woodbury Avenue 83.76 feet to a point; thence North 60° 20' 20" West 99.52 feet to a point; thence North 38° East along land now or formerly of Willis H. Atwood 85.52 feet to a point; thence South 59° 46' 15" East along the present Town Hall Lot 87.12 feet to the point of beginning.

Being Parcel A on said plan and containing 7,859 square feet.

Being the same premises conveyed to the grantor by deed of Dorothy A. Koehler dated June 24, 1978 recorded at the Hillsborough County Registry of Deeds at Book 2618, Page 245.

The above-described premises shall be subject to the following:

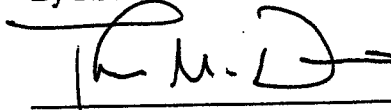
1. Grantee cannot sell or otherwise dispose of or transfer ownership of the premises to any person or entity other than the Town of Pelham, New Hampshire;
2. If Grantee disbands, dissolves, or ceases to operate or exist as a New Hampshire non-profit corporation, the ownership of the premises will automatically and without further action by either party, revert to the Town of Pelham, New Hampshire. An affidavit by the Board of Selectmen of the Town of Pelham duly recorded at the Registry of Deeds setting forth facts to establish the above shall be conclusive evidence that the ownership has reverted to the Town of Pelham, New Hampshire.
3. Grantee cannot mortgage, pledge, lease, encumber, or otherwise lien the premises.
4. Grantee shall abide by and comply with the restrictions imposed by the Pelham Zoning Board of Adjustment in its decision dated December 13, 2004, as follows:
 - a. No alcoholic beverages to be sold on the premises;
 - b. Except for reasonable maintenance, the exterior façade of the buildings is to be maintained in its current visual style, except for changes that increase the historical character of the building;
 - c. The signage can be changed, but kept in the same style as the existing Town Hall sign; and
 - d. Parking is to remain in existing Woodbury Avenue location.

Grantee shall maintain and keep current casualty insurance on the property in an amount equal to the replacement value of the building with the intent that the building be repaired or replaced in the event of a loss. The Town shall be named as an additional insured on that policy and a copy of the current policy shall be on file in the Town of Pelham Selectmen's office. Upon notification that the insurance coverage has lapsed, been cancelled, or otherwise ceases to be in effect, the property shall automatically revert to the Town of Pelham, New Hampshire.

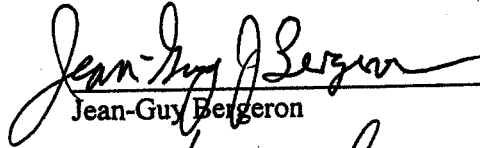
By acceptance of this deed, Grantee acknowledges that the septic tank and leach field for the premises are located on the abutting property (Tax Map Sheet 22, Lot 7-250). The Grantor has no easement for the septic system and any agreement for future use of the septic system shall be between the Grantee and the owners of that abutting property.

EXECUTED this 19 day of July, 2005.

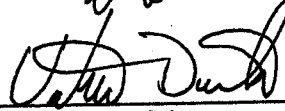
TOWN OF PELHAM
By Its Board of Selectmen



Tom Domenico

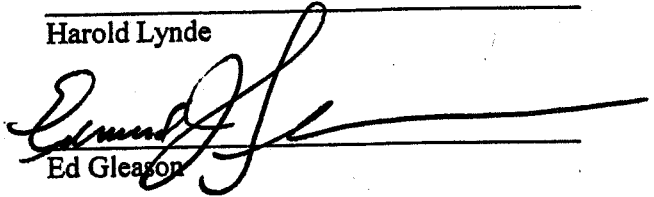


Jean-Guy Bergeron



Victor Danevich

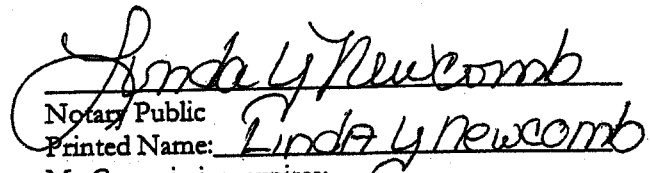
Harold Lynde



Ed Gleason

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH, ss

On this 19th day of July, 2005, before me, personally appeared Tom Domenico, Jean-Guy Bergeron, Victor Danevich, Harold Lynde, and Ed Gleason, duly authorized Board of Selectmen of the Town of Pelham, and acknowledged that he/she executed the same for the purposes therein contained, on behalf of said New Hampshire corporation.



Notary Public

Printed Name: Linda Y Newcomb

My Commission expires:

My Commission Expires
October 9, 2007