

#2997 P1586

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QUITCLAIM DEED

Federal Deposit Insurance Corporation (a corporation organized and existing under an Act of Congress of the United States of America) RECEIVER OF NEW HAMPSHIRE SAVINGS BANK, a New Hampshire banking corporation, c/o Banc One New Hampshire Asset Management Corporation, P.O. Box 1197, Manchester, New Hampshire 03105-1197 for consideration paid, grants to CEJ Realty Corporation, (a New Hampshire corporation), with an address of 135 Pleasant Street #205, Brookline, Commonwealth of Massachusetts 02146, with QUITCLAIM COVENANTS,

All those certain condominium units located in Salem, County of Rockingham, and State of New Hampshire, bounded and described as follows:

Sixteen (16) Condominium Units known as office suites: # 103, 104, 105, 106, 107, 108, 109, 110A, 111, 112, 113, 202, 204, 206, 207 and 208 in Breckenridge I Condominium more fully set forth in the Declaration of Condominium for Breckenridge I Condominium as recorded in the Rockingham County Registry of Deed at Volume 2703, Page 1986 and as amended at Volume 2742, Page 1720 and Volume 2779, Page 2892, together with an undivided interest in the Common Area as defined in said Declaration and Amendments.

Subject to all rights, reservations, restrictions, covenants and easements of record.

Meaning and intending to convey a portion of the same premises conveyed to New Hampshire Savings Bank by foreclosure deed dated October 3, 1991 and recorded in Rockingham County Registry of Deeds at Book 2893, Page 2452.

The premises conveyed hereby are not homestead property.

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO: (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE MATERIAL, SOIL AND GEOLOGY; (B) THE INCOME TO BE DERIVED FROM THE PROPERTY; (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

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CONDUCT THEREON; (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (F) THE COMPLIANCE WITH ANY LAWS, INCLUDING NEW HAMPSHIRE RSA 540-A, REGARDING THE MANNER IN WHICH SECURITY DEPOSITS ARE CREATED, MAINTAINED AND OTHERWISE DEALT WITH; OR (G) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. WITHOUT LIMITING THE FOREGOING, GRANTOR DOES NOT AND HAS NOT MADE ANY REPRESENTATION OR WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ANY HAZARDOUS SUBSTANCES (as hereinafter defined) ON, UNDER OR ABOUT THE PROPERTY OR THE COMPLIANCE OR NONCOMPLIANCE OF THE PROPERTY WITH THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, THE SUPERFUND AMENDMENT AND REAUTHORIZATION ACT, THE RESOURCE CONSERVATION RECOVERY ACT, THE FEDERAL WATER POLLUTION CONTROL ACT, THE FEDERAL ENVIRONMENTAL PESTICIDES ACT, THE CLEAN WATER ACT, THE CLEAN AIR ACT, ANY SO CALLED FEDERAL, STATE OR, LOCAL "SUPERFUND" OR "SUPERLIEN" STATUTE, OR ANY OTHER STATUTE, LAW ORDINANCE, CODE, RULE, REGULATION, ORDER OR DECREE REGULATING, RELATING TO OR, IMPOSING LIABILITY (INCLUDING STRICT LIABILITY) OR STANDARDS OF CONDUCT CONCERNING ANY HAZARDOUS SUBSTANCES (collectively, the "Hazardous Substance Laws"). For purposes of this Quitclaim Deed, the term "Hazardous Substances" shall mean and include those elements or compounds which are contained on the list of hazardous substances adopted by the United States Environmental Protection Agency and the list of toxic pollutants designated by Congress or the Environmental Protection Agency or under any state hazardous substance laws.

IF THE PROPERTY IS A SUBDIVISION OR CONDOMINIUM OR A PART OF A SUBDIVISION OR CONDOMINIUM, GRANTOR DISCLAIMS ANY AND ALL LIABILITY RELATING TO THE SUBDIVISION OR CONDOMINIUM, INCLUDING BUT NOT LIMITED TO, ANY LIABILITY IMPOSED BY (i) NEW HAMPSHIRE RSA CHAPTERS 356-A AND 356-B, (ii) NEW HAMPSHIRE ATTORNEY GENERAL, (iii) ANY PROVISIONS OF ANY DECLARATIONS OR BY-LAWS FOR THE SUBDIVISION, CONDOMINIUM OR OWNERS ASSOCIATION OR (iv) ANY OTHER LAW, ORDINANCE, RULE OR REGULATION. SAID DISCLAIMER INCLUDES, BUT IS NOT LIMITED TO, (A) ANY CURRENT OR FUTURE OBLIGATION IMPOSED UPON "SUCCESSOR" DECLARANTS, (B) LIABILITY FOR ANY IMPROVEMENT, AMENITY OR INFRASTRUCTURE OR LACK OF ANY IMPROVEMENT, AMENITY OR INFRASTRUCTURE IN THE SUBDIVISION OR CONDOMINIUM, (C) LIABILITY FOR COMMON EXPENSES OR FEES, (D) LIABILITY UNDER ANY WARRANTY GIVEN BY DOCUMENT OR IMPOSED BY LAW OR (E) ANY OTHER LIABILITY RELATING TO THE SUBDIVISION OR CONDOMINIUM.

IF THE PROPERTY IS A SUBDIVISION OR CONDOMINIUM OR A PART OF A SUBDIVISION OR CONDOMINIUM, GRANTEE, ON BEHALF OF ITSELF, ITS HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, HEREBY WAIVES AND RELEASES ANY CLAIM IT MAY HAVE AGAINST GRANTOR, GRANTOR'S AGENTS, EMPLOYEES AND OFFICERS AND GRANTOR'S AGENT'S EMPLOYEES, OFFICERS AND AGENTS, FOR ANY AND ALL LIABILITY RELATING TO THE SUBDIVISION OR CONDOMINIUM INCLUDING BUT NOT LIMITED TO, ANY LIABILITY IMPOSED BY (i) NEW HAMPSHIRE RSA CHAPTERS 356-A AND 356-B, (ii) NEW HAMPSHIRE ATTORNEY GENERAL, (iii) ANY PROVISIONS OF ANY

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DECLARATION OR BY-LAWS FOR THE SUBDIVISION, CONDOMINIUM OR OWNERS ASSOCIATION OR (iv) ANY OTHER LAW, ORDINANCE, RULE AND REGULATION. SAID WAIVER AND RELEASE INCLUDES, BUT IS LIMITED TO, (A) ANY CURRENT OR FUTURE OBLIGATIONS IMPOSED UPON "SUCCESSOR" DECLARANTS, (B) LIABILITY FOR ANY IMPROVEMENT, AMENITY OR INFRASTRUCTURE OR LACK OF ANY IMPROVEMENT, AMENITY OR INFRASTRUCTURE IN THE SUBDIVISION OR CONDOMINIUM, (C) LIABILITY FOR COMMON EXPENSES OR FEES, (D) LIABILITY UNDER ANY WARRANTY GIVEN BY DOCUMENT OR IMPOSED BY LAW OR (E) ANY OTHER LIABILITY RELATING TO THE SUBDIVISION OR CONDOMINIUM.

Dated this 28 day of July, 1993.

FEDERAL DEPOSIT INSURANCE CORPORATION,
AS RECEIVER FOR NEW HAMPSHIRE SAVINGS BANK

By: [Signature]
Name: Eric Phillips
Title: Attorney-in-Fact

[Sign in Black Ink]

STATE OF NEW HAMPSHIRE
COUNTY OF Sullivan

The foregoing instrument was acknowledged before me this 28 day of July, 1993, by Eric Phillips (name), Attorney-in-Fact (title), for the Federal Deposit Insurance Corporation (a corporation organized and existing under an Act of Congress of the United States of America), as Receiver for New Hampshire Savings Bank (a New Hampshire corporation).

[Signature]
Justice of the Peace/Notary Public
My Commission Expires:
Notary Seal or Stamp
MARTHA ANNE MARY, Justice of the Peace
My Commission Expires August 22, 1996

[Sign in Black Ink]

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
THIS PLANS	RECORDED AND	15	DOLLARS
07 28 93	106547	S. 375	
VOID IF ALTERED			