

BUS STOP EASEMENT

This BUS STOP EASEMENT (the "Easement") is granted this 12th day of December 2024, by **DEVELOPMENT, LLC**, a New Hampshire limited liability company with an address of P.O. Box 000, Deerfield, New Hampshire, 03037 (the "Grantor") to the **CITY OF CONCORD**, a New Hampshire municipal corporation having an address of 41 Green Street, Concord, New Hampshire 03301 (the "Grantee").

RECITALS

WHEREAS, pursuant to a Deed recorded in the Merrimack County Registry of Deeds in Book 3869, Page 1185, the Grantor is the owner of that certain real property situated in Concord, Merrimack County, New Hampshire, known as 153, 159, 165, 169 Fishersville Road, Concord, New Hampshire (the "Property"), said Property being more particularly described in said Deed; and

WHEREAS, the Grantor wishes to provide and the Grantee desires to have a bus transit stop as further described below (the "Bus Stop"), on a portion of the Property for the benefit of the public using public transportation services.

NOW THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, and in further consideration of the mutual covenants and terms, conditions, and restrictions hereinafter set forth, the Grantor hereby gives, grants, bargains, and conveys unto the Grantee, its successors and assigns, in perpetuity, an easement pursuant to the terms and conditions set forth herein:

1. Easement Area: The Easement Area is labeled as "Bus Stop Easement" as shown on a plan entitled "Condominium Subdivision Plan for NH Sustainable Communities, LLC, Tax Map 204P, Lots 68, 69, 70 & 71, 153, 159, 165, 169 Fisherville Road, Concord, NH 03301, Merrimack Co.," prepared by N.H. Land Consultants" and recorded at the Merrimack County Registry of Deeds as Plan Number _____, as more particularly described as follows:

Beginning at the northeast corner of the land of the Grantor at the westerly sideline of Fisherville Road; thence

STATE OF
COUNTY OF

On this _____ day of December 2024, personally appeared the above-named Shane Carter, Manager of Suffolk Village Development, LLC, duly authorized and acknowledged that he executed the above for the purpose therein contained. Before me,

Notary Public/Justice of Peace
My commission expires:

CONSENT OF LIEN HOLDER

By signing below, the undersigned, Cornerstone Commercial Capital, Inc. • 726 Chesnut Street, Manchester, NH 03104, consents to this Deed of Easement, and hereby does further agree that in the event of a foreclosure of said mortgage, or other sale of said property described in said mortgage under judicial or non-judicial proceedings, the same shall be sold subject to said Deed of Easement.

Witness my hand this day of December, 2024.

Cornerstone Commercial Capital, Inc.

By: _____

Its:

STATE OF
COUNTY

Personally appeared in his/her capacity _____ of Cornerstone Commercial Capital, Inc. and acknowledged the foregoing instrument to be his/her free act and deed executed for the purposes contained therein.

Notary Public/Justice of the Peace

My commission expires: