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EASEMENT DEED

BE IT KNOWN that the City of Laconia a municipal corporation duly organized under the laws of the State of New Hampshire with a principal place of business and mailing address of 45 Beacon Street East, Laconia, NH ("GRANTOR"), hereby grants to the Wildwood Village Condominium Association, 9 Wildwood Road, Laconia, NH 03246 ("GRANTEE"), with QUITCLAIM COVENANTS, the following perpetual easement interests across, under, over, and through a portion of the Grantor's Right of Way located on Lynnewood Road, Laconia, Belknap County, New Hampshire, said easement interests being more particularly describes as follows:

A permanent easement to construct, reconstruct, service, maintain, repair and replace the private dam's drainage pipe as shown on a plan entitled Wildwood Village Retention Pond Dam repairs – Proposed site plan, Sheet No 5, dated Record Drawings 11-8-18, said plan being on file at the Laconia Department of Public Works Vault Drawer AS Built - 315. The easement shall be 25 feet to either side of the drainage pipe as shown on the As-Built location of the drainage pipe under Lynnewood Road.

Meaning and intending to convey perpetual easement interests to burden a portion of the public road known as Lynnewood Road, layed out by the Grantor on November 27, 1961, Return on file at Laconia Department of Public Works Road Volume "D", Pages 96-98.

It is further agreed that within this described easement, the Grantor conveys to the Grantee the right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of the dam's drainage pipe. The Grantor covenants and agrees that it shall not erect, maintain, or permit any permanent structures or uses upon said premises, other than typical public road uses, that would impede access or use by the Grantee for the purposes for which this easement has been granted. The Grantee, by the acceptance of this deed, agrees to be responsible for all maintenance and/or repair of the dam's drainage pipe and for damage to the public road due to this easement or portions of the road removed to maintain or replace the dam's drainage pipe. The Grantee shall be required to obtain approval pursuant to RSA 236:9 for any work within the public road. The Grantor is indemnified and held harmless for any damage or injuries due to the Grantee's negligent operation/maintenance of the dam's drainage pipe.

The burden and benefit of these easement interests shall touch upon and shall run with the land and shall be binding on the Grantor, and the Grantee, and their respective successors, heirs, and assigns.

This conveyance is exempt from transfer tax under RSA 78-B:2.

Executed the _____ day of _____, 20__

CITY OF LACONIA

Scott Myers
City Manager
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF BELKNAP

The foregoing instrument was acknowledged before me this _____ day of _____, 20 by Scott Myers, in his capacity as City Manager for the City of Laconia.

Before me,

Notary Public

My Commission expires: _____