

WARRANTY COVENANTS, an easement not to subdivide, develop, or otherwise change the use of the described land to a more intensive use inconsistent with the purposes of said Chapter 79-C. This Easement is granted on the conditions: (A) that the said land will be assessed at a value of Three Thousand Dollars (\$3,000) per acre for the full 137.63 acres involved (\$412,890), such assessed value for tax purposes to be continued for the full term of this Easement, which shall be twenty (20) years beginning with the taxable year starting April 1, 2008, (B) that the said Town will not exercise or allow others to exercise such development rights, except grantors upon a demonstration of extreme personal hardship, pursuant to RSA 79-C:8, I, (C) this Easement shall not be assigned, transferred or released by the Town without consent of grantors, except

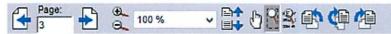
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Page 1

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Book 2486 Page 0802 Page 2 of 5						
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pursuant to RSA 79-C:8, I, and (D) this Easement shall be a burden on the land and bind						
all transferees and assignees of such land.						
The land subject to the Discretionary Easement is identified as the "Discretionary						
Easement Area" on plans entitled "Discretionary Easement Plan, Lochmere Golf and						
Country Club, Tilton, NH" by Holden Engineering & Surveying, Inc. recorded in Drawer						
L21 as Plan No. 83 and Drawer L32 as Plan Nos. 71 and 72 in the Belknap County						
Registry of Deeds. Meaning and intending to describe and convey a discretionary						
easement in and to the land described in Discretionary Easement Deed from Gerald						
Chaille and Anne Marie Chaille to the Town of Tilton dated October 18, 1994, and						
recorded in the Belknap County Registry of Deeds at Book 1315, Page 545 and the						
Amended Discretionary Easement Deed from Gerald Chaille and Anne Marie Chaille to						
the Town of Tilton dated November 2, 1998, and recorded in the Belknap County						
Registry of Deeds at Book 1538, Page 214. See also Book 1547, Page 934.						
RSA 79-C:3, II(f) requires that land on a golf course that is subject to a						
discretionary easement must be open to the general public. Thus as long as the land is						
used as a golf course, said course must be open to the public. Further, the Discretionary						
Easement Areas identified on the above-referenced plans shall be open to the general						
public from December 1 through April 1, and at such other times as the grantors or their						
successors and assigns, in their sole judgment, determine that the allowed activities will						
not interfere with the use of the property as a golf course. The allowed activities shall						
include hiking, sledding, snowboarding, cross country skiing and such other outdoor						
activities that will not cause damage to the greens and fairways of the golf course. The						
grantors or their successors and assigns may place signs, fencing, or other devices to						
2						
Page 2 <						

Images Available	Document Book	Document Page	_
Books 0001 - 2903			
Plan Drawers: 00L0-001 - 0L73-098	Plan Drawer	Plan Number	 Prior Document
Plan Books: 001-0002 - 148-0025			Charles The Control
			View Book/Page
			Next Document



Book 2486 Page 0803 Page 3 of 5

Unofficial Document Unofficial

prevent the public from traversing the greens of the golf course. The Town may erect signs along Route 3 and on other property of the grantors, so as to inform the general public that the grantors' premises are open to the general public for the allowed activities. The signs shall be approved by the grantors whose approval shall not be unreasonably withheld.

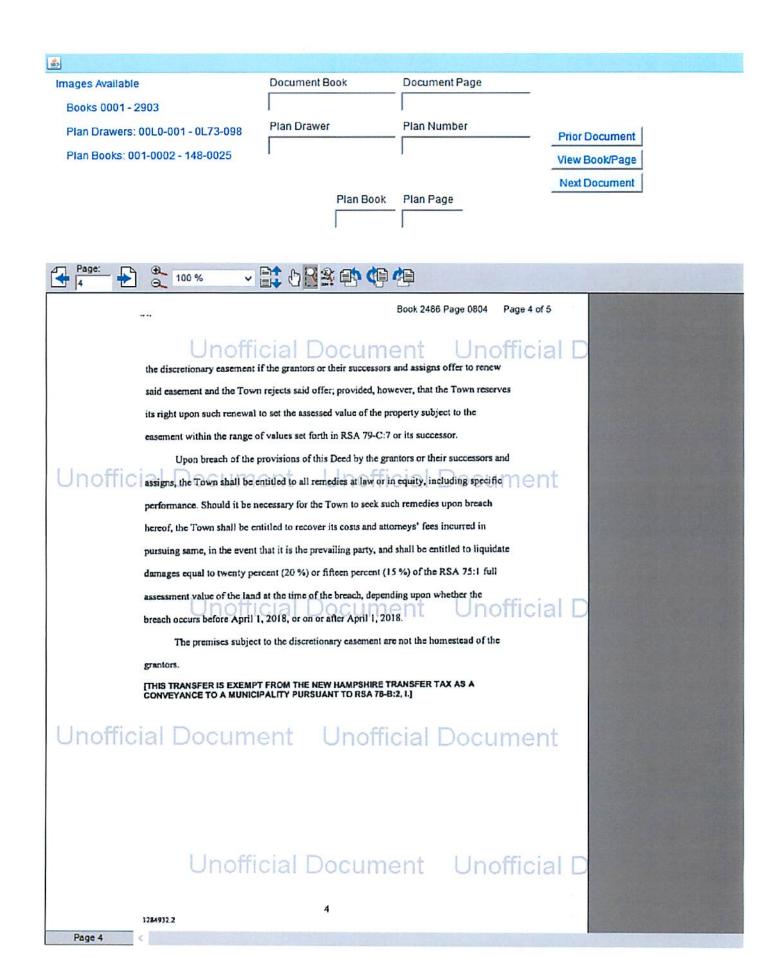
The grantors or their successors and assigns may apply to the Board of Selectmen

of the Town of Tilton for a release of the discretionary easement granted hereby upon a demonstration of extreme personal hardship, pursuant to RSA 79-C:8, I. Release of the easement shall be granted only upon a demonstration of such hardship and for no other reason. Upon release from the discretionary easement, the granters or their successors and assigns shall pay the following consideration to the Tax Collector of the Town of Tilton:

- For a release before April 1, 2018, twenty percent (20%) of the RSA 75:1 full value assessment of the land at the time of release;
 and
- For a release on or after April 1, 2018, but before April 1, 2028,

Unofficial Docu fifteen percent (15%) of the RSA 75:1 full value assessment of the land at the time of release.

The grantors or their successors and assigns shall pay to the Town of Tilton five percent (5%) of the fair market value of the property upon final expiration of the terms of the discretionary easement conveyed hereby or renewed discretionary easement, as provided under RSA 79-C:8, II. There shall be no such payment upon any renewal of the easement conveyed hereby. In addition, there shall be no such payment upon the final expiration of



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Books 0001 - 2903							
Plan Drawers: 00L0-001 - 0L73-098	Plan Drawer	Plan Number	Prior Document				
Plan Books: 001-0002 - 148-0025	I	Į.	View Book/Page				
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Date: 3-18 2008	2	ecale & (Kari	6				
	Geral	d R. Chaille					
On this 18th day of March ,2005, personally appeared before me, Gerald R.							
Chaille, who executed the foregoing instrument for the purposes therein contained.							
IN WITNESS WHEREOF, I have hereunto set my hand and seal.							
DAVID M	GULA Notar	y Public/Justice of the Peace					
EXPIRES April (407) 193-0153 FootsekstarySee	05 2011 My C	y Public/Justice of the Peace ommission Expires: Apr. 1 OC, 2	oil				
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		N/W					
Date: <u>03-25-2</u> 08	Anne	Marte Chaille					
	/						
On this 25 th day of More Chaille, who executed the foregoin	2008, personally a g instrument for the purposes the	ppeared before me, Anne Marie herein contained.					
	nt Unoffi , I have hereunto set my hand a		nt lister and the second				
IN WITNESS WHEREOF	, I have hereunto set my hand a	nd seal.					
July 12							
Notary Public/Justice of the Peace My Compassion Expires: 10-03-2012							
	GREGORY R. LOUINSBURY, Notary Public My Commission Expires October 3, 2012						
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