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QUITCLAIM DEED

Everett P. McAfee III, a married man, of 20 Harvest Drive, Hooksett, Merrimack County, New Hampshire 03104, Bruce R. McAfee, a single man, of 141 English Village Road, Manchester, Hillsborough County, New Hampshire 03102, Carol A. Kukowski, a married woman, of 1 Grove Street, Derry, Rockingham County, New Hampshire 03038, and Cary D. McAfee, a married man of 18 Pinebrook Road, Nashua, Hillsborough County, New Hampshire 03062, (all collectively referred to as the "Grantors") for consideration paid, does hereby grant, release and quitclaim to the Town of Bedford, a municipal corporation of 24 North Amherst Road, Bedford, New Hampshire, the heirs, successors, and assigns of the party of the second part forever.

All that certain plot, piece or parcel of land, situated, lying and being in the Town of Bedford, County of Hillsborough, New Hampshire, more particularly as follows:

Commencing at a point on Joppa Hill Road near a corner of a stone walls said point being the southwest corner of the within described tract, and proceeding 364.47 feet along said stone wall N 07° 50' 57" W to a point at the intersection of Joppa Hill Road and North Amherst Road; thence proceeding along North Amherst Road 261.65 feet S 82° 59' 30" E to a point; proceeding along North Amherst Road a distance of 23.21 feet S 82° 54' 30" E; proceeding along North Amherst Road for a distance of 177.07 feet S 89° 22' 41" E to a point; thence easterly and southerly in an arc having a radius of 22.66 feet a distance of 37.54 feet to a point; thence proceeding along the proposed boundary of Greeley Hill Road a distance of 347.17 feet S 05° 32' 53" W to a stone wall; thence proceeding a distance of 401.41 feet N 83° 24' 49" W to the point of beginning.

Said tract of land consisting of 3.62 acres more or less, and designated as Common Open Space A on a subdivision plan entitled Meadows of Joppa Hill, prepared by White Mountain Survey Company, Inc., and recorded at the Hillsborough County Registry of Deeds as Plan # 27493. The Town of Bedford takes title to said property pursuant to this Quitclaim Deed pursuant to its assumption of the following conditions:

1. Internal parking area created, sized to accommodate up to twenty-four cars when the park is placed in use;
2. Permanent baseball backstop, if erected, is to be located in the southwest corner of said lot with a minimum distance of forty feet to the boundary lines;

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3. Activities on said lot are limited to practice, scrimmage and pick-up games, and there shall be no scheduled organized league games thereon;

4. No lighting (with the exception of necessary security lighting, if any), sound systems, advertisement boards, buildings, bleachers, or concession stands;

5. Hours of use are restricted to 7:00 a.m. to 9:00 p.m.;

6. Tennis courts are a permitted use;

7. Maintenance shall be undertaken so as to keep the lot in an orderly state on a seasonal basis similar to other like municipal facilities;

8. Naming of the park to be based on the recommendation of the Grantors, with concurrence of the Town.

Together with all right, title and interest, if any, of the Grantors (or their successors in title to the remaining property located in the Meadows of Joppa Hill subdivision), in and to any streets and roads abutting the above described premises to the center lines thereof; together with the appurtenances and all the estate and rights of the Grantors in and to said premises.

To have and to hold the premises herein granted unto the Town of Bedford, its heirs or successors and assigns forever.

IN WITNESS WHEREOF the Grantors have duly executed this deed the 20th day of June, 1995.

WITNESS:

Yusef A. Vulliamy

Yusef A. Vulliamy

Yusef A. Vulliamy

Yusef A. Vulliamy

Everett P. McAfee III
Everett P. McAfee III

Bruce R. McAfee
Bruce R. McAfee

Carol A. Kukowski
Carol A. Kukowski

Cary D. McAfee
Cary D. McAfee

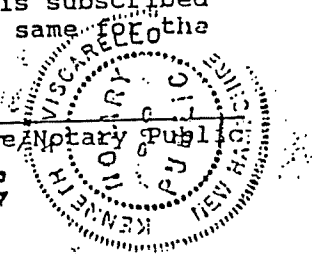
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THE STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

PERSONALLY APPEARED the above-named, Everett P. McAfee, III, this 20th day of June, 1995, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing and acknowledged that he executed same for the purposes therein contained.

Kenneth A. Viscarello
Justice of the Peace

KENNETH A. VISCARELLO, Notary Public
My Commission Expires February 12, 1997

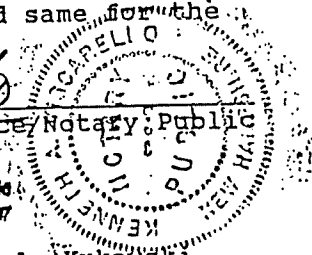


THE STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

PERSONALLY APPEARED the above-named, Bruce R. McAfee, this 20th day of June, 1995, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing and acknowledged that he executed same for the purposes therein contained.

Kenneth A. Viscarello
Justice of the Peace

KENNETH A. VISCARELLO, Notary Public
My Commission Expires February 12, 1997



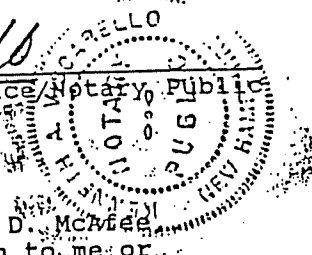
THE STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

PERSONALLY APPEARED the above-named, Carol A. Kukowski, this 20th day of June, 1995, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing and acknowledged that she executed same for the purposes therein contained.

Kenneth A. Viscarello
Justice of the Peace

THE STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

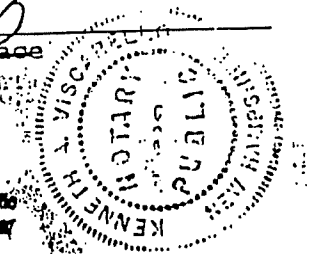
KENNETH A. VISCARELLO, Notary Public
My Commission Expires February 12, 1997



PERSONALLY APPEARED the above-named, Cary D. McAfee, this 20th day of June, 1995, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing and acknowledged that he executed same for the purposes therein contained.

Kenneth A. Viscarello
Justice of the Peace
Notary Public

KENNETH A. VISCARELLO, Notary Public
My Commission Expires February 12, 1997



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