

2005 MAY -6 PM 2:54  
STRAFFORD COUNTY  
REGISTRY OF DEEDS

010700

BK3183 PG0968

### QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that We, **WESLEY F. ROSS**, a single person, of 38 Huckins Road, Town of Madbury, County of Strafford, State of New Hampshire, and **RUTH P. ABBOTT**, a married person, of 38 Huckins Road, Town of Madbury, County of Strafford, State of New Hampshire, for consideration paid hereby grants to **LOUISE M. ABBOTT**, of 38 Huckins Road, Town of Madbury, County of Strafford, State of New Hampshire, with Quitclaim covenants, the following:

The certain tract or parcel of land with the buildings thereon, situate in Madbury, in said County of Strafford, State of New Hampshire, aforesaid, bounded and described as follows:

Easterly by land of William S. Hayes and the heirs of Isaac Thompson; Westerly by land of Samuel C. Ham; Northerly by the highway leading from William S. Hayes to Barrington. Containing forty (40) acres, more or less. Being the same premises described in deed of Almira C. Johnson to Hattville Hoitt, dated March 18, 1893, and recorded in Strafford County records, Book 300, Page 338. Reference to said deed being had and in the other deeds therein referred to, for a more particular description of said premises.

Also one other tract of land situate in the town of Madbury, bounded and described as follows: Commencing at the Northwesterly corner of the small swampfield, so-called, by land now or formerly of W.H. Young and the pasture now or formerly of Mrs. E.C. Johnson, seventeen (17) feet South of the center of a pine tree by the fence and running Easterly then Southerly as the fence now stands by said pasture to land now or formerly of Isaac Thompson; thence on the wall and same course Northerly thirty and one-half degrees ( $30\frac{1}{2}^{\circ}$ ) Westerly, thirty-one (31) rods, sixteen (16) links, through a maple tree spotted to land of the said W.H. Young about three (3) feet west of the center of said tree; thence North sixty and one-half ( $60\frac{1}{2}^{\circ}$ ) East on the old fence by land of the said Young thirty-six (36) rods, sixteen links to the bounds begin at. Meaning to convey the small swampfield, so-called, containing six (6) acres, more or less. Being the second lot of land described in deed of Parkman Burleigh to Samuel C. Ham, by deed dated June 11, 1892, and recorded in Strafford Records, Lib. 304, Fol. 122. Relinquishing to the said grantee all the rights of way that the said grantor has in and to a right of way extending from the said lot to the highway.

Meaning and intending to describe and convey all my right, title and interest in and to the same premises described and conveyed to Wesley F. Ross, Ruth P. Abbott and Louise M. Abbott by

Deed of Wesley F. Ross dated March 19<sup>th</sup>, 1984 and recorded in the Strafford County Registry of Deeds at Book 1126 Page 160.

Grantors, Wesley F. Ross, Ruth P. Abbott and spouse George Abbott hereby release all rights of homestead and any other interest therein.

This is a non-contractual transfer.

WITNESS our hand this 15 day of March, 2005.

Wesley F. Ross  
WESLEY F. ROSS

Ruth P. Abbott  
RUTH P. ABBOTT

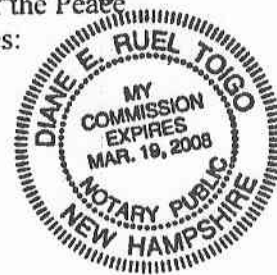
George P. Abbott  
GEORGE ABBOTT

STATE OF NEW HAMPSHIRE  
COUNTY OF STRAFFORD

Personally appeared before me the above-named Wesley F. Ross, Ruth P. Abbott and George Abbott and acknowledged the foregoing instrument to be their voluntary act and deed.

3/15/05  
Date

Diane E. Ruel Toigo  
Notary Public/Justice of the Peace  
My Commission Expires:



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