

## WARRANTY DEED

*KNOW ALL MEN BY THESE PRESENTS*, That **Kenneth G. Bouchard, Trustee of the Kenneth G. Bouchard 1990 Trust**, under indenture of trust dated June 14, 1990 and **Brenda J. Bouchard, Trustee of the Brenda J. Bouchard Revocable Trust of 1999**, under indenture of trust dated October 19, 1999, being husband and wife, of 73 Hayes Road, Madbury, Strafford County, State of New Hampshire; for consideration paid, grant to \_\_\_\_\_, (**as joint tenants with the right of survivorship**), with **WARRANTY COVENANTS**, the following:

A certain tract or parcel of land with any improvements thereon, situate on the Northerly side of Hayes Road, Madbury, County of Strafford and State of New Hampshire, and being shown as Lot 3 on a plan entitled "Lot Line Adjustment & Subdivision Plan-Lot Line Adjustment & Subdivision Prepared for Kenneth G. Bouchard 1990 Trust, Brenda J. Bouchard Rev. Trust Of 1999, Tax Map 4, Lot Nos 14A & 14B, Hayes Road, Town of Madbury, County of Strafford, State of New Hampshire" dated February 14, 2017 by McEneaney Survey Associates, Inc and recorded at the Strafford County Registry of Deeds as Plan \_\_\_\_\_, being more particularly bounded and described as follows:

Beginning at a point on the Northerly side Hayes Road, said point being the southwesterly corner of the herein described lot with the southeasterly corner of 4/14B as shown on the above referenced plan; thence running N 01° 52' 38" W along 4/14B a distance of 84.43 feet to a point; thence running N 16° 31' 11" E along 4/14B a distance of 254.60 feet to a point; thence running N 02° 32' 00" W along 4/14B a distance of 304.58 feet to a point at "remaining land" thence running S 76° 06' 21" E along said "remaining land" a distance of 102.81 feet to a point at land now or formerly of Barbara P. Crosby Real Estate Trust; thence running S 39° 17' 14" E along land of said Barbara P. Crosby Real Estate Trust a distance of 115.93 feet to a point;

thence running S 11° 15' 00" E along said Crosby Real Estate Trust property a distance of 353.81 feet to a point; thence continuing S 11° 15' 00"E along Crosby Realty Estate Trust property a distance of 196.55 feet to a point on the northerly side of Hayes Road; thence running N 82° 13' 48" W along said Hayes Road a distance of 259.46 feet to a point; thence continuing N 82° 13' 48" W along said Hayes Road a distance of 83.46 feet to the point of beginning. Containing 146,091 square feet or 3.35 acres more or less.

SUBJECT TO any conditions, restrictions etc as shown on the above referenced plan.

RESERVING TO the Town of Madbury a ten (10) foot pedestrian right of way over the above described property for public access to and from the former school house structure.

SUBJECT TO any utility easements of record.

This deed is prepared from information supplied by the Grantors here and no independent title examination has been conducted.

This is not homestead property.

For title see the following deeds:

1. Quitclaim deed from C. Thomas Crosby, Jr., Trustee of the Barbara P. Crosby Real Estate Trust to Kenneth G. Bouchard, Trustee of the Kenneth G. Bouchard 1990 Trust and Brenda J. Bouchard, Trustee of the Brenda J. Bouchard Revocable Trust of 1999 dated March 23, 2007 at recorded at the Strafford County Registry of Deeds Book 3508, Page 234.
2. Quitclaim Deed from the Town of Madbury, NH to Kenneth G. Bouchard, Trustee of the Kenneth G. Bouchard 1990 Trust and Brenda J. Bouchard, Trustee of the Brenda J. Bouchard Revocable Trust of 1999 dated March 23, 2007 at recorded at the Strafford County Registry of Deeds Book 3508, Page 227, and
3. Warranty Deed of Deborah F. Tasker to Kenneth G. Bouchard, Trustee of the Kenneth G. Bouchard 1990 Trust and Brenda J. Bouchard, Trustee of the Brenda J. Bouchard Revocable Trust of 1999 dated April 13, 2001 at recorded at the Strafford County Registry of Deeds Book 2295, Page 384.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2017.

Kenneth G. Bouchard 1990 Trust

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Kenneth G. Bouchard, Trustee

Brenda J. Bouchard Revocable Trust of 1999

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Brenda J. Bouchard, Trustee

STATE OF NEW HAMPSHIRE  
STRAFFORD, SS.

Dated: \_\_\_\_\_, 2017

Personally appeared, Brenda J. Bouchard, Trustee of the Brenda J. Bouchard Revocable Trust of 1999 and Kenneth G. Bouchard, Trustee of the Kenneth G. Bouchard 1990 Trust known to me, or satisfactorily proven, to be the persons whose name are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

\_\_\_\_\_  
Justice of the Peace/Notary Public

My commission expires:\_\_\_\_\_