

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **William P. Janelle and Tracy J. Janelle**, husband and wife, of 6 Great Cove Drive, Town of Newmarket, Rockingham County, State of New Hampshire, for consideration paid, grants to **Parker L. Eastman and Leah M. Eastman**, husband and wife, of 6 Great Cove Drive, Newmarket, Rockingham County, State of New Hampshire; as joint tenants with rights of survivorship;

with WARRANTY COVENANTS, the following described premises:

Jenkins Road, Madbury, NH

A certain tract or parcel of land with the buildings thereon situate on the easterly side of Jenkins Road, Madbury, Strafford County, State of New Hampshire; and being shown as Lot 11/14C on a plan entitled "Lot Line Adjustment Plan prepared for William P. And Tracy J. Janelle, Tax Map 11, Lots Nos. 14A & 14C, 6 & 8 Jenkins Road, Town of Madbury, County of Strafford, State of New Hampshire" dated April 7, 2017, by McEneaney Survey Associates, Inc. recorded at the Strafford County Registry of Deeds as Plan 113-72; to which plan reference is made for a more particular description.

Said parcel to contain 837,553 square feet or 19.23 acres, more or less.

Subject to any conditions, restrictions, etc as shown on the above referenced plan

Meaning and intending to convey a portion of the premises conveyed to William P. Janelle and Tracy J. Janelle by Deed of William P. Janelle and Tracy J. Janelle dated January 29, 2015 and recorded at Book 4272, Page 842 and by deed of Sinclair R. Janelle and Margaret Janelle dated April 5, 2001 and recorded at Book 2293, Page 300.

This is not homestead property of the grantors.

This is a non-contractual transfer and is therefore exempt from the New Hampshire real estate transfer tax.

Dated this 7th day of September, 2021.

Tammy A Melnick
Witness

Jo Bot
Witness

William P. Janelle
William P. Janelle

Tracy Janelle
Tracy J. Janelle

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

Signed on this 7th day of September, 2021, personally appeared William P. Janelle and Tracy J. Janelle known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained as their free act and deed.

Tammy A Melnick
Notary Public/Justice of the Peace
My Commission Expires:

