

104C



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **DIANE M. EVANS**, of 10 Garden Lane, Durham, New Hampshire for consideration paid, grants to **DANE N. EVANS** of 10 Garden Lane, Durham New Hampshire and **CRAIG F. EVANS** of 3 Evans Road, Madbury, New Hampshire, as joint tenants with rights of survivorship with **WARRANTY COVENANTS**

A certain tract of land situate on the Southwesterly side of Evans Road, so-called, in Madbury, County of Strafford and State of New Hampshire, bounded and described as follows:

Beginning at a marked elm tree in the wall bordering the road at the Northeasterly corner of the within described tract; thence running Southerly by land now or formerly of the late Franklin A. Perkins, formerly of one Felker, six hundred and fifty (650) feet, more or less, along and in line with the old wall to an iron hub driven in the ground, thence turning and running Westerly through a big boulder and in the line of the old fence to a post set in the old stone wall; thence turning and running Southwesterly along the wall and an old wire fence separating this tract from said Perkins land one hundred eighty-five (185) feet, more or less, to a wall at a point where a large white ash and pine tree grow closely together; thence turning and running Northwesterly by said wall separating the within described tract from land formerly of James H. Dailey seven hundred and seventy-five (775) feet, more or less, to the highway aforesaid; thence turning and running Easterly by said highway one thousand and eighty (1,080) feet, more or less, to the first aforementioned bound, containing by estimation Ten (10) acres, be the same more or less. Excepting from said parcel is all the portion of the premises conveyed to Wendell J. Greene, et al dated November 30, 1965 and recorded at Book 805, Page 333.

NON CONTRACTUAL TRANSFER

No portion of the above described tract constitutes homestead property of the Grantor.

Meaning and intending to convey a portion of the same premises devised to the Grantor herein by deed of Dane N. Evans to Diane M. Evans, dated February 20, 2006 and recorded at Book 3658, Page 0726. For further reference see Warranty Deed of Eleanore D. Evans dated August 15, 1985 and recorded at Book 1213, Page 39; deed of Cassimere W. Giera dated April 9, 1965 and recorded at Book 793, Page 169; see will of Policarp Paul Giera, Strafford County Probate File No. A11615; deed of Charles H. Felker to Irving A. and Ethel B. Hayes dated June 19, 1937, recorded at Book 476, Page 249, Strafford County Registry of Deeds and deed of said Hayes to Policarp Paul Giera dated July 12, 1944, recorded at Book 522, Page 334, of said Records.

Signed this 5th day of May, 2011.

Diane M. Evans

STATE OF NEW HAMPSHIRE

Strafford, ss.:

May 5 A.D. 2011

Personally appeared Diane M. Evans, known to me, or satisfactorily proven, to be the person whose name subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me, Jacque K Mongeon

Justice of the Peace - Notary Public

JACQUE K. MONGEON, Notary Public
My Commission Expires February 2, 2016

