



Return To:
Craighead & Martin
62 Stark Street
Manchester, NH 03101-1934
(603) 641-9555

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***** Thousand 7 Hundred 80 Dollars	
DATE 09/18/2009	AMOUNT ST816304 s *****780.00
VOID IF ALTERED	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Charles Hart, as Trustee of the Charles Hart Revocable Trust of 173 Madbury Road, Madbury, County of Strafford and State of New Hampshire, **for consideration paid**, grants to Christopher Levesque, a single person, of the 173 Madbury Road of Madbury, in the County of Strafford, and State of New Hampshire, **with Warranty Covenants**,

A certain parcel or tract of land in Madbury, NH as shown on plan entitled "Lot Line Adjustment Plan – Land of Christopher Levesque, Tax Map #8, Lot 22, Charles M. Hart Rev. Trust, Tax Map #8, Lot 23, Perkins Road, Madbury, Strafford County, New Hampshire" by Eckman Engineering LLC, Paul F. Zuzgo, Licensed land surveyor, dated 8/3/09 and duly recorded at the Strafford County Registry of Deeds as Plan #97-60. As shown on said Plan, the land consists of 9.06 acres and is further described as follows:

Beginning at a point 830 feet north 31 degrees 39'15" east of the northerly side of Perkins Road at a steel stake found; thence turning and running north 32 degrees 20'15" east a distance of 248.59 feet to an 5/8" iron rod found; thence turning and running north 48 degrees 03'34" west a distance of 490.74 feet to an 5/8" iron rod found; thence turning and running south 70 degrees 44' 24" west a distance of 800.68 feet to an 5/8" iron rod found; thence turning and running south 17 degrees 55' 23" east a distance of 234.65 feet to a steel stake found; thence turning and running south 86 degrees 49' 56" east a distance of 917.13 to the point of beginning.

As depicted on said plan, this lot is to be annexed to Tax Map 8, Lot 22 (currently owned by grantee) and shall not be deemed or considered a separate lot of record.

Meaning and intending to describe and convey a portion of the premises conveyed to Charles Hart, as Trustee of the Charles Hart Revocable Trust by Warranty Deed of by deed dated September 8th, 1999 and recorded in the Strafford County Registry of Deeds at Book 2139, Page 0739. See also Corrective Warranty to be recorded herewith.

Subject to all matters as noted on the above-referenced Plan.

This property is not subject to homestead interests.

SIGNED this 2 day of September, 2009.

Charles Hart Revocable Trust

Charles Hart
Charles Hart, Trustee

STATE OF NH
COUNTY OF Stafford

On this the 2nd day of September, 2009, before me, the undersigned officer, personally appeared, Charles Hart, who acknowledge himself as the Trustee of the Charles Hart Revocable Trust, and that as such Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing his name of the corporation by himself as the said Trustee.

Kimberly A. Bryan
Notary Public/Justice of the Peace
My commission expires: _____

KIMBERLY A. BRYAN
Notary Public - New Hampshire
My Commission Expires March 26, 2013

