

Return to:  
Steven L. Robinette and Lyra S. Robinette  
173 Madbury Road  
Madbury, NH 03823

E-Doc # 210021956      10/29/2021 02:38:57 PM  
Book 4972 Page 326      Page 1 of 2  
Catherine A. Berube  
Register of Deeds, Strafford County  
LCHIP      STA188500      25.00  
TRANS TAX      ST856405      26,250.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, John C. Norling and Katherine Cranston Barr Norling, husband and wife, of 173 Madbury Road, Madbury, NH 03823, for consideration paid, grant to Steven L. Robinette and Lyra S. Robinette, husband and wife, of 89 Scribner Road, Fremont, NH 03044, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

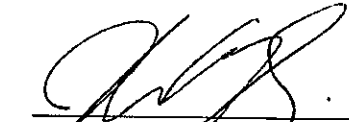
A certain tract or parcel of land, with the buildings thereon, situate on the easterly side of Madbury Road, Madbury, Strafford County, State of New Hampshire, being shown as Tax Map 8, Lot 23, on a plan entitled "Lot Line Adjustment Plan, Land of Christopher Levesque, Tax Map 8, Lot 22, Charles M. Hart Revocable Trust, Tax Map 8, Lot 23, Perkins Road, Madbury, New Hampshire" dated April 14, 2009, recorded at the Strafford County Registry of Deeds as Plan 97-60, see also plan entitled "Subdivision Plan, Elliott Rose Company of Madbury, Inc. and Charles Hart (Rev. Trust), Madbury Road & Route 155, Madbury, NH," dated 12/21/98, recorded as Plan 56-13 for the description of a portion of the below-described property, being more particularly bounded and described as follows:

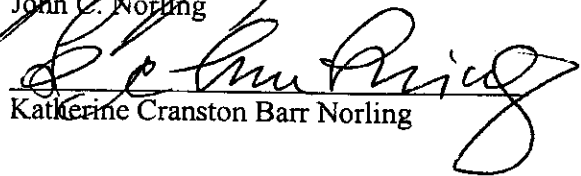
Beginning at a point situate on the easterly side of Madbury Road, said point being the most northwesterly corner of Tax Map 8, Lot 24, as shown on the above-referenced plan; thence running N 55° 54' 50" E along said Tax Map 8, Lot 24, a distance of 126.27 feet, more or less, to an iron pipe found; thence turning and running S 30° 28' 15" E along said Tax Map 8, Lot 24, a distance of 81.57 feet, more or less, to an iron pipe found; thence turning and running N 56° 07' 18" E along said Tax Map 8, Lot 24, a distance of 24.74 feet, more or less, to an iron pipe found; thence turning and running S 54° 35' 04" E along said Tax Map 8, Lot 24, a distance of 464.96 feet, more or less, to a point at Tax Map 8, Lot 22; thence turning and running N 07° 04' 43" E along said Tax Map 8, Lot 22, a distance of 476.32 feet, more or less, to a steel stake found; thence turning and running N 17° 55' 23" W along "Proposed Lot Line" a distance of 234.63 feet, more or less, to a point at land now or formerly of Rose Realty; thence turning and running N 35° 13' 06" W along land of said Rose Realty a distance of 482.84 feet, more or less, to a point; thence turning and running S 54° 36' 24" W a distance of 69.97 feet, more or less, to land now or formerly of The Anderson Family Revocable Trust; thence turning and running S 15° 38' 25"W along land of the said Anderson Family Revocable Trust a distance of 234.85 feet, more or less, to an iron concrete bound found; thence turning and running S 62° 22' 51" W along said Anderson Family Revocable Trust land a distance of 337.66 feet, more or less, to a point on Madbury Road; thence turning and running S 20° 46' 37" E a distance of 60 feet, more or less, along said Madbury Road; thence turning and running S 21° 12' 36" E along said Madbury Road a distance of 381.72 feet, more or less, to the point of beginning.

Said lot to contain 10.2 acres, more or less.

Meaning and intending to describe and convey the same premises conveyed to John C. Norling and Katherine Cranston Barr Norling by deed dated March 25,2011 and recorded in the Strafford County Registry of Deeds in Book 3915, Page 738.

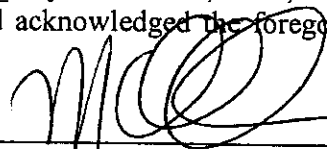
Executed this 22 day of October, 2021.

  
 \_\_\_\_\_  
 John C. Norling

  
 \_\_\_\_\_  
 Katherine Cranston Barr Norling

State of New Hampshire  
County of Strafford

Then personally appeared before me on this 29<sup>th</sup> day of October, 2021, the said **John C. Norling and Katherine Cranston Barr Norling** and acknowledged the foregoing to be their voluntary act and deed.

  
 \_\_\_\_\_  
 Notary Public  
Monique D. Donovan, Esq.  
 \_\_\_\_\_  
 Notary-Name Printed

My commission expires: 10/3/23

(seal)

