

E-Doc # 230000396  
Book 5088 Page 720

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Catherine A. Berube  
Register of Deeds, Strafford County  
LCHIP STA205270 25.00  
TRANS TAX ST860152 2,700.00

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS: That Zeland Schwartz, Trustee of the Zeland Schwartz Revocable Trust u/t/d July 9<sup>th</sup>, 2019, of 14 Huckins Road, Madbury, NH 03823, for consideration paid grants to Ryan John McGuire and Samantha McGuire, a married couple, of 24 Chestnut Way, Lee, NH 03861, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land together with the buildings and improvements thereon situated on Huckins Road in the Town of Madbury, County of Strafford, State of New Hampshire, and being shown and designated as LOT 2 on plan of land entitled "Subdivision Plan prepared for Zeland Schwartz Revocable Trust, Tax Map 1, Lot No. 16, 14 Huckins Road, Town of Madbury, County of Strafford, State of New Hampshire", dated December 29, 2021, prepared by McEneaney Survey Associates of New England, recorded at the Strafford County Registry of Deeds as Plan #12818; and to which plan reference may be made for a more particular metes and bounds legal description of the premises.

Containing 1.84 acres, more or less, according to said Plan.

Said premises being conveyed subject to all facts, matters, easements, restrictions and conditions as shown or noted on the above referenced Plan.

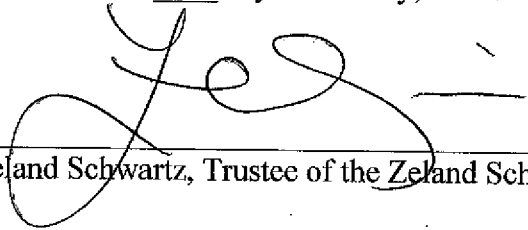
Said premises being conveyed subject to any easements for utilities and services as same may pertain to the premises.

Meaning and intending to describe and convey a portion of the premises conveyed to Zeland Schwartz, Trustee of the Zeland Schwartz Revocable Trust, u/t/d July 9<sup>th</sup>, 2019, by virtue of a Deed from Zeland Schwartz and Bruce W. Schwartz, Jr., dated 10/18/2019 and recorded at the Strafford County Registry of Deeds in Book 4704, Page 450.

Zeland Schwartz is the Trustee of the Zeland Schwartz Revocable Trust u/t/d July 9<sup>th</sup>, 2019, and thereto has full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon, and pledge said property as security, held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any Trust asset paid to the Trustee as a conveyance thereof.

This is not homestead property of the undersigned grantor.

Executed this 9<sup>th</sup> day of January, 2023.

  
\_\_\_\_\_  
Zeland Schwartz, Trustee of the Zeland Schwartz Revocable Trust u/d/t July 9, 2019

State of New Hampshire

County of Rockingham

On January 9<sup>th</sup>, 2023, before me, the undersigned officer, personally appeared the above-named, Zeland Schwartz, individually and as Trustee of the Zeland Schwartz Revocable Trust u/t/d July 9<sup>th</sup>, 2019, and proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

  
\_\_\_\_\_  
Notary Public/Commissioner of Deeds  
My Commission Expires:

