

Return to:  
Zeland Schwartz and Bruce W. Schwartz Jr.  
14 Huckins Road  
Madbury, NH 03823

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CATHERINE A. BERUBE  
Register of Deeds, Strafford County  
LCHIP STA149799 25.00

### QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, Zeland Schwartz and Bruce W. Schwartz, Jr., Wife and Husband, of 14 Hunkins Road, Madbury, NH 03823 for consideration paid grant(s) to Zeland Schwartz, Trustee of the Zeland Schwartz Revocable Trust, of 14 Huckins Road, Madbury, NH 03823, with QUITCLAIM COVENANTS:

A certain parcel of land together with the buildings thereon situate in Madbury, County of Strafford and State of New Hampshire on the Southeasterly side of Huckins Road, being shown as Parcel No. 3, containing 20.5 acres, on a Plan of Land of Harold Taylor, by G.L. Davis & Associates, March 1976, duly approved by the Madbury Planning Board on May 10, 1976, and duly recorded in Strafford County Registry of Deeds, bounded and described as follows:

Beginning on the Southeasterly side of Huckins Road at a steel stake in a wire fence at the Northerly corner of land now or formerly of Robert R. Read and running N 59° 10' E along said Huckins Road and said wire fence 800.0 feet to the Westerly corner of Parcel No. 2 on said Plan; thence running S 39° 02' E along said Parcel No. 2, 1095.3 feet to a steel stake; thence running N 44° 26' E along said Parcel No. 2, 174.8 feet to a steel stake at the end of a stone wall at Parcel No. 1 on said Plan; thence running S 00° 22' E along said Parcel No. 1, 130.3 feet to the Madbury Reservoir; thence running along said Reservoir S 16° 00' E, 110 feet, more or less, S 72° 45' W, 180 feet, more or less, and S 31° 30' W, 430 feet, more or less, to said Read land at a ditch; thence running N 48° 30' W, 15 feet, more or less, to a steel stake and continuing on the same course along said Read land, 1480 feet, more or less, to the point of beginning.

Subject to and together with a Road Maintenance Agreement dated July 17, 2003 recorded in the Strafford County Registry of Deeds in Book 2802, Page 0959.

The Southeasterly portion of the above described premises are subject to a perpetual restrictive sanitary and flowage easement as shown on said Plan.

Subject to driveway and utility easements granted to Mark E. Hurley and Pamela A. Kashing by Easement Deed dated July 17, 2003 recorded in the Strafford County Registry of Deeds in Book 2802, Page 0963. Said Easement is depicted on Plan 71-53 recorded in the Strafford County Registry of Deeds.

Subject to Current Use Taxation, Town of Madbury (under the name Sigmund Abeles), dated September 15, 1982, as recorded in said Registry at Book 1085, Page 784.

Meaning and intending to describe and convey the same premises conveyed to Bruce W. Schwartz Jr. and Zeland Schwartz by deed dated January 11, 2019 and recorded in the Strafford County Registry of Deeds in Book 4628, Page 0984.

This is a non-contractual transfer.

I/We, the grantor(s) hereby release all rights of homestead in the above described premises.

Executed this 18 day of OCT., 2019

Bruce W. Schwartz Jr.  
Bruce W. Schwartz Jr.

State of New Hampshire  
County of Strafford

On 18<sup>th</sup> day of OCT., 2019, before me, the undersigned notary public, personally appeared Bruce W. Schwartz Jr., the above-named and proved to me to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the foregoing instrument is his/her free act and deed.

[Signature]  
Notary Public

Notary-Name Printed

My commission expires:

(seal)

Executed this 25<sup>th</sup> day of OCTOBER, 2019

Zeland Schwartz  
Zeland Schwartz

State of New Hampshire  
County of Strafford

On 25<sup>th</sup> day of OCTOBER, 2019, before me, the undersigned notary public, personally appeared Zeland Schwartz the above-named and proved to me to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the foregoing instrument is his/her free act and deed.

[Signature]  
Notary Public

Notary-Name Printed

My commission expires:

(seal)

RE: 2019-7594

