

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Zeland Schwartz, Trustee of the Zeland Schwartz Revocable Trust, of 14 Huckins Road, Madbury, Stafford County, State of New Hampshire, for consideration paid, grants to

as joint tenants with rights of survivorship, with **WARRANTY COVENANTS**, the following:

Lot 2, Huckins Road, Madbury, New Hampshire

A certain tract or parcel of land with any improvements thereon situate on the southerly side of Huckins Road, Madbury, Strafford County, State of New Hampshire and being shown as Lot 2 on a plan 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 by McEneaney Survey Associates, of New England dated December 29, 2021 and recorded at the Strafford County Registry of Deeds as Plan # _____ and being more particularly bounded and described as follows:

Beginning at a granite bound on the southerly side of Huckins Road; said point being the most westerly corner of the herein described lot and the northerly corner of Lot 3 as shown on said plan; thence running N 59° 13' 39" E along Huckins Road a distance of 200 feet to a point a granite bound; thence running S 30° 46' 21" E along said Lot 1 a distance of 400.00 feet to an iron rod at Lot 1; thence running S 59° 13' 39" W along said Lot 1 a distance of 200.00 feet to an iron rod at Lot 3; thence running N 30° 46' 21" W along said Lot 3 for a distance of 400.00 feet to the point of beginning. Said Lot to contain 1.84 acres or 80,000 square feet, more or less.

SUBJECT TO any conditions, restrictions conditions as shown on the Plan referenced above.

~~Due to the proximity of the above described property to the Bellamy Reservoir, which is a source of public drinking water and is a sensitive water source, the owner(s) of this property shall restrict the use of salt on driveways and walkways, shall minimize pesticides, herbicides, and fertilizers, and shall use low impact stormwater controls as much as practicable. No lawn fertilizer shall be used except of a type and in a manner which shall be in accordance with the New Hampshire Department of Environmental Services Best Management Practices, to the extent the same shall be in force and applicable from time to time. As noted on the subdivision plan, this property is subject to the homeowner's guide which addresses these environmental concerns and the Grantor and her successors and assigns shall have the right to enforce the provisions of that guide and the restrictions contained herein.~~

Due to the proximity of the above-described property to the Bellamy Reservoir, which is a source of public drinking water, and its situation within a wetland complex, there is a restriction on salt, fertilizer and pesticide use on this lot. The use of salt on driveways and walkways must be kept to a minimum. No chemicals, including organic pesticides, should be applied except by a professional licensed for pesticide application by the State of New Hampshire. Only slow or controlled release fertilizer may be used, meaning fertilizer that is guaranteed, as indicated on the package label, to contain: at most 2% phosphorous, and a nitrogen component of at least 50% slow-release nitrogen. As noted on the subdivision plan, this property is subject to the homeowner's guide which addresses these environmental concerns and their management in accordance with the New Hampshire Department of Environmental Services Best Management Practices (to the extent the same shall be in force and applicable from time to time). The Grantor and her successors and assigns shall have the right to enforce the provisions of that guide and the restrictions contained therein.

Meaning and intending to convey a portion of the premises conveyed to Zeland Schwartz, Trustee of the Zeland Schwartz Revocable Trust dated October 18, 2019 and recorded at the Strafford County Registry of Deeds Book 4704, Page 448.

This is not homestead property.

Signed this _____ day of September, 2022.

Zeland Schwartz Revocable Trust

Witness

By: _____
Zeland Schwartz, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF _____

September , 2022

Personally, appeared the above named Zeland Schwartz, Trustee of the Zeland Schwartz Revocable Trust, and acknowledged the foregoing instrument to be the voluntary act and deed of said Trust.

Notary Public/ Justice of the Peace
My Commission Expires: