

20008703 02/27/2020 09:06:06 AM
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Register of Deeds, Rockingham County

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Cathy Ann Seacy

~~E # 20006790 02/14/2020 11:56:21 AM
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Register of Deeds, Rockingham County~~

TRANSFER TAX RO094999 16,500.00
RECORDING 14.00
SURCHARGE 2.00

Cathy Ann Seacy

Return To: ^(m)
Crown Properties & Homes Sales
P.O. Box 1627
North Hampton, NH 03862

LCHIP ROA482023 25.00
TRANSFER TAX RO094783 16,500.00
RECORDING 14.00
SURCHARGE 2.00

Re-recording

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, Patricia A. Larson, Trustee of The Rosewood Realty Trust, single, of Rye, New Hampshire, for consideration paid, grant to Rye Place Realty, LLC, a New Hampshire limited liability company, with a mailing address of PO Box 1627, North Hampton, New Hampshire 03862, with warranty covenants, the following:

A certain tract of land with the buildings and other improvements now or hereafter thereon, situated in Rye, Rockingham County, State of New Hampshire, on the Easterly side of Lafayette Road, so-called, bounded and described as follows:

BEGINNING at a point on the Easterly side of Lafayette Road, at the Northwesterly corner of the described premises and at land now or formerly of Adams Mobil Homes, Inc., and thence running South 73° 46' East along land of said Adams Mobil Homes, Inc., 404.3 feet to a point at land now or formerly of Jacob S. Ciborowski; thence turning and running S 23° 30' W, 363 feet to a point; thence turning and running North 66° 30' West, 170.43 feet to a point; thence turning and running South 23° 30' West 170 feet to a point; thence turning and running North 66° 30' West 210.87 feet to a point on the Easterly side of Lafayette Road, said last four courses being along land now or formerly of said Ciborowski; thence turning and running North 21° 09' East along the Easterly side of said Lafayette Road 482.3 feet to the point of beginning; containing 3.9 acres.

Together with a right of way twenty feet wide for vehicular and pedestrian access over that portion of the existing road which commences at the Southwest corner of these premises on the remaining property now or formerly of Jacob Ciborowski, Trustee, and runs Easterly 210.87 feet along the granted premises and turns a corner and runs Northerly, still along the granted premises a distance of 170 feet. Grantees and their heirs, executors, and administrators, successors and assigns, will, as a condition of this easement, keep the easement area plowed and passable in winter.

Said premises are shown as Lot#1 on Plan recorded in Rockingham County Registry of Deeds as Plan #D-3604.

Subject to all rights, restrictions and easements of record. This is

not homestead property of Grantor.

Meaning and intending to describe the same premises conveyed to Grantor by deed of Robert Kulak, Patricia Kulak and Brian R. Barrington, individually and as Trustees of Rosewood Realty Trust dated March 12, 1993 and recorded in the Rockingham County Registry of Deeds at Book 2972, Page 2654.

Property Address: 150 Lafayette Road, Rye, New Hampshire 03870

The undersigned is the currently acting Trustee under the **ROSEWOOD REALTY TRUST**, created under Declaration of Trust dated October 4, 1983, and any amendments thereto or restatements thereof, and hereby certifies that said trust declaration has not been revoked and remains in full force and effect, and that the undersigned Trustee has full and absolute power in said declaration to convey any interest in real estate and improvements thereon 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 for a conveyance thereof.

Executed this 4th day of November, 2019.

Rosewood Realty Trust

[Signature]
Witness

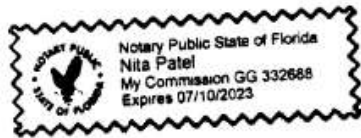
[Signature]
By **Patricia A. Larson, Trustee**

STATE OF Florida
COUNTY OF Lee, SS.

November 4th, 2019

Then appeared the above-named **Patricia A. Larson, Trustee of Rosewood Realty Trust**, known to me or satisfactorily proven through proof of identification (i.e. her driver's license) to be the individual who executed the foregoing instrument, and acknowledged same to be her voluntary act and deed.

Before me, NITA PATEL



[Seal]

[Signature]
Notary Public
Print Name: NITA PATEL
My Commission Expires: 07-10-2023

#9176/BF