

E- Doc # 210040180
Book 9482 Page 1036

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Return To: Merva Properties, LLC

Mary Ann Crowell
Register of Deeds, Hillsborough County
LCHIP HIA616662 25.00
TRANS TAX HI135868 4,050.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Gloria Suk Yee Mok, Single, of P.O Box 51602, Boston, MA 02205, for consideration paid grant(s) to Merva Properties, LLC, a New Hampshire Limited Liability Company, of 72 Old West Hopkinton Road, P.O Box 63, Henniker, NH 03242, as sole owner, with WARRANTY COVENANTS:

Three (3) certain tracts or parcels of land, together with any improvements thereon, and all right, easements and privileges appurtenant to anyone or more or all thereof, situate on Chestnut Hill Road in the Town of New Boston, County of Hillsborough, State of New Hampshire, and being Lots marked 15-32-1, 15-32-2, and 15-32-3, on a plan by Thomas F. Moran, Inc. dated May 25, 1989, entitled "Subdivision Plan of Land, New Boston Joint Ventures, New Boston, N.H.", prepared for The Norwood Group, Inc. and recorded in the Hillsborough County Registry of Deeds as Plan #23555.

This conveyance is subject to the following:

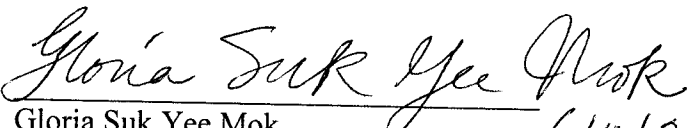
1. Utility easement to New England Telephone recorded in Volume 1589, Page 402 of the said Registry of Deeds.
2. Site Clearance Easement/Right of Way from Richard G. Ellison to the United States of America recorded in Volume 1662, Page 70 of the said Registry of Deeds.
3. Any and all notes, easements and restrictions found on Plan #23555 recorded in the said Registry of Deeds.
4. Utility easement to Public Service Company of New Hampshire recorded in Volume 1577, Page 288 of the said Registry of Deeds.
5. Notice of Dam Registration dated 10/26/81 and recorded in Volume 2880, Page 756, of the said Registry of Deeds.

6. Utility easement to New England Telephone and Public Service Company of New Hampshire dated 6/16/82 and recorded in Volume 2928, Page 416, and dated 4/8/85 and recorded in Volume 3304, Page 854, and dated 6/20/85 and recorded in Volume 3331, Page 813 of the said Registry of Deeds.
7. Reciprocal Easements dated 6/16/87 and recorded in Volume 4217, Page 348, and as shown on Plan #23555 of the said Registry of Deeds.
8. Fire Pond Easement/Pipe Line Easement described at Volume 5210, Page 1951.
9. Building setback requirements as shown on Plan #23555 recorded in the said Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to Gloria Suk Yee Mok, being a portion of premises acquired by virtue of a Quitclaim deed from Martin Frey, Trustee of the Mayflower I Realty Trust dated 05/24/1994 and recorded at the Hillsborough County Registry of Deeds in Book 5569, Page 770.

The property is not the residence of the grantor or the grantor's spouse and is not subject to homestead rights.

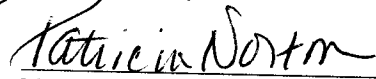
Executed this 11th day of June, 2021.


Gloria Suk Yee Mok 6/11/2021

State of New Hampshire
County of Hillsborough

June 11, 2021

Then personally appeared before me on this 11th day of June, 2021, the said Gloria Suk Yee Mok and acknowledged the foregoing to be his/her/their voluntary act and deed.


Notary Public/Justice of the Peace
Commission expiration:

