

2 # 2104014 03/22/2021 09:36:38
 Book 2398 Page 897 Page 1 of 2
 Register of Deeds, Belknap County

Jud. Sh. A. McMath

C/H
 L-CHIP
 B2A122341

Return To: Tesla Properties, LLC
 10 Watson Rd
 Barnstead, NH 03218



TT: \$9000

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Dollena F. Card, Single, of 10 Watson Road, PO Box 325, Barnstead, NH 03218, for consideration paid grant(s) to Tesla Properties, LLC, a New Hampshire Limited Liability Company, of 323 Raccoon Hill Road, Salisbury, NH 03268, with WARRANTY COVENANTS:

A certain tract of land with the buildings and improvements thereon, situated on the northwesterly side of Route 28 and the southeasterly side of Watson Road, so-called, in the Town of Barnstead, County of Belknap, New Hampshire, bounded and described as follows:

Beginning at a point in the northwesterly sideline of Route 28, as now traveled, said point being at the intersection of said sideline and the southeasterly sideline of Watson Road, or the Connector Road, so-called, as said road is described in a deed recorded in the Belknap County Registry of Deeds at Book 852, Page 264; thence South 89 West along said Route 28 sideline a distance of approximately 315 feet to a brook at land now or formerly of Stuart Merrill; thence in a generally northwesterly direction along said brook and said Merrill land a distance of approximately 202 feet to the southeasterly sideline of Old Parade Road, also known as the W. Locke Road, so-called, and a stone wall; thence northeasterly along said Old Parade Road sideline and said stone wall a distance of approximately 280 feet to the southeasterly sideline of the aforesaid Watson Road; thence southeasterly along said Watson Road sideline a distance of approximately 360 feet to the point of beginning.

TOGETHER WITH any and all rights of access to said parcel from along its roadway frontages.

ALSO CONVEYING the right to maintain and draw water from a well located on premises situated across Watson Road from the parcel herein conveyed, TOGETHER WITH the right to lay and maintain on said premises such pipes and pumping equipment as may be reasonably necessary for the use of said well, including the right to enter upon said premises from time to time for the purpose of inspecting, repairing, renewing, replacing, and maintaining said well, piping, and pumping equipment, as said rights are reserved under a deed from Timber Products,

Inc., to Kenneth N. Osborne, dated July, 1986, and recorded in the Belknap County Registry of Deeds Book 954, Page 595; AND FURTHER CONVEYING all rights to enforce the covenants contained in said deed from Timber Products, Inc. to Kenneth N. Osborne.

Meaning and intending to describe and convey the same premises conveyed to Dolena F. Card by virtue of a Warranty deed from Pine Tree Family Restaurant, Inc. dated 10/02/2002 and recorded at the Belknap County Registry of Deeds in Book 1797, Page 846.

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

Executed this 18th day of March, 2021.

Dollena F. Card
Dollena F. Card

**State of New Hampshire
County of Belknap**

Then personally appeared before me on this 18th day of March, 2021, the said Dollena F. Card and acknowledged the foregoing to be his/her/their voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration: