

58844

WARRANTY DEED

82574 P1139

KNOW ALL MEN BY THESE PRESENTS, That E. Richard Malone and Beryl Malone, husband and wife, both of Lane Road, East Derry, State of New Hampshire, for consideration paid, grant to Granary of Derry, Inc., a New Hampshire corporation with an address at 5 James Way, Hudson, New Hampshire, with WARRANTY COVENANTS, all those certain tracts of land located in Derry, together with any buildings and improvements now situated thereon and any right and easements appurtenant thereto being more particularly bounded and described as follows:

All that certain piece or parcel of land located on Manning Street, Derry, Rockingham County, New Hampshire, described as Lot 51 on a certain plan entitled "Site Plan: Lot 51/Tax Map 30, Manning Street, Derry, New Hampshire for: Robert Spacek, 5 James Way, Hudson, New Hampshire" dated December, 1984 by Maynard & Paquette, Inc. Consulting Engineers & Land Surveyors, such lot being more fully described by reference to such plan at the Rockingham County Registry of Deeds, to be recorded herewith, as follows:

Beginning on the northerly side of Manning Street and at the southwest corner of the lot; thence N 28° 09' 42" W a distance of 193.34 feet to an iron pin; thence N 28° 09' 42" W a distance of 37.88 feet to an iron pin; thence N 20° 18" E a distance of 107.32 feet to an iron pin; thence N 30° 23' 03" W a distance of 44.82 feet to an iron pin; thence N 61° 43' 18" E a distance of 58.72 feet to an iron pin; thence S 29° 06' 42" E a distance of 191.92 feet to an iron pin; thence S 63° 50' 18" W a distance of 13.99 feet to an iron pin; thence S 63° 50' 18" W a distance of 63.99 feet to an iron pin; thence S 26° 39' 42" E a distance of 49.57 feet to an iron pin; thence S 63° 20' 18" W a distance of 30.00 feet to an iron pin; thence S 63° 20' 18" W a distance of 33.00 feet to a point; thence S 26° 39' 42" E a distance of 36.77 feet to a point; thence S 63° 20' 18" W a distance of 38.26 feet to the point of beginning.

Containing 33,276 square feet more or less.

As appurtenant to the conveyed premises, there is conveyed a right of way which extends Westerly from McAllister Court and is twenty (20) feet in width until it reaches land of Harriet D. Low when said way increases in width to thirty (30) feet, continuing for that width Westerly to the other land of this grantee.

Together with and also conveying, without any covenants whatsoever, all of Grantors' interest in and to any other land, or interest therein, which was conveyed to Grantors by the H.K. Webster Co., of N.H., Inc. in Derry, New Hampshire.

Meaning and intending to convey hereby all of the premises located in Derry, New Hampshire, which were conveyed to the Grantor by deed of H.K. Webster Co. of N.H., Inc. dated December 19, 1983, and recorded in Rockingham County Registry of Deeds, Book 2473, Page 0840 and as further described in a Corrective Deed to be recorded herewith.

Nov 22 11 05 AM '85

57933

Rockingham County
Registry of Deeds