

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Espresso Holdings LLC, a New Hampshire limited liability company created October 23, 2014 with an address of 738 Islington Street, Portsmouth, New Hampshire 03801 for consideration paid, grants to Ocean Investments LLC, a New Hampshire limited liability company with an address of 130 Oxford Avenue, Portsmouth, New Hampshire 03801, with warranty covenants, the following described premises:

Dover, New Hampshire.

See attached Schedule A.

The premises is not the homestead of the Grantor.

Meaning and intending to convey the premises conveyed to the grantor by Warranty Deed of Costas Phofolos a/k/a Constantine Phofolos and Helen Phofolos dated November 20, 2014 and recorded in the Strafford County Registry of Deeds in Book 4257 Page 0825.

IN WITNESS WHEREOF, the undersigned hereunto caused this instrument to be executed as of this 9th day of May, 2019.

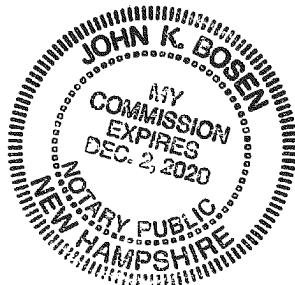
Kathleen M. Dyer
Witness

[Signature]
Espresso Holdings LLC by
David M. Hadwen, Manager and Member

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

May 9, 2019

Personally appeared the above named David M. Hadwen, Manager and Member of Espresso Holdings LLC and acknowledged the foregoing instrument to be his free act and deed.



Before me,

[Signature]
Notary Public

My Commission Expires: _____

Schedule A

A certain tract or parcel of land with the buildings thereon, situate in Dover, County of Strafford, State of New Hampshire, bounded and described as follows:

Beginning on the easterly sideline of Central Avenue at a point one and two tenths (1.2) feet northerly and distant from the northwesterly corner of building formerly owned by Harold L. Lothrop and now occupied by J.E. Lothrop Co.; thence running easterly a distance of fifty-eight and six tenths (58.6) feet to a point two and two tenths (2.2) feet distant northerly from said Lothrop building; thence northerly a distance of twenty-six and two tenths (26.2) feet to an iron rod; thence easterly a distance of one and seven tenths (1.7) feet; thence northerly a distance of twenty-six and eight tenths (26.8) feet to a point two (2) feet easterly of an iron hub; thence westerly a distance of two (2) feet to said iron rod. Thence northerly until this line intersects with the southerly sideline of American House lot, so-called; thence westerly on the southerly side of said American House lot so-called, to the easterly sideline of said Central Avenue; thence southerly; thence southerly on the easterly sideline of said Central Avenue to the point of beginning; also all of our right, title and interest in and to and the use of the driveway between said American House lot, so-called, on the north and other building on the southerly side thereof, and extending from said Central Avenue in an easterly direction as far as land above described extends easterly from said Central Avenue.

SUBJECT TO all easements, covenants and restrictions of record, if any.

Meaning and to convey the same premises conveyed to the grantor by Warranty Deed Costas Phofolos a/k/a Constantine Phofolos and Helen Phofolos dated November 20, 2014 and recorded in the Strafford County Registry of Deeds in Book 4257 Page 0825.