

**STATE OF NEW HAMPSHIRE**

DEPARTMENT  
OF  
REVENUE  
ADMINISTRATION

REAL ESTATE  
TRANSFER TAX

\*\*\*\*7 THOUSAND 4 HUNDRED AND 25 DOLLARS

04/25/2014 **898849** \$ \*\*\*\*7425.00

VOID IF ALTERED

Doc # 0003485 Apr 25, 2014 1:55 PM

*Don J. Cutrone*  
Register of Deeds, Carroll County



The space above this line is reserved for recording information

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **PETER J. CUTRONE, JR.**, single, with a mailing address of 4561 Ossabaw Way, Naples, County of Collier, State of Florida (34119), and **JAMESON A. KILLEEN** and **MICHELE L. KILLEEN**, husband and wife, both with a mailing address of Post Office Box 503, Tamworth, County of Carroll, State of New Hampshire (03886), for consideration paid, grant to **BROAD BAY PROPERTIES, LLC.**, a New Hampshire Limited Liability Company, having a mailing address of 46 North Broad Bay Road, Freedom, County of Carroll, State of New Hampshire (03836), with WARRANTY COVENANTS, the following:

A certain piece or parcel of land situate in Tamworth, County of Carroll State of New Hampshire, and being Lot #3 as shown on plan entitled "Subdivision of Property of Peter & Norma Cutrone and Thomas & Geraldine Trites, owners of Remick Gas and Electric Co., Inc." prepared by S. Coville -D. Steele, N.E. Forestry Foundation, May 31, 1978, approved by the Tamworth Planning Board on August 23, 1978 and recorded in the Carroll County Registry of Deeds at Plan Book 41, Page 80 on August 24, 1978, bounded and described as follows:

Beginning at an iron pin on the Southerly side of Swift River and the Northeasterly corner of Lot 1 as shown on above referred to plan; thence running in an East-Southeasterly direction along Swift River for a distance of 532 feet, more or less, to an iron pin and Lot 4; thence turning to the right and running South 49 degrees 15' West along Lot 4 for a distance of 352.9 feet to an iron pin and land now or formerly of Charles Remick; thence turning to the right and running North 66 degrees 50' West along land now or formerly of Remick for a distance of 199.5 feet to an iron pin and Lot 2; thence turning to the right and running North 42 degrees East along Lot 2 for a distance of 245.4 feet to an iron pin and Lot 1; thence turning to the left and running

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and running South 49 degrees 15' West along Lot 4 for a distance of 352.9 feet to an iron pin and land now or formerly of Charles Remick; thence turning to the right and running North 66 degrees 50' West along land now or formerly of Remick for a distance of 199.5 feet to an iron pin and Lot 2; thence turning to the right and running North 42 degrees East along Lot 2 for a distance of 245.4 feet to an iron pin and Lot 1; thence turning to the left and running North 06 degrees East along Lot 1 for a distance of 292.2 feet to the point of beginning, containing 3.29 acres, more or less.

TOGETHER WITH a fifty foot (50') right of way over the Southerly side of Lot 2 as shown on said plan.

THIS CONVEYANCE is made subject to a fifty foot (50') right of way over the Southerly side of Lot 3 for the use and benefit of the owners of Lot 4.

THE GRANTEES, by acceptance of the deed, agree for themselves, their heirs, executors, administrators and assigns, to maintain their proportionate share of said fifty foot (50') right of way running from Route 113 over Lots 2 and 3 to Lot 4, said expenses to be shared with the owners of Lot 4.

Meaning and intending to describe and convey those premises conveyed to Peter J. Cutrone, Jr., Jameson A. Killeen, and Michele L. Killeen by Warranty Deed of Stephen R. Brown and Karen Louise Brown dated November 25, 2002 and recorded at Carroll County Registry of Deeds at Book 2087, Page 996.

The above described property is not part of the homestead of the grantors.

This deed was prepared from information supplied by the Grantor no independent title examination was requested nor performed by Alpine Title Services, Inc.

EXECUTED, this 25th day of April, 2014.

Peter J. Cutrone, Jr.  
Peter J. Cutrone, Jr.

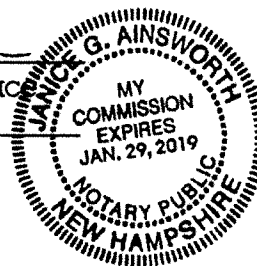
Jameson A. Killeen  
Jameson A. Killeen

Michele L. Killeen  
Michele L. Killeen

STATE OF New Hampshire COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 25th day of April, 2014 by Peter J. Cutrone, Jr., Jameson A. Killeen and ~~Michele L. Killeen~~ known to me or satisfactorily proven by photo identification to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Janice G. Ainsworth  
Notary Public/Justice of the Peace  
My Commission Expires: \_\_\_\_\_



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