

Return to:
DLC Properties LLC
187 Dover Road
Chichester, NH 03258

T.S. \$5,925.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Eduard L. Fandunyan, Trustee the Goris Revocable Trust, under trust agreement dated April 7, 2022, of 340 Lindstrom Lane, Manchester, NH 03109 for consideration paid grant(s) to DLC Properties LLC, a New Hampshire Limited Liability Company, of 187 Dover Road, Chichester, NH 03258, with WARRANTY COVENANTS:

A certain tract or parcel of land, with buildings and improvements thereon, situated on Dover Road, in the Town of Chichester, County of Merrimack and State of New Hampshire, being shown as Lot 17 on a plan of land entitled "Boundary Line Agreement, Plan of Land in Chichester, New Hampshire, assessors Map 3, Lots 17 & 19" prepared for Russell J. Nelson, Jr. and Patricia A. Nelson and Debra L. (Trott) Fox, prepared by Dahlberg Land Services, Inc., dated December 31, 1997, and recorded with the Merrimack County Registry of Deeds as Plan No. 14238, to which plan reference may be made for a more particular description.

Lot 17 contains 40,275 square feet, more or less or .925 acres, more or less, according to said plan.

Subject to any and all matters as shown on Plan No. 14238.

Subject to the slope easement and rights of the State of New Hampshire, dated November 20, 1990, recorded with the Merrimack County Registry of Deeds at Book 1849, Page 2447.

Subject to the boundary line agreement with Debra L. (Trott) Fox, dated December 30, 1997, recorded with the Merrimack County Registry of Deeds at Book 2087, Page 1083.

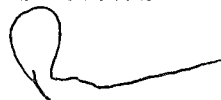
Meaning and intending to describe and convey the same premises conveyed to Eduard L. Fandunyan and Mariya Fandunyan, Trustees of The Goris Revocable Trust by virtue of a Deed from Eduard L. Fandunyan and Mariya Fandunyan dated April 7, 2022 and recorded in the Merrimack Registry of Deeds in Deed Book 3787 at Page 2844.

This is not homestead property.

Trustee Certificate Pursuant to New Hampshire RSA 564-A:7 II: (1) The undersigned Trustee, as Trustee under the Goris Revocable Trust created by Eduard L. Fandunyan, as Grantors under declaration of trust dated April 7, 2022 (the "Trust Agreement"), has full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustees has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustees for a conveyance thereof. (2) The Trust Agreement is a trust as defined by New Hampshire RSA 564-A:1 I. (3) The trust has not been revoked and is still in full force and effect.

Executed this 1st day of June, 2022.


Goris Revocable Trust



Eduard L. Fandunyan, Trustee

State of New Hampshire
County of Hillsborough

Then personally appeared before me on this 1st day of June, 2022, the said Eduard L. Fandunyan, , Trustee of The Goris Revocable Trust and acknowledged the foregoing to be their voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration: 6/5/2024

TANYA G. RICHMOND
Notary Public - New Hampshire
My Commission Expires June 5, 2024