

WARRANTY DEED

(87 Allds Street, Nashua, NH)

KNOW ALL MEN BY THESE PRESENTS, that We, Daniel M. Fulton and Elly M. Fulton, husband and wife, both of 13 Yarmouth Drive, Nashua, Hillsborough County, New Hampshire

FOR CONSIDERATION PAID

Grant to 87 Allds Street LLC, a New Hampshire limited liability company, with a mailing address of 87 Allds Street, Nashua, Hillsborough County, New Hampshire,

With WARRANTY COVENANTS

A certain tract or parcel of land with the buildings thereon situated on Allds Street in said Nashua, County of Hillsborough and State of New Hampshire, bounded and described as follows:

Beginning at a stone bound on the East side of Allds Street at land now or formerly of Cross and Tolles; thence running

- (1) In an Easterly direction by land of said Cross and Tolles about 134 feet and three inches to a stone set in the ground at land now or formerly of Harlan Gregg; thence
- (2) Northerly by land of said Gregg about 49 feet 6 inches to a stone set in the ground at land of said Gregg; thence
- (3) Westerly by said land of Gregg about 117 feet and 6 inches to a stone set in the ground on said Allds Street; thence
- (4) Southerly by said Allds Street about 51 feet and 5 inches to the place of beginning.

Being Lot #1 on Plan of land of Harlan Gregg.

Excepting a certain tract or parcel of land situated on the Easterly side of Allds Street in said Nashua and bounded and described as follows:

Beginning at the Northwest corner of the premises at a stone bound in the Easterly line of Allds Street and at the Southwest corner of land now or formerly of Elizabeth J. Temple; thence

- (1) Southerly along the Easterly line of said Allds Street 51.67 feet to a stone at land of J. H. Tolles & Co.; thence,
- (2) Easterly by said Tolles land 2.22 feet to a stone bound at land now or formerly of Alphonse Boucher; thence
- (3) Northerly by said Alphonse Boucher's land about 51.67 feet to a stone bound at land now or formerly of said Temple; thence
- (4) Westerly by said land now or formerly of Temple 2.57 feet to the place of beginning.

Being part of Lot #1 on Plan No. 2, the same as conveyed by 793-484.

This is not homestead property of the Grantors. However, the Grantors hereby waive any and all homestead rights in this property that may exist.

For title, reference is made to the Warranty Deed of Laurent U. Boucher and Clemence M. Boucher, dated 5 January 1978, and recorded in the Hillsborough Registry of Deeds at Book 2583, Page 693.

Witness our hands and seals this 8th day of January, 2018.

Witness

Daniel M. Fulton
Daniel M. Fulton


Witness

Elly M. Fulton
Elly M. Fulton

Commonwealth of Massachusetts

County of Middlesex

On this 8th day of January, 2018, before me, the undersigned notary public, personally appeared Daniel M. Fulton and Elly M. Fulton, proved to me through satisfactory evidence of identification, which were driver's licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

 **PETER J. NICOSIA**
Notary Public
 Commonwealth of Massachusetts
 My Commission Expires
 March 25, 2022

Notary Public
My Commission Expires: _____