

**Return To:**  
**Lyons Ave Hudson Corp**  
**159 Main Street, Ste 100**  
**Nashua, NH 03060**

**E-Doc # 9056331**                      **12/04/2019 10:31:05 AM**  
**Book 9239 Page 562**                      **Page 1 of 2**

**Edward Sapienza**  
**Register of Deeds, Hillsborough County**  
**LCHIP            HIA515932            25.00**  
**TRANS TAX    HI121486            22,875.00**

## **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That, 3 Lions Avenue, LLC, a New Hampshire Limited Liability Company, with a mailing address of P.O. Box 515, Nashua, NH 03061, for consideration paid grant(s) to Lyons Ave Hudson Corp, a New Hampshire Corporation, with a mailing address of 159 Main Street, Ste 100, Nashua, NH 03060, with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings thereon, situated in Hudson, Hillsborough County, New Hampshire, being shown as Tax Map 182, Lot 185 on a plan of land entitled "Lot Line Relocation Plan of Properties at #27 Hurley Street & #3 Lions Avenue, Hudson, NH, Tax Map 182 Lots 186 & 185, as prepared for Michael Horadan, Owner Lot 86" Date: Feb, 2011, Scale 1" = 40', by Jeffrey Land Survey LLC, which plan is recorded in the Hillsborough County Registry of Deeds as Plan #37611.

Said parcel contains 1.522 acres, more or less, according to said plan.

Also conveying whatever rights of way, if any, over premises whether acquired by Volume 1399, Page 211, or by prescriptive use, and all other rights if any had, acquired by virtue of Volume 1399, Page 211 and Volume 1633, Page 434, said deeds being incorporated herein by reference. Reference is also made to "Plan of Hurley - Second Street Connection showing land of Venne, Dionne Simard et als Hudson, New Hampshire," Scale 1" = 50', April, 1956 by the late Ned Spaulding, C. E., file H-1-45.

Meaning and intending to describe and convey a portion of the premises as conveyed to 3 Lions Avenue, LLC by virtue of Deed dated April 20, 2005 and recorded in the Hillsborough County Registry of Deeds in Book 7493, Page 1633. See also Deed dated December 21, 2012 and recorded in the Hillsborough County Registry of Deeds in Book 8535, Page 374. See also Deed dated

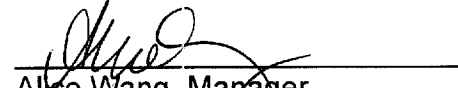
December 19, 2012 and recorded in the Hillsborough County Registry of Deeds  
in Book 8658, Page 1632.

The premises conveyed hereby are not homestead property.

Executed this 1<sup>ST</sup> day of DECEMBER, 2019

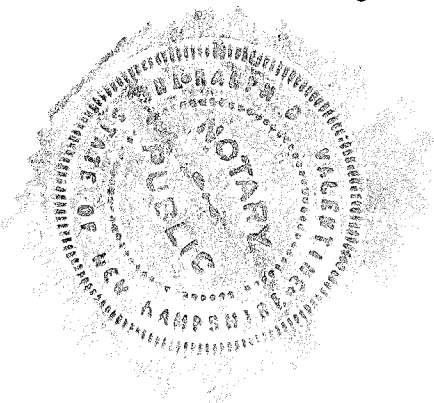
  
Witness

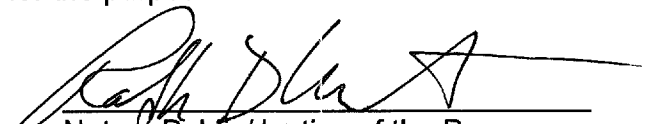
3 Lions Avenue, LLC

  
Alice Wang, Manager

State of New Hampshire  
County of Rockingham

Personally appeared the above named Alice Wang, Manager of 3 Lions Avenue,  
LLC, before me this 1<sup>ST</sup> day of DECEMBER, 2019, known to be the  
person(s) whose name(s) are subscribed to the foregoing instrument and  
acknowledged that she executed the same for the purposes therein contained.



  
Notary Public/Justice of the Peace  
My Commission Expires:

JAN. 28, 2020