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E # 21002380 01/13/2021 08:09:57 AM
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Register of Deeds, Rockingham County

Carly Ann Tracy

Return to:

2204 Woodbury Ave, LLC
1 NH Avenue, Suite 320
Portsmouth, NH 03801

T/S: \$9000

LCHIP	ROA539155	25.00
TRANSFER TAX	RO103326	9,000.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **William C. Verge, Trustee of the Dow Realty Trust** udt 02/3/1995 of 2204 Woodbury Avenue, Newington, NH 03801, for consideration paid grant(s) to **2204 Woodbury Ave, LLC**, a New Hampshire Limited Liability Company, of One New Hampshire Avenue, Suite 320, Portsmouth, NH 03801, with **WARRANTY COVENANTS**:

A certain parcel of land located on Woodbury Avenue in said Town of Newington, shown as Lot 2 on a Plan entitled "Subdivision Plan for Town of Newington, The Isaac Dow House, Woodbury Avenue, Newington, N.H.", prepared by Richard P. Millette & Associates, Civil Engineers, dated January 13, 1995 and recorded at the Rockingham County Registry of Deeds as D-23738, being more particularly bounded and described as follows:

Beginning at a point on the westerly sideline of Woodbury Avenue, at a New Hampshire Highway bound, thence running along the westerly sideline of said Woodbury Avenue, S 40° 29' 21" E a distance of 298.50 feet to a point; thence turning and running by Lot 1, as shown on said plan, S 49° 34' 08" W a distance of 74.47 feet to a point; thence turning and running N 40° 29' 21" W by Lot 1, a distance of 344.82 feet to a point; thence turning and running N 49° 34' 08" E a distance of 57.79 feet to a point on the westerly sideline of said Woodbury Avenue; thence turning and running along a curve having a central angle of 00° 47' 55" and having a radius of 3324.17 feet along the westerly sideline of said Woodbury Avenue a distance of 46.33 feet to a New Hampshire Highway bound; thence turning and running N 49° 30' 39" E a distance of 17.00 feet to the point of beginning.

Subject to:

1. Condition imposed by the Town of Newington concerning insuring the 'Isaac Dow House' as set forth in deed recorded at Book 3095 Page 0505.
2. Utility and access easement recorded at Book 3095 Page 0500.
3. Use restrictions recorded at Book 3095 Page 0501.
4. Terms of that Deed of Preservation Restriction recorded at Book 3095 Page 0502.
5. Retaining Wall easement granted the State of New Hampshire dated 10/14/2011 recorded at Book 5255 Page 193.

RE: 2020-35819

Initial
MT

Initial
[Signature]

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Meaning and intending to describe and convey the same premises conveyed to William C. Verge, Trustee of the Dow Realty Trust by virtue of a deed of Town of Newington dated February 13, 1995 and recorded in the Rockingham County Registry of Deeds at Book 3095, Page 505.

This is not a homestead property.

Executed this 11 day of January, 2021

Dow Realty Trust

By: [Signature] Trustee
William C. Verge, Trustee

State of New Hampshire
County of Rockingham

On this 11 day of January, 2021, personally appeared the above named William C. Verge, Trustee of the Dow Realty Trust known to me or satisfactorily proven through proof of identification (i.e. their driver's licenses) to be the individuals who executed the foregoing instrument, and swore to and acknowledged the same to be their voluntary act and deed in said capacity.

Before me,



[Signature]
Notary Public/Justice of the Peace
My commission expires:

Initial
MT

Initial
[Signature]