

Transfer Tax: \$14,925.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That **SRJR PROPERTIES, LLC**, a New Hampshire limited liability company, with an address of P.O. Box 510, Claremont, New Hampshire, 03743, for consideration paid, grants to **NEWPORT SELF STORAGE LLC**, a New Hampshire limited liability company, with an address of 35 York Lane, Lee, New Hampshire, 03861, with QUITCLAIM COVENANTS:

A certain tract of land with the buildings thereon in NEWPORT, County of Sullivan and State of New Hampshire situated on the southerly side of Route #103 commonly called the Claremont - Newport Highway, said premises may be more particularly described as follows:

Beginning at a set iron pipe in the end of a stone wall on the southerly side of Route #103 which point is the northwesterly corner of the premises hereby conveyed and the northeasterly corner of the premises now or formerly of Laura M. Zilch;

Thence S. 16° 33' W. along a stone wall to a corner in said wall and continuing in the same plane a total distance of 956.79 feet to a set iron pin in the northerly right-of-way of the Claremont - Concord Railroad;

Thence in a curve to the right with a radius of 835.68 feet a distance of 94.98 feet to a point;

Thence continuing in a curve to the right with a radius of 1900 feet a distance of 633.45 feet to a large tree at land now or formerly of one Spaulding;

Thence S. 70° 48' 10" E. along a line of trees and a short stone wall a distance of 245.62 feet to a large pointed stone at or near a wire fence;

Thence S. 57° 06' 55" E. along a wire fence 115.19 feet to the beginning of a stone wall;

Thence S. 51° 07' 50" E. along said stone wall to the end thereof and continuing in the same plan 172.64 feet to the beginning of another wall;

Thence S. 52° 49' 15" E. along a short stone wall, a wire fence, and several sections of stone wall 607.49 feet to a wall corner;

Thence N. 35° 20' E. along a stone wall 85.64 feet to a bend in said wall;

Thence N. 34° 00' and 30" E. along said wall to the end thereof and continuing in the same plane through a large tree to another stone wall and continuing along said wall a total distance of 414.96 feet to a set iron pin in the end of said wall;

Thence N. 40° 56' 50" W. along a wire fence in part to a set iron pin at land now or formerly of one Hemingway (the last 7 bounds being along land now or formerly of one Spaulding);

Thence N. 42° 01' 10" W. along a wire fence and land now or formerly of one Hemingway and land now or formerly of J.J. Hager 495.12 feet to a large tree at land now or formerly of Franklin Barton;

Thence N. 41° 59' 45" W. along land of said Barton 231.89 feet to a set iron pin at the end of a stone wall;

Thence N. 15° 44' 10" E. along a stone wall and wire fence along land of said Barton 416.55 feet to a set iron pin in the southerly side of the first mentioned highway;

Thence N. 62° 52' 10" W. along the southerly side of said highway 1155.85 feet to the point of beginning.

Excepting and reserving from the within conveyance that portion conveyed by Charles W. and Grace L. Johnson to Jacqueline J. and Bert W. Spaulding by deed dated December 22, 1975 and recorded in the Sullivan County Registry of Deeds at Volume 565, Page 476.

Excepting that portion of the premises conveyed by Reginald Morse to the State of New Hampshire by Deed dated April 8, 2002 and recorded in Book 1304, Page 128 of the Sullivan County Registry of Deeds.

Being the same premises conveyed to SRJR Properties, LLC by Deed of Reginald Morse and Samantha Pollock dated November 18, 2021 and recorded in Book 2176, Page 488 of the Sullivan County Registry of Deeds.

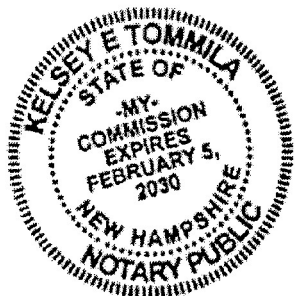
Executed this 1st day of April, 2025.

SRJR PROPERTIES, LLC

By: [Signature]
Reginald J. Morse, Member

State of New Hampshire
County of Cheshire

On this 1st day of April, 2025, personally appeared, before me, Reginald J. Morse, Member of SRJR Properties, LLC, duly authorized, and acknowledged that he executed the same for the purposes contained therein.



[Signature]
Notary Public/Justice of the Peace
Commission expiration:
Print Name: _____