

**E- Doc # 220000094
Book 9574 Page 1345**

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Return To:
Merva Properties LLC

**Mary Ann Crowell
Register of Deeds, Hillsborough County
LCHIP HIA654513 25.00
TRANS TAX HI142277 2,850.00**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Bradford Tree & LawnCare LLC a/k/a Bradford Tree and Lawn Care LLC, a Massachusetts Limited Liability Company, with an address of 29 Fairlane Drive, Bedford, NH 03110, for consideration paid grants to Merva Properties LLC, a New Hampshire Limited Liability Company, with an address of PO Box 63, Henniker, NH 03242, with WARRANTY COVENANTS:

A certain tract or parcel of land, together with any improvements thereon, and all right, easements and privileges appurtenant to anyone or more or all thereof, situate on Chestnut Hill Road in the Town of New Boston, County of Hillsborough, State of New Hampshire, and being Lot marked 15-32-4 on a plan by Thomas F. Moran, Inc. dated May 25, 1989, entitled "Subdivision Plan of Land, New Boston Joint Ventures, New Boston, N.H.", prepared for The Norwood Group, Inc. and recorded in the Hillsborough County Registry of Deeds as Plan #23555.

This conveyance is subject to the following:

1. Utility easement to New England Telephone recorded in Volume 1589, Page 402 of the said Registry of Deeds.
2. Site Clearance Easement/Right of Way from Richard G. Ellison to the United States of America recorded in Volume 1662, Page 70 of the said Registry of Deeds.
3. Any and all notes, easements and restrictions found on Plan #23555 recorded in the said Registry of Deeds.
4. Utility easement to Public Service Company of New Hampshire recorded in Volume 1577, Page 288 of the said Registry of Deeds.

5. Notice of Dam Registration dated 10/26/81 and recorded in Volume 2880, Page 756, of the said Registry of Deeds.
6. Utility easement to New England Telephone and Public Service Company of New Hampshire dated 6/16/82 and recorded in Volume 2928, Page 416, and dated 4/8/85 and recorded in Volume 3304, Page 854, and dated 6/20/85 and recorded in Volume 3331, Page 813 of the said Registry of Deeds.
7. Reciprocal Easements dated 6/16/87 and recorded in Volume 4217, Page 348, and as shown on Plan #23555 of the said Registry of Deeds.
8. Fire Pond Easement/Pipe Line Easement described at Volume 5210, Page 1951.
9. Building setback requirements as shown on Plan #23555 recorded in the said Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to Bradford Tree & LawnCare LLC by virtue of a Warranty deed from Gloria Suk Yee Mok dated 06/07/2019 and recorded at the Hillsborough County Registry of Deeds in Book 9177, Page 1430.

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Executed this 30th day of December, 2021.

Bradford Tree & LawnCare LLC a/k/a Bradford Tree and Lawn Care LLC

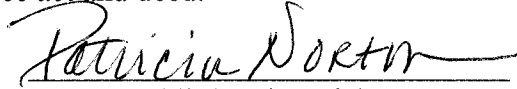

By: Melissa Gonzalez-Becker

Its: Manager

State of New Hampshire

County of Hillsborough

Then personally appeared before me on this 30th day of December, 2021, Melissa Gonzalez-Becker as manager of Bradford Tree & LawnCare LLC a/k/a Bradford Tree and Lawn Care LLC, and acknowledged the foregoing to be her free act and deed.



Notary Public/Justice of the Peace

Commission expiration:

