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Deed Number: 2018-00257
Merrimack County, NH
Notary Public
Notary Seal
Notary Commission Expires: 12/31/2019
Notary Name: [Illegible]

Please Record & Return to:
Sulloway & Hollis, P.L.L.C.
9 Capitol Street
Concord, NH 03301
Attention: R. Carl Anderson, Esq.

Recording Fee: \$20.55
Transfer Tax / Stamp: EXEMPT
LCHIP Surcharge Fee: \$25.00

**THE ABOVE SPACE IS FOR THE EXCLUSIVE USE OF THE
MERRIMACK COUNTY REGISTRY OF DEEDS
(FOR PLACEMENT OF TRANSFER TAX STAMPS & RECORDING INFORMATION)**

WARRANTY DEED

FOR NO CONSIDERATION PAID, we, Robert P. Wolfe (a/k/a Robert P. Wolfe, Jr.) and Mary Ann Wolfe, husband and wife, having an address of 98 South Street, Concord, New Hampshire 03301, grant to Robert P. Wolfe, Jr. and Mary Ann Wolfe, as Co-Trustees of the Wolfe Family Revocable Trust, a New Hampshire revocable trust dated September 22, 2016, as it may be amended and restated, and to their successor trustee(s), having an address of 98 South Street, Concord, New Hampshire 03301, with **WARRANTY COVENANTS**, the following:

A certain tract or parcel of land, together with any buildings and improvements thereon, and appurtenances thereto, situated in the Town of Canterbury, County of Merrimack, and State of New Hampshire, being more particularly bounded and described as follows:

"A certain tract of land with the buildings thereon, situated in the Town of Canterbury, County of Merrimack, State of New Hampshire, and located on the northerly side of Shoe String Road, so-called, leading from Penacook to Canterbury, bounded and described as follows:

Beginning on the northerly side of Shoe String Road, so-called, leading from Penacook to Canterbury at an iron pipe marking the southwest corner of land, now or formerly of one Proulx; thence northwesterly north twenty-one (21) degrees thirty-seven (37) minutes west three hundred fourteen feet, more or less, along said Proulx land to an iron pipe at the brow of the hill; thence following the brow of the hill where a fence now stands to land taken by the State of New Hampshire for highway purposes along the following courses and distances;

- a) South eighty-one (81) degrees forty-five (45) minutes west one hundred seventy-one (171) feet to a point;
- b) North twenty-five (25) degrees three (3) minutes west ninety-seven and eight

- tenths (97.8) feet to a point;
- c) South eighty-four (84) degrees nine (9) minutes west one hundred twenty-six and seven tenths (126.7) feet to a point;
- d) North sixty-nine (69) degrees seventeen (17) minutes west two hundred forty-four and eight tenths (244.8) feet to a point;
- e) South eighty-six (86) degrees fifty-eight (58) minutes west fifty-five and four tenths feet to a point;
- f) North twenty-two (22) degrees thirty-four (34) minutes west twenty-six and three tenths (26.3) feet to a point; and
- g) South fifty-four (54) degrees twenty-seven (27) minutes west one hundred eight (108) feet; more or less, to an iron pipe at land of the State of New Hampshire;

Thence southeasterly eight hundred fifty (850) feet, more or less, along said State land to the point of beginning. Containing three (3) acres, more or less.

Conveying the right to draw water from a well situated on the banking on land presently of Merrimack Landholdings, Inc., and to maintain pipes and enter upon the land for the purpose of maintaining and repairing said pipes, for the purpose of drawing water from said well in the same manner and to the same extent as water now is drawn from said well for the use of the house situated upon the above described premises.

Subject to the right to draw water from a well situated on the banking on land presently of Merrimack Landholdings, Inc., and to maintain pipes and enter upon the land for the purpose of maintaining and repairing said pipes, for the purpose of drawing water from said well in the same manner and to the same extent as water now is drawn from said well for the use of the house situated upon the above-described premises, (see Merrimack County Registry of Deeds Book 623, Page 437, Book 770, Page 77, Book 773, Page 273, and Book 941, Page 148 for further description thereof), to the extent the same may affect these premises, if at all.

This conveyance is further subject to any and all rights of the State of New Hampshire to extend and maintain slopes and embankments as set forth in deeds recorded with the Merrimack County Registry of Deeds, Book 833, Page 219 and Book 833, Page 503, to the extent the same may affect these premises, if at all.

This conveyance is further subject to rights conveyed by Percy S. Sanborn to Fellows & Son, Inc., in a Timber Deed dated June 1, 1934, recorded Merrimack County Registry of Deeds, Book 554, Page 532, to the extent the same may affect these premises, if at all."

MEANING AND INTENDING to describe and convey hereby all and the same premises conveyed by Mary C. Lacombe (f/k/a Mary C. Brown) and Kevin J. Sharpe to Robert P. Wolfe and Mary Ann Wolfe by Warranty Deed dated August 14, 1987 and recorded with the Merrimack County Registry of Deeds at Book 1668, Page 932.

According to the current records of the Town of Canterbury, New Hampshire, the premises conveyed hereby are located at and known as 4 Old Boyce Road and are identified as Tax Map 267 Lot 28, containing 3.500 acres, more or less.

This is a conveyance of property to a New Hampshire revocable trust created and funded for estate planning purposes as a testamentary substitute, and is exempt from the payment of the New Hampshire real estate transfer tax pursuant to NH RSA 78-B:2,XXII.

These are not the homestead premises of the Grantors herein.

Executed this 11th day of March, 2019.

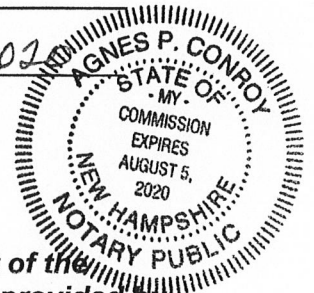
Robert P. Wolfe
Robert P. Wolfe (a/k/a Robert P. Wolfe, Jr.)

Mary Ann Wolfe
Mary Ann Wolfe

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS.

The foregoing instrument was acknowledged before me this 11th day of March, 2019 by Robert P. Wolfe (a/k/a Robert P. Wolfe, Jr.) and Mary Ann Wolfe.

Agnes P. Conroy
Notary Public
My commission expires: 8/5/2020
Notary Seal or Stamp:



Note: This deed was prepared by Sulloway & Hollis, P.L.L.C. at the request of the Grantors and for their benefit. It was based solely upon information provided by the Grantors. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, Sulloway & Hollis, P.L.L.C. makes no representations as to any matters concerning title.