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CATHERINE A. BERUBE  
Register of Deeds, Strafford County  
LCHIP STA218103 25.00

TRANSFER EXEMPT FROM REAL ESTATE  
TRANSFER TAXES PURSUANT TO RSA 78-B:2, XXII

### QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Christopher Parker and Tricia Parker**, married, with a mailing address of 28 Singh Drive, Dover, New Hampshire 03820, for no consideration, as this constitutes a gratuitous conveyance to a revocable trust for estate planning purposes, grant to **Christopher G. Parker, Trustee of the Christopher G. Parker Revocable Trust**, dated May 7, 2024, with a mailing address of 28 Singh Drive, Dover, New Hampshire 03820 and to **Tricia L. Parker, Trustee of the Tricia L. Parker Revocable Trust**, dated May 7, 2024, with a mailing address of 28 Singh Drive, Dover, New Hampshire 03820, as equal tenants in common, with QUITCLAIM COVENANTS, the following described premises:

A certain tract or parcel of land, with any buildings thereon, situate off the easterly side of County Farm Cross Road, so-called, in the City of Dover, County of Strafford, and the State of New Hampshire, being shown as "**Lot 3**" on a plan captioned "Open Space Subdivision of Land, Prepared for Raghbir Singh, Tax Map B, Lot No 6-G, County Farm Cross Road, City of Dover, County of Strafford, State of New Hampshire," dated August 10, 2017, prepared by McEneaney Survey Associates, Inc. (hereinafter referred to as the "Plan"), and recorded at the Strafford County Registry of Deeds as Plan 115-60, being more particularly bounded and described as follows:

Beginning at a point on the southeasterly side of the Proposed 30' Wide Private Right of Way "Singh Drive," as shown on said plan, and being the most westerly corner of the herein described parcel, and running along said Singh Drive the following courses and distances:

N 72° 58' 00" E a distance of 40.00' to a point at Lot 4 as shown on said plan;

thence turning and running S 46° 11' 57" E along said Lot 4 a distance of 290.40 feet to a point at Lot 4:

thence turning and running N 43° 48' 03" E along said open space a distance of 255.00 feet to a point at open space;

thence turning and running S 43° 48' 03" W along said open space a distance of 120.29 feet to a point at open space;

thence turning and running N 46° 11' 57" W along said open space and along Lot 2 a total distance of 564.89' to the point of beginning;

Said parcel containing 41,158 square feet, or 0.94 acres.

**SUBJECT TO AND TOGETHER WITH** all restrictions and obligations as found in a Declaration of Covenants, Conditions and Restrictions for Singh Drive Subdivision, County Farm Cross Road, Dover, NH recorded in the Strafford County Registry of Deeds at Book 4843, Page 867.

**SUBJECT TO** the By-Laws of Singh Drive Homeowners' Association dated December 11, 2020 and recorded at the Strafford County Registry of Deeds Book 4843, Page 857.

**TOGETHER WITH** the easement right only, in common with others as described in Article XI of the Declaration, to use the roadways as shown on said plan as a right-of-way access easement to the extent necessary and on the condition that such use does not conflict with the intended development of said road. Such easement right shall run with the lot herein conveyed.

**SUBJECT TO AND TOGETHER WITH** a twelve foot wide access easement for the benefit of Lots 2, 3 and 4, for passage by foot or vehicle to extend from the easterly end of the hammerhead shown on the above referenced plan along the common thirty (30) foot right of way to the point where the driveways for Lots 2 and 3 diverge from that right of way onto their lots. The driveway for Lot 4 shall extend from the point of divergence to run northeasterly across Lot 3 directly to the southwesterly boundary of Lot 4.

**TOGETHER WITH** the benefit of a certain Sewage Loading Easement identified as "B/6-G-3 Sewage Loading Easement," as depicted on the plan entitled "Sewage Loading Easement Plan, Prepared for Raghbir Singh, Tax Map B, Lot No 6-G, County Farm Cross Road, City of Dover, County of Strafford, State of New Hampshire dated January 18, 2018 by McEneaney Survey Associations, Inc. and recorded at the Strafford County Registry of Deeds as Plan 115-61; having an area of 38,039 S.F.

**SUBJECT TO** the Stormwater Maintenance Plan on file with the City of Dover Planning Department.

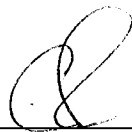
**SUBJECT TO** any easements of record and the easements, conditions and restrictions shown and noted on the Plan, including, but not limited to wetland buffers and No Cut, No Disturb buffers.

Subject to all mortgages and encumbrances of record, if any.

No independent title examination was conducted in the preparation of this deed.

Meaning and intending to describe and convey the same premises conveyed to Grantors by Warranty Deed of Raghbir Singh dated September 14, 2022 and recorded at the Strafford County Registry of Deeds at Book 5064, Page 464.

Signed this 7th day of May, 2024.



\_\_\_\_\_  
Christopher Parker



\_\_\_\_\_  
Tricia Parker

THE STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

The foregoing deed was acknowledged, subscribed and sworn to before me this 7th day of May, 2024 by Christopher Parker and Tricia Parker.

  
\_\_\_\_\_  
Notary Public, State of New Hampshire  
Printed Name:

My Commission Expires:

**TANYA M. ALLEN**  
NOTARY PUBLIC  
State of New Hampshire  
My Commission Expires  
June 30, 2026