



Return to

Richard E. and Patricia Sciaudone

Sylvester Street

Portsmouth, NH 03801

Tx:4017682



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02/28/2019 11:28:54 AM

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Register of Deeds, Rockingham County

LCHIP	ROA439635	25.00
TRANSFER TAX	RO086230	7,530.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **ARNE LLC**, a New Hampshire limited liability company, with an address of 37 Leonard Avenue, Town of Hooksett, County of Merrimack, State of New Hampshire, for consideration paid, grants to **Richard E. Sciaudone and Patricia Sciaudone**, husband and wife, as joints tenants with rights of survivorship, presently of 7 Squire Lane, Town of York, County of York, State of Maine, with *warranty covenants*, the following described premises located in Portsmouth, New Hampshire:

A certain parcel of land with buildings thereon, situate on the westerly side of Sylvester Street in Portsmouth, County of Rockingham, State of New Hampshire, as shown on plan titled "PLAT OF LAND PREPARED FOR ARNE, LLC, TAX MAP 232 LOT 43-1, 3 SYLVESTER STREET, PORTSMOUTH, NH" dated February 15, 2019, prepared by Boudreau Land Surveying, PLLC and recorded at the Rockingham County Registry of Deeds as Plan D-41324, bounded and described as follows:

Beginning at an iron rod set on the westerly side of Sylvester Street at the southeasterly corner of land of Kyle J. Cranney and Rosalie Powell Andrews, and being the northeasterly corner of the parcel herein described, said point being 240' southerly of the intersection of Middle Road and Sylvester Street; thence along the westerly side of Sylvester Street S 18°48'21" E, a distance of 80.84' to a drill hole set at land of Chase Home for Children; thence along land of Chase Home for Children S 71°11'46" W, a distance of 82.70' to an iron rod found; thence continuing along land of Chase Home for Children N 18°28'54" W, a distance of 81.97' to a drill hole set at land of said Cranney and Andrews; thence along land of said Cranney and Andrews N 71°59'06" E, a distance of 82.24', which is the point of beginning, having an area of 6,713 square feet, 0.154 acres.


Meaning and intending to convey the same premises conveyed to the within grantor by deed of Tina Howland-Wilkinson, Trustee of the Owen Spinney Revocable Trust of 2016, to ARNE LLC, dated June 28, 2017, and recorded at the Rockingham County Registry of Deeds as Book 5831 Page 1433.

Subject to all rights, encumbrances, restrictions, easements and covenants of record.

This is not homestead property.

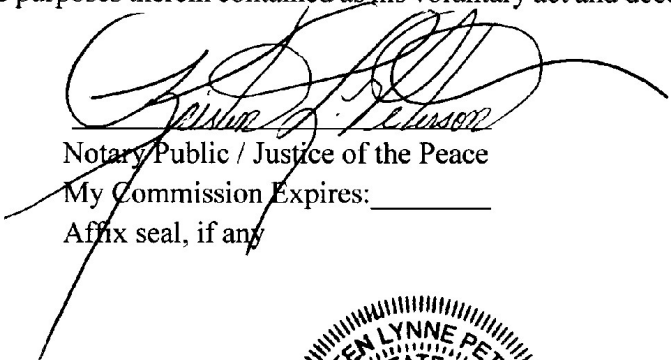
Executed this 27th day of February 2019.

ARNE LLC


Raymond Donahue, Managing Member

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 27th of February 2019, before me, the undersigned, personally appeared the above-named Raymond Donahue, in his aforementioned capacity as Managing Member of ARNE LLC, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained as his voluntary act and deed.


Notary Public / Justice of the Peace

My Commission Expires: _____

Affix seal, if any

