

E- Doc # 240028356  
Book 9799 Page 2677

09/05/2024 08:34:15 AM  
Page 1 of 3

Mary Ann Crowell  
Register of Deeds, Hillsborough County  
LCHIP HIA746744 25.00  
TRANS TAXHI162485 2,786.00

**AFTER RECORDING RETURN TO:**

Townsgate Closing Services  
420 Rouser Road, Bldg. 3, Fl 5  
Moon Township, PA 15108  
File No. 183226

Tax ID No.: 013-004-000

**QUITCLAIM DEED**

THIS DEED made and entered into on this 28<sup>th</sup> day of August, 2024, by and between John Leonard, married, joined in execution by his spouse, Susan Leonard, residing at 2 Meadow Lane, Amherst, NH 03031, hereinafter referred to as Grantor(s) and John Leonard and Susan Leonard, husband and wife, as joint tenants with right of survivorship, residing at 2 Meadow Lane, Amherst, NH 03031, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Hillsborough County, New Hampshire:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

Also known as: 2 Meadow Lane, Amherst, NH 03031

**SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.**

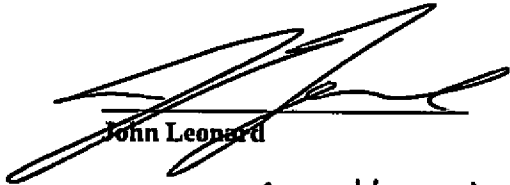
Prior instrument reference: Book: 9667, Page: 84, Recorded: 11/16/2022

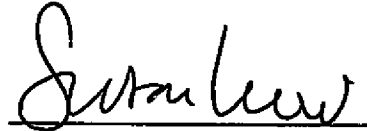
**TO HAVE AND TO HOLD** the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

**And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).**

Tax ID No.: 013-004-000

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

  
John Leonard

  
Susan Leonard

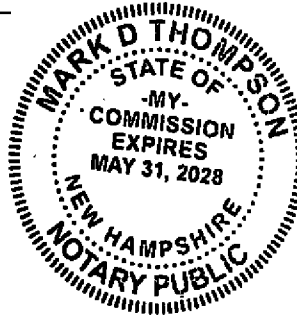
STATE OF New Hampshire  
COUNTY OF Hillsborough

On this 28<sup>th</sup> day of August, 2024, personally appeared the above-named John Leonard and Susan Leonard known to me, or satisfactorily proven, to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged that she/he/they executed the same for the purposes therein contained as his/her/their free act and deed.

Before me:

  
Justice of the Peace/Notary Public

My commission expires: 5-31-28



**EXHIBIT A**  
**LEGAL DESCRIPTION**

A certain tract or parcel of land situate with the buildings thereon, in the Town of Amherst, County of Hillsborough, and State of New Hampshire, and shown as Lot No. 4 on a plan entitled "Meadow Park, Amherst Road, Amherst, N.H." dated May 20, 1961, surveyed by Roland Girouard and recorded in the Hillsborough County Registry of Deeds as Plan No. 2099 (3-33), bounded and described as follows:

Beginning at a point on the southeasterly line of Meadow Lane, said point being the westerly corner of Lot No. 3; thence

(1) Southeasterly along Lot No. 3, one hundred seventy-five (175) feet to an iron pipe at the northerly corner of Lot No. 2; thence

(2) Southwesterly along Lot No. 2, two hundred (200) feet to an iron pipe on the northeasterly line of Meadow Lane; thence

(3) Northwesterly along the northeasterly line of Meadow lane, one hundred forty-eight (148) feet to a point of curve; thence

(4) Following said curve in the road having a radius of twenty-five (25) feet, a distance of forty two and 65-100s (42.65) feet to a point on the southeasterly line of Meadow Lane; thence

(5) Northeasterly along said southeasterly line of Meadow Lane, one hundred seventy-three (173) feet to the place of beginning.

Being the same property as conveyed from Joanne S. Ragucci, a widow to John Leonard, married as set forth in Deed Book 9667 Page 84 dated 11/15/2022, recorded 11/16/2022, HILLSBOROUGH County, NEW HAMPSHIRE.

Parcel ID Number: 013-004-000

Property commonly known as: 2 Meadow Lane, Amherst, NH 03031