

EFiled 202300012295 Recorded in Merrimack County, NH In the Records of Erica S Davis, Register

BK: 3835 PG: 1660, 8/28/2023 3:13 PM LCHIP \$25.00 TRANSFER TAX \$11,625.00 RECORDING \$18.00 SURCHARGE \$2.00

UPON RECORDING, PLEASE RETURN TO:

Valerie and Evan Weber  
12 Walnut Hill Drive  
Hooksett, NH 03106

TT: \$11,625.00

### WARRANTY DEED

**SCOTT R. LOISEAU and HALEY A. LOISEAU**, husband and wife, having an address of 12 Walnut Hill Drive, Hooksett, NH 03106, for consideration paid, grants to **EVAN M. WEBER and VALERIE A. WEBER, TRUSTEES OF THE WEBER REVOCABLE TRUST**, having an address of 12 Walnut Hill Drive, Hooksett, NH 03106, with **WARRANTY COVENANTS**, a certain tract of land with the buildings thereon situated on the westerly side of Walnut Hill Drive, in the Town of Hooksett, County of Merrimack and State of New Hampshire, shown as "Tax Map 27 Lot 2-1" on a plan entitled "Recordable Subdivision Plan for Dion Construction, LLC Tax Map 27 Lot 2 125 Goffstown Road Hooksett, New Hampshire", dated March 21, 2017 and recorded in the Merrimack County Registry of Deeds as Plan #201800007805, more particularly bounded and described as follows:

Beginning at a point on the westerly side of Walnut Hill Drive being the southeasterly corner of the within described lot; thence S 77° 10' 11" W along the northerly line of Lot 2-2 a distance of 65.92 feet to a point; thence S 77° 10' 11" W a distance of 44.81 feet to a point; thence continuing along Lot 2-2 S 77° 10' 11" W a distance of 320.27 feet to a point at land now or formerly of Steven Damboise; thence N 09° 47' 10" W along said Damboise land a distance of 218.61 feet to a point; thence N 80° 30' 45" E along Lot 1 a distance of 154.89 feet to a point; thence N 09° 47' 10" W along Lot 1 a distance of 187.00 feet to a drill hole found on the southerly side of Goffstown Road; thence along Goffstown Road N 51° 11' 51" E a distance of 40.33 feet to a point; thence along the arc of a curve having a radius of 30 feet and a length of 52.58 feet to a point on the westerly side of Walnut Hill Drive; thence S 28° 22' 24" E a distance of 153.48 feet to a point; thence continuing along the westerly side of Walnut Hill Drive along the arc of a curve having a radius of 675.000 feet and a length of 183.11 feet to a point; thence S 12° 49' 49" E a distance of 66.00 feet to the point of beginning.

Together with a drainage easement as set forth in the deed from the Town of Hooksett to Dion Construction, LLC dated March 22, 2019 and recorded in the Merrimack County Registry of Deeds at Book 3625, Page 2292.

This conveyance is subject to the following:

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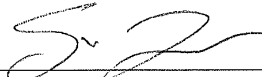
1. A fifty-foot (50') wide right of way as described in the deed of Claudette M. Blais, f/k/a Claudette M. Martin, as Trustee of the Claudette M. Martin Living Trust of 1999 to Dion Construction LLC, dated October 18, 2016 and recorded in the Merrimack County Registry of Deeds at Book 3534, Page 1245, to the extent this may affect the premises.
2. Any and all matters as shown or referenced on a certain plan entitled "Subdivision Plan for Dion Construction, LLC, Tax Map 27, Lot 2, 125 Goffstown Road, Hooksett, New Hampshire dated March 21, 2017, revised through May 8, 2018, and recorded in the Merrimack County Registry of Deeds as Plan #201800007805.
3. Drainage, slope, water cistern and sight-line easements granted to the Town of Hooksett by easement deed of Dion Construction, LLC dated June 1, 2018 and recorded in the Merrimack County Registry of Deeds at Book 3596, Page 426.
4. Utility easements granted to Public Service Company of New Hampshire, d/b/a Eversource Energy and Northern New England Operations, LLC d/b/a Consolidated Communications - NNE by easement deed of Dion Construction, LLC recorded on September 21, 2018 in the Merrimack County Registry of Deeds at Book 3608, Page 2408.
5. Any and all matters as shown or referenced on a certain plan entitled "Easement Release Plan for Dion Construction, LLC Tax Map 27 Lot 2-1-12 Walnut Hill Road, Hooksett, New Hampshire", dated February 28, 2019 and recorded in the Merrimack County Registry of Deeds as Plan #201900004325.

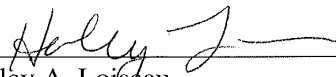
Meaning and intending to describe and convey the same premises as were conveyed to Scott R. Loiseau and Haley A. Loiseau by deed of Goffstown Horizon Properties, LLC, dated July 30, 2019 and recorded in the Merrimack County Registry of Deeds at Book 3640, Page 1179, as corrected by the Corrective Warranty Deed from Scott R. Loiseau and Haley A. Loiseau to Goffstown Horizon Properties, LLC, dated December 6, 2019 and recorded in the Merrimack County Registry of Deeds at Book 3658, Page 213.

*[Signature page follows.]*

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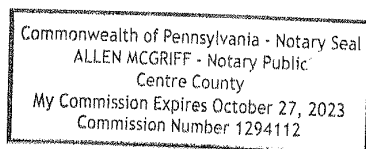

EXECUTED this 25 day of August, 2023.
  
 \_\_\_\_\_  
 Scott R. Loiseau

  
 \_\_\_\_\_  
 Haley A. Loiseau

 STATE OF Pennsylvania  
 COUNTY OF Centre

This instrument was acknowledged before me on this 25<sup>th</sup> day of August, 2023 by Scott R. Loiseau and Haley A. Loiseau. The identity of the subscribing parties was determined by (check box that applies and completes blank line, if any):

- ☐ My personal knowledge of the identity of said person **OR**  
☐ The oath or affirmation of a credible witness, \_\_\_\_\_ (name of witness), the witness being personally known to me **OR**  
☒ The following identification documents:  
     ☒ Driver's License  
     ☐ Passport  
     ☐ Other: \_\_\_\_\_


  
 \_\_\_\_\_  
 Notary Public/Justice of the Peace  
 Name: Allen McGriff  
 My Commission Expires: 10/27/2023