

Return to:
Kristina Wong Bermas
Alen James Zweifel
38 Wisteria Drive
Dover, NH 03820

E-Doc # 230007941
Book 5123 Page 346

07/07/2023 02:04:39 PM
Page 1 of 4

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA209865 25.00
TRANS TAX ST861290 20,250.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, We, **Robert J. DeColfmacker and Patricia T. DeColfmacker, Trustees of the Robert J. DeColfmacker Revocable Trust - 2001 u/d/t dated December 28, 2001** of 37 Foster's Drive, Dover, County of Strafford, New Hampshire 03820, and **Robert J. DeColfmacker and Patricia T. DeColfmacker, Trustees of the Patricia T. DeColfmacker Revocable Trust - 2001 u/d/t dated December 28, 2001** of 37 Foster's Drive, Dover, County of Strafford, New Hampshire 03820, for consideration paid grant to **Kristina Wong Bermas and Alen James Zweifel, Wife and Husband, as joint tenants with rights of survivorship**, of 3620 W Altair Way, Flagstaff, Coconino County, Arizona 86001 with **WARRANTY COVENANTS**

A certain tract or parcel of land, together with any buildings and improvements thereon, situate on the easterly side of a Proposed Private Road located off Gulf Road, in the City of Dover, County of Strafford, State of New Hampshire, depicted as "Lot 3" on plan of land entitled "Open space Subdivision for Woodwind Farms, LLC, Tax Assessors Map N, Lot 8-3, Gulf Road, Dover, New Hampshire, County of Strafford" prepared by Doucet Survey, Inc., dated March 25, 2005, with revision #1 through 9/15/05, and recorded at the Strafford County Registry of Deeds ("the Registry") as Plan #83-57 (hereinafter the "Plan"); said parcel is more particularly bounded and described as follows:

Beginning at a rebar in the easterly sideline of the Proposed Private Road at the northwesterly corner of Lot 4, being the southwesterly corner of the within described premises as shown on said Plan; thence running along said Private Road on a curve to the left with a radius of 64.00 feet and an arc length of 74.02 feet to a granite bound; thence running on a curve to the right with a radius of 30.00 feet and an arc length of 32.09 feet to a granite bound; thence running on a curve to the right with a radius of 325.00 feet and an arc length of 158.32 feet to a rebar at Open Space B as shown on said Plan; thence turning and running along said Open Space B S 75° 08' 1 0" E a distance of 211.81 feet to a rebar; thence turning and running still along said Open Space B S 04° 02' 26" E distance of 133.86 feet to a rebar at a stone wall; thence turning and running S 15° 55' 11" E distance of 94.25 feet to a re bar at Lot 4 as shown on said Plan; thence turning and running along said Lot 4 N 80° 34' 49" W a distance of 233.96 feet to the rebar at the point of beginning.

Said parcel containing 54,144 sq. ft. (1.243 acres), more or less, according to said Plan.

SUBJECT TO all notes, restrictions and conditions shown on the above-referenced Plan and those terms and conditions contained in that certain Declaration of Restrictive Covenants for The Narrows Subdivision as recorded at the Registry at Book 3499, Page 147 on February 28, 2007.

SUBJECT TO Bylaws of Wisteria Drive Homeowners Association dated June 11, 2012, and recorded at the Strafford County Registry of Deeds, Book 4025, Page 403.

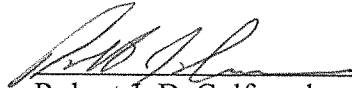
TOGETHER WITH the right of ingress and egress, in common with others entitled thereto, over the private roadway, as shown and noted on the Plan and to enforce those Restrictive Covenants, in common with others entitled to do so, concerning Lot 8-2 as recorded at the Registry at Book 3169, Page 182 on April 8, 2005 as amended at Book 3172, Page 355 on April 15, 2005.

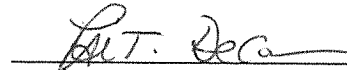
This is not homestead property.

Meaning and intending to describe and convey the same premises conveyed to Robert J. DeColfmacker, Trustee of the Robert J. DeColfmacker Revocable Trust - 2001 and Patricia T. DeColfmacker, Trustee of the Patricia T. DeColfmacker Revocable Trust - 2001 by virtue of Deed dated November 27, 2018 and recorded in the Strafford County Registry of Deeds at Book 4619, Page 295.

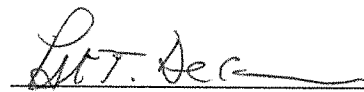
Witness my hands and seal affixed hereto under the pains and penalties of perjury on this
7 day of July, 2023.

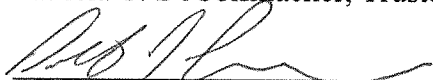
Robert J. DeColfmacker Revocable Trust - 2001


Robert J. DeColfmacker, Trustee


Patricia T. DeColfmacker, Trustee

Patricia T. DeColfmacker Revocable Trust - 2001


Patricia T. DeColfmacker, Trustee

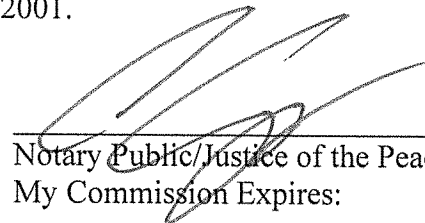

Robert J. DeColfmacker, Trustee

State of New Hampshire

County of Strafford

Before me, this 7 day of July, 2023 personally appeared **Robert J. DeColfmacker and Patricia T. DeColfmacker, Trustees of the Robert J. DeColfmacker Revocable Trust - 2001** who acknowledged to be the persons whose names are signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief and acknowledged to me that they signed it voluntarily for its stated purpose on behalf of the Robert J. DeColfmacker Revocable Trust – 2001.

Andrew J. Coppola
Commissioner of Deeds
State of New Hampshire
My Commission Expires:
December 18, 2024

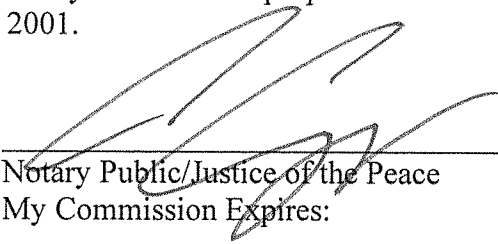

Notary Public/Justice of the Peace
My Commission Expires:

State of New Hampshire

County of Strafford

Before me, this 7 day of July, 2023 personally appeared **Robert J. DeColfmacker and Patricia T. DeColfmacker, Trustees of the Patricia T. DeColfmacker Revocable Trust - 2001** who acknowledged to be the persons whose names are signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief and acknowledged to me that they signed it voluntarily for its stated purpose on behalf of the Patricia T. DeColfmacker Revocable Trust – 2001.

Andrew J. Coppola
Commissioner of Deeds
State of New Hampshire
My Commission Expires:
December 18, 2024



Notary Public/Justice of the Peace
My Commission Expires: