

After Recording, Return to:
Denis P. Dillon, Esq. / JRD #111682
McLane Middleton, Professional Association
100 Arboretum Drive, Suite 140
Newington, NH 03801

WARRANTY DEED

JOHN M. McGOLDRICK and JOAN H. SUTCLIFFE, husband and wife, of 7 Fancy

Hill Road, Madbury, New Hampshire 03823, for consideration paid, grant:

- (i) an undivided one-half (1/2) interest to **JOHN M. McGOLDRICK and JOAN H. SUTCLIFFE, TRUSTEES of THE JOHN M. McGOLDRICK TRUST**, and
- (ii) an undivided one-half (1/2) interest to **JOAN H. SUTCLIFFE and JOHN M. McGOLDRICK, TRUSTEES of THE JOAN H. SUTCLIFFE TRUST**,

both being New Hampshire trusts, both created u/d/t dated December 13, 1996, both with a mailing address of 7 Fancy Hill Road, Madbury, New Hampshire 03823, as tenants-in-common, with **WARRANTY COVENANTS**, the following described premises:

A certain tract or parcel of land, together with the buildings and improvements thereon, situated on Fancy Hill Road, in the Town of Madbury, County of Strafford and State of New Hampshire, being shown as Lot #51-A on a plan of land entitled, "SUBDIVISION PLAN PREPARED FOR MICHAEL J. DAVIS, OLD STAGE ROAD, COUNTY OF STRAFFORD, MADBURY, NH," dated July 27, 2000, prepared by David W. Vincent, LLS, approved by the Town of Madbury Planning Board and recorded in the Strafford County Registry of Deeds in Plan Drawer 61, as Plan No. 14, to which plan reference may be made for more particular description.

SUBJECT TO any and all matters as shown or noted on Plan in Plan Drawer 61, Plan No. 14 recorded in the Strafford County Registry of Deeds as Plan No. 61-14, including but not limited to the 10' right of way along the easterly side of Lot 51-A for others to access the Bellamy River; the notation that Lot 51-A shall not be further subdivided; and the 100' Shoreline Protection District along the Bellamy River.

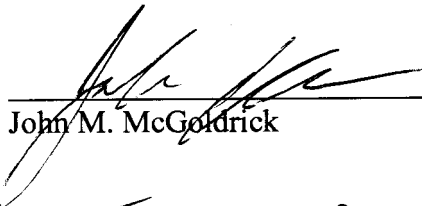
SUBJECT TO and TOGETHER WITH all reservations, restrictions and/or covenants, easements, liens, encumbrances and mortgages of record, if any, insofar as the same may now be in force and applicable.

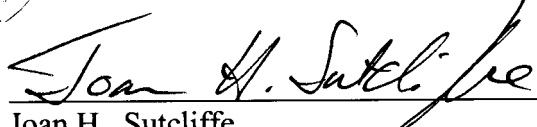
MEANING AND INTENDING to convey the same premises conveyed to the within Grantors by deed of Gary Cole, dated February 13, 2017 and recorded in the Strafford County Registry of Deeds at Book 4456, Page 307.

THIS DEED WAS PREPARED FROM INFORMATION SUPPLIED BY THE WITHIN GRANTORS AND NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED.

This transfer is exempt from transfer tax in accordance with N.H. RSA 78-B:2 XXII.

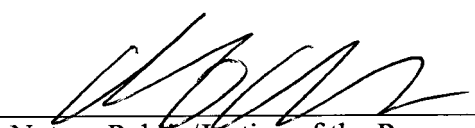
Signed on 7/13, 2018.


John M. McGoldrick


Joan H. Sutcliffe

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on 7/13, 2018,
by John M. McGoldrick.


Notary Public/Justice of the Peace

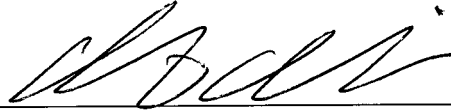
My Commission Expires:

(Seal)



STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on 7/13, 2018,
by Joan H. Sutcliffe.



Notary Public/Justice of the Peace

My Commission Expires:

(Seal)



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