

E-Doc # 210009088
Book 4902 Page 818

05/05/2021 10:15:30 AM
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Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA178390 25.00
TRANS TAX ST854456 14,400.00

After Recording Return To:
Nathan M. Gray and Kari L. Gray
345 Dry Hill Road, Barrington, NH 03825

\$ 14,400.00

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS: That **Sandra L. Tremblay and Cindy Bent, both single**, of **345 Dry Hill Road, Barrington, NH 03825**, for consideration paid, grant to **Nathan M. Gray and Kari L. Gray, husband and wife**, of **21 Cottage Road, Newbury, MA 01951**, as **joint tenants with rights of survivorship**, with **WARRANTY COVENANTS**:

A certain parcel of land with the buildings and improvements thereon located in Barrington, County of Strafford and State of New Hampshire, formerly part of the late homestead farm of Clement Ham, more particularly bounded as follows:

Beginning at the corner of the lot where the Dry Hill Road, so-called, intersects with the Crown Point Road, so-called; thence by the said Crown Point Road to the road on the Southeasterly side of the cranberry marsh; thence following said wall or fence in an easterly direction to land now or formerly owned by Edmond R. Perkins; thence easterly by land now or formerly of said Perkins to land now or formerly of Levi L. Gray; thence southeasterly by land now or formerly of Levi L. Gray to the west corner of the sheep pasture, so-called, on said farm; thence southeasterly by the wall on the southwest side of said sheep pasture to land of said Levi L. Gray, now or formerly; thence southerly by said Gray's land to the said Dry Hill Road; thence in a westerly direction by said road to the point begun at.

Reserving to H. Felker et als the right to retain or flow and run water through said premises at such times to such extent and in such manner as they may see fit and also to drain, draw and retain from said premises any and all waters, also reserving a right of way to and from the sheep pasture, also the right to gravel in pasture for the use of the cranberry marsh, as set forth in deed of Hiram Felker et als to Wingate F. Preston, dated December 12, 1866 and recorded in Strafford County Records Book 240, Page 266, and devised to Alberton O. Preston by will of Wingate T. Preston.

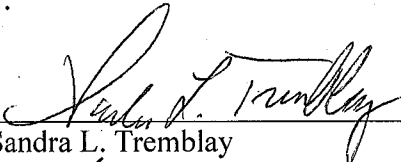
Excepting and reserving from the above tract the following out-conveyances:

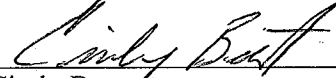
1. John D. Preston and Vida L. Preston to Joseph E. Parshley, dated October 21, 1940, recorded at Book 514, Page 83, Strafford County Registry of Deeds.
2. Vida Lund Preston to Loren Preston and Joan Preston, dated July 1, 1985, recorded at Book 1272, Page 362, Strafford County Registry of Deeds.
3. Vida Lund Preston to the City of Rochester, dated January 12, 1990, recorded at Book 1489, Page 304, Strafford County Registry of Deeds.
4. Vida L. Preston to George Voyda and Kathleen A. Voyda, dated March 15, 1990, recorded at Book 1497, Page 574, Strafford County Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to Sandra L. Tremblay and Cindy Bent by virtue of a deed from David L. Preston, Loren J. Preston, Deane A. Preston, and Donald B. Preston, dated September 7, 1994 and recorded with the Strafford County Registry of Deeds on October 24, 1997 at Book 1961, Page 611.

The grantors hereby release all rights of homestead and other interests therein in the above described premises.

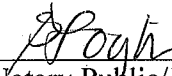
Executed this 3 day of May, 2021.


Sandra L. Tremblay


Cindy Bent

STATE OF NH
COUNTY OF Rockingham

Then personally appeared before me on this 3 day of May, 2021, the said Sandra L. Tremblay and Cindy Bent and acknowledged the foregoing to be their voluntary act and deed.


Notary Public/Justice of the Peace
Commission expiration: July 11, 2023

