

**Catherine A. Berube
Register of Deeds, Strafford County**

WARRANTY DEED

Nathan M. Gray and Kari L. Gray, husband and wife, of 345 Dry Hill Road, Barrington, County of Strafford, State of New Hampshire, for consideration paid, grants to **City of Rochester**, a municipal corporation, with an address of 31 Wakefield Street, Rochester, Strafford County, State of New Hampshire, with WARRANTY COVENANTS, the following described premises:

A certain tract of land located on Dry Hill Road in the Town of Barrington, County of Strafford, State of New Hampshire and depicted as **Area to be Conveyed From Tax Map 201 Lot 16 To Tax Map 201 Lot 17** on a plan entitled "Lot Line Adjustment Plan located off Dry Hill Road, Barrington, Strafford County, New Hampshire for Nathan M. & Kari L. Gray & City of Rochester" prepared by Stonewall Surveying and Berry Surveying & Engineering dated March 7, 2025, last revised May 22, 2025 and recorded at the Strafford County Registry of Deeds as Plans #13529 through #13533 and more particularly described as follows:

Beginning at a point on the northerly sideline of Dry Hill Road at the southeast corner of land now or formerly owned by George R. Philbrick, Jr. & Amy B. Philbrick, said point being S 22°38'40" E a distance of 1.84 feet from a drill hole found;

Thence running N 22°38'40" W through the drill hole found and along land of said Philbrick a distance of 715.71 feet to an iron rod with survey cap #931 found at land owned by the City of Rochester;

Thence running S 86°14'25" E along land of said City and being the property line to be abandoned a distance of 314.33 feet to an iron rod found at land being retained by the Grantors;

Thence running S 42°21'12" E along land of said Grantors a distance of 210.00 feet to a drill hole set on ledge;

Thence continuing S 42°21'12" E along land of said Grantors a distance of 220.00 feet to an iron rod with survey disc #931 set;

Thence continuing S 42°21'12" E along land of said Grantors a distance of 220.00 feet to a drill

hole set in boulder;

Thence running S 09°00'17" E along land of said Grantors a distance of 40.00 feet to an iron rod with survey disc #931 set on the northerly sideline of Dry Hill Road;

Thence running S 77°15'18" W along the northerly sideline of Dry Hill Road and partially along a stonewall a distance of 192.61 feet to a drill hole with nail and washer found;

Thence running S 75°26'58" W along the northerly sideline of Dry Hill Road and along a stonewall a distance of 87.69 feet to a drill hole with nail and washer found;

Thence running S 75°15'22" W along the northerly sideline of Dry Hill Road and along a stonewall a distance of 75.98 feet to a drill hole with nail and washer found;

Thence running S 75°05'54" W along the northerly sideline of Dry Hill Road and along a stonewall a distance of 140.78 feet to the point of beginning, containing 258,820 square feet or 5.94 acres of land.

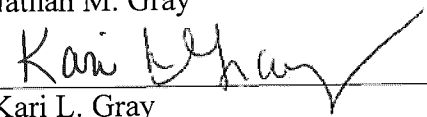
This transfer is exempt from revenue stamps pursuant to RSA 78-B:21.

This parcel is not to be considered a separate lot of record but is to be combined with other land owned by the City of Rochester and known as Tax Map 201, Lot 17.

Meaning and intending to convey a portion of the premises conveyed to Nathan M. Gray and Kari L. Gray by Warranty Deed of Sandra L. Tremblay and Cindy Bent dated May 3, 2021 and recorded at the Strafford County Registry of Deeds Book 4902, Page 818.

Dated this Aug day of 12, 2025.

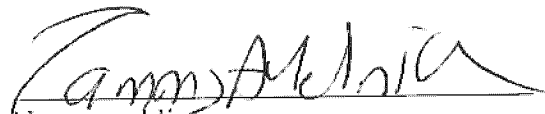


Nathan M. Gray


Kari L. Gray

State of New Hampshire
County of Strafford

On this 12th day of August, 2025, before me, the undersigned notary public, personally appeared Nathan M. Gray and Kari L. Gray proven to me through satisfactory evidence of identification, which was driver's licenses to be the persons whose names are signed, and acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed.


Notary public:

My commission expires:

