

Return to:
Michael James Preece and Ashley Jean Preece
35 Winterberry Lane
Stratham, NH 03885



LCHIP	ROA639777	25.00
TRANSFER TAX	RO120557	14,250.00
RECORDING		18.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Cathleen Riley Scerbo, Trustee of the Cathleen Riley Scerbo Revocable Trust**, dated April 20, 2015, as amended and restated, of 35 Winterberry Lane, Stratham, NH 03885, for consideration paid, grant(s) to **Michael James Preece and Ashley Jean Preece**, Husband and Wife, of 2 Raynes Farm Road, Madbury, NH 03823, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land, with any improvements thereon, located on the easterly side of a newly developed road to be known as Wiggin Way, in Stratham, Rockingham County, State of New Hampshire, at said road's intersection with another newly developed road to be known as "Winterberry Lane" also in said Stratham, shown as Lot 13 on plan entitled, "Winterberry Subdivision, Subdivision Plan, Sandy Brook Corporation," dated January 25, 1999, drawn by Jones & Beach Engineers, Inc., approved by the Stratham Planning Board October 6, 1999, and recorded in the Rockingham County Registry of Deeds as Plan No. D-27549, to which plan reference is made for a more particular metes and bounds description.

Lot 13 contains 84,884 square feet, or 1.94 acres, more or less, according to said Plan.

The above described Lot 13 is conveyed SUBJECT TO easements, restrictions and conditions of record, including by not limited to the following easements, some of which are depicted on the above-referenced plan.

1. "DRAINAGE & FIREPOND EASEMENT" encumbering the northerly and northwesterly portions of said Lot 13, as shaded on said plan to be improved by the construction of a fire pond, including a paved 20 ft. x 50 ft. fire truck turn-out from Winterberry Lane to access said pond, to be built in substantial conformance with the design and detail of plan and profile sheet P-1 and D-2, being a part of the multi page subdivision plans approved by the Stratham Planning Board on file with the Town Office, within which easement area shall also be constructed a rip-rap drainage swale to receive drainage water from a culvert running beneath Winterberry Lane, emptying onto said easement area.

Book:6459 Page: 1787

2. Easement from Trustees of the Evan Realty Trust to Hampton Water Works dated 12/31/1997 and recorded in Rockingham County Registry Book 3260, Page 2692.

3. Utility Easement from Raymond A. Carye and Barbara F. Carye to Exeter & Hampton Electric Company and Bell Atlantic NYNEX dated September 23,1999 and recorded in the Rockingham County Registry of Deeds at Book 3249, Page 2776.

4. Utility Easement from Raymond A. Carye and Barbara F. Carye, Trustees of the Evan Trust, to Public Service Company of New Hampshire and New England Telephone d/b/a Bell Atlantic - New England dated November 23, 1999 and recorded in the Rockingham County Registry of Deeds at Book 3442, Page 1705.

5. Declaration of Restrictive Covenants for Winterberry of Stratham Subdivision dated February 10, 2000, and recorded in the Rockingham County Registry of Deeds at Book 3454, Page 2261.

This lot is conveyed TOGETHER WITH the easement right only to use the roadways developed within the Winterberry Subdivision shown on the above referenced Stratham Lots Plan (Rockingham Plan No. D-27549) and "Winterberry Lane" as shown on the North Hampton Lots Plan (Rockingham Plan No, D-27724) as a right of way access easement to the extent necessary and on the condition such use does not conflict with the intended development of said roads. Such easement rights shall run with the land and continue until such time as the roads and roadway land shown on said plans are accepted by and conveyed to the Towns of Stratham, and North Hampton, N.H.

By acceptance and recording of this deed, the Grantees agree, for themselves and their heirs and assigns and successors in title, to be a member of the Wiggin Way Home Owners Association, a N.H. voluntary corporation whose purpose is to operate, maintain and repair, etc., the community wells and private water delivery system serving this and other member lots.

Meaning and intending to describe and convey the same premises conveyed to Cathleen Riley Scerbo, Trustee of the Cathleen Riley Scerbo Revocable Trust by virtue of a deed dated 04/20/2015 and recorded in the Rockingham County Registry of Deeds at Book 5611 and Page 172.

I, the grantor, a single individual, hereby release all rights of homestead in the above described premises.

The undersigned, Cathleen Riley Scerbo, Trustee of the Cathleen Riley Scerbo Revocable Trust, dated April 20, 2015, as amended and restated, hereby has full and absolute power in said Trust Agreement to convey and deal with any interest in property held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see the application of any Trust assets paid to the Trustees for conveyance thereof.

Executed this 21st day of December, 2022.

Cathleen R Scerbo

Cathleen Riley Scerbo, Individually and as Trustee
of the Cathleen Riley Scerbo Revocable Trust

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 21st day of December, 2022, the said Cathleen Riley Scerbo, Individually and as Trustee of the Cathleen Riley Scerbo Revocable Trust and acknowledged the foregoing to be her voluntary act and deed.



[Signature]
Notary Public/Justice of the Peace
Commission expiration: