

PLEASE RETURN TO:
Ansell & Anderson, P.A.
40 South River Road, Unit 32
Bedford, NH 03110

18⁵⁵
2⁰⁰
25-

WARRANTY DEED

Paul C. Rizzi, Jr. and Cathy C. Rizzi, married, of 2 Goldenrod Lane, Concord, County of Merrimack, State of New Hampshire 03301, for consideration paid, grant to Paul C. Rizzi, Jr. and Cathy C. Rizzi, as both Trustees under The Rizzi Family Trust, a New Hampshire trust created under agreement dated March 19, 2019, with a mailing address of 2 Goldenrod Lane, Concord, County of Merrimack, State of New Hampshire 03301, with WARRANTY COVENANTS:

A certain parcel of land with the buildings thereon, situated on the easterly side of South Street and the southerly side of Goldenrod Lane in the City of Concord, County of Merrimack, State of New Hampshire, and being more particularly described as follows:

Beginning at a granite bound at the easterly side of South Street, and at land now or formerly of Chrystal L. Reynolds and at the southwesterly corner of the premises;

thence North 18° 46' 28" West, a distance of 67.03 feet by said South Street to a granite bound at Goldenrod Lane;

thence by a curve to the east with a delta of 89° 59' 10", radius of 18.00 feet, and length of 28.27 feet by said Goldenrod Lane to a granite bound;

thence North 71° 12' 14" East, a distance of 122.00 feet by said Goldenrod Lane to a granite bound at Lot 24-2;

thence South 18° 47' 46" East, a distance of 50.00 feet by said Lot 24-2 to a rebar;

thence South 72° 19' 39" East, a distance of 30.66 feet by said Lot 24-2 to a rebar;

thence South 17° 48' 06" East, a distance of 18.23 feet by said Lot 24.2 to a rebar at land now or formerly of said Reynolds;

thence South 72° 22' 40" West, a distance of 66.92 feet by land now or formerly of said Reynolds to a rebar;

thence South 71° 13' 32" West, a distance of 97.46 feet by land now or formerly of said Reynolds to the point of beginning.

Proposed Lot 1 as shown on Plan of Tax Map 2 Block 1 Lot 24 entitled "Minor Subdivision Plan, Prepared for Shawmut Holdings, LLC, P.O. Box 832, Concord, New Hampshire, Land at Goldenrod Lane and South Street, Concord, New Hampshire" prepared by Bedford Design Consultants dated August 20, 2013, approved by the Concord Planning Board on October 16, 2014 and recorded in the Merrimack County Registry of Deeds as Plan No. 201400007414.

Subject to the following recorded in the Merrimack County Registry of Deeds:

Any and all matters as shown or noted on Plan Nos. 17943, 17944, 17954, 18712 and 201400007414.

Slope easement to the City of Concord dated June 16, 2006 recorded in Book 2901, Page 1725.

Easement to Unitil Energy Systems, Inc. and Verizon New England, Inc, dated July 31, 2006 recorded in Book 2920, Page 1410.

Meaning and intending to describe and convey the same premises conveyed to Paul C. Rizzi, Jr. and Cathy C. Rizzi by deed of Paul C. Rizzi, Jr., dated June 14, 2016, and recorded in the Merrimack County Registry of Deeds at Book 3518, Page 1976.

This conveyance is a transfer without consideration to a revocable trust in which the beneficial interest in the trust is not represented by transferable shares and which trust was created and funded for estate planning purposes, as a testamentary substitute. This conveyance is exempt from taxation under RSA 78-B:2, XXI.

This deed was prepared by information supplied by the Grantors and no independent title examination has been conducted.

DATED this 19th day of March, 2019.

Michele C Tolson
Witness

Paul C. Rizzi, Jr.
Paul C. Rizzi, Jr.

Michele C Tolson
Witness

Cathy C. Rizzi
Cathy C. Rizzi

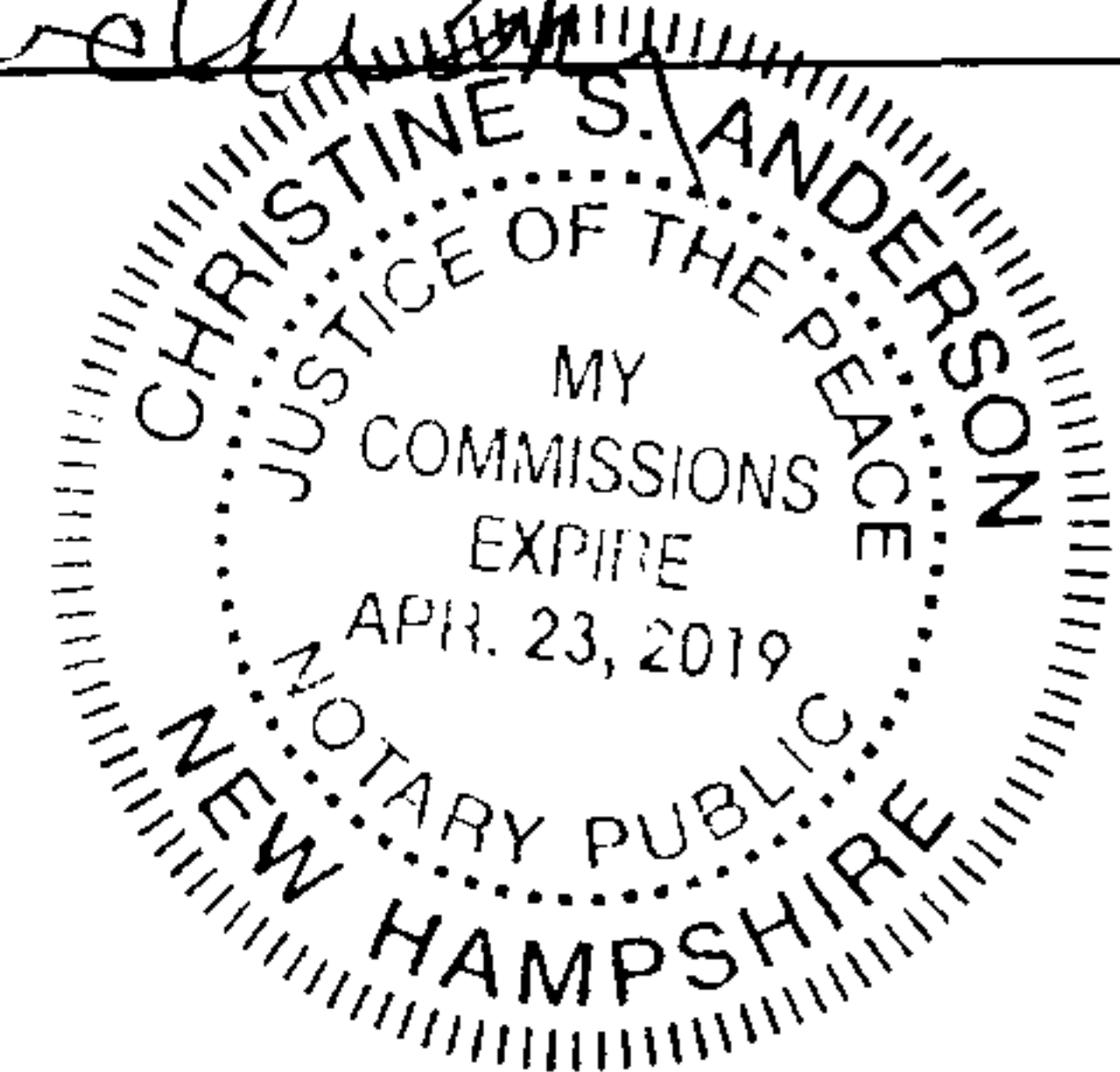
STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on March 19, 2019, by Paul C. Rizzi, Jr.

Christine S. Anderson
Notary Public

My Commission expires:

(Seal)



STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on March 19, 2019, by Cathy C. Rizzi.

Christine S. Anderson
Notary Public

My Commission expires:

(Seal)

