

5094126

2005 NOV -1 AM 11: 02

CARLOS JEANINE KUPER
37 BIRCHWOOD CIRCLE
BEDFORD NH 03110 14.37
TS 2
6585.00 16.37

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

****6 THOUSAND 5 HUNDRED AND 85 DOLLARS

MO.	DAY	YR.	AMOUNT
11	01	2005	\$ ****6585.00

631824

VOID IF ALTERED

WARRANTY DEED

George F. McMurdy and Jayne M. McMurdy, husband and wife, of Bedford, New Hampshire, for consideration paid, grant to Carlos I. Kuper and Jeanine M. Kuper, husband and wife, as joint tenants with rights of survivorship, having a mailing address of 2002-03 34th Avenue, Bayside, New York 11381, with WARRANTY covenants,

A certain tract or parcel of land, with the buildings thereon, situated in the Town of Bedford, County of Hillsborough, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point on the West side of Birchwood Circle, said point being the southwesterly corner of the within described premises; thence South 51 degrees 26' 20" West, a distance of 780.06 feet to a corner; thence North 7 degrees 29' 30" East, a distance of 216.14 feet to a corner; thence North 51 degrees 26' 20" East, a distance of 624.44 feet to the westerly side of Birchwood Circle; thence South 38 degrees 33' 40" East, 150 feet to the point of beginning.

Being Lot Number 27 as shown on plan of Laurel Acres Subdivision, Bedford, New Hampshire, said plan being recorded in Hillsborough County Registry of Deeds as Plan Number 3908.

Excepting and reserving there from a triangular portion of land situated at the southwesterly corner of the said Lot #27, being 110 feet on the westerly boundary of Lot #27, 160 feet, more or less, on the southerly boundary of Lot #27 and 120 feet on the northerly side of the triangular parcel excepted and reserved. Reference is hereby made to Hillsborough County Superior Court Decree E-2815 and Plan of land showing Parcel #2 (Book 1740-298, 60R x 105R) "Cow Hill" lot (See also 396-522, 60R x 102R) property of Joseph R. Komisarek, duly recorded as Plan No. 11509.

SMITH-WEISS, SHEPARD & DURMER, P.C.
ATTORNEYS AT LAW - 47 FACTORY STREET
P.O. BOX 388, NASHUA, N.H. 03061-0388
TEL: 603-883-1571

BK 7575PG2255

Subject to restrictions, reservations and conditions as contained in deed of E. Leo Kanteres and Zoe Kanteres dated October 20, 1959 and recorded in the Hillsborough County Registry of Deeds in Volume 1586, Page 359.

Meaning and intending to describe and convey the same premises conveyed to the within grantors by deed of Cynthia R. Gehrisch, dated June 15, 1995 and recorded in the Hillsborough County Registry of Deeds in Volume 5633, Page 1948.

Executed this 1 day of November, 2005.

George F. McMurdy
George F. McMurdy

Jayne M. McMurdy
Jayne M. McMurdy

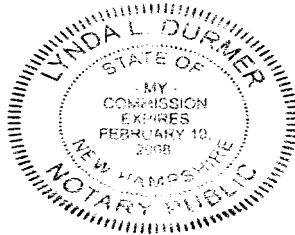
STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

November 1, 2005

Personally appeared **George F. McMurdy and Jayne M. McMurdy** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

Lynda L. Durmer
Notary Public
My Commission Expires:



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