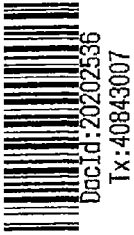


EW 10/2
Four Points Title
+ Escrow

24001632 01/19/2024 11:53:38 AM
Book 6528 Page 572 Page 1 of 3
Register of Deeds, Rockingham County

Cathy Ann Seavey



RECORD AND RETURN TO:

Jonathan and Kaitlin Erlichman
20 Brigham Lane
Portsmouth, NH 03801
File No. FP-002451
Parcel No. 0210-0031-0000

LCHIP	ROA668508	25.00
TRANSFER TAX	RO127576	21,750.00
RECORDING		18.00
SURCHARGE		2.00

Transfer Tax: \$21,750.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, **Paul K. O'Brien and Sandra C. O'Brien Trustees of The O'Brien Family Revocable Trust of 2018** n/d/t dated **June 4, 2018**, of 20 Brigham Lane, Portsmouth NH 03801 for consideration paid, grants to **Jonathan Erlichman and Kaitlin Erlichman Co-Trustees of The Erlichman Revocable Trust**, of 14 Harding Road, Portsmouth, NH 03801, with **WARRANTY COVENANTS**, the following:

A certain parcel of land, with the buildings thereon in Portsmouth, County of Rockingham, State of New Hampshire, if any, said parcel being shown as Lot 1, on plan entitled "Subdivision Plan for Michael Brigham, Cutts Avenue, Michael Succi Drive and Chase Drive, County of Rockingham, Portsmouth, NH", prepared by Millette Sprague and Colwell, Inc., and dated March 4, 2003, last revised 10/16/03, recorded in the Rockingham County Registry of Deeds, as Plan D-31076 and being more particularly bounded and described as follows:

Beginning at a point on the southerly sideline of a proposed 50-foot right-of-way, as shown on the herein referenced Plan, at the northeasterly corner of land now or formerly of Kelly L. Boston; thence

Running S 57° 41' 30" W, by land now or formerly of Boston, for a distance of 90.34 feet to a point; thence

Turning and running 89° 55' 11" W by land of said Boston, for a distance of 27.50 feet, to a point; thence

Turning and running S 43° 15' 35" W by land now or formerly of G.E. and A.J. Karota, for a distance of 132.77 feet, to a point at land now or formerly of John and Susan A. Petroulis; thence

Turning and running S 50° 34' 39" E by land now or formerly of said Petroulis, for a distance of 9.27 feet, to a point; thence

Turning and running N 75° 47' 38" E, for a distance of 218.72 feet, along the westerly sideline of Lot 2, to a point on the westerly sideline of the proposed 50-foot right-of-way, as shown on the herein referenced Plan; thence

Turning and running by an arc of a curve to the left, said arc having a radius of 10.00 feet, for a distance of 10.47 feet, to a point; thence

Continuing by an arc of a curve to the left, said arc having a radius of 120.00 feet, for a distance of 96.47 feet, to the point of beginning.

Containing 15,200 square feet or 0.35 acres.

Subject to a 15' wide utility easement along the southerly bound of the within conveyed lot as shown on plan entitled "Easement Plan for Changing Places, LLC, Brigham Lane, Portsmouth, NH", prepared by Millette, Sprague & Colwell, Inc., and dated October 6, 2004, recorded in the Rockingham County Registry of Deeds as Plan D-32294.

The within conveyed premises is also subject to a 10' wide landscape easement along the northeasterly bound as shown on the herein referenced Easement Plan.

The within premises is conveyed together with the benefit of an access and landscape easement over and upon Map 210, Lot 32 (Lot 2) as shown on plan entitled "Easement Plan, Tax Map 210, Lots 26, 31, 32 & 33, Property of Changing Place, LLC and Russell W. Gourley, Jr., 20, 28, 29 & 36, Brigham Lane and Chase Drive, Portsmouth, NH", prepared by AMES-MSD dated March 28, 2006, recorded in the Rockingham County Registry of Deeds, as Plan D-33719.

TAX PARCEL #0210-0031-0000

Meaning and intending to describe the same property as conveyed to Paul K. O'Brien and Sandra C. O'Brien, Trustees of The O'Brien Family Revocable Trust of 2018 created u/d/t dated June 4, 2018 from P. Kevin O'Brien aka Paul K. O'Brien and Sandra C. O'Brien, husband and wife, by Warranty Deed dated June 4, 2018, and recorded on June 11, 2018, in Book 5920, Page 1610, as Document No. 18022151, Rockingham County Registry of Deeds.

The premises being known as 20 Brigham Lane, Portsmouth NH 03801 .

The grantors hereby release all rights of homestead to the property.

The undersigned Trustees are the Co-Trustees under The O'Brien Family Revocable Trust of 2018 u/d/t dated June 4, 2018, and thereto have full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon, and pledge said property as security, 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 to the application of any Trust asset paid to the Trustee as a conveyance thereof.

Dated this 18th day of January, 2024.

THE O'BRIEN FAMILY
REVOCABLE TRUST OF 2018
U/D/T DATED JUNE 4, 2018

By: Paul K. O'Brien TRUSTEE
Paul K. O'Brien, Trustee

By: Sandra C. O'Brien
Sandra C. O'Brien, Trustee Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this the 18th day of January, 2024 personally appeared Paul K. O'Brien and Sandra C. O'Brien Trustees of The O'Brien Family Revocable Trust of 2018 u/d/t dated June 4, 2018 known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that it executed the same for the purpose therein contained.

Before me, _____
Notary Public

