E # 20061956 11/09/2020 11:35:19 AM
Book 6191 Page 2296 Page 1 of 4
Register of Deeds, Rockingham County

Return to:
Mark S. Girard and Lynn M. Girard
298 Piscassic Road
Newfields, NH 03856

LCHIP	ROA526473	25.00
RECORDING		22.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Mark S. Girard and Lynn M. Girard, Trustees of the Mark S. Girard and Lynn M. Girard Trust**, dated July 31, 2006, as amended and restated, of 298 Piscassic Road, Newfields, NH 03856, for consideration paid grant(s) to **Mark S. Girard and Lynn M. Girard**, Husband and Wife, of 298 Piscassic Road, Newfields, NH 03856, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

PARCEL 1:

A certain tract or parcel of land with the buildings thereon situate on the northerly side of Piscassic Road (Route 87), so-called, in Newfields, Rockingham County, New Hampshire, and shown as Proposed Map 211 Lot 1, containing 9.293 acres, on a plan entitled "Mill Woods Conservation Subdivision for Halls Mill Road Realty Trust (Tax Map 212, Lot 4) and Christopher M. Frysalis (Tax Map 212, Lot 3.2) and Dorothy B. Naughton 1994 Revocable Trust (Tax Map 212, Lots 1 & 2) Halls Mill Road & Piscassic Road (Route 87) Newfields, NH," dated February 24, 2005, as revised, prepared by Doucet Survey Inc., and recorded in the Rockingham County Registry of Deeds as Plan #D-33554, to which plan reference is hereby made for a more particular metes and bounds description.

PARCEL 2:

Tract One

A certain tract or parcel of land with the improvements thereon situate on the northerly side of Piscassic Road (Route 87), so-called, in Newfields, Rockingham County, New Hampshire, and shown as Area A, containing 1.539 acres which includes the 0.763 acres depicted as a "50' Reserved Right of Way," on a plan entitled "Mill Woods Conservation Subdivision for Halls Mill Road Realty Trust (Tax Map 212, Lot 4) and Christopher M. Frysalis (Tax Map 212, Lot 3.2) and Dorothy B. Haughton 1994 Revocable Trust (Tax Map 212, Lots 1 & 2) Halls Mill Road & Piscassic Road (Route 87) Newfields, NH," dated February 24, 2005, as revised, prepared by Doucet Survey Inc., and recorded in the Rockingham County Registry of Deeds as Plan #D-33554, to which plan reference is hereby made for a more particular metes and bounds description.

Tract Two

A certain tract or parcel of land with any improvements thereon situate off of the northerly side of Piscassic Road (Route 87), so-called, in Newfields, Rockingham County, New Hampshire, and shown as Proposed Map 211 Lot 2.1, containing 14.428 acres, on a plan entitled "Mill Woods Conservation Subdivision for Halls Mill Road Realty Trust (Tax Map 212, Lot 4) and Christopher M. Frysalis (Tax Map 212, Lot 3.2) and Dorothy B. Haughton 1994 Revocable Trust (Tax Map 212, Lots 1 & 2) Halls Mill Road & Piscassic Road (Route 87) Newfields, NH," dated February 24, 2005, as revised, prepared by Doucet Survey Inc., and recorded in the Rockingham County Registry of Deeds as Plan #D-33554, to which plan reference is hereby made for a more particular metes and bounds description.

SUBJECT TO 50' right-of-way as reserved in deed of Halls Mill Road Realty Trust recorded April 28, 2006 in the Rockingham County Registry of Deeds at Book 4648, Page 471, as affected by a right-of-way easement as more fully set forth in Conservation Easement Deed recorded in said Registry at Book 4648, Page 495.

As set forth on said Platt #D-33554, the herein conveyed Tract One (Area A) and Tract Two (Proposed Map 211 Lot 2.1) premises are to remain in common ownership.

PARCEL 3:

Grantor herein quitclaims, releases and grants to grantee herein all of grantor's right, title and interest in and to a certain tract or parcel of land situate off of the northerly side of Piscassic Road (Route 87), so-called, in Newfields, Rockingham County, New Hampshire, shown as Tax Map 202, Lot 20 on a plan entitled "Mill Woods Conservation Subdivision for Halls Mill Road Realty Trust (Tax Map 212, Lot 4) and Christopher M. Frysalis (Tax Map 212, Lot 3.2) and Dorothy B. Naughton 1994 Revocable Trust (Tax Map 212, Lots 1 & 2) Halls Mill Road & Piscassic Road (Route 87) Newfields, NH," dated February 24, 2005, as revised, prepared by Doucet Survey Inc., and recorded in the Rockingham County Registry of Deeds as Plan #D-33554, to which plan reference is hereby made for a more particular metes and bounds description.

SUBJECT TO rights as more fully set forth in instrument to the Portsmouth and Concord Railroad recorded in the Rockingham County Registry of Deeds at Book 333, Page 350, as affected by Release Deed to the State of New Hampshire Department of Transportation recorded in said Registry at Book 2777, Page 2546.

SUBJECT TO such matters as are shown on said Plan #D-33554.

SUBJECT TO such matters as are shown on "Conservation Easement Plan of the Piscassic Greenway Property" recorded in the Rockingham County Registry of Deeds as Plan #D-33692.

SUBJECT TO the following recorded in the Rockingham County Registry of Deeds:

Agreement between Naughton and Sharp regarding a right-of-way recorded January 2, 1976 at Book 2249, Page 1796; as modified and corrected by Agreement recorded March 10, 1976 at Book 2252, Page 1930; as affected by Modification of Agreement and Partial Waiver of Restriction recorded April 20, 2005 at Book 4467, Page 2664, including the 50' right-of-way easement running from Piscassic Road conveyed in deed to Halls Mill Road Realty Trust recorded at Book 4467, Page 2669; as affected by Confirmatory Modification of Agreement and Partial Waiver of Restriction recorded April 28, 2006 at Book 4648, Page 461; as affected by Grant and Relinquishment of Certain Easement Rights recorded April 28, 2006 at Book 4648, Page 571.

SUBJECT TO Conservation Easement Deed recorded April 28, 2006 in the Rockingham County Registry of Deeds at Book 4648, Page 475.

SUBJECT TO Easement Deed by Court Order in Settlement of Landowner Action (Active Railroad Lines) recorded in the Rockingham County Registry of Deeds at Book 5507, Page 508.

SUBJECT TO current land use taxation lien and any land use change tax together with any interest and penalties thereon, which may become due pursuant to New Hampshire RSA 79-A:7.

Meaning and intending to describe and convey the same premises conveyed to Mark S. Girard and Lynn M. Girard, Trustees of the Mark S. Girard and Lynn M. Girard Trust by virtue of a deed dated 07/12/2019 and recorded in the Rockingham County Registry of Deeds at Book 6017 and Page 470.

This deed is exempt from transfer tax pursuant to NH RSA 78-B:2 XXI.

The undersigned, Mark S. Girard and Lynn M. Girard, Trustees of the Mark S. Girard and Lynn M. Girard Trust, dated July 31, 2006, as amended and restated, hereby have 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 Trustees have said power or are properly exercising said power or to see the application of any Trust assets paid to the Trustees for conveyance thereof.

Executed this 3rd day of November 2020.

Mark S. Girard, Trustees of the Mark S. Girard and Lynn M. Girard Trust

Lynn M. Girard, Trustees of the Mark S. Girard and Lynn M. Girard Trust

State of New Hampshire

County of Rockingham

Then personally appeared before me on this 3rd day of November 2020, the said Mark S. Girard and Lynn M. Girard, Trustees of the Mark S. Girard and Lynn M. Girard Trust and acknowledged the foregoing to be their voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration:

JOHN R. SPLENDORE
STATE OF
MY
COMMISSION
EXPIRES
October 21
2025
NEW HAMPSHIRE
NOTARY PUBLIC