

Doc # 240012668 10/15/2024 11:48:49 AM
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CATHERINE A. BERUBE
Register of Deeds, Strafford County
LCHIP STA223060 25.00

PREPARED BY AND RETURN TO:
MONEY LAW OFFICES, P.L.L.C.
118 MAPLEWOOD AVE., SUITE B4
P.O. BOX 1144
PORTSMOUTH, NH 03802-1144

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, Raed Tazziz, a single person, of 9 French Cross Road, Dover, New Hampshire 03820 ("GRANTOR") for consideration paid, grant to Raed H. Tazziz, Trustee of the Raed H. Tazziz Revocable Trust U/T/A dated October 9, 2024, as may be amended, of 9 French Cross Road, Dover, New Hampshire 03820 ("GRANTEE") with WARRANTY COVENANTS, all of my rights, title and interest in the following described premises:

A certain tract or parcel of land situate on the northwesterly side of French Cross Road in Dover, Strafford County, State of New Hampshire, shown as Lot 2 on plan entitled "Minor Subdivision of Land Prepared for the Gagnon Family Revocable Trust, Tax Map C, Lot No. 39A, 21 French Cross Road, City of Dover, County of Strafford, State of New Hampshire" dated June 5, 2013, as revised, drawn by McEneaney Survey Associates, Inc., approved by the Dover Planning Board on August 13, 2013, and recorded at the Strafford County Registry of Deeds as Plan 106-002, more particularly bounded and described as follows:

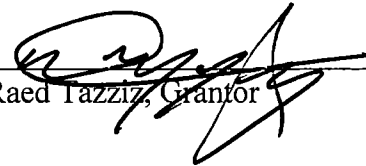
Beginning at an iron pipe on the northwesterly side of French Cross Road, said point marking the southeasterly corner of land now or formerly of Michael A. Enos and Theresa A. Enos; thence running S 19° 30' 07" W along the northwesterly sideline of French Cross Road a distance of one hundred fifty and no hundredths (150.00') feet, more or less, to an iron rod marking the easterly corner of Tax Map C, Lot 39A as shown on the plan; thence turning and running N 62° 08' 45" W along Tax Map C, Lot 39A a distance of two hundred thirty-five and no hundredths (235.00') feet, more or less, to an iron rod; thence turning and running N 52° 54' 24" W along Tax Map C, Lot 39A a distance of four hundred fifty-seven and fifty hundredths (457.50') feet, more or less, to an iron rod and land now or formerly of Debra Shevelin and Laurin & Edgar Hebert, Jr.; thence turning and running N 16° 56' 17" E along land now or formerly of Shevelin and Hebert a distance of two hundred and no hundredths (200.00') feet, more or less, to an iron rod and land now or formerly of Debra Shevelin; thence turning and running S 48° 35' 21" E along land now or formerly of Shevelin a distance of three hundred sixty-four and sixty-nine hundredths (364.69') feet, more or less, to an iron pipe and land now or formerly of Michael A. Enos and Theresa A. Enos; thence turning and running S 56° 15' 06" E along land now or formerly of Enos a distance of three hundred forty-nine and ninety-seven hundredths (349.97') feet, more or less, to the point of beginning. Said parcel contains 116,962 square feet (2.69 acres), more or less.

Meaning and intending to describe and convey the same property interest conveyed to Raed Tazziz by Warranty Deed of Brenden Plante and Catherine Plante, dated September 27, 2018, and recorded with the Strafford County Registry of Deeds at Book 4604, Page 0453.

This is a transfer pursuant to New Hampshire Revised Statutes 78-B:2(XXII). Therefore, no State of New Hampshire real estate transfer tax liability is payable.

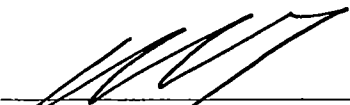
This deed is prepared at the request of the Grantor without an examination of title.

EXECUTED this 9th day of October, 2024.

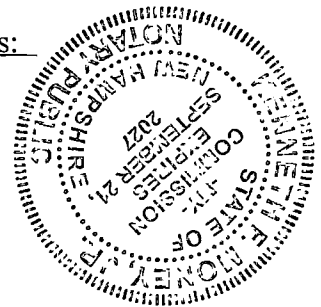

Raed Tazziz, Grantor

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss

Personally, appeared the above-named Raed Tazziz, Grantor, and acknowledged the foregoing instrument as his voluntary act and deed, before me, this 9th day of October, 2024.



Notary Public
My Commission expires: _____
(seal)



Warranty Deed (9 French Cross Road, Dover, NH)