

Return to:
 Peter Hayford
 Caitlin Hayford
 87 Hampstead Road
 Sandown, NH 03873



LCHIP	ROA583087	25.00
TRANSFER TAX	RO109406	8,025.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Charles E. Baxter Jr. and Heidi J. Baxter, Husband and Wife, Individually and as Trustees of The Charles and Heidi Baxter Revocable Trust, of 87 Hampstead Road, Sandown, NH 03873, for consideration paid grant(s) to Peter Hayford and Caitlin Hayford, Husband and Wife of 190 County Farm Cross Road, Dover, NH 03820 as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land located in Sandown, County of Rockingham, State of New Hampshire, located on the westerly sideline of Hampstead Road, being shown as Lot 9 32 7 on plan entitled "Subdivision & Consolidation Plan of Land in Sandown, NH as drawn for James Pinard" by James M. Lavalley and Assoc. as approved by the Planning Board on July 10, 1996 and recorded in Rockingham County Registry of Deeds as Plan 24756. Said 9-32-7 being more particularly bounded and described as follows:

Beginning at the southeasterly corner of said Lot 9-32-7 on the westerly sideline of Hampstead Road at Tax Lot 6-1 as shown on Plan D-24756; thence North 77° 19' 52" West a distance of 275.15 feet along Tax Lot 6-1 to a stake at a stone wall; thence South 83° 15' 40" West a distance of 329.14 feet along Parcel A as shown on said plan to an iron pin at a stone wall and the southwest corner of the premises; thence North 130 56' 17" East, a distance of 231.65 feet along said stone wall to a drill hole at Lot 9-32-6 as shown on said plan and the Northwest corner of the premises; thence South 84° 15' 50" East a distance of 618.13 feet along Lot 9-32-6, to an iron pin at the sideline of Hampstead Road and the Northeast corner of the premises; thence South 27° 5'46" West a distance of 51.87 feet along Hampstead Road to a concrete bound; thence South 20° 12' 58" West, a distance of 148.13 feet along Hampstead Road to a concrete bound at Tax Lot 6-1 and the doing of beginning.

The above premises are conveyed together with and subject to, a driveway easement to be shared and used in common with the owners of the above premises together with the owners of lot 9-32-6 and lot 9-32 as shown on Plan No. 024947 of said records.

Said Lot 9-32-7 is shown on said plan to contain 111.140 square feet or 2.55 acres.

The undersigned **Charles E. Baxter Jr., and Heidi J. Baxter, Trustees of the Charles and Heidi Baxter Revocable Trust** hereby states pursuant to RSA 564-A:7, that said Trustees have full and absolute power in said Trust Agreement to sell, exchange, purchase, acquire, mortgage, refinance, encumber, discharge mortgages and pledge certain real estate situated at **87 Hampstead Road, Sandown, NH 03873** and no third party shall be bound to inquire whether the Trustees have said power or is properly exercising said power or to see to the proceeds paid for any conveyance.

Charles E. Baxter Jr., and Heidi J. Baxter, Trustees of the Charles and Heidi Baxter Revocable Trust are duly authorized to execute such documents as may be necessary to complete the conveyance of said property and certifies that the trust is in full force and effect, that they are empowered to act as sole trustees on the date of this certificate, and that the trust has not been revoked or amended.

The Trustee further certifies that the undersigned are the sole Trustees of said Trust; that said Declaration of Trust has not been amended or revoked; that no successor Trustee has been appointed and that the undersigned has received all written authorizations from beneficiaries, if any, required by the terms of said Trust.

Meaning and intending to describe and convey the same premises conveyed to Charles E. Baxter Jr. and Heidi Baxter, Trustees of The Charles and Heidi Baxter Revocable Trust by deed dated March 7, 2018 and recorded in the Rockingham County Registry of Deeds in Book 5902, Page 1026.

I/We, the grantor(s) hereby release all rights of homestead in the above-described premises.

Executed this 7th day of September 2021.

The Charles and Heidi Baxter Revocable Trust

By: [Signature] individually and
Charles E. Baxter Jr., Individually and as
Trustee as trustee

By: [Signature] individually and
Heidi J. Baxter, Individually and as
Trustee as Trustee

State of New Hampshire

County of Rockingham

Then personally appeared before me on this 7th day of September 2021, the said Charles E. Baxter Jr., Trustee and Heidi J. Baxter, Individually and as Trustees of the Charles and Heidi Baxter Revocable Trust and acknowledged the foregoing to be their voluntary act and deed.

[Signature]
Notary Public
Gretelisa Freeman
Notary-Name Printed

My commission expires: 5/19/2026

