

After Recording, Return to:
John E. Hughes, Esq./WD2 87169
McLane Middleton, Professional Association
900 Elm Street, P.O. Box 326
Manchester, NH 03105

E- Doc # 210064408 09/21/2021 03:39:27 PM
Book 9529 Page 1994 Page 1 of 3
Mary Ann Crowell
Register of Deeds, Hillsborough County
LCHIP HIA635988 25.00

WARRANTY DEED

FRANCESCO L. SIEGA AND MARGARET M. SIEGA, married, with a mailing address of 4 Village Woods Drive Amherst, New Hampshire 03031, for consideration paid, grants to **FRANCESCO L. SIEGA AND MARGARET M. SIEGA, TRUSTEES OF THE SIEGA FAMILY LIVING TRUST**, a New Hampshire trust created u/d/t dated September 4, 2015, as amended, with a mailing address of 4 Village Woods Drive Amherst, New Hampshire 03031, with WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land with the buildings thereon situate in Amherst, County of Hillsborough, State of New Hampshire, being Lot No. 6-103-014 as shown on plan entitled "Subdivision Plan, County Road, Amherst, New Hampshire," dated October 31, 1979, prepared for Pine Tree Associates by Allan H. Swanson, Inc., Land Surveyors, said plan being recorded in the Hillsborough County Registry of Deeds as Plan No. 13546, and more particularly bounded and described as follows:

Beginning at a point on Bluestone Drive (Village Woods Drive) marking the southeasterly corner of the premises herein described; then

1. North 77° 42' 19" West, a distance of 331.48 feet to a point; then
2. North 24° 00' 00" East, a distance of 184.14 feet to a point; then
3. South 77° 15' 53" East, a distance of 325.93 feet to a point; then
4. Along a curve on Bluestone Drive (Village Woods Drive) with a delta of 07° 17' 51" , with a radius of 1375.00 feet with a length of 175.13 feet to the point of beginning.

Together with a certain easement over the driveway of adjacent Lot 6-103-013 extending from Bluestone Drive (Village Woods Drive) a distance of 120.00 feet.

The Grantors do hereby convey to the Grantees, their heirs, successors or assigns, an undivided one-sixteenth (1/16th) interest in and to all of the premises shown as "open space" on the above-captioned plan.

Containing 1.325 acres, more or less, as shown on said Plan.

This undivided one-sixteenth (1/16th) interest is conveyed to the Grantees as joint tenants with rights of survivorship, provided, however, that they shall hold their one-sixteenth (1/16th) undivided interest as tenants in common with the owners of the other fifteen lots that are depicted on the aforementioned plan which constitutes all of the lots within the subdivision. The conveyance of this undivided one-sixteenth (1/16th) interest is made subject to any restrictions and covenants that apply to said land shown as "open space" or that may be made subject to the same by the owners of the said "open space" in the future.

SUBJECT TO a possible utility easement to Public Service Company of New Hampshire and New England Telephone recorded in the Hillsborough County Registry of Deeds in Book 3117, Page 478.

SUBJECT TO Declaration of Covenants recorded in Book 2774, Page 506 of said Registry, and amended in Book 3151, Page 297.

SUBJECT TO AND TOGETHER WITH all other reservations, restrictions and/or covenants, easements, liens, encumbrances, and mortgages of record, if any, insofar as the same may now be in force and applicable.

MEANING AND INTENDING to describe and convey the same premises conveyed to Francesco L. Siega and Margaret M. Siega by deed of Charles M. Brion and Jennifer Brion dated April 30, 2021 and recorded in the Hillsborough County Registry of Deeds at Book 9463, Page 1970. Due to a scrivener error the plan number and course 3 were corrected. The "Subdivision Plan, County Road, Amherst, New Hampshire," dated October 31, 1979, prepared for Pine Tree Associates by Allan H. Swanson, Inc., Land Surveyors plan number recorded in Book 9463, Page 1970 was Plan No. 13456. Plan is recorded under Plan No. 13546. Course 3 in deed recorded in Book 9463, Page 1970 is South 77° 15' 53" West. Actual course as shown on Plan No. 13546 is South 77° 15' 53" East.

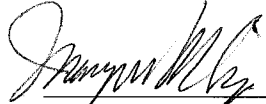
This deed was prepared from information supplied by the within grantors and no independent title examination has been performed.

This transfer is exempt from transfer tax in accordance with N.H. R.S.A. 78-B:2 XXII.

Signed on September 17, 2021.



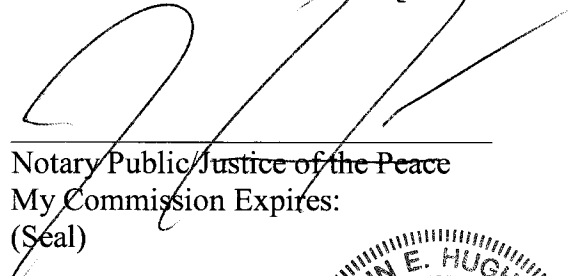
Francesco L. Siega



Margaret M. Siega

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on September 17, 2021, by
Francesco L. Siega and Margaret M. Siega.



Notary Public/Justice of the Peace
My Commission Expires:
(Seal)

