Doc # 8018020 May 7, 2018 8:13 AM
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Register of Deeds, Hillsborough County
Pamela O Caughlin

C/H
L-CHIP
HIA443806

Return To:
Katherine Jo Farrell and Brendan Farrell
84 Boston Post Road
Amherst, NH 03031

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
****4 Thousand 9 Hundred 49 Dollars
DATE 05/07/2018 HI097201 AMOUNT $ ****4949.00
VOID IF ALTERED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, Mark W. Carroll and Lori Carroll, husband and wife, with a mailing address of 84 Boston Post Road, Amherst, NH 03031, for consideration paid grant(s) to Katherine Jo Farrell and Brendan Farrell, as joint tenants with rights of survivorship, with a mailing address of 24 Southbourne Road, Boston, MA 02130, with WARRANTY COVENANTS:

Two certain tracts or parcels of land, with the buildings and improvements located thereon, situate in Amherst, Hillsborough County, New Hampshire, on the easterly side of the highway leading from Amherst Village to Mont Vernon, more particularly bounded and described as follows:

TRACT 1: Situate in the Town of Amherst, Hillsborough County, New Hampshire, beginning at the northwest corner of the premises on the east side of the highway at the abutment of a stone bridge; thence

1. Easterly by a wire fence and by land now or formerly of Edward P. West to the bank of the brook; thence

2. Southerly by the west bank of said brook to a large stone in said brook to land now or formerly of Frederick W. Brown; thence

3. Westerly by land of said Frederick W. Brown to the east line of said highway; thence

4. Northerly by the east line of said highway a distance of seven rods and ten links to the point of beginning.

Containing one-half acre, more or less.

TRACT 2: Situate in the Town of Amherst, Hillsborough County, New Hampshire, beginning at a point on the northerly side of Boston Post Road, said point being the point of northernmost intersection of the land of said Leviston with Boston Post Road; thence

1. North 89° 19 00" east by land of said Woolford a distance of 123.7 feet to a point on the southwesterly side of Beaver Brook; thence

2. South 60° 23 05" west a distance of 104.3 feet through a stone bound to a Stone bound in the northerly side of said Boston Post Road; thence

3. North 33° 26 00" west along the northerly side of said Boston Post Road a distance of 60 feet to the point of beginning.

Containing 3,122 square feet of land, more or less.

Meaning to convey a portion of the land of said Levistons as shown on Plan entitled "Lot line relocation plan, 84 Boston Post Road, Amherst, New Hampshire, prepared for Anthony Y. and Constance H. Woolford', dated February 19, 1985 and recorded in the Hillsborough County Registry of Deeds as Plan No. 17617.

This conveyance is subject to restrictions and easements of record.

Meaning and intending to describe and convey the same premises as conveyed to Mark W. Carroll and Lori Carroll by virtue of a deed dated May 10, 2013 recorded in the Hillsborough County Registry of Deeds at Book 8560, Page 1486.

The grantor(s) hereby release all rights of homestead in the above-described property.

Executed this 3rd day of May, 2018

Witness

Mark W. Carroll

Lori Carroll

State of New Hampshire
County of Hillsborough

Personally appeared the above named Mark W. Carroll and Lori Carroll, before me this 3rd day of May, 2018 known to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

RONALD A. OUELLETTE
STATE OF
- MY -
COMMISSION
EXPIRES
DECEMBER 6,
2022
NEW HAMPSHIRE
NOTARY PUBLIC

Notary Public/Justice of the Peace
My Commission Expires: