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345 Rouser Rd. Ste 201
Moon Township PA
15108-9919

After Recording Return to:
OLD REPUBLIC
Attn: DAVID KIEFER
530 S. MAIN STREET, STE 1031
AKRON, OH 44311
File No. 01-12060618

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***** Thousand * Hundred 40 Dollars	
DATE 08/03/2012	AMOUNT HI038808 \$ *****40.00
VOID IF ALTERED	

Tax ID No.:
0009-0050-0000

QUIT CLAIM DEED

MASSACHUSETTS
STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

THIS INDENTURE made and entered into on this 22 day of May, 2012, by and between DAVID RAFAEL GRAMATGES, A/K/A DAVID GRAMATGES, AN UNMARRIED MAN, AND JANET PARKER F/K/A JANET GRAMATGES, AN UNMARRIED WOMAN, WHO TOOK TITLE AS HUSBAND AND WIFE, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP, 9 GRAND HILL ROAD, MOUNT VERNON, NH 03057, hereinafter referred to as Grantor(s) and DAVID RAFAEL GRAMATGES, UNMARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, 9 GRAND HILL ROAD, MOUNT VERNON, NH 03057, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in HILLSBOROUGH County, NEW HAMPSHIRE:

SEE ATTACHED EXHIBIT "A"

Also known as: 9 GRAND HILL ROAD, MOUNT VERNON, NH 03057
Property Tax ID No.: 0009-0050-0000
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: BOOK 7947, PAGE 1197, Recorded: 02/07/2008

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT ~~XXXXXXX~~
78 B-2 - XIII, TO TRANSFER THE TITLE BETWEEN TWO
SPOUSES PURSUANT TO A FINAL DECREE OF DIVORCE

DRE

Assessor's parcel No. 0009-0050-0000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

David Rafael Gramatges A/K/A
DAVID RAFAEL GRAMATGES, A/K/A
DAVID GRAMATGES

Janet Parker
JANET PARKER, F/K/A
JANET GRAMATGES

STATE OF Massachusetts
COUNTY OF Middlesex
Personally appeared the above-named David Rafael Gramatges, A/K/A David Gramatges, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.
Before me, Ronald F. Collins
My commission expires: 11-16-2018
Justice of the Peace/Notary Public Ronald F. Collins



RONALD F. COLLINS
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
November 16, 2018

STATE OF
COUNTY OF

Personally appeared the above-named _____, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

Before me,

My commission expires: _____
Justice of the Peace/Notary Public

Assessor's parcel No. 0009-0050-0000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

DAVID RAFAEL GRAMATGES, A/K/A
DAVID GRAMATGES

JANET PARKER, F/K/A
JANET GRAMATGES

STATE OF Virginia
COUNTY OF Fairfax

Personally appeared the above-named Janet Parker F/K/A Janet Gramatges, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

Before me, with Driver's License, VA

My commission expires: 09-30-2012

Justice of the Peace/Notary Public

I am Commissioned as Barbara
B. Habt-gabr



STATE OF
COUNTY OF

Personally appeared the above-named _____, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

Before me,

My commission expires: _____

Justice of the Peace/Notary Public

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE TOWN OF MONT VERNON, COUNTY OF HILLSBOROUGH, AND STATE OF NEW HAMPSHIRE:

A CERTAIN TRACT OF LAND, WITH ANY BUILDINGS THEREON, SITUATED ON THE SOUTHERLY SIDE OF GRAND HILL ROAD AND THE WESTERLY SIDE OF BOUTWELL ROAD, IN THE TOWN OF MONT VERNON, IN THE COUNTY OF HILLSBOROUGH AND STATE OF NEW HAMPSHIRE, AND BEING SHOWN AS LOT 9-50, CONTAINING 3.073 ACRES, ON A PLAN OF LAND ENTITLED, "BOUNDARY PLAT AND PLAN OF PROPOSED EASEMENT LANDS OF JAMES & JERALDINE HICKS, MAP 4, LOT 81 AND MAP 9, LOT 50 MONT VERNON, N.H.", PREPARED BY TODD LAND USE CONSULTANTS DATED DECEMBER 12, 2003, AND RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NO. 33286, TO WHICH REFERENCE MAY BE MADE FOR A METES AND BOUNDS DESCRIPTION.

SUBJECT TO AN EASEMENT FOR THE BENEFIT OF LOT 4-81, AS SHOWN ON THE ABOVE-REFERENCED PLAN AND AS SET FORTH IN DEED DATED JULY 12, 2004 AND RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, BOOK 7277, PAGE 2856.

TAX ID NO: 0009-0050-0000

PROPERTY COMMONLY KNOWN AS: 9 GRAND HILL ROAD, MOUNT VERNON, NH 03057

DRG