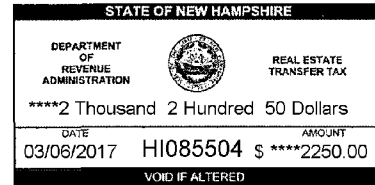


Robert Howard Law Office
168 Maple Street
P.O. Box 900
Henniker, NH 03242



Tax Stamps: \$2,250.00

WARRANTY DEED

Richard J. Leroux and Nancy J. Leroux, husband and wife, of 180 Fisher Road, Deering, New Hampshire 03244, FOR CONSIDERATION PAID, grant to **Stephen Hersey and Patricia L. Hersey**, of 126 Fisher Road, Deering, New Hampshire 03244, as Joint Tenants with Rights of Survivorship with WARRANTY COVENANTS,

That real estate located in the TOWN OF DEERING, COUNTY OF HILLSBOROUGH and State of New Hampshire, more particularly described in SCHEDULE A, attached hereto and made a part hereof.

The within-described premises is not homestead property.

Signed on .

Richard J. Leroux
Richard J. Leroux

Nancy J. Leroux
Nancy J. Leroux

State of Florida, County of Volusia

Personally appeared Richard J. Leroux and Nancy J. Leroux and acknowledged the within instrument before me on 2/28/17.

My Commission Expires: Aug. 24th, 2020

Heather Swanson

Notary Public/Justice of the Peace

PREPARED BY MCWALTERS-JOBE LAW OFFICES, PLLC, 03244-0397 (603) 464-5560 FILE #



SCHEDULE A

TRACT I

Two certain tracts or parcels of land, with the buildings thereon, located on 126 Fisher Road, in the TOWN OF DEERING, COUNTY OF HILLSBOROUGH and State of New Hampshire, containing 3.2 acres in totality, more or less, with the Tract I being shown on sheet 4 of 5 of plan entitled "Plan of Lots in Deering, N.H. owned by Laura M. Johnson RFD #1 Box 164 Hillsboro, NH 03244", Scale 1" = 50' Donald R. Mellen Surveyor Hillsborough, NH dated June 15, 1979 and revised July 31, 1979, said plan being recorded in the Hillsborough County Registry of Deeds as Plan #12514, bounded and described as follows:

Beginning at a point which is the intersection of the south side of Fisher Road, so-called, with the east side of the Zoski Road, so-called; thence running in a general easterly direction along said Fisher Road 200 feet to a point at land formally of Fisher (second tract herein below); thence running in a southerly direction by the second tract herein below about 300 feet to a point; thence running in a westerly direction by land formally of Fisher, 200 feet to a point on the east side of said Zoski Road; thence running northerly along the said Zoski Road 300 feet to the place of beginning.

Meaning and intending to be the same premises conveyed to Richard J. Leroux and Nancy J. Leroux by deed of Allen R. Johnson and Marilyn A. Johnson, dated September 16, 1982 and recorded in the Hillsborough County Registry of Deeds at Volume 2950, Page 321.

TRACT II

Also a tract of land, with any buildings thereon, situate in Deering, Hillsborough County, New Hampshire, shown as Lot 15A on plan of land entitled "Plan of lots in Deering N.H. Owned by: Laura M. Johnson R.F.D. #1 Box 164 Hillsboro, N.H. 03244" dated April 7, 1980 by Donald R. Mellen, Surveyor, and recorded in the Hillsborough County Registry of Deeds as Plan No. 13,231. Tract II containing 1.80 acres according to said plan.

Both tracts herein are subject to an easement for transmission lines conveyed to J. Brodie Smith by deed dated September 13, 1926 and recorded in said registry in Volume 857, Page 589. Tract II herein is subject to an easement for electric and telephone wires as shown on Plan 13,231.

Both tracts herein shall not be sold separately.

Tract II herein is subject to the following mutually protective covenant which shall run with the land: "The within parcel shall be used for residential purposes, including the leasing of the within parcel for said purposes and no commercial activity shall be permitted thereon."

Both tracts are also subject to the right to build and maintain suitable roadways as set forth in numerous recorded deeds of Orvis Fisher conveying lots on or near the shore of the Deering Reservoir, if applicable.

Also subject to rights of flowage conveyed by deed of Carrie E. Goodale to the Piscataquog Reservoir Company dated June 18, 1906 and recorded in said registry of deeds in Volume 643, Page 289, if applicable.

GRANTOR:

GRANTEE: