

UPON RECORDING, PLEASE RETURN TO:

*Cleveland, Waters & Bass
P.O. BOX 1137
Concord N.H. 03302-1137*

WARRANTY DEED

*18⁴⁹
2017
25-*

KNOW ALL PERSONS BY THESE PRESENTS that we, **HENRY T. OSBORNE** and **TRACEY W. OSBORNE**, husband and wife, having an address of 9 Sundance Road, Concord, Merrimack County, New Hampshire 03301, for consideration defined below, grant to **HENRY T. OSBORNE and TRACEY F. W. OSBORNE**, as Trustees of the **OSBORNE FAMILY 2016 REVOCABLE TRUST**, created under an Agreement dated March 17, 2016, having an address of 9 Sundance Road, Concord, Merrimack County, New Hampshire 03301, with **WARRANTY COVENANTS**, a certain parcel of land, with the improvements thereon, situate in Concord, County of Merrimack, State of New Hampshire, being Lot #5 as shown on plan entitled "Subdivision Plan of Silver Hill, Concord, NH", drawn by Holden Engineering & Surveying, Inc., dated May 20, 1986 and revised through October 17, 1986 (herein the "Plan") and recorded in Merrimack County Registry of Deeds as Plan #9758, said lot more particularly bounded and described as follows:

Beginning at a concrete bound along the southerly sideline of Meadowlark Lane at the northwest corner of Lot #4; thence S 27° 31' 03" E a distance of 253.81 feet, more or less, to a point on a stone wall; thence S 65° 46' 16" W a distance of 100.44 feet, more or less, to a point on said stone wall along land now or formerly owned by Roy B. Blake; thence S 64° 45' 52" W a distance of 88.39 feet, more or less, to a point on said stone wall; thence S 63° 18' 11" W, a distance of 53.23 feet, more or less, to a point on said stone wall; thence S 64° 59' 46" W a distance of 67.13 feet, more or less, to a point at the end of said stone wall; thence S 63° 14' 45" W a distance of 25.36 feet, more or less, to a point on the southwesterly corner of Lot #5 herein conveyed; thence N 27° 31' 03" W a distance of 227.98 feet, more or less, along a 50 foot wide easement for a future street to a concrete bound on the southeasterly side of the cul-de-sac of Meadowlark Lane; thence along the arc of a curve with a radius of 25 feet and a length of 26.18 feet, more or less, to a concrete bound on the southerly sideline of Meadowlark Lane; thence N 62° 28' 57" E a distance of 242 feet, more or less, to a point; thence N 62° 28' 57" E a distance of 20 feet, more or less, to a point on the southerly sideline of Meadowlark Lane; thence N 62° 28' 57" E a distance of 50.60 feet, more or less, to the point of beginning.

Subject to all rights, easements, restrictions, encumbrances and other matters of record, to the extent in force and applicable, including but not limited to, the following:

1. Drainage Easement more particularly bounded and described as follows:

Beginning at a point on the southerly sideline of Meadowlark Lane being a distance of 50.60 feet, more or less, from a concrete bound at the northeasterly corner of Lot #5 to a point; thence S 27° 31' 03" E, a distance of 120.0 feet, more or less, to a point; thence S 62° 28' 57" W, a distance of 20 feet, more or less, to a point, thence N 27° 31' 03" W, a distance of 120.00 feet, more or less, to a point on the southerly sideline of Meadowlark Lane; thence N 62° 28' 57" E, a distance of 20 feet, more or less, to the point of beginning, as shown on said Plan.

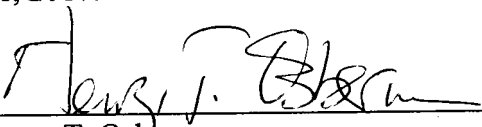
Drainage within said easement shall continue southerly over the surface of the premises over the natural terrain thereof. This easement shall also include the rights to enter upon Lot #5 to repair and maintain the easement. The Grantee agrees not to obstruct the drainage course in any way.

2. Storm Drainage Easements granted to the City of Concord.
3. Utility Easement along the sideline of Meadowlark Lane as shown on the Plan.

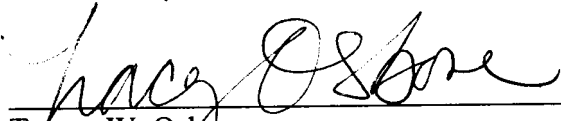
Meaning and intending to describe and convey the same premises as were conveyed to Tracey W. Osborne and Henry T. Osborne by deed of Marian E. McNeil, dated May 31, 2007 and recorded in the Merrimack County Registry of Deeds at Book 2993, Page 1378.

The foregoing conveyance is made as a noncontractual transfer for no consideration and is therefore exempt from the New Hampshire real estate transfer tax pursuant to RSA 78-B:2 XXI.

EXECUTED this 10th day of November, 2017.



Henry T. Osborne



Tracey W. Osborne

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

This instrument was acknowledged before me on this 10th day of November, 2017 by Henry T. Osborne. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any):**

- My personal knowledge of the identity of said person **OR**
- The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- The following identification documents:

- Driver's License
- Passport
- Other: _____



Monica E Marcotte
 Notary Public/Justice of the Peace
 Name: *Monica E Marcotte*
 My Commission Expires: *7/13/21*

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

This instrument was acknowledged before me on this 10th day of November, 2017 by Tracey W. Osborne. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any):**

- My personal knowledge of the identity of said person **OR**
- The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- The following identification documents:

- Driver's License
- Passport
- Other: _____



Monica E Marcotte
 Notary Public/Justice of the Peace
 Name: *Monica E Marcotte*
 My Commission Expires: *7/13/21*