

Return to:
Heather M. Newell, Trustee
Gary R. Newell Sr., Trustee
~~23 Arrow Head Drive~~
Bedford, NH 03110

4430 Corral Rd
Warrenton, VA 20187
\$36,750

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***36 Thousand 7 Hundred 50 Dollars	
DATE	AMOUNT
08/22/2019	HI110390 \$ ***36750.00
VOID IF ALTERED	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That John H. Smith, Married, Trustee of The John H. Smith Revocable Trust, of 36 Wilson Road, Wilton, NH 03086, for consideration paid grant(s) to Heather M. Newell, Trustee of The Heather M. Newell Trust, of 4430 Corral Road, Warrenton, VA 20187 and Gary R. Newell Sr., Trustee of The Gary R. Newell Sr. Trust, of 4430 Corral Road, Warrenton, VA 20187 as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain parcel of land, with the buildings thereon, located at 23 Arrowhead Drive, in Bedford, Hillsborough County, State of New Hampshire shown as Lot 10-49-5 on a plan of land entitled, "Consolidation - Subdivision Plan of Land prepared for "Beard's Hill", Bedford, N.H., August 26, 1986," which plan was recorded in the Hillsborough County Registry of Deeds on February 11, 1987, as Plan #20317 and to which plan reference may be made for a more particular description of the premises. Said Lot contains 2.5 acres, more or less, according to said plan.

The above-described premises are conveyed together with the benefit of a perpetual driveway easement dated August 23, 1990 and recorded in the Hillsborough County Registry of Deeds at Book 5211, Page 1362. Said premises are also conveyed together with the benefit of a perpetual easement for the continued existence and maintenance of possible structural encroachments dated March 27, 1996 and recorded in the Hillsborough County Registry of Deeds at Book 5705, Page 1342.

The above-described premises are conveyed subject to a Declaration of Protective Covenants for the subdivision known as "Beard's Hill" which is recorded in the Hillsborough County Registry of Deeds at Book 4228, Page 0268.

Subject to all easements, rights of way, rights, conditions and restrictions, if any of record, including all conditions set forth on Plan #20317.

Meaning and intending to describe and convey the same premises conveyed to John H. Smith, Trustee of The John H. Smith Revocable Trust dated April 18, 2017 by virtue of a Deed from John H. Smith dated April 18, 2017 and recorded in the Hillsborough Registry of Deeds in Deed Book 8967 at Page 196.

RE: 2019-40180

The property is not the homestead of the Grantor or his spouse.

Executed this 16th day of August, 2019.

John H. Smith Revocable Trust

John H. Smith
John H. Smith, Individually and as
Trustee

State of New Hampshire
County of Hillsborough

Then personally appeared before me on this 16th of August the said John H. Smith, Individually and as Trustee of The John H. Smith Revocable Trust and acknowledged the foregoing to be his voluntary act and deed.

Roseleyn J. Langnese

Notary Public/Justice of the Peace
Commission expiration:



RETURN ADDRESS:
36 Wilson Road
Wilton NH 03086

**CERTIFICATE OF TRUSTEE
PURSUANT TO N.H. R.S.A. 564-A:7 II (Supp.)**

The undersigned, John H. Smith, Trustee of the John H. Smith Revocable Trust, created under the Agreement dated April 18, 2017, hereby have full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon held in said Trust and to hold any interest in real estate and no purchaser of third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see the application of any Trust assets paid to the Trust for conveyance thereof. John H. Smith, Trustee continues and remains the Trustee of the above Trust and is duly authorized to execute such documents as may be necessary to sell and or hold certain property located at 23 Arrow Head Drive, Bedford, NH 03110.

Witness my hand and seal this 16th day of August, 2019.

Rosemary Langnese

Witness

John H. Smith
John H. Smith, Trustee

State of New Hampshire
County of Hillsborough

Then personally appeared before me on this 16th day of August, 2019, the above named John H. Smith, Trustee, of the John H. Smith Revocable Trust, known to me (or satisfactorily proven) to be duly authorized to sign the foregoing Certificate of Trustee on behalf of said Trust and acknowledged that he executed the same for the purposes contained therein.

Rosemary J. Langnese

Notary Public/Justice of the Peace
Commission expiration:

