007451

2006 APR 10 AM 10:41

REGISTER OF DEEDS
STRAFFORD COUNTY

After Recording, Return to:
RAW
McLane, Graf, Raulerson & Middleton, P.A.
900 Elm Street, P.O. Box 326
Manchester, NH 03105-0326

Pg 18 — L 2 — Tax 40 —

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
***** THOUSAND * HUNDRED AND 40 DOLLARS
MO. | DAY | YR. | AMOUNT
04/10/2006 769490 $ ******40.00
VOID IF ALTERED

WARRANTY DEED

Theodore S. Valpey, Jr., a married man of 39 Bay View Road, Dover, New Hampshire 03820, for consideration paid, grants to **Theodore S. Valpey, Jr. Trustee of The Theodore S. Valpey Revocable Trust, a New Hampshire trust created u/d/t dated November 9, 1988,** with a mailing address of 39 Bay View Road, Dover, New Hampshire 03820, with WARRANTY COVENANTS, the following described premises:

PARCEL #1: A certain tract of land with the buildings thereon, situated on the Southeasterly side of Bay View Road in Dover, Strafford County and State of New Hampshire, indicated as Lot #19 on Sheet J of the City of Dover Assessors Plan, bounded and described as follows:

Beginning at an iron pipe in the Southeasterly sideline of Bay View Road, said iron pipe also being at the junction of the Northwesterly corner of the herein described premises with the Northeasterly corner of land now or formerly of Janet B. Jaques; thence Northeasterly by the Southeasterly sideline of Bay View Road to an iron pipe at the Northwesterly corner of land formerly of Arthur and Arline Margulias, now of Murray; thence Southerly by said Murray land one hundred seventy-five (175) feet, more or less, to an iron pipe; thence Northeasterly by said Murray land two hundred seventy-three (273) feet, more or less, to an iron pipe at land of G. Allen Huggins; thence Southeasterly by said Huggins land to the high water mark of the Bellamy River; thence Southwesterly by the high water mark of the Bellamy River to the Southeasterly corner of land now or formerly of John J. Warnke; thence North 25° 45' West by a stone wall and land of said Warnke to an iron pipe in the center of said stone wall at the Southernmost corner of land of said Jaques; thence Northerly by land of said Jaques three hundred sixty-three (363) feet, more or less, to an iron pipe; thence North 15° 45' West by land of said Jaques two hundred seventy (270) feet, more or less, to the point of beginning. Containing 45 acres, more or less.

Together with a perpetual right of way for all purposes from the Southeasterly sideline of Bay View Road over the land of said Murray as the same now exists, said

BK3355PG0348

right of way having a width of fifteen (15) feet and is situated adjacent to land of G. Allen Huggins, in common with others.

PARCEL #2: A certain parcel of land situated on the Southerly side of Bay View Road in Dover, Strafford County and State of New Hampshire, indicated as Lot #19F on Sheet J of the City of Dover Assessors Plans, and bounded and described as follows:

Beginning at an iron pipe in the Southerly sideline of Bay View Road, said iron pipe also being at the junction of the Northeasterly corner of the herein described premises with the Northwesterly corner of land now or formerly of G. Allen Huggins; thence Southeasterly by land of said Huggins a distance of one hundred seventy-five (175) feet to an iron pipe; thence Westerly by land now or formerly of E. Paul and Patricia P. Casey a distance of two hundred seventy-three (273) feet to an iron pipe; thence Northerly by land of said Casey a distance of one hundred seventy-five (175) feet to an iron pipe in the Southerly sideline of Bay View Road; thence easterly by the Southerly sideline of Bay View Road a distance of two hundred (200) feet to the point of beginning.

Subject, however, to the right of way having a width of fifteen (15) feet and situated along the Northeasterly side of the above described premises, adjacent to land of said Huggins, to be used in common by the within grantees, their heirs and assigns, and E. Paul and Patricia P. Casey, their heirs and assigns.

Meaning and intending to describe and convey the same premises conveyed to Theodore S. Valpey, Jr. by Warranty Deed of William H. Penn and Jane M. Penn dated September 7, 1979 and recorded in the Strafford County Registry of Deeds at Book 1039 Page 110.

This deed was prepared from information supplied by the within Grantor, and no independent title examination has been performed.

This transfer of property is into a revocable trust, the beneficial interests of which are not represented by transferable shares, for estate planning purposes as a testamentary substitute for which minimum transfer taxes are payable, in accordance with Rev. 802.02.

Signed this 3 day of April, 2006.

Theodore S. Valpey, Jr.

BK3355PG0349

STATE OF NEW HAMPSHIRE
COUNTY OF ~~STRAFFORD~~ Belknap

The foregoing instrument was acknowledged before me this 3rd day of April, 2006, by Theodore S. Valpey, Jr.

Robert A Wells
Notary Public/~~Justice of the Peace~~
Printed Name: _____
My Commission Expires: _____
(Seal)

ROBERT A. WELLS, Notary Public
My Commission Expires April 11, 2006

ROBERT A. WELLS NOTARY PUBLIC NEW HAMPSHIRE

M:\DATA\2\24021\VALPEY\realest\00491490.DOC
March 31, 2006 3:59 PM

BK3355PG0350