

Judith A. McHath

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
8 THOUSAND 8 HUNDRED AND 2 DOLLARS		
DATE	AMOUNT	
10/01/2021	BE853268	8,802.00
VOID IF ALTERED		

\$ 8,802.00 **Warranty Deed**

Bosphorus Ventures, LLC, a New Hampshire Limited Liability Company with a mailing address of 53 Parade Road, Meredith, New Hampshire 03253 for consideration paid, grant to **Bernadette Kaszynski, Trustee of the Bernadette Kaszynski 2015 Revocable Trust** of 103 Main Street, Alton, New Hampshire 03809, with **WARRANTY COVENANTS**,

Two (2) certain tracts of land, with any buildings and improvements thereon, located on the westerly side of Parade Road in the Town of Meredith, County of Belknap, State of New Hampshire, currently known as 53 Parade Road in said Meredith, and being bounded and described as follows:

TRACT 1:

A certain tract of land, with any buildings and improvements thereon, located on the westerly side of Parade Road in the Town of Meredith, County of Belknap, State of New Hampshire, and being bounded and described as follows:

Beginning at a point on the westerly side of Parade Road;

Thence running following the westerly side of Parade Road in a generally Southerly direction, a distance of 613 feet, more or less, to a point on the westerly side of Parade Road, marked by a stone wall, said point also marking the southeasterly corner of land now or formerly of the Meredith Water Department;

Thence turning and running following a part of a stone wall and wire fence, North 56° 22' 25" West a distance of 22.48 feet to a point;

Thence running North 49° 02' 09" West a distance of 236.15 feet to a point;

Thence continuing, following a stone wall North 30° 55' 02" West a distance of 213.33 feet to an intersecting stone wall;

Thence continuing, following said first mentioned stone wall North $31^{\circ} 37' 58''$ West a distance of 512.36 feet to a point, which point marks the southwesterly corner of land now or formerly of M.K. Robertson, et. als;

Thence turning and running on a course of North $56^{\circ} 24' 27''$ East a distance of 150 feet, more or less, to a point near the end of a stone wall;

Thence turning to the right and running in a general southeasterly direction in a straight line for a distance of 780 feet, more or less, to the point of beginning.

ALSO CONVEYING HERewith the tight, in common with Whitney M. Leggett and Martha A. Leggett, to take water from a spring and the same rights to maintain and keep in repair the miscellaneous pipes from the spring to the dwelling herein conveyed as reserved by Wilber W. Ballard in a Deed by him to Reinhard E. Bartels, and all rights set forth in the Deed dated May 31, 1910 and recorded at the Belknap County Registry of Deeds in Book 128, Page 589, as provided in the Deed of Frederick S. Coates to Helen M. Hegarty, dated April 2, 1946, and recorded at the Belknap County Registry of Deeds in Book 284, Page 180.

TRACT 2:

A certain tract of land, with any buildings and improvements thereon, located in the Town of Meredith, County of Belknap, State of New Hampshire, and being bounded and described as follows:

Beginning at an iron pin "to be set" in the ground on the easterly sideline of land now or formerly of John W. Dever, Jr.;

Thence running North $64^{\circ} 21' 47''$ West a distance of 602.14 feet to an iron pin driven in the ground on the southerly sideline of land now or formerly of M.K. Robertson;

Thence turning and running North $60^{\circ} 38' 29''$ East a distance of 47 feet, more or less, to a point in a stone wall;

Thence North $62^{\circ} 36' 00''$ East following, in part, a stone wall a distance of 252.15 feet to an iron pin "to be set";

Thence turning and running South $64^{\circ} 21' 47''$ East a distance of 419.72 feet to an iron pin "to be set";

Thence running South $24^{\circ} 43' 15''$ West a distance of 240 feet to the point of beginning.

Said tract of land to contain 2 8 acres, more or less.

Reference is hereby made to the plan entitled "Properties of John W. Dever, Jr. and T. Curtis Lloyd, Meredith, N.H.", dated June 1971, and being recorded at Plan Book 30, Page 2349, at

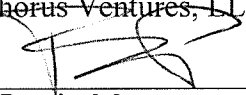
the Belknap County Registry of Deeds.

SUBJECT TO utility easements to New England Telephone and Telegraph Company and New Hampshire Electric Coop., Inc., dated March 20, 1978, and being recorded at the Belknap County Registry of Deeds in Book 750, Page 107.

Meaning and intending to convey the same premises conveyed to Bosphorus Ventures, LLC, by deed from SHOOP Dreams, LLC dated June 19, 2017 and recorded with the Belknap Registry of Deeds on June 19, 2017 at Book 3110, Page 950.

Witness my/our hand(s) this 30th day of September, 2021

Bosphorus Ventures, LLC

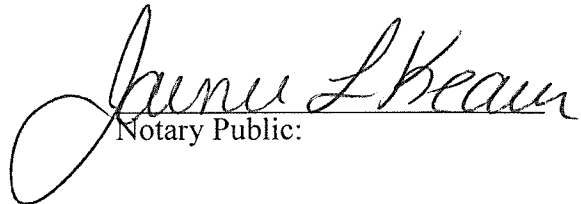


Feza Pamir, Manager

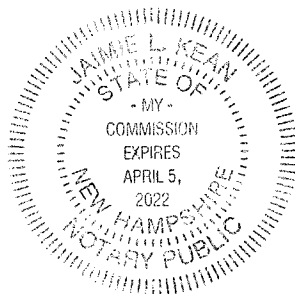
State of New Hampshire
County of Belknap

On the 30th day of September, 2021, before me, personally appeared, Feza Pamir, Manager of Bosphorus Ventures, LLC, to me known or proven to be the party/parties executing the foregoing instrument, and he/she/they acknowledged said instrument, by him/her/them executed, to be his/her/their free act and deed.

My Commission Expires:



Notary Public:



Printed/Typed Name

SEAL