

BK 5482 P6 0907



Return to:

Carleton Brown Simpson
223 Mill Road
Hampton, NH 03842



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2013 SEP 26 AM 11:29

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **ARTHUR M. BROWN**, Successor Trustee of the **BROWN MILL REALTY TRUST** u/d/t October 24, 2008, having a mailing address of 93 Barbour Road, Hampton, State of New Hampshire 03842, for consideration paid, grants to **CARLETON BROWN SIMPSON**, unmarried, of 223 Mill Road, Hampton, State of New Hampshire 03842, with WARRANTY COVENANTS, the following described premises:

A certain tract of land with the buildings thereon, situated on the easterly side of Mill Road in the Town of Hampton, County of Rockingham, State of New Hampshire, being identified as Brown Lot and Parcel 1 on plan of land entitled "Lot Line Adjustment Plan for Stanwood and Jewell Brown, Arthur Brown and Julia Brown in Hampton, N.H. Scale 1" = 30', January 1998" said plan being recorded at the Rockingham County Registry of Deeds as Plan #D-26159 and being more particularly bounded and described as follows:

Beginning at a point on the easterly side of Mill Road in said Hampton forming the southwesterly corner of the tract herein granted at a found drill hole; thence running along said Mill Road N 06° 54' 50" E a distance of 112.90 and 20.29 feet to a I. Pin set; thence turning and running S 84° 28' 41" E a distance of 99.24 feet to a I. Pin set; thence turning and running N 56° 12' 12" E along land now or formerly of P. Tobey a distance of 19.99 feet to an I. Pin Fnd.; thence turning and running S 78° 14' 23" E along said Tobey land a distance of 36.78 feet to an I. Pin in Conc. Fnd.; thence turning and running S 84° 34' 50" E along said Tobey land a distance of 93.60 feet to an I. Pin in Conc. Fnd.; thence continuing along land now or formerly of Arthur M. Brown S 19° 14' 59" W 181.63 feet to an iron pin set at land now or formerly of Arthur M. Brown; thence turning and running N 73° 50' 40" W along land now or formerly of Arthur M. Brown a distance of 8.23 feet to a found iron pipe; thence along land now or formerly of Arthur M. Brown, S 74° 58' 52" E 199.65 feet to the point of beginning.

Being the same premises conveyed to Julia Brown, Trustee of the Brown Mill Realty Trust u/d/t October 24, 2008, by Quitclaim Deed of Julia Brown dated October 24, 2008 and recorded in the Rockingham County Registry of Deeds at Book 4958, Page 2839.

I, **ARTHUR M. BROWN**, Guardian of the Person and Estate of Julia Brown, (see 10th Circuit - Probate Division - Brentwood, Case #318-2012-GI-00472), hereby release to the Grantee all of Julia Brown's rights of homestead and other interests therein.

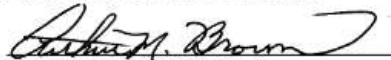
I, **ARTHUR M. BROWN, SUCCESSOR TRUSTEE OF THE BROWN MILL REALTY TRUST**, under Trust dated October 24, 2008, (the "Trust"), certify that:

1. I am the only Successor Trustee under said trust.
2. The Trust has not been revoked or terminated or amended.
3. The Trust is the sole owner of certain land in Hampton, County of Rockingham, State of New Hampshire, known as 223 Mill Road, (the "Premises").
4. The Trustee is specifically enabled under paragraph 3 of the Trust to sell real property thereof at private sale.
5. The Successor Trustee has full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Successor Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

SIGNED this 26th day of September, 2013.

BROWN MILL REALTY TRUST

By:

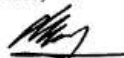

ARTHUR M. BROWN, Successor
Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

September 26, 2013

Personally appeared the above named, **ARTHUR M. BROWN**, Successor Trustee of the **BROWN MILL REALTY TRUST**, known to me or proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that, being authorized so to do, executed the foregoing instrument on behalf of the **BROWN MILL REALTY TRUST**, as its voluntary act and deed for the purposes therein contained.

Before me,



Peter H. Bronstein, Justice of the Peace
My Commission Expires: 02-22-2017