

BK 3677 PG 1121

WARRANTY DEED

We, Robert A. Boulter and Lucy A. Boulter, of 19 Windmill Lane, Town of Hampton, County of Rockingham and State of New Hampshire

for consideration paid, and in full consideration of

ONE and 00/100 (\$1.00) DOLLAR and other valuable consideration

grant to Robert A. Boulter and Lucy A. Boulter, Trustees of the Boulter Family Trust, u/d/t dated October 25, 2001,

with **warranty covenants**

Two certain tracts or parcels of land with any buildings thereon, situated on the southeasterly side of Great Lots Road, in Hampton, County of Rockingham, State of New Hampshire, and being shown as Lot #5 on "Plan of Land of Harrington and Palmer", as revised December 12, 1978, said plan recorded in Rockingham Records #D-8443, and being shown as Lot #4 on plan entitled "Lot Line Revision, Hampton, N.H. for Ansell W. and Irene C. Palmer" as plan #D-16950 said premises being further bounded and described as follows:

Tract I

Beginning at the northerly corner of the within premises on the southeasterly side of Great Lots Road, thence South 48 ° 21' East along Lot #6 on said Plan one hundred thirty-seven and

Property Address: 19 Windmill Lane, Hampton, NH

PM 12:50

Tract I

Beginning at the northerly corner of the within premises on the southeasterly side of Great Lots Road, thence South 48 ° 21' East along Lot #6 on said Plan one hundred thirty-seven and seventy hundredths (137.70) feet; thence South 41 ° 39' West along land now or formerly of Palmer one hundred seven and ninety nine hundredths (107.99) feet; thence North 48 ° 21' West along Lot #4 on said plan one hundred thirty-six and forty-nine hundredths (136.49) feet; thence 41 ° 00' 30'' East along Great Lots Road one hundred eight and no hundredths (108.00) feet to the point of beginning.

Meaning and intending to describe and conveyed the same premises conveyed to the within Grantors by ded of Ronald A. Gonthier dated June 6, 1986 and recorded with the Rockingham County Registry of Deeds at Book 2607, Page 2100.

Tract II

A certain lot or parcel of land, lying and being between Windmill Lane and Moulton Road, in Hampton, Rockingham County, State of New Hampshire, and being shown as Lot #4 on plan entitled "Lot Line Revision, Hampton, N.H. for Ansell W. and Irene C. Palmer", dated December 8, 1986, revised June 3, 1987 by Durgin/Schofield Associates, said plan No. D-16958 recorded in Rockingham Records.

BK 3677 PG 1122

Meaning and intending to describe and convey the same premises conveyed to the within Grantors by deed of Ansell W. Palmer and Irene C. Palmer dated July 20, 1987 and recorded with the Rockingham County Registry of Deeds in Book 2721, Page 2776.


Said premises are subject to the Restrictive Covenants enumerated on Plan #D-8443 and to the restriction on subdivision recited on "Plan of Ansell W. & Irene C. Palmer" as revised January 15, 1979, recorded Rockingham Records #D-8442

Said premises are conveyed subject to the easement rights contained in Deed of Ansell W. Palmer to Exeter & Hampton Electronic Company dated July 13, 1977 and recorded in Rockingham Records Book 2289, Page 433 and Page 434.

Said premises are conveyed subject to the Protective Covenants of Ansell W. Palmer, Francis H. Harrington and A & F Construction, Inc. dated February 23, 1978 and recorded in Rockingham Records Book 2306, Page 458.

~~This transfer is a non contractual transfer within the meaning of RSA 78-B: 1-A, III and is therefore exempt from taxation under RSA 78B: 1 IX.~~

Witness our hands and seal this 26th day of October, 2001.



Robert A. Boulter

