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Flowers + Manning LLP



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23024394 08/17/2023 10:40:39 AM
 Book 6501 Page 702 Page 1 of 3
 Register of Deeds, Rockingham County

Cathy Ann Stacy

LCHIP	ROA657091	25.00
TRANSFER TAX	RO124674	40.00
RECORDING		18.00
SURCHARGE		2.00

WARRANTY DEED

We, DANIEL W. HORNE and BARBARA A. HORNE, a married couple, as Joint Tenant with Rights of Survivorship, now both of 17 Pond Path, North Hampton, Rockingham County, State of New Hampshire, for consideration paid in full of less than One Hundred and 00/100 Dollars (\$100.00), grant to DANIEL W. HORNE and BARBARA A. HORNE, as Co-Trustees of the 17 POND PATH REALTY TRUST w/d/t dated August 9, 2023, and in accordance with the Trustee's Certificate recorded immediately prior hereto, of 17 Pond Path, North Hampton, Rockingham County, State of New Hampshire,

with **WARRANTY COVENANTS**, the following property in Rockingham County, State of New Hampshire:

TRACT 1:

A certain tract or parcel of land, situate partly in North Hampton, and partly in Rye, County of Rockingham, State of New Hampshire, together with the buildings thereon, bounded and described as follows:

Beginning at a point at Country Club Drive so-called, and at the corner of Lot No. 16 as shown on the below described plan; thence N 38° 06' 50" E along said Lot No 16, a distance of 451.12 feet to a point; thence along a stone wall along land now or formerly of Beals and Bradley and traversing the North Hampton, Rye Town Lines the following courses and distances: S 75° 50' 10" E a distance of 65.07 feet to a point; S 75° 50' 10" E a distance of 79.32 feet to a point; S 64° 41' 10" E a distance of 73.30 feet to a point at land now or formerly of Abeniqui Club, Inc.; thence S 38° 06' 50" W along said Abeniqui land, a distance of 41.31 feet to a point; thence still along said Abeniqui land S 38° 06' 50" W a distance of 439.74 feet to a point; thence S 84° 41' 35" W, a distance of 54.92 feet to a point at Country Club Drive; thence along said Country Club Drive along a curve with a radius of 75.00 feet and a length of 83.82 feet to a point; thence N 69° 20' 30" W still along said Country Club Drive, a distance of 91.18 feet to the point of beginning.

LOCUS: 17 POND PATH, NORTH HAMPTON, NEW HAMPSHIRE

Meaning and intending to convey Lot 17 as shown on a "Subdivision of Land 'Country Club Estates' North Hampton, N.H. for William C. Bradley" dated July, 1982 and recorded at the Rockingham County Registry of Deeds as Plan No. D-10985.

TRACT 2:

A certain tract or parcel of land, situated in the Town of North Hampton, County of Rockingham, State of New Hampshire, together with the buildings thereon, bounded and described as follows:

Beginning at a point, at a set iron rod and cap, at land of the Grantee; thence S 34° 42' 43" E for a distance of 158.45 feet, to a point at a set iron rod and cap; thence S 28° 30' 32" W, for a distance of 153.19 feet, to a point at an iron rod and cap set; thence N 61° 12' 37" W for a distance of 179.32 feet, to a point at an iron rod and cap; thence along land of the Grantee N 38° 06' 50" E, for a distance of 481.05 feet, to a point of beginning.

Meaning and intending to describe a 30,908 square foot parcel. Shown on a plan entitled "Lot Line Adjustment Lot #17 And Lot 119- Country Club Estates, dated 9/7/94" and recorded in the Rockingham County Registry of Deeds as Plan D-23156.

The above-reference 30,908 square foot parcel of land (Tract 2 herein) abuts Lot 17 on the above-referenced Plan D-10985 (Tract 1 herein) and was annexed to and became a part of the so-called Lot 17. See Deed Recorded at Book 3087, Page 2466 and Plan No. D-23156.

Tract 1 is subject to: (1) Protective Covenants dated October 1, 1982 and recorded at the Rockingham County Registry of Deeds at Book 2423, Page 747; (2) a 20' wide drainage and water easement as shown on the above-described plan No. D-10985.

Tract 2 is subject to a 20' wide drainage and water easement as shown on the above-described Plan No. D-10985.

This conveyance is subject to, and with the benefit of certain "Reciprocal Easement Agreement", recorded at the Rockingham County Registry of Deeds at Book 3087, Page 2407.

Meaning and intending to describe and convey the same premises conveyed to Daniel W. Horne and Barbara A. Horne by Deed from Sandra L. Wadsworth, Trustee of the Sandra L. Wadsworth Trust, recorded on May 9, 2022 in the Rockingham County of Registry Deeds in Book 6406, Page 331.

Daniel W. Horne and Barbara A. Horne, as Trustees of the 17 Pond Path Realty Trust, have full and absolute power in said Trust Agreement to convey any interest in real estate and improvements

thereon, and pledge said property as security, held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustees have said power or is properly exercising said power or to see the application of any Trust asset paid to the Trustees as a conveyance thereof.

This Property is not homestead premises.

WITNESS our hands and seals this 9th day of August 2023.


DANIEL W. HORNE

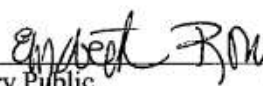

BARBARA A. HORNE

STATE OF NEW HAMPSHIRE

Brockingham, ss

August 9, 2023

Then personally appeared before the undersigned Notary Public, the above-named DANIEL W. HORNE, who proved to me through satisfactory evidence of his identification, that being personally known to me, and who acknowledged to me that he signed this document voluntarily and for its stated purpose, that the foregoing statements are true and correct, and that he signed his free act and deed, before me.

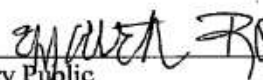

Notary Public
My Commission Expires: ELIZABETH ROWE
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
October 13, 2026

STATE OF NEW HAMPSHIRE

Brockingham, ss

August 9, 2023

Then personally appeared before the undersigned Notary Public, the above-named BARBARA A. HORNE, who proved to me through satisfactory evidence of her identification, that is, being personally known to me, and who acknowledged to me that she signed this document voluntarily and for its stated purpose, that the foregoing statements are true and correct, and that she signed as her free act and deed, before me.


Notary Public
My Commission Expires: ELIZABETH ROWE
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
October 13, 2026