

Return to:



LCHIP	ROA637951	25.00
TRANSFER TAX	RO120090	31,500.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that I, **ABIGAIL W. TAYLOR**, single, of 20 Causeway Road, Rye Beach, New Hampshire 03870, for consideration paid, hereby grant to **MICHAEL COUTU** and **JOANNE COUTU**, husband and wife of 83 Rockport Ledges, Rockport, Maine 04856, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS**, the following described premises:

A certain lot or parcel of land with the buildings thereon, situate at Rye Beach, County of Rockingham, State of New Hampshire, bounded and described as follows:

Beginning at a point in the Easterly sideline of Causeway Road at the Northerly corner of land now or formerly of Hovey E. Slayton Trust; thence running N 24° 32' E eighty-three and one-tenths (83.1) feet, and N 41° 53' E two hundred seventy-five and one-tenths (275.1) feet by Causeway Road to a concrete bound; thence turning and running S 52° 40' E by land leased to Abenaki Golf Club three hundred seventy-nine and sixty-five hundredths (379.65) feet to a stone bound; thence turning and running S 50° 48' W by land of Farragut Hotel Co. two hundred fifty-three and three-tenths (253.3) feet to a ditch; thence turning and running S 51° 49' E by said ditch seventy-two and eighty-five hundredths (72.85) feet to an iron rod in the center of a stone bridge; thence running S 48° 48' E by said ditch thirty-six (36) feet to a corner at land now or formerly of Donald J. Smith; thence turning and running S 53° 07' W by said land one hundred eighty-six (186.0) feet to a stone wall; thence turning and running N 13° 08' W seventy and forty-five hundredths (70.45) feet, N 26° 54' W twenty-six and five tenths (26.5) feet, and N 37° 14' W one hundred fourteen and one tenth (114.1) feet by a stone wall and land now or formerly of Harold W. and Virginia S. Smith to a corner; thence in a Northwesterly direction by the arc of a curve to the left having a radius of one hundred ten (110.0) feet a distance of forty-nine and three tenths (49.3) feet; thence N 57° 32' W twenty-seven and seventy-five hundredths (27.75) feet and N 61° 06' W one hundred nineteen and five tenths (119.5) feet by said stone wall and land now or formerly of Hovey E. Slayton Trust to the point of beginning. Containing 3.152 acres.

Meaning and intending to convey the same premises conveyed to the Grantor by deed of Linda Jean Howe dated March 15, 2010 and recorded in the Rockingham County Registry of Deeds at Book 5095, Page 1797. John H. Taylor died on July 6, 2014. See 10th Circuit-Probate Division-Brentwood, Case No. 318-2014-ET-01200.

Signed this 29th day of November, 2022.

Abigail W. Taylor
Abigail W. Taylor

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this, the 29th day of November, 2022, before me, the undersigned Officer, personally appeared Abigail W. Taylor, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes set forth therein.

Laura Ramsdell
Justice of the Peace/Notary Public
My commission expires: _____

