



LCHIP	ROA594932	25.00
TRANSFER TAX	RO111402	43,500.00
RECORDING		18.00
SURCHARGE		2.00

After Recording Return To:

Thomas F. Weyant and Diane M. Weyant, Trustees of Weyant Family Investment Trust dated August 25, 2021

4 Noreast Lane, Hampton, NH 03842

DW YW

43,500.00

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS: That **Donna M. Fregosi, single**, of 4 Noreast Lane, Hampton, NH 03842, for consideration paid, grants to **Thomas F. Weyant and Diane M. Weyant, Trustees of Weyant Family Investment Trust dated August 25, 2021** of, with **WARRANTY COVENANTS**:

* of 37 Hunsey Drive, Hampton, NH 03842

Two certain parcels of land with the buildings thereon located in Hampton, County of Rockingham and State of New Hampshire known as Lot #568 on Plan of Revised Lease Plan of North Shore Lots dated February 1984 by John W. Durgin Associates recorded at the Rockingham County Registry of Deeds as Plan D-13952, being also shown as said Town's Tax Assessor's former records as Map 135, Lot #568 and currently shown as Map 99, Lot 11, Plot 1 and more particularly described as follows:

Parcel I:

Beginning at an iron rod set at the northwesterly corner of Lot #567 on the easterly side of Nor'East Lane; thence proceeding N 69° 16' 30" E by and along said Nor'East Lane a distance of 29.08 feet to an iron rod set along the conveyed premises and Nor'East Lane as shown on said Plan; thence proceeding in a northeasterly direction along said Nor'East Lane a distance of 44.85 feet to an iron rod set at the corner of the conveyed premises and Lot #569 on said Plan; thence proceeding S 66° 55' 35" E along said Lot #569 a distance of 46.86 feet to an iron rod set along the conveyed premises and said Lot #569, said point being on the southerly sideline of said Lot #569; thence proceeding S 77° 06' 30" E along said Lot #569 a distance of 47.00 feet to a point at the corner of the conveyed premises and said Lot #569 and a seawall; thence proceeding S 29° 55' 00" W along said seawall a distance of 52.29 feet to a drillhole found at the corner of the conveyed premises and Lot #567; thence proceeding N 71° 57' 30" W along said Lot #567 a distance of 135.69 feet to the point of begun at.

Parcel II:

Beginning at an iron rod set at the southeasterly corner of Lot No. 583 on the northwesterly sideline of Nor'East Lane; thence proceeding N 18° 45' 35" E along said Lot No. 583 a distance of 33.06 feet to an iron rod set at the corner of the conveyed premises and Lot No. 583 and land now or formerly of the Town of Hampton; thence proceeding in a southeasterly direction along said land of the Town of Hampton a distance of 23.00 feet to an iron rod set at Lot No. 569; thence proceeding S 66° 55' 35" E along said Lot No. 569 a distance of 21.00 feet to an iron rod set at the corner of the conveyed premises and Lot No. 569 and the northwesterly sideline of Nor'East Lane; thence proceeding in a southwesterly direction along said Nor'East Lane for a distance of 25.67 feet to an iron rod set along the conveyed premises and Nor'East Lane; thence continuing on a southwesterly direction along said Nor'East Lane for a distance of 31.08 feet to the point begun at.

Subject to the following items recorded in the Rockingham County Registry of Deeds:

Septic tank-sewage disposal easement recorded at Volume 2258, Page 1672. J

Right of way for occupants of Lot No. 583 to pass and repass by foot for the purposes of access to the beach as shown on drawing entitled "Town of Hampton, NH, North Shore Lot Nos. 568 and 583" by Chester A. Leach, dated April 1976 and recorded at Volume 2258. Page 1779 on June 11, 1976.

Reserving all right to the Town of Hampton and to the public in that roadway known as Nor'East Lane as shown on Plan No. 13952.

The Reservations, covenants and restrictions contained in the deed of the Town of Hampton to the grantor herein dated February 25, 1985 and recorded at Volume 2534, Page 1513.

Any portion of the conveyed premises bounded by the Atlantic Ocean, all land lying between the Atlantic Ocean (mean high water mark) and the subject parcel shall remain the Town of Hampton.

All restrictions and reservation herein are binding on the grantees, their heirs, administrators, successors, assigns and legal representatives.

Subject to all easements, restrictions, and/or covenants of record, that may be applicable.

Meaning and intending to describe and convey the same premises conveyed to Frank M. Fregosi and Donna M. Fregosi by virtue of a deed from Richard Fitzpatrick and Karen Fitzpatrick, dated October 20, 2016 and recorded with the Rockingham County Registry of Deeds on November 9, 2016 at Book 5771, Page 2081. Donna M. Fregosi is the surviving joint tenant of Frank M. Fregosi who died March 16, 2021. See Death Certificate recorded herewith.

The grantor hereby releases all rights of homestead and other interests therein in the above described premises.

Executed this 4th day of November, 2021.

Donna M. Fregosi
Donna M. Fregosi

STATE OF NH
COUNTY OF Rockingham

Then personally appeared before me on this 4th day of November, 2021, the said Donna M. Fregosi and acknowledged the foregoing to be her voluntary act and deed.

Shannon N. Foglia
Notary Public/Justice of the Peace
Commission expiration: July 11, 2023

