

E # 2102685 02/22/2021 09:02:23 AM
Book 3569 Page 952 Page 1 of 2
Register of Deeds, Carroll County

Lisa Scott

LCHIP CAA128596 25.00

RETURN TO:

Stewart Title Company - Scarborough
20 Mussey Road, Suite 3
Scarborough, ME 04074

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I Erica Murphy f/k/a Erica T. MacDonald, of 1409 Wakefield Road, Sanbornville, NH 03872, for consideration paid, grant(s) to Erica Murphy and Ryan P. Murphy, of 1409 Wakefield Road, Sanbornville, NH 03872, as joint tenants, with WARRANTY COVENANTS, the following described premises: All 4 parcels in the Town of Wakefield

A certain parcel of land, with the buildings thereon situated in the Town of Wakefield, County of Carroll and State of New Hampshire, composed of four (4) separate parcels which are described as follows:

PARCEL ONE:

A parcel of land consisting of one (1) acre more or less, situated on the Westerly side of Old Route 16 leading from Sanbornville to Union; said parcel bounded Southerly by land formerly of John Corson, Westerly by land now or formerly of the Boston and Maine Railroad, Northerly by land formerly of W.W. Pike and now or formerly of George W. Holt, and Easterly by said Old Route 16.

Locus may be SUBJECT TO a right-of-way over said parcel for egress and ingress to land nor or formerly of Edwina J. Cheney. For reference see deed recorded at Book 590, Page 184 of the Carroll County Registry of Deeds.

PARCEL TWO:

A parcel of land commencing at a point on Old Route 16 marked by a stake at the Southeasterly corner of land formerly owned by Edwina J. Cheney; thence running Westerly twenty (20) rods to land now or formerly of the Boston and Maine Railroad to a point marked by an iron stake; thence running along the railroad 'line' for sixteen (16) rods to a point marked by an iron stake; thence running Easterly to Old Route 16 to a point marked by a stake and stones; thence running along Old Route 16 to the point of beginning. Said parcel of land is sixteen (16) rods wide at each end and is said to contain three hundred and twenty (320) square rods, more or less.

PARCEL THREE:

A parcel of land consisting of twenty (20) acres, more or less, bounded Northerly by land formerly of J. P. Fellows; thence Easterly by land now or formerly of the Boston and Maine Railroad; thence Southerly and Westerly by the Branch River to the point of beginning.

SUBJECT TO the right of flowage and drainage owned by the Great Falls Manufacturing Company (for reference see deed recorded at Book 141, Page 97 of the Carroll County Registry of Deeds).

SUBJECT TO an easement to Twin State Gas and Electric Company recorded at the Carroll County Registry of Deeds at Book 226, Page 543. It is understood that said easement rights are vested with PSNH.

PARCEL FOUR:

A parcel of land consisting of two (2) acres, more or less, located on the West side of Old Route 16; said parcel begins at a point marking the Southwest corner of land formerly of Thomas Rouba, and running Northerly and Westerly by said Rouba land to land now or formerly of the Boston and Maine Railroad; thence running Southerly to the Old River bed; thence following said river bed and Union river to land formerly of John Corson; thence by the former Corson land in an Easterly direction to the point of the beginning.

LOCUS may be BENEFITED by a right-of-way across land formerly of Milan P. Creaser and Marion F. Creaser for 'water use.' (For reference see deed recorded at Book 590, Page 184 of the Carroll County Registry of Deeds.)

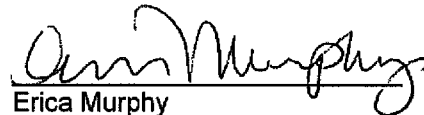
Erica T. Macdonald by virtue of a Warranty Deed from Lois G. Starkey dated July 6, 2019 and recorded in the Carroll County Registry of Deeds at Book 3452, Page 82. Further reference is made to a deed from David Alexander Leith and Melinda Leith Fuller to Bernard K. Starkey and Lois G. Starkey dated December 10, 1993 and recorded in said Registry of Deeds at Book 1558, Page 59. Bernard K. Starkey died on July 9, 2017 leaving Lois G. Starkey surviving joint tenant.

I/We the grantor(s) hereby release all rights of homestead and any other interests therein in and to the above described premises.

Reference is made to title vested in Erica T. Macdonald by virtue of a Warranty Deed from Lois G. Starkey dated July 6, 2019 and recorded in the Carroll County Registry of Deeds at Book 3452, Page 82. Further reference is made to a deed from David Alexander Leith and Melinda Leith Fuller to Bernard K. Starkey and Lois G. Starkey dated December 10, 1993 and recorded in said Registry of Deeds at Book 1558, Page 59. Bernard K. Starkey died on July 9, 2017 leaving Lois G. Starkey surviving joint tenant.


EXECUTED this 16th day of February, 2021.


Witness


Erica Murphy

State of Maine
County of York

On this 16th day of February, 2021, personally appeared, before me, the above named Erica Murphy f/k/a Erica T. MacDonald, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.


Justice of the Peace/Notary Public/Attorney at Law
Print Name:
My commission expires: 2-2-27

HAL J. TIPPETTS
Notary Public, State of Maine
My Comm. Exp. February 2, 2027

Pursuant to RSA Section 78-B:2 Exceptions, IX - Non Contractual Transfer- there is no transfer tax