

WARRANTY DEED

I, NADA B. MORGAN, a widow

of Packers Falls Road, ~~XXXX~~ Town ~~XXXX~~ of Lee, Strafford County, State of New Hampshire

for consideration paid, grant to James E. Kunkle and Sharon A. Kunkle, husband and wife, as joint tenants with rights of survivorship,

of Packers Falls Road, ~~XXXX~~ Town ~~XXXX~~ of Lee, Strafford County, State of New Hampshire

with WARRANTY covenants.

A certain tract or parcel of land situate off the Easterly side of Packers Falls Road in the Town of Durham, County of Strafford and State of New Hampshire, and being Lot B-2 as set forth on a plan entitled "Nada B. Morgan by G.L. Davis and Associates", dated March 1982, of record in the Strafford County Registry of Deeds, bounded and described as follows:

Beginning at a steel stake set in the ground, which point is N 87° 28' E a distance of seven hundred forty-four and fifty-one one hundredths feet (744.51') from the Easterly side of said Packers Falls Road, the same being on the Durham/Lee town line; thence continuing N 87° 28' E a distance of forty-one and twenty-eight hundredths feet (41.28') at other land of James E. and Sharon A. Kunkle; thence S 47° 01.5' E by and along land of said Kunkle and lot designated as E-2A a distance of eight hundred eighteen and twenty-four hundredths feet (818.24') to an intersecting stone wall; thence S 18° 17' W by and along a stone wall and land of Edith M. Phair Worthen a distance of fourteen and fourteen hundredths feet (14.14') to land of the Town of Durham designated as "Spruce Hole"; thence by and along land of the said Town of Durham the following courses and distances:

S 78° 18' W a distance of two hundred and seventeen hundredths feet (200.17'); S 76° 48' W a distance of two hundred nineteen and fifteen hundredths feet (219.15'); S 74° 48' W a distance of six hundred twenty-two and twenty-nine hundredths feet (622.29)

to a steel stake at the Durham/Lee town line; thence turning and running N 24° 48.5' E by and along other land of the Town of Durham designated as Lot B-1A a distance of nine hundred six and seven hundredths feet (906.07') to the point of beginning, the same containing eight and seventy-six hundredths (8.76) acres.

Meaning and intending to convey a portion of the premises conveyed to Norman R. Morgan and Nada B. Morgan as joint tenants by Warranty Deed of James H. Fisher and Helen J. Fisher dated August 12, 1958, and recorded in Book 692, Page 13 of the Strafford County Registry of Deeds, the said Nada B. Morgan being the survivor of them. Reference is also made to the Estate of Norman R. Morgan, Strafford County Probate Number A19387.

N/A

wife

of said Grantor, release to said

husband

Grantee all rights of homestead and other interest therein.

WITNESS my hand and seal this 17th day of August, 1984.

Witness:

[Signature]

Nada B. Morgan
Nada B. Morgan

045355

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
20.00

STATE OF NEW HAMPSHIRE
STRAFFORD SS.

Nada B. Morgan

personally appeared and acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me,

Aug 11, 1984
REGISTER OF DEEDS
STRAFFORD COUNTY

[Signature]
Justice of the Peace
Notary Public.

1984 AUG 14 PM 12:12

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BK 1141 PG 0627