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STRAFFORD COUNTY
REGISTRY OF DEEDS

Nicholas R. Aeschliman, Esq.
P.O. Box 505
Portsmouth, NH 03802-0505

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE
REAL ESTATE
ADMINISTRATION



THOUSAND HUNDRED AND 40 DOLLARS
582257 \$ *****40.00
05/07/2003

VOID IF ALTERED

Durham

QUITCLAIM DEED

Arthur R. DiMambro of 49 Madbury Road, Durham, New Hampshire for consideration paid, grant to Arthur R. DiMambro (of 49 Madbury Road, Durham, New Hampshire), as Trustee of the Arthur R. DiMambro 2003 Trust, a revocable trust.

With Quitclaim Covenants

My undivided 50% interest in the following two parcels of land with the buildings thereon located in Durham, New Hampshire.

Parcel 1:

A certain parcel of land with the buildings thereon, situate on the Westerly side of Madbury Road in Durham, Strafford County and State of New Hampshire, shown on plan entitled "Plan of Land, C. Fay Peterman, Durham, N.H., dated June 1955, G.L. Davis & Associates", a copy of which is recorded in Strafford County Registry of Deeds, Pocket #1, Folder #1, as Plan #7, and bounded and described as follows:

Beginning at an iron pipe in the Westerly sideline Madbury Road, said iron pipe also being at the junction of the Northeasterly corner of the herein described premises with the Southeasterly corner of land now or formerly of Clayton L. and Edna A. Follansbee; thence S 00° 20' W by the Westerly sideline of Madbury Road a distance of one hundred forty-eight and twenty-one hundredths (148.21) feet to an iron pipe at the Northeasterly corner of land now or formerly of Wallace J. and Helen A. Morse; thence N 87° 04' W by land of said Morse a distance of one hundred seventeen and twenty-four hundredths (117.24) feet to an iron pipe at the Northeasterly corner of land now or formerly of Albert and Angie Mitchell; thence S 88° 39' W by land of said Mitchell a distance of eighty-three and ten hundredths (83.10) feet to an iron pipe; thence S 00° 43' E by land of said Mitchell a distance of fifteen and three hundredths (15.03) feet to an iron pipe; thence S 89° 13' W by land of said Mitchell a distance of twelve and thirty-

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three hundredths (12.33) feet to an iron pipe at the Southeasterly corner of land now or formerly of C. Fay Peterman; thence N 02° 22' W by land of said Peterman a distance of one hundred twenty-nine and fifty hundredths (129.50) feet to an iron pipe; thence N 15° 56' E by land of said Peterman a distance of one hundred forty and twenty-four hundredths (140.24) feet to an iron pipe at land of said Follansbee; thence S 52° 30' E by land of said Follansbee a distance of one hundred sixty-eight and forty-nine hundredths (168.49) feet to an iron pipe; thence S 87° 09' E by land of said Follansbee a distance of forty-six and forty hundredths (46.40) feet to the point of beginning.

Being the same premises conveyed to Arthur R. DiMambro and H. Celeste DiMambro by deed from Bernard T. Casey and Leona B. Casey dated June 3, 1963 recorded in the Strafford County Registry of Deeds Book 763 Page 260. Said deed contains a scrivener's error in which the middle initial of Arthur R. DiMambros's name is incorrectly stated as D.

Parcel 2:

A certain tract of land situated in Durham, County of Strafford and State of New Hampshire, on the road leading from Durham Village to Madbury Corner, passing the residence of Lucien Thompson, said road known as the Madbury Road, and being bounded and described as follows:

Said tract commencing at a stone post on said Madbury Road, so-called, fifty (50) feet from the land that George H. Whitcher bought of the late James Stevens; thence South 87° West in a straight line to a stone post four hundred eighty (480) feet from said road or first stone post; said second stone post being also fifty (50) feet from said Whitcher land, so-called, and on a line with the Easterly boundary line of the private street on said Whitcher's land; the course of said line being North 7° 10' West; thence from said second stone post North 7° 10' West, one hundred one (101) feet to a third stone post beyond the ditch or run; thence North 23° East, three hundred thirty-one and four tenths (331.4) feet to land of Lucien Thompson; thence South 54° 45' East, four hundred fifty (450) feet by the division fence and wall between land of Winthrop S. Meserve and land of Lucien Thompson to the road first mentioned; thence by said road first mentioned South 1/2° East, one hundred twenty-two and four tenths (122.4) feet to the stone post first mentioned; said tract containing two and three-fourths (2 3/4) acres, more or less. Together with all my right, title and interest in and to the burial lot of three rods square located within said tract.

Reserving to Fred E. Davis, the right to make use of a roadway across the Westerly side of the above described premises, which roadway shall be a continuation of Strafford Avenue, so-called.

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Excepting and reserving from the above described premises the following parcels of land:

1. Premises conveyed from Gustave C. Peterman to Albert Mitchell and Angie Mitchell by deed dated October 17, 1951 recorded in Strafford County Registry of Deeds Book 597 Page 267.
2. Premises conveyed from Gustave C. Peterman to Wallace J. Morse and Helen A. Morse by deed dated January 4, 1954 recorded in Strafford County Registry of Deeds Book 625 Page 327.
3. Premises conveyed by deed from C. Faye Peterman to Elsie M. MacDonald by deed dated September 16, 1960 recorded in Strafford County Registry of Deeds Book 723 Page 217.
4. Premises conveyed by deed from C. Faye Peterman, Executor of the Estate of Gustave C. Peterman to Tawse dated September 15, 1955 recorded in Strafford County Registry of Deeds Book 650 Page 457.
5. Premises conveyed from Arthur R. DiMambro and H. Celeste DiMambro to Elsie M. MacDonald by deed dated June 1965 recorded in Strafford County Registry of Deeds Book 796 Page 104.

Being the same premises conveyed to Arthur R. DiMambro and H. Celeste DiMambro by deed dated June 21, 1967 recorded in Strafford County Registry of Deeds Book 836 Page 350.

Grantor and Celeste DiMambro, wife of Grantor, retain the right of homestead in the above two parcels.

Signed this 2 day of May, 2003.

AR DiMambro
Arthur R. DiMambro, Grantor

Celeste DiMambro
Celeste DiMambro

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State of New Hampshire
Stratford, SS

May 2, 2003

Personally appeared the above named Arthur R. DiMambro and Celeste DiMambro, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Notary Public/Justice of the Peace

My Commission Expires 8/18/2008

Dina W. Leathworth
Notary Public/Justice of the Peace
My Commission Expires 8/18/2008

State of New Hampshire
Stratford, SS

May 2, 2003

Personally appeared, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

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