

WARRANTY DEED

I, WALTER W. CHENEY of 24 Park Court, Town of Durham, County of Strafford and State of New Hampshire, for consideration paid, grant to LOUIS J. MILNE and MARGERY MILNE, husband and wife, as joint tenants with rights of survivorship, of 1 Garden Lane, Town of Durham, County of Strafford and State of New Hampshire, with WARRANTY covenants:

A certain tract or parcel of land situate on the Southerly side of Mill Pond Road in the Town of Durham, County of Strafford and State of New Hampshire, and being designated as Lot C on a plan entitled "Plan of Lots for Walter W. Cheney, Mill Pond Road, Durham, New Hampshire" by G. L. Davis & Associates, dated June 1972 and recorded as Plan 30, Pocket 1 Folder 1 of the Strafford County Registry of Deeds, bounded and described as follows:

Beginning at a stake on the Southerly side of Mill Pond Road at other land of Louis J. Milne; thence running by and along said road on a curve to the right with a radius of One Hundred Eighty Five (185.0) feet a distance of Forty Six and eighty hundredths (46.80) feet; thence running S. 86° 47' W. by and along said road a distance of Ninety Eight and four tenths (98.4) feet to a point at the Northwest corner of the premises herein described and Lot B; thence turning and running S. 0° 45' W. by and along said Lot B a distance of Twenty Two (22) feet, more or less, to College Brook, so-called, as set forth on said Plan; thence turning and running in a generally Southeasterly direction by and along the thread of said brook to a stake at a stonewall at other land of said Milne and the Easterly corner of Lot B; thence turning and running N. 36° 19' E. by and along said stonewall and Milne land a distance of Forty Three and seven tenths (43.7) feet; thence continuing N. 20° 28' E. by and along said stonewall and Milne land a distance of Thirty Six and seven tenths (36.7) feet to a stake at the end of said stonewall; thence continuing N. 03° 13' W. by and along said Milne land a distance of Thirty Three (33.0) feet to the point of beginning.

Meaning and intending to convey a portion of the premises acquired by Walter W. Cheney by Fiduciary Deed of Helen M. Gahan, Executrix under the Will of Arthur M. Gahan, recorded June 29, 1970 in Book 872, Page 460 of the Strafford County Registry of Deeds.

Subject, however, to any and all easements for water, sewer and/or other utilities of record in said Registry as the same may pertain to the subject premises.

In addition to the conveyance of the premises hereinabove set forth, the Grantor, Walter W. Cheney, hereby covenants with the said Louis J. Milne and Margery Milne, to refrain from any and all construction whatsoever, on that portion of Lot B on said Plan, bounded and described as follows:

Beginning at a point on the Southerly side of said Mill Pond Road at the Northwest corner of Lot C, thence running S. 86° 47' W. by and along said Road a distance of Forty Four and two tenths (44.2) feet to a point; thence continuing on a curve to the left with a radius of 88.0 feet a distance of Fifty Six (56) feet, more or less, to College Brook as set forth on said Plan, at the Northwest corner of Lot A; thence

1972 OCT 28 11 59 AM '72

Refer to Collector's Deed in Book 901 Page 220

turning and running in a generally Easterly and Northeasterly direction by and along the thread of said brook to the Westerly corner of Lot C; thence turning and running N. 0° 45' E. by and along said Lot C a distance of Twenty Two (22) feet, more or less, to the point of beginning.

I, CONSTANCE J. CHENEY, wife of Walter W. Cheney, release to said Grantees all rights of homestead and other interest therein.

WITNESS our hands and seals this 19th day of October, 1972.

WITNESS:

Lois F. Ambrose Walter W. Cheney
to both Constance J. Cheney

STATE OF NEW HAMPSHIRE
STRAFFORD COUNTY, SS.

Oct. 19, 1972

Walter W. Cheney and Constance J. Cheney personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

Lois F. Ambrose
Notary Public - Justice of the Peace
MY COMMISSION EXPIRES
SEPT. 16, 1975

014239 STATE OF NEW HAMPSHIRE
TAX ON TRANSFER STATE TAX
OF REAL PROPERTY COMMISSION
OCT--72 = 01.80
P.O. 10666

REGISTER OF DEEDS
STRAFFORD COUNTY

Marjorie E. Holmes