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**Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA214214 25.00
TRANS TAX ST862388 40.00**

WARRANTY DEED

I, Jon D. Mouradian, married, of 222 Old Bay Road, New Durham, NH 03855, for consideration paid, grant to Jon D. Mouradian, Trustee of the Mouradian Legacy Trust, under declaration of trust dated November 15, 2023, with Warranty Covenants:

Tract 1:

A certain tract or parcel of land with all the buildings and improvements thereon identified as Tax Map 253, Lot 3, 79,206 sf, 1.82 acres on a plan entitled, "Subdivision Plan for Lorna F. Hardy, Old Bay Road and Ham Road, New Durham, New Hampshire" by Prospect Mountain Survey dated August 5, 2013, last revised August 26, 2014, approved by New Durham Planning Board on November 4, 2014 and recorded in the Strafford County Registry of Deeds as Plan 108-043. Property located in New Durham, Strafford County, New Hampshire.

Said land is more particularly described as follows:

Beginning at a point at the corner of Old Bay Road and Ham Road being the southeasterly corner of the lot herein conveyed, on a course of N 28° 06' 33" W a distance of 292.98 feet along Old Bay Road to a point;

thence N 43° 20' 34" W a distance of 118.13 feet still along Old Bay Road to a point;

thence N 36° 54' 05" W a distance of 141.75 feet still along Old Bay Road to a point;

thence turning and running N 50° 17' 06" E a distance of 121.24 feet to a point along land referred to as Tax Map 253, Lot 3-1 remaining land on the Plan;

thence turning and running N 85° 45' 10" E a distance of 22.13 feet still along Lot 3-1;

thence turning and running S 46° 56' 40" E a distance of 37.8 feet still along Lot 3-1;

thence running S 31° 03' 13" E a distance of 70.42 feet still along Lot 3-1 to a point;

thence running S 38° 08' 46" E a distance of 186.64 feet still along Lot 3-1 to a point;

thence running S 38° 56' 33" E a distance of 40.26 feet still along Lot 3-1 to a point;

thence running S 71° 08' 24" E a distance of 53.56 feet still along Lot 3-1 to a point on Ham Road;

thence turning and running S 14° 52' 17" W a distance of 202.07 feet along Ham Road to a point;

thence running S 03° 36' 05" W a distance of 102.10 feet still along Ham Road to the point and place of beginning.

SUBJECT TO an Easement to Union Telephone Company dated November 1, 1972 and recorded November 2, 1972 in Book 914, Page 422 of the Strafford County Registry of Deeds, to the extent that it affects locus.

EXCEPTING AND RESERVING the Burying Ground and right to pass and repass to the Burying Ground as described in Tract I of that deed from Lua M. Pike to Samuel G. Hardy and Lorna F. Hardy dated November 20, 1981 and recorded in Book 1073, Page 313 of the Strafford County Registry of Deeds, to the extent that it affects locus. See Note 3 on the Plan indicating "There were no burial grounds found."

Tract II:

Two parcels of land with all the buildings and improvements thereon identified as Tax Map 253, Lot 21 on a plan entitled, "Subdivision Plan for Lorna F. Hardy, Old Bay Road and Ham Road, New Durham, New Hampshire" by Prospect Mountain Survey dated August 5, 2013, last revised August 26, 2014, approved by New Durham Planning Board on November 4, 2014 and recorded in the Strafford County Registry of Deeds as Plan 108-043 and more particularly described as follows:

Parcel I:

A certain tract or parcel of land together with the old buildings and foundations thereto, situate in said New Durham bounded and described as follows:

Beginning at a corner of a stonewall on the East side of Ham Road (formerly known as Birch Hill Road) at its junction with Bay Road opposite the residence formerly of Izah P. Berry, and running easterly by an old wall eleven (11) rods and three (3) feet to the Southeast corner of and old barnyard to a stone wall; thence turning at nearly right angles and running Northerly by said barnyard wall six and one half (6 ½) rods to an iron hub driven in the ground; thence turning at nearly right angles and running Westerly eleven (11) rods to a spotted elm tree at Ham Road near the corner of the old house cellar thence running Southerly by said Birch Hill Road six (6) rods and nine (9) feet to the bound begun at, containing seventy-two square rods, more or less.

Parcel 2:

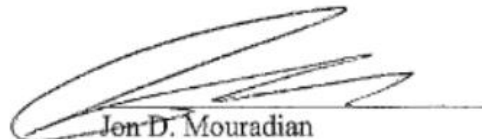
A certain plot of land situate in said New Durham bounded and described as follows:

Beginning at an iron hub set in the ground at the Northeasterly side of Ham Road (formerly known as Birch Hill Road) at New Durham Corner, at a point about one hundred fifty (150) feet Northerly from the Westerly corner of the land purchased from the C.H. Hayes Corp. of Haverhill, Mass. by Zanello D. Berry; by deed dated September 2, 1924, containing about one half (1/2) acre and of record in Strafford County Records, Book 412, Page 440 (Parcel 1 of Tract II herein); thence running Easterly from the point of beginning to the Northerly corner of said Parcel 1; thence turning at an acute angle and following the Northwesterly side of said Parcel 1 to an elm tree, which is the Westerly corner of said Parcel 1 at the roadside; thence by the highway about one hundred fifty (150) feet to the point of beginning. This is a triangular tract containing a factional part of an acre.

EXCEPTING and RESERVING FROM PARCEL 1, the "Garage Lot" so-called as referred to under the will of Zanello Berry (Strafford County Probate #X 8401) said "Garage Lot" being now or formerly of Ellison.

Meaning and intending to describe and convey the same premises conveyed by Lorna F. Hardy, Trustee of the Lorna F. Hardy 2016 Revocable Trust to Jon D. Mouradian by deed dated December 7, 2016 and recorded in the Strafford County Registry of Deeds in Book 4439, Page 0859.

This Warranty Deed is signed this 15 day of November, 2023.


Jon D. Mouradian

COMMONWEALTH OF MASSACHUSETTS

County Middlesex

On this 15 day of November, 2023 before me, the undersigned notary public, personally appeared Jon D. Mouradian, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed.




Notary Public
My Commission Expires: 6/28/24