


BK 1657PG0782

DEPARTMENT OF REVENUE ADMINISTRATION			REAL ESTATE TRANSFER TAX
***2	THOUSAND 5	HUNDRED AND 70	DOLLARS
MO. DAY YR.	292314		AMOUNT
07/23/1998			\$ ****2570.00
VOID IF ALTERED			

**WARRANTY DEED**

I, LOUISE M. COOK, married of 260 Frost Hill Road, Marlborough, County of Cheshire, State of New Hampshire 03455, for consideration paid, grant to JOHN E. LICHTENSTEIN and SALLY LICHTENSTEIN, husband and wife, both of 37 Depot Street, Marlborough, County of Cheshire, State of New Hampshire 03455, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS**:

A certain tract of land situated in the Town of MARLBOROUGH, Cheshire County, New Hampshire, being on the Easterly side of Frost Hill Road, so-called, with any buildings thereon, bounded and described as follows:

A parcel beginning at the corner of the road which leads from the old cemetery in Marlborough to Troy, and the road that leads Easterly along the South side of Meeting House Pond, and running Southerly on said Troy Road on the Easterly side thereof to a stone wall which is about TWO HUNDRED EIGHTY-EIGHT (288) FEET, more or less NORTHERLY from a corner of a road leading to Jaffrey, and running Easterly on said wall about TWO HUNDRED SEVENTY (270) FEET, more or less, to an old unused road; thence

Running Southeasterly on said road to land now or formerly of Amos A. Mason; thence

Turning and running EASTERLY to Mill Pond; thence

Turning and running NORTHERLY along leased land near brook to the aforesaid Meeting House Pond Road; thence

Turning and running WESTERLY up said road to the place of beginning.

Excepting and reserving from this conveyance, however, an approximately ONE (1) ACRE parcel, more or less, conveyed by Mary E. McLachlan to Ralph P. Farnum, recorded October 10, 1924, at Vol. 415, Page 94 of the Cheshire County Registry of Deeds.

Excepting and reserving, however, from this conveyance, the portion of this parcel conveyed by Dean E. Harding and Eleanor H. Hoff to Manfredo L. Torelli, as Trustee of the Manfredo L. Torelli Trust of 1987, dated February 5, 1988, and recorded at Vol. 1240, Page 460 of the Cheshire County Registry of Deeds.

Being all the remainder of the third parcel described in a conveyance to Dean E. Harding and Eleanor H. Hoff by Robert D. Harding, Dean E. Harding and Eleanor H. Hoff, dated November 22, 1976, and recorded in Vol. 924, Page 232 of the Cheshire County Registry of Deeds. Dean E. Harding's source of title is as an heir to Nellie M. Harding. The source of title for Jonathan W. Hoff and JoAnn F. Hoff is as the sole heirs of their mother, the same said Eleanor H. Hoff. See Cheshire County Probate Court file #8041.

Meaning and intending to convey all the same premises described in a deed from Jonathan W. Hoff, Joann F. Hoff, and Dean E. Harding to Louise M. Cook, dated March 24, 1993 and recorded in Volume 1441, Page 737 of the Cheshire County Registry of Deeds.

The within Grantor, Louise M. Cook, releases to said grantees, John E. Lichtenstein and Sally Lichtenstein, all rights of homestead and other interests in the premises and Robert L. Cook, husband of Louise M. Cook, releases to said grantees, John E. Lichtenstein and Sally Lichtenstein, all rights of homestead and other interests in the premises.

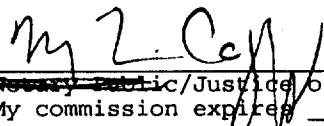
WITNESS my hand this 23rd day of July, 1998.

  
\_\_\_\_\_  
Robert L. Cook

  
\_\_\_\_\_  
Louise M. Cook

STATE OF NEW HAMPSHIRE  
CHESHIRE SS

The foregoing instrument was acknowledged before me this 23rd day of July, 1998 by Robert L. Cook and Louise M. Cook.

  
\_\_\_\_\_  
~~Notary Public~~/Justice of the Peace  
My commission expires \_\_\_\_\_

