

MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

(1)  
18.50  
25.  
25.  
Return to:  
Steven Dominic  
21 Water Street  
Boscawen NH 03303

### FIDUCIARY DEED

We, JAMES A. DOMINIC of 130 Knowles Pond Road, Northfield, New Hampshire 03276, and CHRISTOPHER J. DOMINIC of 48 Charles Street, Apt. C, Penacook, New Hampshire 03303, as Co-Executors of the ESTATE OF REGINALD JOHN DOMINIC, late of Boscawen, Merrimack County, New Hampshire, with consent of heirs of said estate (6th Circuit-Probate Division-Concord, Case Number: 317-2017-ET-00455), and by every other power, for consideration paid, grant to STEVEN DOMINIC and KIMBERLY DOMINIC, husband and wife, of 21 North Water Street, Boscawen, New Hampshire 03303, as Joint Tenants with Rights of Survivorship, with QUITCLAIM COVENANTS, the following:

A certain tract of land with the buildings thereon, known as 21 Water Street, situate in the Town of Boscawen, County of Merrimack, State of New Hampshire, on Water Street, bounded and described as follows:

BEGINNING at the southeast bound of the lot; thence running northerly by said Water Street seventy (70) rods to stone in the northeast corner of the orchard fence; thence west thirteen (13) degrees south, seventeen (17) rods to a corner of a stone wall; thence north twenty-eight (28) degrees west, eight (8) rods; thence west, three and one-half (3 1/2) rods to a pine stump; thence west twenty-two (22) degrees south, thirty-three (33) rods; thence north thirteen (13) degrees west, nineteen (19) rods; thence west, three (3) degrees south, eight (8) rods, thence west, eight (8) degrees south, eighteen (18) rods; thence south seventeen (17) degrees east, one hundred four rods; thence easterly to the first mentioned bound, containing sixty (60) acres, more or less, and being a part of the eighty acre lot which was laid out to the original right of the N. Wheeler.

This conveyance being with the same exceptions and reservations as to enclosed burial lot as expressed in the deed of George L. Pratt to Garnet W. Moody, Book 385, Page 451.

MEANING AND INTENDING TO describe and convey the same premises as conveyed in Warranty Deed of Sumner G. Whittier as Administrator of Veteran's Affairs to John Dominikiotis and Elaine Dominikiotis dated November 26, 1958 and recorded in the Merrimack County Registry of Deeds at Book 836, Page 103 on November 28, 1958. John H. Dominic died May 18, 2001. Elaine Dominic derives sole title as his surviving joint tenant.

For further title reference see Settlement Agreement in the Estate of Elaine Dominic (formerly known as Elaine Dominikiotis), 6th Circuit-Probate Division-Concord (Case Number: 317-2016-ET-01072).

This is a transfer given pursuant to NH RSA 78-B:2 XI, therefore, no transfer tax is due.

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTORS OR THEIR SPOUSES.

SIGNED this 17<sup>th</sup> day of April, 2018,



\_\_\_\_\_  
Estate of Reginald John Dominic  
By: James A. Dominic, Co-Executor  
Duly Authorized

MCRD

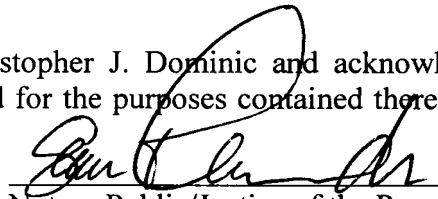
x 

\_\_\_\_\_  
Estate of Reginald John Dominic  
By: Christopher J. Dominic, Co-Executor  
Duly Authorized

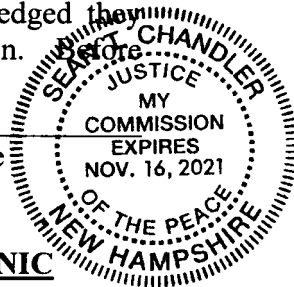
STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

Personally appeared James A. Dominic and Christopher J. Dominic and acknowledged they executed the within as their voluntary act and deed for the purposes contained therein.

me, 4/17/18  
Date



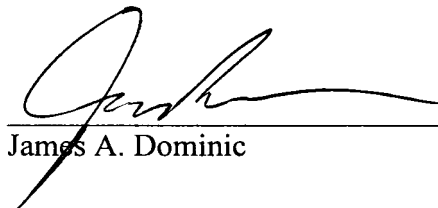
\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires:



**CONSENT OF HEIRS OF THE ESTATE OF REGINALD JOHN DOMINIC**

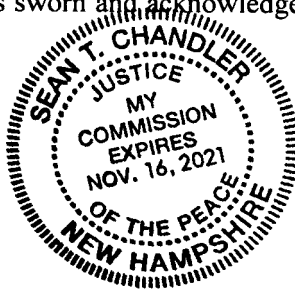
We, the following heirs named under the Last Will and Testament of Reginald John Dominic, hereby consent to the above transfer of their respective interests in real estate located at 21 Water Street, Boscawen, Merrimack County, New Hampshire:

4/17/18  
Date

  
\_\_\_\_\_  
James A. Dominic

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

The foregoing instrument was sworn and acknowledged before me this 17<sup>th</sup> day of April, 2018 by James A. Dominic.



[Signature]  
Notary Public/Justice of the Peace  
My Commission Expires:

4/17/18  
Date

x [Signature]  
Christopher J. Dominic

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

The foregoing instrument was sworn and acknowledged before me this 17<sup>th</sup> day of April, 2018 by Christopher J. Dominic.



[Signature]  
Notary Public/Justice of the Peace  
My Commission Expires:

4/16/18  
Date

[Signature]  
Katherine M. Phelps

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

The foregoing instrument was sworn and acknowledged before me this 18<sup>th</sup> day of April, 2018 by Katherine M. Phelps.



[Signature]  
Notary Public/Justice of the Peace  
My Commission Expires:

4-12-18  
Date

[Signature]  
David J. Dominic

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

The foregoing instrument was sworn and acknowledged before me this 17<sup>th</sup> day of April, 2018 by David J. Dominic.



[Signature]  
Notary Public/Justice of the Peace  
My Commission Expires: