

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

Please return to:

Gregory J. Majewski, Esq.
33 Main St., Suite 201
Nashua, NH 03064

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40.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Anthony F. Armano and Carmela J. Armano, husband and wife having an address at 22 Shaker Road, Concord, Merrimack County, New Hampshire 03301, as a gift and for estate planning purposes, Grant to Anthony F. Armano and Carmela J. Armano, Trustees of the Anthony and Carmela Armano Family Trust under declaration of trust dated July 7, 2015, being a revocable trust and having an address at 22 Shaker Road, Concord, Merrimack County, New Hampshire 03301, with WARRANTY COVENANTS,

A certain tract or parcel of land situate in the City of Concord, County of Merrimack, State of New Hampshire being identified as Lot 1 on a plan entitled "Subdivision Plat Land of Michael & Laura J. Ferro Location 26 Shaker Road Concord, NH - Merrimack County Tax Map 118 Block 3 Lot 19", dated May 15, 2004 with revisions through October 13, 2004, drawn by FWS Land Surveying P.L.L.C., and recorded in the Merrimack County Registry of Deeds as Plan No. 17106 (the "Plan"). Said Lot 1 being more particularly bounded and described as follows:

Beginning at point on the easterly sideline of Shaker Road, said point being located on the boundary line between the within described premises and Tax Map 118, Block 3, Lot 19, a distance of 3.00 feet from a 1" steel pin with cap set, as shown on the Plan; thence running South 66° 31' 26" East a distance of 114.92 feet to a 1" steel pin set; thence running 86° 18' 04" East a distance of 70.75 feet to a 1" steel pin set; thence turning and running North 23° 28' 34" East a distance of 142.04 feet to a 1" steel pin set; thence turning and running South 78° 41' 25" East a distance of 367.72 feet to a 2" iron pipe found; thence turning and running South 25° 03' 09" West a distance of 149.20 feet to a 2" iron pipe found; thence turning and running North 88° 27' 25" West a distance of 370.83 feet to a steel pin set; thence running North 86° 18' 04" West a distance of 205.49 feet to an iron pin set on the easterly sideline of Shaker Road; thence turning and running North 23° 28' 34" East a distance of 113.71 feet to the point of beginning.

Containing 1.844 acres, more or less.

Subject to the following:

1. All facts, easements, conditions and restrictions as shown on the Plan.

ATTORNEY GREGORY J. MAJEWSKI
33 Main Street, Suite 201 • Nashua, New Hampshire 03064

2. There shall be no further subdivision of the within described Lot #1. This restriction shall be permanent and shall be binding upon the Grantees, their successors and assigns.

Meaning and intending to convey the same premises conveyed to the within Grantors by deed of Michael Ferro and Laura J. Ferro dated November 29, 2005 and recorded in the Merrimack County Registry of Deeds in Book 2848, Page 1323.

The property address is 22 Shaker Road, Concord, NH 03301.

This conveyance is subject to the \$40.00 minimum transfer tax.

Witness our hands this 7th day of July, 2015.



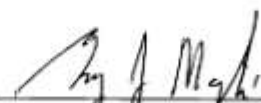

Anthony F. Armano



Carmela J. Armano

STATE OF NEW HAMPSHIRE)
)SS
COUNTY OF HILLSBOROUGH)

On this the 7th day of July, 2015, personally appeared Anthony F. Armano and Carmela J. Armano and acknowledged the foregoing to be their free act and deed for the purposes therein contained. Before me,



Notary Public Gregory J. Majewski, Esq.
My commission expires: 5/1/2018

