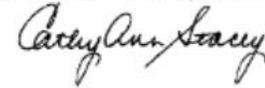


After recording, return to:

McKenna.Law, PLLC
PO Box 10256
Bedford, NH 03110

Tax Exempt



LCHIP	ROA701533	25.00
RECORDING		18.00
SURCHARGE		2.00

QUITCLAIM DEED

ALEXANDER S. MADDEN and EVELYN MADDEN, husband and wife, for consideration paid, grants to the **828 TRUST U/D/T DATED NOVEMBER 21, 2024**, a New Hampshire revocable trust, of 102 East Broadway, Town of Derry, County of Rockingham, State of New Hampshire, 03038, with QUITCLAIM COVENANTS:

A certain tract of land, together with the buildings thereon, A certain tract or parcel of land, together with the buildings thereon situated in Derry, County of Rockingham, State of New Hampshire, near the southerly shore of Beaver Lake, and being more particularly bounded and described as follows:

Beginning at a cement post on the southerly side of a private way and as the northeast corner of land now or formerly of Triss; thence southwesterly by said Triss land, 120 feet to an iron hub; thence southeasterly by other land, 112 feet to an iron hub. thence northeasterly by other land, 100 feet to an iron hub at the aforesaid private way, thence westerly by said private way, 112 feet to the point of beginning.

There is reserved a right of way 12 feet in width along the westerly side of the conveyed premises and on the northerly side thereof and extending to the public highway.

As appurtenant to said land, there is granted a right of way over the private way bordering the conveyed premises on the northerly side thereof and extending to the public highway

There is also granted a right of way to the shore of Beaver Lake along the easterly boundary line of Lot No. 2, now or formerly owned by Martha M. LeVine and Herbert A. LeVine and next adjoining cottage lot formerly owned by Benjamin S. Hoisington.

Book: 6607 Page: 166

Meaning and intending to describe and to convey all and the same premises conveyed to ALEXANDER S. MADDEN and EVELYN MADDEN by DUANE SKOFIELD and PAMELA SKOFIELD by warranty deed dated February 7, 2023, and recorded in Book 6469, Page 226 of the Rockingham County Registry of Deeds.

We the Grantors hereby release all rights of homestead in the above described premises.

This transfer is exempt from transfer tax in accordance with N.H. R.S.A. 78-B:2 XXII.

[SIGNATURES FOLLOW]

SIGNATURES

EXECUTED this 13th day of March, 2025.

GRANTORS



Alexander S. Madden, as an Individual



Evelyn Madden, as an Individual

NOTARIAL ACT

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

|
| ss.
|

On this 13th day of March, in the year of our Lord 2025, before me, the undersigned notary public, personally appeared ALEXANDER S. MADDEN and EVELYN MADDEN, proved to me through satisfactory evidence of identification, which were New Hampshire driver's licenses, to be the persons whose names are signed on the preceding document and who acknowledged to me that they signed it voluntarily for its stated purpose and as their free act and deed.

[SEAL]

RYAN MCKENNA
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
April 7, 2026



Notary Public: Ryan C. McKenna
Commission Expires: April 7, 2026