

E- Doc # 240029001  
Book 9801 Page 393

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Return to:  
Emily M. S. Jones  
292 Buckley Road  
Weare, NH 03281  
\$ 6750.00

Mary Ann Crowell  
Register of Deeds, Hillsborough County  
LCHIP HIA747199 25.00  
TRANS TAXHI162583 6,750.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Andrew Paul Kafegelis**, of 292 Buckley Road, Weare, NH 03281 and **Caitlyn Kafegelis**, of 113 Wiley Hill Road, Londonderry, NH 03053, husband and wife, for consideration paid grants to **Emily M. S. Jones**, of 81 Orchard Path Road, Weare, NH 03281, with WARRANTY COVENANTS:

Tract 1: A certain tract or parcel of land, with the buildings thereon, situate in the Town of Weare, County of Hillsborough, State of New Hampshire, bounded and described as follows:

Beginning on the highway leading from the Deering Road, so called, to the farm of Joseph L. Delaney at an iron bound on the south side of the wall near the dwelling house on said premises;

thence easterly by the south side of said stone wall to land formerly of Amos Breed; thence southerly by said Breed land and land formerly of Mary B. Breed to other land formerly of Mary B. Breed; thence westerly by said Mary B. Breed land and the range way and land now or formerly of Joseph L. Delaney to other land of said Delaney; thence northerly following the stone wall by said Delaney land, land formerly of Moses A. Hodgdon and land of John A. Locke, to the Deering Road, so called, leading from Weare Center to Deering; thence easterly by said Deering Road to the highway leading to the Joseph L. Delaney farm; thence southerly by said last mentioned highway to the place of beginning.

Containing forty-seven (47) acres, more or less.

Tract 2: A certain tract or parcel of land, with the buildings thereon, situate on the south side of the Deering Road, so-called, which runs from Clinton Grove to East Deering, in the Town of Weare, County of Hillsborough, State of New Hampshire, bounded and described as follows:

Beginning at a bound on the southerly side of said road at the southerly side of said road at the southeasterly corner of the said Deering Road and the road to the farm now or formerly of Joseph L. Delancy; thence southerly by the easterly side of said road South 3 degrees West three hundred (300) feet, more or less, to an iron bound at the edge of said road which marks the northwesterly corner of land now or formerly of Alice E. Flint; thence by the northerly boundary of land of said Flint along a stonewall South 73 degrees East and continuing to a brook known as

Peacock Brook; thence northerly along the thread of the stream of said brook to the Deering Road aforesaid; thence westerly by the southerly side of said road to the point of beginning.

Tract 3: A certain tract or parcel of land, situate in the Town of Wear, County of Hillsborough, State of New Hampshire, bounded and described as follows:

Being the roadbed of the Old Buckley Road as it runs from a point on the southeasterly side of the New Buckley Road, as described in deed of Alice Flint to the Town of Weare dated September 20, 1984, and recorded in the Hillsborough County Registry of Deeds at Book 3218, Page 923, and runs in a southerly direction to a point where it intersects with the easterly side of the New Buckley Road.

The approximate length of the roadbed being conveyed herein is nine hundred (900) feet.

EXCEPTING AND RESERVING, however, from the above-described parcels the following conveyances:

1. Quitclaim deed from Alice Flint to the Town of Weare dated September 20, 1984, and recorded in the Hillsborough County Registry of Deeds at Book 3218, Page 923.
2. Warranty deed from Alice E. Flint to Peter D. Rice, Jill B. Rice and Karen Crummey dated May 2, 1985, and recorded in the Hillsborough County Registry of Deeds at Book 3307, Page 577.
3. Warranty deed from Alice E. Flint to Mark A. Skillin and Cheryl A. Skillin dated April 15, 1988, and recorded at the Hillsborough County Registry of Deeds at Book 4709, Page 84.

Reference is made to the plans of land entitled "Plan of Land, Property of Alice E. Flint, Weare, N.H.," dated September, 1984, and recorded in the Hillsborough County Registry of Deeds as Plan #17191, and "Subdivision Plan, Property of Alice E. Flint, Weare, N.H." dated July, 1987, and recorded in the Hillsborough County Registry of Deeds as Plan# 21964. Excepting and reserving any and all conveyances out.

The within described parcels are conveyed SUBJECT TO the following, to the extent the same may affect the within conveyed parcels:

1. Right of way granted by Lawrence W. Flint and Alice Flint to Wilfred E. Lahey and Ruth D. Lahey dated November 9, 1979, and recorded in the Hillsborough County Registry of Deeds at Book 3303, Page 222.
2. Boundary Agreement between Alice E. Flint and Gregory Sapowicz and Francine Sapowicz dated October 13, 1987, and recorded in the Hillsborough County Registry of Deeds at Book 4709, Page 98.
3. Land and Building Restrictions for Alice Flint Subdivision, Buckley Hill Road, Weare, New Hampshire dated October 27, 1987, and recorded in the Hillsborough County Registry of Deeds at Book 4709, page 100, as applicable.

Meaning and intending to describe and convey the same premises conveyed to Andrew Paul Kafegelis and Caitlyn Kafegelis by virtue of a Deed from Michael A. Depietro and Kelly Depietro dated March 10, 2022 and recorded in the Hillsborough Registry of Deeds in Deed Book 9596 at Page 534.

We, the grantors, hereby release all rights of homestead in the above-described premises.

Executed this 9/6/24.

[Signature]  
Andrew Paul Kafegelis

[Signature]  
Caitlyn Kafegelis

State of New Hampshire  
County of Hillsborough

Then personally appeared before me on this 9/6/24 the said Andrew Paul Kafegelis and Caitlyn Kafegelis and acknowledged the foregoing to be their voluntary act and deed.



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