

Soule, Leslie, Kidder, Sayward &
Loughman PLLC

\$40.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS,

That, DONALD A. HIRD and SHERYL S. HIRD, husband and wife, of 121 Stark Highway South, Dunbarton, New Hampshire 03046,

for consideration paid, grant(s) to

DONALD A. HIRD and SHERYL S. HIRD, TRUSTEES of the HIRD FAMILY REALTY TRUST w/d/t November 9, 2021, having a mailing address of 121 Stark Highway South, Dunbarton, New Hampshire 03046,

with QUITCLAIM COVENANTS

All that certain real estate situate in Dunbarton, Merrimack County, New Hampshire with the following improvements located thereon, described as follows:

(121 Stark Highway, Dunbarton) A certain tract or parcel of land, with the buildings thereon, if any, situate in Dunbarton, Merrimack County, State of New Hampshire, shown as Lot D3-1-8 on a plan of land entitled "Easement Area, Land of Claudette Kettinger in Dunbarton, NH", dated May 14, 1988, Scale 1" = 100', Cornerstone Surveyors, Inc., recorded at the Merrimack County Registry of Deeds as Plan #10416. Reference is made to said plan for a more particular description of said Lot D3-1-8. Shown to contain 9.0 acres, more or less.

Tract 1 is conveyed:

1. Together with a fifty foot (50') right of way from Route 13 to the above described tract over land now or formerly of Marshall, as shown on said entitled "Subdivision of Land of Wilfred Marshall", dated March 8, 1976, recorded in the Merrimack County Registry of Deeds.
2. Together with an exclusive easement for the benefit of the owner of land shown as Lot D3-1-8 on said plan to use the easement area shown on the plan and consisting of 3.4 acres

more or less in whatever manner and for whatever purposes the owner of Lot D3-1-8 may see fit in his or her sole discretion. This easement area is more particularly described as all the land in Lot D3-1-9 north of the easement line shown on said plan. The owner of the land shown as Lot D3-1-9 on the plan may not interfere with or obstruct in a way the use of said easement area by the owner of the land shown as Lot D3-1-8. See Warranty Deed from Claudette L. Kettinger to Thomas E. Noe and Lucille E. Noe dated August 15, 1988, recorded at Book 1738, Page 653.

Tract 1 is conveyed with the benefits and burdens of:

1. The previously imposed condition that the above tract may not be further subdivided.
2. A fifty foot (50') right of way previously reserved by Wilfred and Agnes Marshall together with the right to place, maintain and to lay and maintain pipes to the well as described in the deed of Marshall.

For title reference see the following:

1. Warranty Deed from Darrell J. Lockwood and Maryanne Lockwood to Donald A. Hird and Sheryl S. Hird dated June 29, 2005, recorded in the Merrimack County Registry of Deeds, Book 2847, Page 1365 and re-recorded at Book 2975, Page 1726; and
2. Confirmatory Warranty Deed from Darrell J. Lockwood and Maryanne Lockwood to Donald A. Hird and Sheryl S. Hird dated March 25, 2006, recorded in the Merrimack County Registry of Deeds, Book 2975, Page 1728.

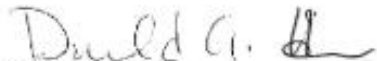
The HIRD FAMILY REALTY TRUST w/d/t November 9, 2021, is a revocable trust and Donald A. Hird and Sheryl S. Hird, the grantors herein, retain their homestead rights as provided in NH RSA 480:9.

This conveyance is for no consideration. Pursuant to New Hampshire Department of Revenue Administration, Administrative Rules, Rev. 802.02(c), this transfer is not subject to transfer tax, because the trust complies with the following criteria:

- (1) The beneficial interest in the trust is not represented by transferable shares; and
- (2) The trust is created and funded for estate planning purposes as a testamentary substitute.

A TITLE SEARCH WAS NEITHER REQUESTED NOR PERFORMED.

SIGNED this 9th day of November, 2021.


DONALD A. HIRD


SHERYL S. HIRD

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

Dated: November 9, 2021

Then personally appeared DONALD A. HIRD and SHERYL S. HIRD, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained, before me,


Peter H. Bronstein, Justice of the Peace
My commission expires: 02-15-2022