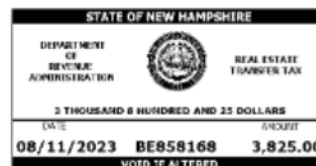


Judith A. McHath



Return to:
Peter Paetzold and Chrystal Paetzold
47 Peaslee Road
Weare, NH 03281



T.S. \$3,825.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Ronnie Cates and Patricia Cates, Husband and Wife, of 415 Coffin Brook Road, Alton, NH 03809, for consideration paid grant(s) to Peter Paetzold and Chrystal Paetzold, Husband and Wife, of 47 Peaslee Road, Weare, NH 03281, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

Two certain tracts, with the buildings thereon, situated on Sawyer Lake and lying and being in the Town of Gilmanton, County of Belknap, State of New Hampshire and described as follows:

Being Lots 44S and 80W as shown on a composite plan of Vacation Camps Development on Sawyer Lake recorded in the Belknap County records, Plan Book 14, Page 996, and reference is made to said records for further description and identification.

Also,

A certain tract, lot or parcel of land located on Sawyer Lake and lying and being in the Town of Gilmanton, Belknap County, and described as follows:

Being lot No. 43S as shown on map or plat of Vacation Camps Development on Sawyer Lake made by which plat is filed with the Belknap County Registry of Deeds, and reference is made Sept., 1959 to said records for further description and identification. See composite plan recorded in Plan Book 14, Page 996 of Belknap County Records.

Subject to and with the benefit of the following:

1. No building shall be erected any portion of which is twenty feet of the front line or fifteen feet from the line of any adjoining abutter
2. No building shall be erected that is less than twenty feed long and twenty feet wide.
3. No building shall be used as living quarters until toilet facilities, utilizing septic tank disposal, are installed.

4. Premises shall not be used for any commercial purposes unless otherwise agreed.
5. Construction will conform to all local and State regulations.
6. Imitation brick, asphalt or similar siding will not be used and all wood will be painted or stained two coats.


Subject to and with the benefit of any and all matters as shown or noted on plan recorded in said Registry as Plan Book 14, Page 996 and Plan Book 13, Page 0943.


Meaning and intending to describe and convey the same premises conveyed to Ronnie Cates and Patricia Cates by virtue of a Warranty Deed from Lucille Leroux, Lillian Leroux and Janet Leroux, dated August 12, 2022 and recorded in the Belknap County Registry of Deeds in Book 3524, Page 7116. (Lot 44S & 80W on Plan Book 14, Page 996) and by deed of Lucille Leroux, Lillian Leroux and Janet Leroux dated August 3, 2023 and recorded in the Belknap County Registry of Deeds in Book 3581, Page 131. (Lot 43S on Plan Book 14, Page 996).

Said premises are not the homestead property of the within grantors.

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Executed this 8 day of August, 2023.



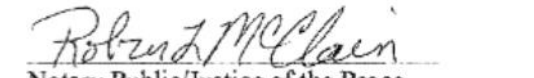
Ronnie Cates


Patricia Cates

State of New Hampshire

County of Belknap

Then personally appeared before me on this 8 day of August, 2023, the said Ronnie Cates and Patricia Cates and acknowledged the foregoing to be their voluntary act and deed.



~~Notary Public~~/Justice of the Peace
Commission expiration: March 8, 2028
Robert L. McClain- Justice of the Peace