

Record and return to:  
Craighead and Martin, PLLC  
91 Middle Street  
Manchester, NH 03101

*AC 7*

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF HILLSBOROUGH ADMINISTRATION	REAL ESTATE TRANSFER TAX
****4 Thousand 6 Hundred 50 Dollars	
DATE 02/06/2017	AMOUNT HII084956 \$ ****4650.00
VOID IF ALTERED	

### WARRANTY DEED

We, Brian Ivinjack and Christine Ivinjack, husband and wife, both of 711 Concord Stage Road, Weare, County of Hillsborough, State of New Hampshire 03281, for consideration paid, grant to Andrew R. Hird and Vanessa L. Mailloux-Hird, husband and wife as joint tenants with rights of survivorship, of 131 Cross Road, Weare, County of Hillsborough, State of New Hampshire, 03281

*With warranty covenants*

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

Beginning at a corner of stone walls located on the north side of Cross Road, so-called, said corner being the southeast corner of the premises herein described;

Thence running North 83° 58' 56" West along the north side of Cross Road a distance of 528.92 feet to a point in the ground which represents the southwest corner of the herein described premises at other land of the grantor, The Barbara A Knox Trust;

Thence turning and running North 03° 10' 04" East a distance of 1,248.08 feet to an iron pin at the end of a segment of stone walls, said iron pin being the northwest corner of the premises herein described;

Thence turning and running South 76° 29' 48" East a distance of 515.09 feet to an iron pin in the ground;

Thence turning and running following the course of a stone wall to the point or place of beginning along the following courses and distances:

South 19° 45' West a distance of 154 feet;

South 12° 40' West a distance of 93.80 feet;

South 02° 45' West a distance of 129.90 feet;

South 02° 56' West a distance of 293.47 feet;

South 01° 52' 24" West a distance of 266.42 feet;

South 04° 20' 17" East a distance of 557.68 feet to the point or place of beginning.

Said parcel contains approximately 16.35 acres and is shown as Lot 406-1-1 on a plan entitled "Subdivision – Lot 406-1, Property of Barbara A. Knox Trust, Scale 1" = 100', Robert C. Palmer, Surveyor, dated December 3, 2001" recorded in the Hillsborough County Registry of Deeds as Plan #31569.

The premises are conveyed subject to and with the benefit of such rights of way as may be a proper matter of record.

Subject to Current Use recorded in the Hillsborough County Registry of Deeds at Book 3063, Page 571.

Meaning and intending to describe and convey the same premises conveyed to Grantor by Warranty Deed of Christopher J. Skirkey and Cathleen M. Skirkey dated April 10, 2012 and recorded in the Hillsborough County Registry of Deeds at Book 8415, Page 219.

The grantor is selling a portion of the above-referenced property to the grantees for \$310,000.00 and the transfer stamps are being paid on this conveyance. However the remaining value of the property is being gifted to the grantee and pursuant to N.H. R.S.A. 78-B:2, IX, no transfer stamps are due as this portion of the conveyance is a non-contractual transfer.

The property conveyed above is not the homestead of the Grantors.

Signed and dated this 6th day of February, 2017.

Witness – Joanne C. Craighead

Brian Ivinjack

Witness – Joanne C. Craighead

Christine Ivinjack

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

FEBRUARY 6, 2017

Personally appeared before me, Brian Ivinjack and Christine Ivinjack, known to me (or satisfactorily proven) to be the persons described in the foregoing instrument, and acknowledged that they executed the same as their free act and deed, and for the purposes therein contained.



*Joanne C. Craighead*  
Notary Public  
My Commission Expires: