

Return to:
Mustafa Karakus
9 High Street
Boscawen, NH 03303

T.S. \$3,825.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Erika L. McPherson and Thomas L. McPherson III a/k/a Thomas L. McPherson, Wife and Husband, of 9 High Street, Boscawen, NH 03303, for consideration paid grant(s) to Milas Construction LLC, a New Hampshire Limited Liability Company, of 5 Ermer Road, Derry, NH 03038, with WARRANTY COVENANTS:

Property reference: 9 High Street, Boscawen, NH 03303 in the County of Merrimack

A certain tract or parcel of land, with any buildings or improvements thereon, situated on the Westerly side of the Daniel Webster Highway (formerly called King Street), in Boscawen, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at a stone bound on the westerly side of Route 4 where the Southeast corner of the property of Margaret C. Booth joins the northeast corner of property of David P. and Peggy A. Vorrion; thence proceeding on a course of S 63 degrees 52' 53" W for a distance of 99.02 feet to an iron pipe; thence turning and proceeding S 26 degrees 7' 7" E for a distance of 2.74 feet to a second iron pipe; thence turning and proceeding on a course of S 65 degrees 15' 28" W for a distance of 180.99 feet to the end of a stone wall and thereafter continue along said stone wall on a course of S 66 degrees 45' 00" W for a distance of 99.16 feet to a drill hole in a rock at the corner of two stone walls, said point marking the southwestly corner of land of Margaret C. Booth herein being conveyed and the northwestly corner of property of David P. and Peggy A. Vorrion; thence turning and proceeding along other land of the grantor on a course of N 37 degrees 25' 11" W for a distance of 127.83 feet to an iron pipe set in the ground at the end of a stone wall; thence turning and proceeding along said stone wall and along land formerly of Thomas C. Best on a course of N 64 degrees 58' 12" E for a distance of 98.18 feet to the end of said wall and thereafter continuing along said land of Best on a course of N 63 degrees 03' 24" E for a distance of 290.70 feet to a stone bound set in the ground at the westerly side of said Route 4, said point marking the northeast corner of the within described premises; thence turning and proceeding along the westerly side of said Route 4 on a course of S 32 degrees 34' 57" E for a distance of 135.10 feet to a stone bound set in the ground at the point of beginning.

Subject to and with the benefit of the following:

Any and all matters as shown or noted on plan recorded in said Registry as Plan 8289.

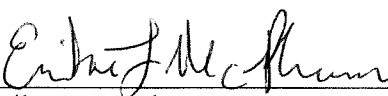
Boundary Line Agreement, dated May 13, 1985 and recorded in the Book 1510, Page 1156.

Meaning and intending to describe and convey the same premises conveyed to Erika L. McPherson & Thomas L. McPherson by virtue of a Warranty Deed from Jamie B. Wiggin and Johnathan M. Wiggin, dated September 8, 2017 and recorded in the Merrimack County Registry of Deeds at Book 3569, Page 1201.

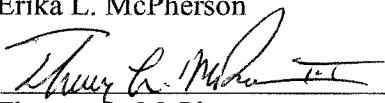
We, Erika L. McPherson and Thomas L. McPherson, Wife and Husband, hereby release all rights of homestead in the above-described premises.

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Executed this 15 day of January, 2026.




Erika L. McPherson



Thomas L. McPherson

State of New Hampshire
County of Merrimack

Then personally appeared before me on this 15 day of January, 2026, the said Erika L. McPherson and Thomas L. McPherson and acknowledged the foregoing to be their voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration: 12/17/2030

