

E Doc # 1909339 09/17/2019 08:09:24 AM
Book 3463 Page 643 Page 1 of 3
Register of Deeds, Carroll County
Lisa Scott LCHIP CAA110342 25.00
TRANS TAX CA919457 6,075.00

Transfer Tax - \$6,075.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That we, **JP Roberto and Karen E. Roberto**, both of 10 Porter Meadow Road, Topsfield, Essex County, Massachusetts (01983), for consideration paid grant(s) to **22 Oak Street LLC**, a New Hampshire limited liability company, having a mailing address of 7 Cynthia Lane, Nantucket, Nantucket County, Massachusetts (02554), *with WARRANTY COVENANTS*:

A certain tract or parcel of land with the buildings thereon, situated in North Conway, County of Carroll and State of New Hampshire, bounded and described as follows, to wit:

Beginning at the northeast corner of land formerly owned by Elijah F. McFarland and running North 5° East six (6) rods to a bound;

Thence North 80° West nine (9) rods seventeen (17) links to the east line of the Maine Central Railroad;

Thence on the east line of said railroad about six (6) rods and six (6) links to land formerly by Charles Swett;

Thence by land of said Swett and McFarland to the first mentioned bound.

Also one other parcel of land situate (sic) in North Conway, in the Town of Conway, said county and state, and bounded and described as follows, to wit:

Beginning at a point on the westerly side of Oak Street at the northeast corner of land of Ezra Parke;

Thence westerly along said Parke land seventy-one and one-half (71 ½) feet, more or less, to the northwest corner of said Parke land;

Thence northerly parallel to said Oak Street about twenty-five (25) feet to a point eight (8) feet southerly of land now or formerly of Ward H. Bean;

Thence westerly parallel to land of Ward H. Bean to land of Maine Central Railroad;

Thence northerly along the Maine Central Railroad land eight (8) feet to the southwest corner of land of Ward H. Bean;

Thence easterly along land of said Ward H. Bean to the west line of Oak Street;

Thence southerly along the west line of Oak Street to the first mentioned bound.


EXCEPTING AND RESERVING a certain tract or parcel of land deeded to Carl and Marjorie Tenney, June 4, 1943 and recorded in Carroll County Records, Book 230, Page 153.

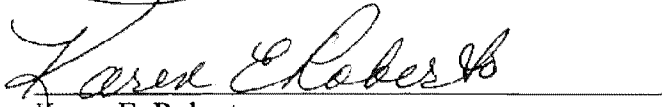
This is not homestead property.

Meaning and intending to describe and convey the same premises as conveyed in the Warranty Deed of Craig A. Pizzi to JP Roberto and Karen E. Roberto dated September 14, 2018 and recorded at the Carroll County Registry of Deeds in Book 3407, Page 847 on September 14, 2018.

<SIGANTURES AND ACKNOWLEDGEMENT ON FOLLOWING PAGE>

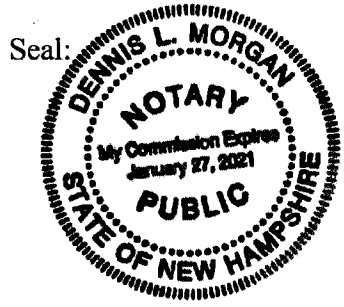
Executed this 16 day of September, 2019.

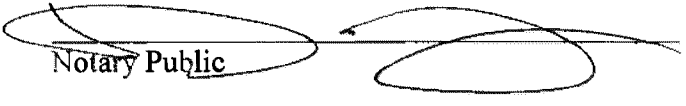

JP Roberto


Karen E. Roberto

**STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL**

On this 16 day of September, 2019, before me, the undersigned notary public, personally appeared **JP Roberto and Karen E. Roberto** who proved to me through satisfactory evidence of identification, which was a valid Driver's License or [] _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.




Notary Public

Notary Public (Printed Name)
My commission expires: _____