



Carroll County NH ROD TID: 4236170 Bk:3672 Pg:0097
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Transfer Tax: 5,172.00 CA929138 LCHIP: 25.00 CAA145864
eRecorded

Transfer Tax: \$5,172.00

The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **WILLIAM J. STATHIS** and **VANESSA P. STATHIS**, husband and wife, with a mailing address of 74 Cliff Drive, Assonet, Commonwealth of Massachusetts 02702, for consideration paid, grant to **STEPHEN R. CROUCH** and **LYNN D. CROUCH**, husband and wife, both having a mailing address of 120 North South Road, Unit C, PMB 145, North Conway, State of New Hampshire 03860-5267, as joint tenants with rights of survivorship, and not as tenants in common, with **WARRANTY COVENANTS**, the following:

A certain Lot #13, with any buildings or improvements thereon, situated on the town line between Conway and Eaton, County of Carroll, State of New Hampshire and consisting of 2.5 acres, more or less, and more particularly bound and described as follows:

Beginning at an iron pipe corner as shown on a plan entitled "Property of Benoit H. Beaudoin Phase 2 Stark Road, Conway & Eaton, New Hampshire" as surveyed by Thaddeus Thorne – Surveys, Inc. Center Conway, New Hampshire, October 1973, revised to 8/23/78; said iron pipe being situate on the easterly sideline of Lorry Lane, so-called, and being the northwest corner of Lot 12 and the southwest corner of Lot 13 herein described;

Thence, running on a bearing of North 06 degrees 47' West, a distance of 200.0 feet along the westerly sideline of said Lorry Lane, to an iron pipe; said iron pipe being the southwest corner of Lot 14 and the northwest corner of Lot 13 herein described;

Thence turning to the right and running on a bearing of North 83 degrees 13' East, a distance of 594.2 feet along the southerly line of Lot 14, to an iron pipe; said iron pipe being situate on the westerly sideline of Benlor Drive, so-called, and being the southeast corner of Lot 14 and the northeast corner of Lot 13 herein described;

Thence turning to the right and running in a generally southwesterly direction along the westerly sideline of said Benlor Drive, an arc distance of 44.0 feet along a curve having a sideline radius of 175.00 feet to a point;

Thence, continuing along the westerly sideline of said Benlor Drive on a bearing of South 15 degrees 51' West, a distance of 55.4 feet to a stonebound;

Thence, continuing along the westerly sideline of said Benlor Drive on the same bearing of South 15 degrees 51' West, a distance of 115.4 feet, to an iron pipe; said iron pipe being the northeast corner of Lot 12 and the southeast corner of Lot 13 herein described;

Thence, turning to the right and running on a bearing of South 83 degrees 13' West, a distance of 516.8 feet along the northerly line of Lot 12 to the bound of beginning.

The above described Lot 13 is said to contain 2.5 acres.

For reference, see Thaddeus Thorne – Surveys, Inc. Map No. 74-29, Conway, New Hampshire.

By the delivery and acceptance hereof, the Grantees, for themselves and their heirs and assigns, covenant and agree for a term of thirty (30) years from the date hereof, that the following restrictions shall apply against the within property, enforceable as in equity as conditions subsequent:

1. No building shall be erected within 30 feet of any sideline of the within lot, which for this purpose, any road line forming a sideline hereof, shall be deemed to have as its sideline the sideline of said road as laid out per plan aforesaid.
2. No buildings shall be erected on this property without the prior written consent of the Grantor, who shall approve or disapprove all plans therefrom submitted to them within thirty (30) days after receipt of the same and further provided that such approval shall not be unreasonably withheld. This provision shall only apply during the lives of the Grantors here under, or said thirty (30) year term, which ever shall first expire.
3. No trailers or mobile homes shall be permitted on this property

The building of a chalet type house shall be permitted, but plans will have to be presented for written approval.

Meaning and intending to describe and convey those premises conveyed by Warranty Deed of Bessie Stathis to the grantors herein dated August 15, 1986, recorded August 18, 1986 in Book 1129, Page 164 in the Carroll County Registry of Deeds.

The above described is not homestead property of the grantors.

This deed was prepared based on information provided by the Grantor. Alpine Title Services, Inc. did not independently verify the accuracy of any information provided and no title search was completed by Alpine Title Services, Inc.

EXECUTED, this 2 day of June, 2022.

William J. Stathis

William J. Stathis

Vanessa P. Stathis

Vanessa P. Stathis

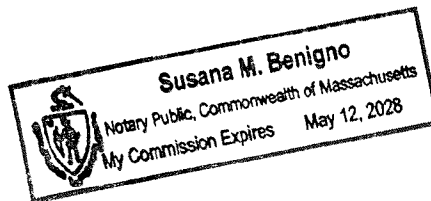
STATE/Commonwealth
OF Massachusetts

COUNTY OF Bristol

The foregoing instrument was acknowledged before me this 2 day of June, 2022 by William J. Stathis and Vanessa P. Stathis known to me or satisfactorily proven by photo identification to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Susana M. Benigno

Notary Public



Printed Name: SUSANA M. BENIGNO

My Commission Expires: MAY 12, 2028