

E Doc # 2012852 10/26/2020 10:47:16 AM
Book 3540 Page 648 Page 1 of 2
Register of Deeds, Carroll County

Lisa Scott

LCHIP CAA123497 25.00
TRANS TAX CA923204 4,125.00

Alpine Title Services
6 Pleasant Street
Conway, NH 03818

T/S \$4125

The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **DAVID M. DIGIROLAMO** and **JENNIFER M.K. DIGIROLAMO**, husband and wife, both with a mailing address of 41 Spring Terrace, Shrewsbury, Massachusetts, 01545, for consideration paid, grant to **JASON KARL LARSEN** and **GWENDOLYN BRADLEY LARSEN**, both having a mailing address of 18 East Milton Road, Apt. #3, Brookline, Massachusetts, 02445, as joint tenants with rights of survivorship, and not as tenants in common, with **WARRANTY COVENANTS**, the following:

A certain tract or parcel of land, together with the improvement thereon, located in Madison, Carroll County, New Hampshire, on the easterly side of Oak Ridge Road, so-called, being Lot numbered B24 on a plan entitled "Section B. Eidelweiss, Great Northern Land Corporation, Madison, New Hampshire, H.B. Foster, C.E." recorded in the Carroll County Registry of Deeds in Book 15, Page 2, further bounded and described as follows:

BEGINNING at a stake on the easterly side of said Oak Ridge Road at the southwest corner of the tract herein conveyed at the northwest corner of Lot B23 as shown on said plan, said point being also about 530 feet northerly along said Oak Ridge Road from Eidelweiss Drive, so-called; thence S 89 degrees E, 220 feet by said Lot B23 to a stake at the southwest corner of Lot B93 as shown on said plan; thence North 100 feet by Lot B93 to a stake at the southeast corner of Lot B25 as shown on said plan; thence S 89 degrees W, 185 feet by said Lot B25 to a stake at the easterly side of said Oak Ridge Road; thence southerly 100 feet by said road to the point of beginning; being about 20,000 square feet.

TOGETHER WITH and SUBJECT TO restrictions and rights of way as of record appear. There is conveyed herewith, in common with the Great Northern Land Corporation, its successors and assigns, a right of way for all purposes over and along the access road which leads easterly from the public highway known as Route 113 to the premises conveyed herein using existing roads for this purpose and subject to the rights of Great Northern Land Corporation. Also granted in common with Great Northern Land Corporation, its successors or assigns and all others lawfully entitled thereto is a right of way along existing roads to all areas presently designated by the Great Northern Land Corporation as common beach or recreational areas and also all areas to be set out in the future as beach or recreational areas as designated by Great Northern Land Corporation. Subject to reasonable rules and regulations of Great Northern

Land Corporation, and such control of guests. Lessees, invitees and trespassers as Great Northern Land Corporation from time to time deems appropriate in its sole business discretion.

Meaning and intending to describe and convey those premises conveyed by Warranty Deed of James F. Foley and Linda M. Foley to the within Grantors dated July 27, 2006 recorded in the Carroll County Registry of Deeds in Book 2552, Page 543.

The above described is not homestead property of the grantors.

EXECUTED, this 21 day of October, 2020.

[Handwritten signature of David M. DiGirolamo]

David M. DiGirolamo

[Handwritten signature of Jennifer M.K. DiGirolamo]

Jennifer M.K. DiGirolamo

STATE OF MASSACHUSETTS

COUNTY OF Worcester

The foregoing instrument was acknowledged before me this 21st day of October, 2020 by David M. DiGirolamo and Jennifer M.K. DiGirolamo 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.

[Handwritten signature of Notary Public]
Notary Public/Justice of the Peace

Printed Name: KRYSTAL YUSUF

My Commission Expires: 01/27/2023

