

Alpine Title Services
6 Pleasant Street
Conway, NH 03818

Lisa Scott

LCHIP	CAA121019	25.00
TRANS TAX	CA922412	843.00

T/S \$843

The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **The NELSON-BERGMAN GROUP, INC.**, a New Hampshire Corporation, with a principal business mailing address of Post Office Box 725, Conway, New Hampshire 03818, for consideration paid, grant to, **JOHN PETER BUONAVOLONTA** and **ANN MARIE BUONAVOLONTA**, as joint tenants with rights of survivorship, having a mailing address of 5 Brady Street, Warren, Rhode Island, 02885, with **WARRANTY COVENANTS**, the following:

A certain parcel of land with any buildings and improvements thereon situated in the Town of Conway, County of Carroll and State of New Hampshire being Lot 39 as shown on a plan entitled "Saco River Run-Phase I (Tax Map 258 Lot 68) Conway, N.H. prepared for The Nelson-Bergman Group 20 Washington Street Haverhill, MA 01832" as recorded at the Carroll County Registry of Deeds in Plan Book 219, Pages 43-44 and as more particularly bounded as described as follows:

Beginning at an iron pin to be set along the southerly sideline of Old Goshen Road, so called and being at the northeasterly corner of Lot 38 as shown on the plan, thence running along the southerly sideline of Old Goshen Road, N 57° 25' 57" E a distance of 220.91 feet to an iron pin to be set;

Thence turning and running S 30° 35' 45" E a distance of 405.08 feet to an iron pin to be set;

Thence turning and running S 58° 43' 44" W a distance of 160.84 feet to an iron pin to be set at the southeasterly corner of Lot 38;

Thence turning and running N 39° 02' 17" W a distance of 409.43 feet to the point of beginning.

Containing 1.78 acres, more or less.

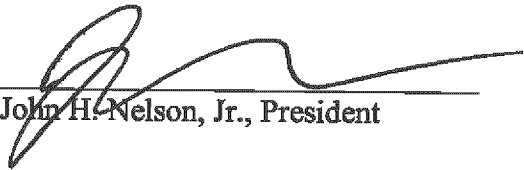
SUBJECT TO restrictions and covenants as set forth in the Declaration of Covenants, Restrictions, Easements, Charges and Liens for Saco River Run, dated April 20, 2011 and

recorded at the Carroll County Registry of Deeds in Book 2927, Page 805 on May 2, 2011 and Saco River Run Homeowners Association Bylaws, dated April 20, 2011 and recorded at the Carroll County Registry of Deeds in Book 2927, Page 823 on May 2, 2011 and as may be amended from time to time.

Meaning and intending to describe a portion of the premises as conveyed in Quitclaim Deed of John H. Nelson, Jr. to The Nelson-Bergman Group, Inc. dated March 18, 2009 and recorded at the Carroll County Registry of Deeds in Book 2772, Page 79.

EXECUTED, this 28 day of August, 2020.

The Nelson-Bergman Group, Inc.

By: 
John H. Nelson, Jr., President

STATE OF NEW HAMPSHIRE

COUNTY OF CARROLL

The foregoing instrument was acknowledged before me this 28 day of August, 2020 by John H. Nelson, Jr., President of The Nelson-Bergman Group, Inc., duly authorized in such capacity as President of The Nelson-Bergman Group, Inc., known to me or satisfactorily proven by photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.


Notary Public/Justice of the Peace

Printed Name: Kristen R Charette

My Commission Expires: 1/8/25

