

Carroll County New Hampshire Registry of Deeds  
Book 3748 Page 0500 Page 1 of 3  
eRecorded on 11/15/2023 at 12:50 PM  
TID: 4270190 Doc # 202300102520  
TT: 1,275.00 CA933205

Transfer Tax: \$1275.00

Return recorded deed:

Milena Vukojevic

221 Webster Road, Unit 12B, Center Conway, NH 03813

#### QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 26 day of October, 2023, between The Secretary of Veterans Affairs, an officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420 ("Grantor"), and Milena Vukojevic, whose address is 19 Saco Street, Unit 91, Center Conway, NH 03813 ("Grantee(s)").

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grants and conveys to Grantee(s), with quitclaim covenants, the following real property in Carroll County, New Hampshire, described as follows:

A CERTAIN PIECE OR PARCEL OF LAND, WITH A PORTION OF THE BUILDING THEREON, SITUATED IN THE TOWN OF CONWAY, CARROLL COUNTY, NEW HAMPSHIRE, AND LYING ON THE SOUTHERLY SIDE OF WEBSTER ROAD, SO-CALLED, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN COMMON IN HOME LOT TWELVE (12) DESCRIBED BELOW WITH FEE SIMPLE INTEREST IN THE BUILDING THEREON DESIGNATED AS HOME TWELVE B (12B) AND WHICH IS THE HOME LOCATED ON HOME LOT TWELVE (12) ON THE EAST SIDE OF THE COMMON WALL WHICH RUNS GENERALLY NORTH-SOUTH, ALONG WITH ALL THE LAND UNDER THE SAID PORTION OF THE DUPLEX AND ALSO EXTENDING FIVE FEET (5') FROM THE FOUNDATION ON ALL SIDES EXCEPT ON THE SIDE WHERE THE TWO (2) HOMES OF THE DUPLEX MEET. EXCLUDED FROM THIS CONVEYANCE IS ANY ACCESS OR USE OF HOME TWELVE A (12A) AND ITS FIVE FOOT (5') STRIP OF LAND SURROUNDING ITS FOUNDATION ON THREE (3) SIDES AND ITS ONE-HALF (1/2) OF THE LAND BETWEEN THE ADJOINING WALLS.

NOTWITHSTANDING THE ABOVE, IT IS THE INTENTION OF THE GRANTOR TO CONVEY TO THE GRANTEES FULL, COMPLETE AND EXCLUSIVE FEE SIMPLE OWNERSHIP OF THE BUILDING REFERRED TO AS HOME 12B AND AN UNDIVIDED ONE-HALF (1/2) INTEREST IN COMMON IN HOME LOT 12 WHICH HOME LOT IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SITUATED ON THE SOUTHERLY SIDELINE OF WEBSTER ROAD, SO-CALLED; SAID IRON PIN IS ALSO SITUATED AT THE NORTHEAST CORNER OF HOME LOT ELEVEN (11) OF GREEN HILL ESTATES, SO-CALLED; THENCE N 58° 00' 00" E ALONG THE SOUTHERLY SIDELINE OF WEBSTER ROAD, SO-CALLED, A DISTANCE OF 170.00 FEET, MORE OR LESS, TO AN

IRON PIN; THENCE S 43° 37' 24" E ALONG HOME LOT 13, A DISTANCE OF 238.21 FEET, MORE OR LESS, TO AN IRON PIN; THENCE S 46° 22' 26" W A DISTANCE OF 310.00 FEET, MORE OR LESS, TO AN IRON PIN; THENCE N 20° 24' 15" W ALONG HOME LOT 11, A DISTANCE OF 299.09 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING FROM THE WITHIN CONVEYANCE A TWENTY (20) FOOT WIDE DRAINAGE EASEMENT SITUATED ALONG THE EASTERLY SIDELINE OF THE WITHIN CONVEYED PROPERTY, AND MORE SPECIFICALLY DELINEATED ON THE AFOREMENTIONED PLAN.

MEANING AND INTENDING TO DESCRIBE APPROXIMATELY 1.5 ACRES, SHOWN AS LOT TWELVE (12) ON A PLAN BY THADDEUS THORNE-SURVEYS, INC., ENTITLED PROPERTY OF WILLIAM AND CAROLINE OLSEN DATED SEPTEMBER 18, 1980, AND RECORDED IN THE CARROLL COUNTY REGISTRY OF DEEDS IN BOOK 52, PAGE 88. SAID PLAN IS INCORPORATED BY REFERENCE AND IS MADE A PART OF THIS DESCRIPTION.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Grantor by instrument recorded on 01/04/2023 at Bk:3706 Pg:0539 in the records of Carroll County, New Hampshire.

Commonly known as 221 Webster Road, Unit 12B, Center Conway, NH 03813. This address is provided for informational purposes only.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

Grantee(s), by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

Grantor, for himself, his administrators and successors, covenants with Grantee, his/her/their heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by the grantor, except as stated, and that the grantor will, and the heirs, executors and administrators shall, warrant and defend the same to the grantee and heirs, successors and assigns forever against the lawful claims and demands of all persons claiming, by, through or under the grantor, but against none other.

The Grantor is exempt from transfer tax pursuant to New Hampshire RSA 78-B:2, II.

[Signature Follows]

REO 161399

