

Transfer Tax \$7,388.00

E Doc # 1908385 08/23/2019 10:43:18 AM
Book 3459 Page 589 Page 1 of 3
Register of Deeds, Carroll County
Lisa Scott LCHIP CAA109659 25.00
TRANS TAX CA919233 7,388.00

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, **William J. Coughlin and Jean Marie Coughlin**, husband and wife, both having a mailing address of 163 Washington Street, Pembroke, Plymouth County, Massachusetts (02359), for consideration paid, grant to **Paul M. Accardi and Debra L. Accardi**, husband and wife, both having a mailing address of 2 Sarah J Circle, Haverhill, Essex County, Massachusetts (01832-1296), as Joint Tenants With Rights of Survivorship, *with WARRANTY COVENANTS:*

A certain tract of land, with the buildings thereon, located in the Town of Madison, Carroll County, State of New Hampshire, on the easterly shore of Middle Pea Porridge Pond, being lots numbered 161 and 162, as shown on a plan entitled "Section A, Eidelweiss, H.B. Foshier, C.E." recorded in Plan Book 10, Page 30, bounded and described as follows:

Beginning at an iron pipe on the westerly side of Big Loop Road at the southeast corner of land herein conveyed being also the northeast corner of land now or formerly of McShane, said point being also northerly about 450 feet along Big Loop Road, so-called from a wye in said road;

Thence South 76° West, about 380 feet by said McShane land to the high water line of Middle Pea Porridge Pond, said course being marked by a stake near the shore of said pond;

Thence northerly by said pond 100 feet to the southwest corner of Lot 160 as shown on said plan;

Thence North 76° East, about 370 feet by said Lot 160 to a stake at the westerly side of Big Loop Road, said course being marked also by a stake near the shore of said pond;

Thence southerly by said road 100 feet to the point of beginning.

Reserving the right to raise the elevation of Middle Pea Porridge Pond to the same elevation of Big Pea Porridge Pond.

Subject to the uses, conditions, and provisions contained in the deed from Sidney Green and Diane Green to Gaynors dated August 2, 1977, recorded Carroll County Registry of Deeds in Book 670, Page 205 all of which shall remain in full force and effect until December 31, 1985, and shall be considered as covenants running with the land until that date in so far as they are still in force and effect.

Meaning and intending to describe and convey the same premises as conveyed in the Warranty Deed of Jeannine L. Landry, Trustee of the Jeannine C. Landry Revocable Trust to William J. Coughlin and Jean Marie Coughlin dated September 27, 2006 and recorded at the Carroll County Registry of Deeds in Book 2572, Page 376 on October 6, 2006.

This is not homestead property.

This deed was prepared from information supplied by the grantors herein and the preparer has conducted no independent title examination.

<SEE SIGNATURES AND JURAT ON FOLLOWING PAGE>

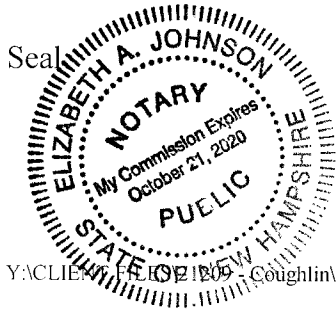
Executed this 21st day of August, 2019.

William J. Coughlin
William J. Coughlin

Jean Marie Coughlin
Jean Marie Coughlin

**STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL**

On this 21st day of August, 2019, before me, the undersigned notary public, personally appeared **William J. Coughlin and Jean Marie Coughlin** and being duly authorized 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 above, and made oath that the foregoing their voluntary act and deed,



Elizabeth A. Johnson
Notary Public

Elizabeth A. Johnson
Notary Public (Printed Name)

My commission expires: 10/21/2020