

WARRANTY DEED

BRADFORD R. JOHNSON of 160 Somerset Avenue, Winthrop, Suffolk County, Massachusetts, for consideration of \$3,800.00 paid grants to GARY R. JOHNSON and MAUREEN F. JOHNSON, husband and wife, both of Howe Road, Box 84, Durham, Middlesex County, Connecticut, 06422, with WARRANTY COVENANTS, as joint tenants with rights of survivorship, his undivided one-half (1/2) interest in the following real property:

A certain tract or parcel of land situated in Conway, County of Carroll and State of New Hampshire, off the West Side Road, so-called, and as Lot #36 as shown on a plan entitled "Birch Hill, Conway, New Hampshire, Plan by Roger S. Burnell, Conway, New Hampshire", recorded as Carroll County Registry of Deeds Plan Book 14, Page 68, bounded and described as follows:

Beginning at a point on the Northerly side of a right-of-way in the Southerly lot line of Lot #37, and running approximately North 76 East along Lot #37 a distance of approximately 135 feet to an iron axle at the Southeasterly corner of Lot #37 and the Westerly corner of land now or formerly of Smith; thence continuing on the same course along said Smith land a distance of 16.5 feet to an iron pipe; thence turning and running South 17 15' East along said Smith land, a distance of 189.7 feet to an iron axle in the Northerly lot line of Lot #34 at the Southwesterly corner of said Smith land; thence turning and running South 75 15' West along Lot #34 a distance of approximately 160 feet to a point at the Northwesterly corner of Lot #34, in the Easterly lot line of Lot #35; thence turning and running approximately North 15 West along Lot #35 a distance of approximately 140 feet to a point at the Northeasterly corner of Lot #35 at the Southeasterly corner of the termination of a right-of-way; thence continuing on the same course along the Easterly edge of said right-of-way a distance of 50 feet to the point of beginning.

TOGETHER WITH a right-of-way as it now exists, for the purposes of ingress and egress to and from the above-conveyed Lot #36 across what appears as a spur of the Allard Farm Circuit, so-called, as shown on the above-entitled Plan.

TOGETHER WITH the right to hook up to and use the water system in said development at no cost to the Grantees, their heirs and assigns, except for the annual fee as provided in the restrictions hereinafter referred to.

RECEIVED
CARROLL COUNTY REGISTRY

1996 JUN 14 AM 10:13

REGISTER OF DEEDS

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BK 1659 PG 980

SUBJECT TO the Declaration of Easements and Restrictions and the Amendments thereto as recorded in the Carroll County Registry of Deeds along with any other easements, water rights and restrictions of record.

RESERVING to the Grantor herein, his heirs and assigns, an easement appurtenant upon land of the Grantees herein where the present water line now exists, together with the right to enter upon the property and to dig and backfill for the purpose of maintaining the said water line.

Meaning and intending to convey the same Lot #36 as conveyed by David S. Sands, individually, David S. Sands, Trustee of the Dorianne Trust, and David S. Sands, Trustee of the Daphne Lynn Trust to Theodore E. Smith and Nancy L. Smith by Warranty Deed dated April 15, 1976, recorded at Carroll County Registry of Deeds Book 620, Page 147.

Meaning and intending to convey all and the same premises conveyed to Roland Smith and June Smith by Warranty Deed of Theodore E. Smith and Nancy L. Smith dated July 26, 1977 and recorded at said Registry Book, 674, Page 315.

MEANING AND INTENDING to convey all and the same premises conveyed to the Grantor herein by Warranty Deed of Robert L. Quint recorded August 3, 1987 at said Registry Book 1246, Page 113 and also by Warranty Deed of Lynda J. Johnson, recorded May 3, 1996, Book no. 1654, Page # 476 at said Registry.

This parcel of land is no part of the homestead of the Grantor.

WITNESS the hand of the grantor this 4th day of June, 1996.

Bradford R. Johnson
Bradford R. Johnson



State of MASS.
S.S:

The foregoing instrument was acknowledged before me this 4th day of June 1996 by Bradford R. Johnson.

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***** THOUSAND	HUNDRED AND 40 DOLLARS
06/14/1996	227517 \$ *****40.00
VOID IF ALTERED	

Paul P. Codinha
Notary Public:
My commission expires:

PAUL P. CODINHA
NOTARY PUBLIC
My commission exp. Dec. 19, 1997

BK 1659 PG 981