

Alpine Title Services  
6 Pleasant Street  
Conway, NH 03818  
  
T/S \$7125

E Doc # 2012776 10/23/2020 11:32:04 AM  
Book 3540 Page 151 Page 1 of 2  
Register of Deeds, Carroll County  
LCHIP CAA123431 25.00  
*Lisa Scott* TRANS TAX CA923179 7,125.00

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The space above this line is reserved for recording information

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **CHRISTOPHER J. NEE** and **CHERYL E. NEE**, husband and wife, both with a mailing address of Post Office Box 85, Eaton, New Hampshire, 03832, for consideration paid, grant to **CHARLINE LEONARDI** and **TIMOTHY A. LEONARDI**, both having a mailing address of 62 Maple Street, Scituate, Massachusetts, 02066, as joint tenants with rights of survivorship, and not as tenants in common, with WARRANTY COVENANTS, the following:

A certain lot or parcel of land with the improvements thereon situated in Eaton, County of Carroll and State of New Hampshire, and being Lot 2 as shown on plan entitled "Kent Mountain Views, Proposed 6 Lot Subdivision and Boundary Line Adjustment, Stewart Road, Eaton, N.H." and recorded at Carroll County Registry of Deeds at Plan Book 119, Page 36, and being more particularly bounded and described as follows:

LOT 2: Beginning at an iron pipe at the northeast corner of land now or formerly of Dahl and the northwest corner of lot herein described and running South 14 degrees 32' 33" West along Dahl land a distance of 313.59 feet to an iron pipe; thence turning and running South 79 degrees 15' 00" East along Lot 3 a distance of 323.41 feet to an iron pipe at the northerly side of an unnamed road; thence turning to the left along the road a distance of 19.57 feet to an iron pipe; thence running on a curve having a radius of 150.00 feet a distance of 116.84 feet to an iron pipe; thence running North 64 degrees 00' 00" East a distance of 96.68 feet to an iron pipe; thence running on a curve having a radius of 150.00 feet a distance of 77.89 feet to a stone wall on the southerly side of Stewart Road; thence turning and running North 70 degrees 37' 42" West along Stewart Road a distance of 486.15 feet to an iron pipe and the point of beginning.

Said lot containing 2.57 acres.

TOGETHER WITH the right to pass over the unnamed road shown on the above-referenced plan.

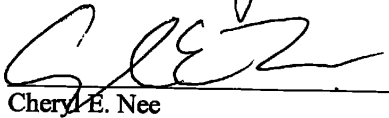
SUBJECT TO the Declaration of Easements, Restrictions, and Covenants for Kent Mountain Views dated December 30, 1989 and recorded at Book 1366, Page 365.

Meaning and intending to describe and convey those premises conveyed by Warranty Deed of Moose House, LLC to the within Grantors dated June 19, 2013 recorded in the Carroll County Registry of Deeds in Book 3086, Page 766.

Grantors hereby release to said grantees all rights of homestead and other interests therein.

EXECUTED, this 23 day of October, 2020.

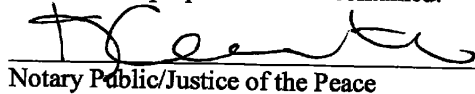
  
\_\_\_\_\_  
Christopher J. Nee

  
\_\_\_\_\_  
Cheryl E. Nee

STATE OF New Hampshire

COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 23 day of October, 2020 by Christopher J. Nee and Cheryl E. Nee 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.

  
\_\_\_\_\_  
Notary Public/Justice of the Peace

Printed Name: Kristen R. Charette

My Commission Expires: 1/8/2025

