

Alpine Title Services
6 Pleasant Street
Conway, NH 03818

T/S \$7890

Carroll County New Hampshire Registry of Deeds
Book 3723 Page 0807 Page 1 of 2
eRecorded on 05/30/2023 at 11:13 AM
TID: 4258922 Doc # 202300043100
TT: 7,890.00 CA931793 LCHIP: 25.00 CAA154307

The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that We, TODD P. FITZGERALD and JEANINE FITZGERALD, husband and wife, both with a mailing address of P.O. Box 118, Hubbardston, Massachusetts 01452, for consideration paid, grant to PRESTON HALLIDAY KELSEY, having a mailing address of 98 Woodland Grove, Center Conway, New Hampshire 03813, with WARRANTY COVENANTS, the following:

A certain lot or parcel of land with the improvements thereon situate in Conway, County of Carroll and State of New Hampshire and being Lot 1 as shown on a plan entitled "Subdivision and Boundary Line Adjustment, Property of Albert W. Dole & the Albert W. Dole Trust" by Ammonoosuc Survey Company, Inc. and recorded at the Carroll County Registry of Deeds at Plan Book 209, Page 43 and bounded and described as follows:

Beginning at an iron pin found on the westerly side of West Side Road at the northeasterly corner of the lot herein described and running South 73 degrees 21 minutes 15 seconds West a distance of 297.09 feet to an iron pin; thence turning and running South 16 degrees 42 minutes 31 seconds East a distance of 220.4 feet to an iron pin; thence turning and running North 72 degrees 21 minutes 03 seconds East a total distance of 298.97 feet to an iron pin on the westerly side of West Side Road; thence turning and running North 17 degrees 17 minutes 02 seconds West a distance of 214.83 feet to an iron pin and the point of beginning.

Said lot containing 1.49 acres.

Meaning and intending to describe and convey those premises conveyed by Warranty Deed of Donald E. Coates and Mary E. Coates to the Grantors herein dated June 12, 2020 and recorded at the Carroll County Registry of Deeds at Book 3510, Page 311.

The above described is not homestead property of the grantors.

EXECUTED, this 26 day of May, 2023.

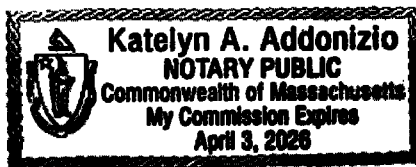
Todd Fitzgerald
Todd P. Fitzgerald

Jeanine K. Fitzgerald
Jeanine Fitzgerald

STATE OF Massachusetts

COUNTY OF Worcester

The foregoing instrument was acknowledged before me this 26 day of May, 2023 by Todd P. Fitzgerald and Jeanine Fitzgerald 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.



Katelyn A. Addonizio
Notary Public/Justice of the Peace

Printed Name: Katelyn A. Addonizio

My Commission Expires: April 3, 2026