

BK 4492 P6 1213

Return to: Nicola and Lydia Nicolazzo
258 Cherry Street
W. Newton, MA 02465

WARRANTY DEED

I, Susan P. Mahoney, Single, of 31 Circuit Drive, Kingston, New Hampshire, for consideration paid,

grant to Nicola Nicolazzo and Lydia Nicolazzo, as Joint Tenants, of 258 Cherry Street, Newton, Massachusetts

with Warranty covenants

A certain tract of land with the buildings thereon located on the northwesterly shore of Tricking Falls Pond on Powow River in Kingston, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe on the easterly side of Circuit Drive, so called, said iron pipe being the northwesterly boundary of land of one Washburn;

Thence running northeasterly by said Circuit Drive fifty (50) feet;

Thence turning and running more northerly twenty-seven and sixty-five one hundredths (27.65) feet to a stake at land now or formerly of H. Guppy;

Thence turning and running easterly by said Guppy land one hundred fifteen (115) feet to a stake at the high water line of Tricking Falls Pond;

Thence turning and running southerly by said shoreline one hundred thirty (130) feet more or less to a stake at land now or formerly of Washburn;

Thence turning and running westerly by said Washburn land one hundred twenty-one and three-tenths (121.3) feet to an iron pipe at the point of beginning.

Meaning and intending to convey Lots #12 and #13 as shown on a plan of land of Duston Grove #2 as surveyed by Julius H. Ritter, Haverhill, Mass., April 1951, said plan being recorded in Rockingham Records Plat #56, Page #5.

Subject to all the restrictions as apply to surrounding lots in the same area.

I, Susan P. Mahoney, do hereby release to the within grantee all my rights of homestead and all other interest in said premises.

Meaning and intending to convey the same premises conveyed to me by deed dated March 18, 1996 and recorded at Book 3144, Page 2299 at the Rockingham County Registry of Deeds.

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ROCKINGHAM COUNTY
REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE
REGISTRY OF DEEDS
ADMINISTRATION

REAL ESTATE TRANSFER TAX

3 THOUSAND 6 HUNDRED AND 75 DOLLARS

260605728564 \$3675.00

VOID IF AN U.S. DEED

SPM

BK 4492 P6 1214

WITNESS my hand and seal this 6th day of June, 2005

Susan P. Mahoney
Susan P. Mahoney

STATE OF NEW HAMPSHIRE

Rockingham, County

June 6th, 2005

On this 6th day of June, 2005, before me, the undersigned notary public, personally appeared Susan P. Mahoney, the principal, proved to me through satisfactory evidence of identification, which were Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



CYNTHIA RANDALL HOLMES
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
September 8, 2009

Cynthia Randall Holmes
Notary Public:
My commission expires: 09/08/09