

Please return to:
D'Amante Couser Steiner Pellerin, P.A.
P.O. Box 2650
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Doc# 616320
Book: 2813
Pages: 0763 - 0764
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KATHI L. GUAY, CPO, REGISTER

STATE OF NEW HAMPSHIRE

DEPARTMENT
OF
REVENUE
ADMINISTRATION



REAL ESTATE
TRANSFER TAX

7 THOUSAND 8 HUNDRED AND 00 DOLLARS
NO. DAY YR. AMOUNT
08/23/2005 735082 \$ 7,800

MERRIMACK COUNTY REGISTRY OF DEEDS
RECORDING \$ 14.00
SURCHARGE \$ 2.00
TRANSFER TAX \$ 7,800.00
POSTAGE \$ 0.37

Book 2813 Page 763

7800.00

WARRANTY DEED

Norman Grody, married, of 26 Alice Drive, Bloomfield, Connecticut, and Eugene Rosenberg, married, of Pinnacle Road, Simsbury, Connecticut, for consideration paid, grant to Ostia Real Estate Associates, LLC, a New Hampshire limited liability company, with a mailing address of P. O. Box 1750, Concord, New Hampshire, 03302-1750, with WARRANTY covenants, the following:

A certain tract of land, situated in Epsom, County of Merrimack, State of New Hampshire, on the northerly side of Route 202-4-9, bounded and described as follows:

Beginning at an iron pipe on the northerly side of said highway at the southeasterly corner of land now or formerly of Sheldon;

Thence northerly along said Sheldon land 190 feet, more or less, to a stake at land now or formerly of Sawyer;

Thence continuing northerly along said Sawyer land 158 feet, more or less, to a point at the northwesterly corner of said Sawyer land;

Thence turning and running easterly along said Sawyer land 125 feet, more or less, to a stone wall at land now or formerly of Bassett;

Thence turning and running northerly along said Bassett land and said stone wall 475 feet, more or less, to land now or formerly of Andreottola;

Thence turning and running northwesterly along said Andreottola land 942 feet, more or less, to an iron pipe at land now or formerly of Marden;

14.37
2.00

98739

Thence turning and running southwesterly along said Marden land 600 feet, more or less, to an iron pipe at a pine tree and land now or formerly of Van Slyfe;

Thence turning and running southerly along said Van Slyfe land 1,350 feet, more or less, to an iron pipe at a pine tree at the northerly side of said highway;

Thence turning and running easterly along the northerly side of said highway 1,050 feet, more or less, to the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to Norman Grody by warranty deed of Charles A. Johnson and Alma W. Johnson, dated July 13, 1972 and recorded in Merrimack County Registry of Deeds, Book 1138, Page 110. See also deed of Norman Grody to Eugene Rosenberg, dated December 6, 1985 and recorded in said Registry, Book 1556, Page 764. However, excepting and reserving from the above premises are those premises and rights conveyed to the State of N.H. in Book 1966, Page 1563.

This is not the homestead property of either grantor or their respective spouse.

EXECUTED this 5th day of August, 2005.

Norman Grody
Norman Grody

Eugene Rosenberg
Eugene Rosenberg

STATE OF CONNECTICUT
COUNTY OF HARTFORD

On this the 5th day of Aug., 2005, before me, the undersigned officer, personally appeared Norman Grody, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and seal.

Priscilla G. Cote
Notary Public - Justice of the Peace
PRISCILLA G. COTE
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 2006

My commission expires:

STATE OF CONNECTICUT
COUNTY OF HARTFORD

On this the 5th day of August, 2005, before me, the undersigned officer, personally appeared Eugene Rosenberg, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and seal.

Priscilla G. Cote
Notary Public - Justice of the Peace
PRISCILLA G. COTE
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 2006

My commission expires:

MERRIMACK COUNTY RECORDS

Kathi L. Gray, CPO, Register

CASSIDY LAW OFFICE, PLLC
41 CENTRE STREET
CONCORD, NH 03301-4293