



LCHIP	ROA498935	25.00
RECORDING		14.00
SURCHARGE		2.00


ENV

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Kristen L. Krauss, of 19 Newfields Road, Exeter, NH 03833 an unmarried woman, for consideration paid grants to Douglas C. Krauss, of 3 Pendergast Road, Newmarket, NH 03857, with QUITCLAIM COVENANTS:

A certain parcel of land with the buildings and improvements thereon situated in Newmarket, Rockingham County, State of New Hampshire, shown as Lot 11-N on a plan of land entitled "Plan of Subdivision - Lots 6N, 7, 8, 9, 10, 11N for John A. and Helen S. Dodds, Grant Road, Newmarket, New Hampshire" recorded in the Rockingham County Registry of Deeds as Plan #C-19142, and more particularly bounded and described as follows:

Beginning at an iron rod on the Northwesterly side of Pendergast Circle, said point being the most Southerly corner of the land being conveyed and at the Northeasterly corner of Lot 7N on said Plan; thence N 23 ° 34' 00" E a distance of 247.62 feet to a point; thence N 23 ° 25' 00" E a distance of 92.71 feet to a point; thence N 24 ° 57' 00" E a distance of 244.45 feet to a drill hole at the Northwesterly corner of said lot and at land now or formerly of one Joseph Woods; thence S 69 ° 38' 00" E by said Woods' land a distance of 100 feet to a point, being the Northeasterly corner of said lot; thence S 12 ° 41' 42" E a distance of 375.17 feet to a point on the Northerly side of a right of way; thence S 88 ° 26' 47" W a distance of 124.63 feet by said right of way to a point; thence by said right of way on a curve to the left having a radius of 150.00 feet, a distance of 65.45 feet to a point; thence S 63 ° 26' 47" W a distance of 61.23 feet to said right of way to a point on said Pendergast Circle; thence by said Pendergast Circle on a curve to the left having a radius of 75.00 feet, a distance of 150.46 feet to a point; thence by said Pendergast Circle on a curve to the right having a radius of 100.00 feet, a distance of 77.52 feet to the point of beginning.

Together with the right to pass and repass, in combination with others, over Pendergast Circle to Grant Road.

This lot contains 96,635 square feet, more or less, according to the plan.

Meaning and intending to describe and convey the same premises conveyed to Douglas C. Krauss and Kristen L. Krauss by virtue of a deed from Dale C. Nickerson dated 06/30/2006 recorded in Book 4676, Page 1861, with the Rockingham County Registry of Deeds.

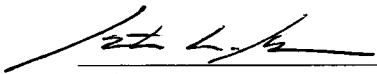


This is not the homestead of the Grantor.

This deed is given pursuant to a decree of divorce and is thus exempt from transfer tax pursuant to RSA 78-B:2, XIII; see case no. 618-2019-DM-00007, 10th Circuit – Family Division – Brentwood.

This deed was prepared without the benefit of a title search, at the direction of the Grantee, by Cornerstone Title, LLC.

Executed this ^{31st}~~28~~ day of May, 2020.

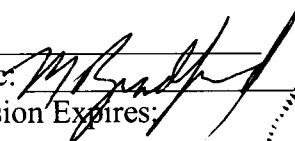


Kristen L. Krauss

State of New Hampshire

Rockingham, ss.

On May 31, 2020, before me, the undersigned notary public, personally appeared the above-named, and proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public: 
My Commission Expires:

