

*Carmela D Coughlin*

C/H  
L-CHIP  
HIA370566

UPON RECORDING, PLEASE RETURN TO:

*ENV*

Forman, Clark & Associates, P.A.  
P.O. Box 1330  
Londonderry, New Hampshire 03053

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***** Thousand * Hundred 40 Dollars	
DATE	AMOUNT
09/26/2016	HI081355 \$ *****40.00
VOID IF ALTERED	

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that we, Michael E. Gaughan (a/k/a Michael Edward Gaughan) and Mary Jane Gaughan (a/k/a Mary J. Gaughan), husband and wife, presently having an address of 3 Liberty Lane, Merrimack, New Hampshire 03054, for consideration paid of \$1.00, **GRANT TO** Michael E. Gaughan and Mary Jane Gaughan as Trustees of The Michael & Mary Jane Gaughan Revocable Trust, a New Hampshire revocable trust established pursuant to a revocable trust agreement dated August 31, 2016 by and between Michael E. Gaughan and Mary Jane Gaughan as Grantors and Michael E. Gaughan and Mary Jane Gaughan as Trustees and presently having an address of 3 Liberty Lane, Merrimack, New Hampshire 03054, all of our right, title and interest in and to the following, with Warranty Covenants:

A certain tract or parcel of land, with the buildings thereon, situate in Merrimack, County of Hillsborough and State of New Hampshire, being shown as Lot 24, Liberty Lane on plan entitled "Country Club Estates, Merrimack, N.H., Section II - Geneva Realty," dated February 11, 1971, recorded in the Hillsborough County Registry of Deeds as Plan #4961, and according to said plan bounded and described as follows:

Beginning at a point on the West side of Liberty Lane, said point being the Northeast corner of Lot 23 and the Southeast corner of the herein-described lot; thence running North 85° 58' 26" West a distance of 191.43 feet along Lot 23 to a point on the East sideline of Lot 26; thence turning and running North 11° 03' 01" East a distance of 90 feet along the East sideline of Lot 26 to the Southwest corner of Lot 25; thence turning and running North 77° 07' 28" East a distance of 170 feet along Lot 25 to a point on the West side of Liberty Lane; thence turning and running South 12° 52' 32" East a distance of 108.67 feet along the West side of Liberty Lane to a point; thence running by a curve to the right, having a radius of 30 feet a distance of 40.40 feet along the West side of Liberty Lane to the point of beginning.

Believed but not warranted to contain 21,707 square feet.

*MS* *mjg* *m.j.g.*  
*(MJB)*

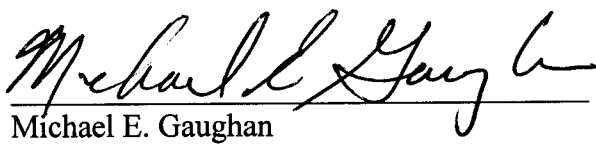
Said premises are conveyed together with the right to use said Liberty Lane for all purposes for which street and lanes are commonly used in the Town of Merrimack; also conveyed subject to and with the benefit of easements, restrictions, agreements and reservations of record, if any there be, insofar as the same may be in force and applicable.

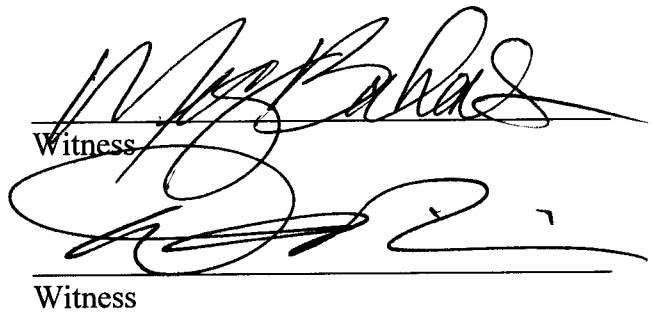
Meaning and intending to convey the same premises as conveyed to the within Grantors by Warranty Deed of Steven R. Ross and Michael Beaupre, said deed dated May 27, 1986 and recorded with the Hillsborough County Registry of Deeds at Book 3535, Page 388.

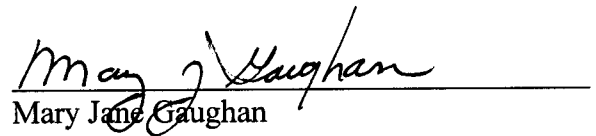
*The preparer of this deed makes no representation as to the status of the title to the property described herein. This deed was prepared from the information furnished by the Grantors. A title search was neither requested nor performed.*

The Grantors reserve all rights of Homestead.

WITNESS our hands and seals this 31<sup>st</sup> day of August, 2016.

  
Michael E. Gaughan

  
Witness

  
Mary Jane Gaughan

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

Personally appeared the above named Michael E. Gaughan and Mary Jane Gaughan known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged the foregoing instrument to be their free act and deed. Before me this 31<sup>st</sup> day of August, 2016.

Justice of the Peace/Notary Public  
My commission expires:

  
FRED J. FORMAN, Justice of the Peace  
My Commission Expires June 20, 2017