

18023992 06/22/2018 10:28:32 AM
Book 5923 Page 1751 Page 1 of 2
Register of Deeds, Rockingham County

Cathy Ann Seacy

LCHIP	ROA413315	25.00
TRANSFER TAX	RO080048	40.00
RECORDING		14.00
SURCHARGE		2.00



Return to
Kathryn S. Williams
57 Main Street
PO Box 836
Epping, NH 03042

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Steve M. Criss**, widowed person, of 3 Pond Street, Town of Newmarket, County of Rockingham, State of New Hampshire 03857

for consideration paid, grant to **Steve M. Criss, as Trustee of The Steve M. Criss Revocable Trust of 2017**, u/t/d/ April 19, 2017, with a mailing address of 3 Pond Street, Town of Newmarket, County of Rockingham, State of New Hampshire 03857

with WARRANTY covenants

A certain tract of land with the buildings thereon, situated on the southerly side of the highway leading from Newmarket to Wadleigh's Falls in said Newmarket, bounded and described as follows, to wit: Beginning at the northwest corner of the premises and at the southwest corner of land now or formerly of Frank E. LaBranche at an iron stake; thence, turning and running easterly and bounded northerly by land of said LaBranche a distance of seventy (70) feet to an iron post at a right of way and land of Joseph H. and Katharina R. Sopel; thence, turning and running southerly along said right of way and land of Sopel a distance of one hundred (100) feet to an iron post set in the ground; thence, turning and running westerly and bounded southerly by land of Sopel a distance of seventy (70) feet to an iron stake at land formerly of Joseph O. Wood, now or formerly of Joseph Kieltyka; thence, turning and running northerly along land of said Kieltyka a distance of one hundred (100) feet to the point of beginning.

Also a right of way in common with Joseph H. Sopel and Katharina R. Sopel and others and to the heirs and assigns of all parties, to use the way laid out easterly of the land herein conveyed running from South Main Street southerly to the Pond, so-called, at all times and for all purposes with or without vehicles to and from the land herein conveyed.

No title search was performed.

Grantors do not waive any homestead rights.

MEANING AND INTENDING to describe and convey the same premises conveyed by Joseph A. Rathbun and Mamie L. Rathbun to Steve M. Criss and Lynda A. Criss by deed dated November 29, 1963 and recorded in the Rockingham County Registry of Deeds at Book 1698 Page 0156.

Lynda A. Criss is deceased; her death certificate is recorded herewith.

This is a conveyance to a revocable trust created for estate planning purposes. The consideration paid was less than fair market value. This conveyance is subject to the minimum transfer stamps of \$40.00 as required under the New Hampshire Code of Administrative Rules, Department of Revenue Administration, Part Rev. 802.02.

Dated: May 29, 2018

Steve M. Criss
Steve M. Criss

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

Personally appeared before me the above-named, **Steve M. Criss**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he/she executed the same on the 29th of May, 2018

Sandra J. Stevens
Name:
NOTARY/PUBLIC
My commission expires:

SANDRA J. STEVENS, Notary Public
New Hampshire
My Commission Expires March 13, 2020

