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CARROLL COUNTY REGISTRY

2003 DEC 08 PM 2:09

*Sullivan & Coakley*  
REGISTER OF DEEDS

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

THOUSAND 9 HUNDRED AND 00 DOLLARS

12/08/2003 637630 \$ \*\*\*\*\*900.00

VOID IF ALTERED

900

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, MARK H. SMITH and HEATHER C. SMITH, husband and wife, with an address of 229 West Main Street, Westboro, County of Worcester and Commonwealth of Massachusetts 01581, for consideration paid, grant to JEFFERSON BAILEY and SARA E. BAILEY, husband and wife, as joint tenants with rights of survivorship and not as tenants in common, with an address of 21 Lovers Lane, Medway, County of Norfolk and Commonwealth of Massachusetts 02053, with WARRANTY covenants, the following described real estate:

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Tuftonboro, County of Carroll and State of New Hampshire and being Lot #12 as shown on a plan entitled "Plan of Land in Tuftonboro, N.H. Belonging to Richard E. Auger and Norma E. Auger" dated May 17, 1978, bounded and described as follows:

Beginning at a point on the Southerly side of Harvest Lane, being the Northeast corner of the lot herein conveyed and the Northwest corner of Lot #11 and running S 14° 48' 09" E along Lot #11 a distance of 421.83 feet to a stone bound at land now or formerly of William C. and Virginia M. Muldoon;

thence turning and running S 49° 31' 57" W partially along a wire fence and partially along a stone wall and land now or formerly of said Muldoon a distance of 120.42 feet to an iron rod;

thence turning and running N 45° 20' 41" W along a stone wall and land of Margaret L. Bayer a distance of 386.35 feet to a point on the Southerly side of Harvest Lane;

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thence running and running N 50° 20' 26" E along Harvest Lane a distance of 336.00 feet to a point at the Northwest corner of Lot #11, the point of beginning.

Said lot containing 2.01 acres.

The restrictions recorded in the Carroll County Registry of Deeds at Book 740, Page 405 expired on July 1, 1993.

Meaning and intending to describe and convey those same premises conveyed to Mark H. Smith and Heather C. Smith by Warranty Deed of Richard C. Auger and Norma E. Auger dated May 17, 1978 and recorded in the Carroll County Registry of Deeds at Book 740, Page 405.

WE, MARK H. SMITH and HEATHER C. SMITH, husband and wife, release all rights of homestead and other interests therein.

EXECUTED this 5 day of December 2003.

Mark H. Smith  
Mark H. Smith  
Heather C. Smith  
Heather C. Smith

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Worcester

Dec. 5, 2003, 2003

Personally appeared the above named MARK H. SMITH and HEATHER C. SMITH and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

Pamela R. Veruberg  
Notary Public  
Print Name: Pamela R. Veruberg  
My commission expires: 10-29-10

