

RETURN TO:
Ellen M. Lamonica
14 Morin Street
Dover, NH 03820

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I/We Ashley Thoel, f/k/a Ashley Nicole Palazzo, a/k/a Ashley N. Palazzo, Individually and as Co-Trustee of The Kristen L. Palazzo Revocable Trust of 2010 , u/d/t dated June 21, 2010, a married woman, with an address of 515 E. Lakeview Avenue, Madison WI 53716 and Theodore J. Kopanski, Jr., as Co-Trustee of The Kristen L. Palazzo Revocable Trust of 2010, u/d/t dated June 21, 2010, a ~~MARRIED~~ person, with an address, of 181 LAVERGNE ST, Barrington, NH 03825, for consideration paid, grant(s) to Ellen M. Lamonica, a single person, with an address, of 24A Atkinson Street, Dover, NH 03820, , with WARRANTY COVENANTS, the following described premises:

SEE EXHIBIT "A" ATTACHED HERETO

This is not the homestead property of the within Grantors or their spouses, if any.

Reference is hereby made to a Quitclaim Deed from Kristen L. Palazzo, as custodian for Ashley Nicole Palazzo granting a one-half (1/2) interest to Ashley Nicole Palazzo dated October 7, 2003 and recorded with the Strafford County Registry of Deeds in Book 2873, Page 709. Reference is further made to a Quitclaim Deed from Kristen L. Palazzo granting a one-half (1/2) interest to Kristen L. Palazzo, Trustee of the Kristen L. Palazzo Revocable Trust of 2010, u/d/t dated June 21, 2010, dated April 11, 2012 and recorded with the Strafford County Registry of Deeds in Book 4076, Page 148. The said Kristen L. Palazzo deceased November 9, 2012, Strafford County Probate 2013-81. Pursuant to the terms of said Trust, Ashley N. Palazzo and Theodore J. Kopanski, Jr. are Co-Trustees.

SIGNATURES ON SEPARATE PAGES

EXECUTED this 1st day of October, 2014

A. Thael

Ashley Thael, f/k/a Ashley Nicole Palazzo, Individually

A. Thael

Ashley Thael, f/k/a Ashley Nicole Palazzo, a/k/a Ashley N. Palazzo, Co-Trustee of The Kristen L. Palazzo Revocable Trust of 2010, u/d/t dated June 21, 2010

State of Wisconsin
County of Dane

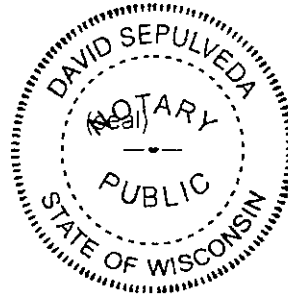
On this 1 day of October, 2014, personally appeared, before me, the above named Ashley Thael, f/k/a Ashley Nicole Palazzo, a/k/a Ashley N. Palazzo, Individually and as Co-Trustee of The Kristen L. Palazzo Revocable Trust of 2010, u/d/t dated June 21, 2010, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same as her free act and deed, individually and in her capacity as Co-Trustee of said Trust.

David Sepulveda

Justice of the Peace/Notary Public

Print Name: David Sepulveda

My Commission Expires: 9-19-17



EXECUTED this 3RD day of October, 2016.

Theodore J. Kopanski, Jr.
Theodore J. Kopanski, Jr., Co-Trustee of The Kristen L. Palazzo Revocable Trust of 2010, u/d/t dated June 21, 2010

State of New Hampshire
County of Strafford

On this 3RD day of October, 2016, personally appeared, before me, the above named Theodore J. Kopanski, Jr., as Co-Trustee of The Kristen L. Palazzo Revocable Trust of 2010, u/d/t dated June 21, 2010, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Co-Trustee of said Trust.

Patricia A. Kemen
Justice of the Peace/Notary Public
Print Name: Patricia A. Kemen
My Commission Expires: 5/6/2020



EXHIBIT "A"
LEGAL DESCRIPTION

A certain tract or parcel of land with the buildings thereon situate on the Southerly side of Morin Street, Dover, Strafford County, State of New Hampshire, bounded and described as follows:

Beginning at the Northeasterly corner of the parcel herein conveyed at an iron pin driven in the ground, at the Northwesterly corner of land now or formerly of Louis Coury, thence running S 25° 44' E, 100 feet along said Coury land to an iron pin driven into the ground at land now or formerly of Wilfred Morin; thence turning and running N 83° 38' W, 147 feet, more or less to an iron pipe at land now or formerly of said Morin; thence turning and running N 25° 44' W, 20 feet, more or less, to an iron hub driven in the ground on the Southerly side line of a proposed street known as Morin Street; thence turning and running N 63° 00' E, 125 feet to an iron hub and place of beginning.

There is also conveyed hereby a right of way, in common with others, to pass and repass by means of pedestrians and motor vehicles, over the following described parcel of land situate in said Dover, bounded and described as follows:

Beginning at the Northwest corner of land now or formerly of William Croteau and land now or formerly of the City of Dover as described in deed of Wilfred Morin to the City of Dover, dated December 17, 1952, and recorded in Strafford County Registry of Deeds in Book 600, Page 32, and running thence S 63° 00' W, 275 feet, more or less, along land now or formerly of Joseph L. Lambert, land now or formerly of Louis Coury and the above described parcel of land, to an iron hub at land now or formerly of Wilfred Morin; thence in a Northwesterly direction 50 feet, more or less, to a point at other land now or formerly of said Morin; thence running N 63° 00' E, 275 feet, more or less, to an iron hub at the Southeasterly corner of land now or formerly of Laurent J. Gagne and land now or formerly of the City of Dover; thence to a Southeasterly direction 50 feet, more or less, along land now or formerly of the City of Dover to an iron hub, at the point of beginning.

SUBJECT TO all easements, covenants and restrictions of record, if any.

SUBJECT TO all mortgages and encumbrances of record, if any.