



*Carmela O'Connell*

*Return To:*

BEASLEY & FERBER P.A.  
55 HALL STREET  
PO BOX 2463  
CONCORD, NH 03302-2463

*A76*

*Beasley*

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
**** Thousand * Hundred 40 Dollars	
DATE	AMOUNT
09/16/2015	HI069630 \$ *****40.00
VOID IF ALTERED	

**QUITCLAIM DEED**

We, **Alan E. Sidney, Sr.** and **Janet L. Sidney**, married couple, of 88 Craney Hill Road, Weare, New Hampshire 03281, for consideration paid, grant to **Alan E. Sidney, Sr. and Janet L. Sidney, Trustees of the Alan E. Sidney, Sr. and Janet L. Sidney Irrevocable Trust**, dated August 18, 2015, of 88 Craney Hill Road, Weare, New Hampshire 03281, with quitclaim covenants:

A certain tract or parcel of land with the buildings and improvements thereon situated in Weare, County of Hillsborough, and State of New Hampshire, more particularly described and bounded as follows:

Beginning at a drill hole set in the corner of two stone walls on the east side of Craney Hill Road, so called, at the southwest corner of land now or formerly of Rosamond Colburn, and being the northwest corner of the Lot herein described and conveyed; thence

1. South 21 3/4' West in said Craney Hill Road, so called, a distance of three hundred sixty-five (365) feet to an iron pipe set at the end of a stone wall at land now or formerly of Wood; thence
2. South 84 1/2' East by land of said Wood and passing through a twenty (20) inch maple tree with two (2) blazes, five hundred eighteen (518) feet to an iron pipe, said pipe being eleven and 5/10 (11.5) feet from said maple tree and being twelve and 8/10 (12.8) feet South 16 3/4' West from a five (5) inch yellow birch tree with two (2) blazes; thence
3. North 16 3/4' East by land of said Wood and passing through said five (5) inch yellow birch with two (2) blazes, a distance of three hundred seventy-three (373) feet to a drill hole set in a stone wall at land of said Colburn; thence
4. North 85 1/2' West along the last aforementioned stone wall and land of said Colburn, two hundred seventy (270) feet to a point; thence

5. North 87 1/2' West, continuing by said stone wall and land of said Colburn, a distance of two hundred nineteen (219) feet to the point of beginning.

Said lot shown to contain 4.1 acres, more or less.

Being 4.1 +/- Acre lot as shown on a "Subdivision Plan Land of Margaret P. Wood, East Side of Craney Hill Road, North Weare, N. H.", prepared by H. H. Amsden & Sons, RLS 269, Drawing Number 768, to be recorded.

Subject to easements and restrictions of record.

Possible easement to Public Service Co. dated September 30, 1938 and recorded in the Hillsborough County Registry of Deeds at Book 988, Page 266.

Meaning and intending to convey the same premises conveyed to the Grantors herein by deed of Alan E. Sidney dated July 26, 1993 and recorded in Hillsborough County Registry of Deeds at Book 5457, Page 0412.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed this 14 day of September, 2015.

Dianna L. Huntcon  
Witness

Alan E. Sidney Sr  
Alan E. Sidney, Sr.

Dianna L. Huntcon  
Witness

Janet L. Sidney  
Janet L. Sidney

STATE OF NEW HAMPSHIRE  
COUNTY OF Merriamack

Before me, personally appeared Alan E. Sidney, Sr. and Janet L. Sidney, and acknowledged the foregoing instrument to be their free act and deed on this 14 day of September, 2015, for the purposes therein contained.

Dianna L. Huntcon  
Notary Public/Commissioner

