

Return to:
Dustin Elliot Ward and Megan Rose Ward
551 South Road
Salisbury, NH 03268

T.S. \$ 8,400.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Marcel J. Binette and Helen A. Binette, Trustees of the Binette Family Trust, u/d/t November 16, 2019, of 551 South Road, Salisbury, NH 03268, for consideration paid grant(s) to Dustin Elliot Ward and Megan Rose Ward, Husband and Wife, of 205 Mount Delight Road, Deerfield, NH 03037, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land, with any buildings or improvements thereon, situated in the Town of Salisbury and the Town of Webster, County of Merrimack and State of New Hampshire, more particularly bounded and described as follows:

Beginning at a boundary point on the northwest corner of the premises herein conveyed, said point being the intersection of NH Route 127 and Brookside Drive;

Thence N 54 degrees 55' 00" E, along Brookside Drive, a distance of 175.34 feet to a 1' steel pin with cap set;

Thence turning and running N 84 degrees 53' 55" E, a distance of 639.77 feet to a 3/4 " steel pin found, along land now or formerly of Edward J. and Linda M. Denoncourt;

Thence continuing along the same course to another 3/4 " steel pin found;

Thence turning and running S 43 degrees 43' 59" E, a distance of 435.83 feet to a 1" steel pin set in a pile of stones at the northeast corner of land now or formerly of David and Therese Larson;

Thence turning and running S 77 degrees 21' 43" W, along land of said Larson, a distance of 160.32 feet to a boundary line point in the Town of Webster;

Thence continuing S 80 degrees 00' 21" W, a distance of 231.18 feet to a 3/4 " steel pin found;

Thence continuing S 78 degrees 47' 00" W, along land now or formerly of William S. Kendall, a distance of 460.84 feet to a boundary point in a stone wall in the Town of Webster;

Thence turning and running N 31 degrees 59' 41" W, along NH Route 127, a distance of 46.08 feet to a 34"X24"X24" high base stone in the stone wall found - Town Line Bound - scribed with "S W - TL" drilled hole set in top;

Thence continuing along the same course a distance of 50.37 to the end of the stone wall;

Thence continuing N 30 degrees 01' 27" W, a distance of 309.71 feet to a boundary point and the place of beginning.

Subject to and with the benefit of the following:

Any and all matters as shown or noted on plan recorded in said Registry as Plan #3384, 3794 & 17903.

Protective Covenants of Woodland Estates recorded on October 3, 1973 in the Merrimack County Registry of Deeds at Book 1190, Page 250, if still applicable.

Meaning and intending to describe and convey the same premises conveyed to Marcel J. Binette and Helen A. Binette, Trustees of the Binette Family Trust by virtue of a Warranty Deed from Joseph E. Arcidiacono, dated February 28, 2011 and recorded in the Merrimack County Registry of Deeds at Book 3245, Page 0765.

The undersigned trustee as Trustee(s) under the **Binette Family Trust** created by **Marcel J. Binette and Helen A. Binette**, as grantor under trust agreement and thereto have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee(s) have said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee(s) for a conveyance thereof. The undersigned trustee(s) further represents hereunder, that they have the full consent of the beneficiaries of said Trust to convey, sell and dispose of the above-referenced real property under the terms and conditions as stated in the Settlement/Closing Costs Statement of even date, also signed by said Trustee(s).

We, Marcel J. Binette and Helen A. Binette, Husband and Wife, hereby release all rights of homestead in the above-described premises.

Executed this 9th day of May, 2024.

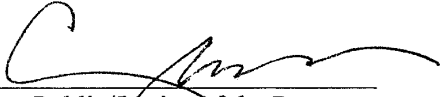
Binette Family Trust
Marcel J. Binette
individually and as Trustee

By: _____
Marcel J. Binette, Individually and as Trustee

Helen A. Binette
By: *Individually and as Trustee*
Helen A. Binette, Individually and as Trustee

State of New Hampshire
County of Merrimack

Then personally appeared before me on this 9th day of May, 2024, the said Marcel J. Binette and Helen A. Binette, Individually and as Trustee(s) of the Binette Family Trust, and acknowledged the foregoing to be their voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration:



MCRD