

Return To:
Cherron L. McLemore
31 Evergreen Drive
Goffstown, NH 03045

E- Doc # 240030221
Book 9803 Page 1171

09/18/2024 11:08:47 AM
Page 1 of 2

Mary Ann Crowell
Register of Deeds, Hillsborough County
LCHIP HIA748061 25.00
TRANS TAXHI162769 7,575.00

Transfer Tax: \$

1575

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That, **Edward S. Lawrence**, an unmarried person, with a mailing address of 139 New Hampshire Drive, Webster, NH, 03303 for consideration paid grant(s) to **Cherron L. McLemore**, with a mailing address of 4322 Parkview Avenue, Englewood, OH 45322, with WARRANTY COVENANTS:

A tract of land, with the buildings thereon, situate in Goffstown, Hillsborough County, New Hampshire, bounded and described as follows:

Beginning on the northerly side of an unnamed road, now known as Checkerberry Lane at the southwest corner of Lot No. 87-5-17;

Thence southwesterly by Checkerberry lane by a curve to the right, said curve having a radius of 520.31 feet, a distance of 101.63 feet;

Thence westerly by Checkerberry Lane 48.53 feet;

Thence N 2° 48' 33" E by Lot No. 87-5-15, a distance of 410.46 feet;

Thence S 85° 32' 48" E by land now or formerly of Placid Woods 150 feet;

Thence S 2° 58' 10" W by Lot No. 87-5-17, a distance of 388.95 feet to the point of beginning.

Said premises are known as Lot No. 87-5-16, as shown on a plan of Placid Wood Subdivision II, made by Robert N. Todd, surveyor, dated July 18, 1978, approved by the Planning Board, and filed in the Hillsborough County Registry of Deeds as Plan No. 11750.

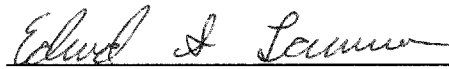
Containing 1.38 acres, more or less.

Subject to an easement to New England Telephone and Telegraph Company recorded in Volume 2431, Page 634 of the Hillsborough County Registry of Deeds.

Meaning and intending to describe and convey the same premises as conveyed to Edward S. Lawrence by virtue of a deed dated June 3, 2024 recorded in the Hillsborough County Registry of Deeds at Book 9778, Page 172. For prior title see deed dated December 28, 1994 recorded in the Hillsborough County Registry of Deeds at Book 5601, Page 67.

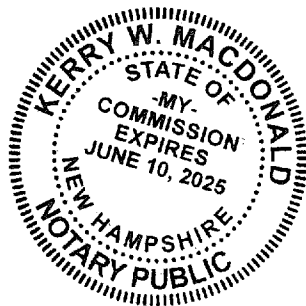
The above conveyed premises are not homestead property of the grantor.

Executed this 17th day of September, 2024.


Edward S. Lawrence

State of New Hampshire
County of Hillsborough

Personally appeared the above named Edward S. Lawrence , before me this 17th day of September, 2024, known to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.





Notary Public/Justice of the Peace
My Commission Expires: