

map 15 lot 8

ASSESSING
9/14/17
entered deed
COPY

\$ 120,000
unequal co-tenancy
16 acres in e/w
2 acres N/E corner

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****1 Thousand 8 Hundred 00 Dollars	
DATE 08/16/2017 72536	AMOUNT \$ ****1800.00
VOID IF ALTERED	

C/H
L-CHIP
379240

Return to:
Jeffrey Cole Builders, LLC
140 Raymond Road
Nottingham, NH 03290

Transfer Tax: \$1,800.00 **WARRANTY DEED**

SANDRA M. VIRNELLI, TRUSTEE OF THE JESSIE M. PARKER IRREVOCABLE TRUST, u/d/t dated December 27, 1996, of 211 Old Turnpike Road, Nottingham, NH 03290, for consideration paid, do hereby grant to

JEFFREY COLE BUILDERS, LLC, a New Hampshire Limited Liability Company, of 140 Raymond Road, Nottingham, NH 03290,

with **WARRANTY COVENANTS**

Parcel One

A certain piece or parcel of land, situated in Nottingham, in the County of Rockingham, and State of New Hampshire, containing sixteen (16) acres, be the same more or less, it being part of Lot number eight (8) in Crop Street, so-called, together with the buildings thereon, and bounded as follows: Southerly end by the Turnpike Road, so-called; on the Easterly side of land now or formerly of John F. Demeritt; on the North by land now or formerly owned by Bradbury Cilley, and on the West by land now or formerly of Daniel Smith, and;

Parcel Two

A certain other lot of land and the buildings thereon, situated in said Nottingham, and bounded and described as follows: Westerly by land now or formerly of Joseph Smith; Northerly by land now or formerly of C. O. Smith and Southerly by the Turnpike Road, so-called.

Subject to the terms of a Deed to the State of New Hampshire dated November 10, 1947, and recorded at Book 1080, Page 354.

Subject to a current use easement as to Parcel One dated December 20, 1993, and recorded at Book 3028, Page 1583.

E 35263

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

2017 Aug 16 PM 01:22

Meaning and intending to describe and convey the same premises conveyed to Sandra M. Virnelli, Trustee of the Jessie M. Parker Irrevocable Trust by virtue of a deed dated December 27, 1996 and recorded in the Rockingham County Registry of Deeds at Book 3195, Page 734.

This is not homestead property.

I, Sandra M. Virnelli, Trustee of the Jessie M. Parker Irrevocable Trust, hereby certify as follows:

- 1. That I am the Trustee of the Trust; and
- 2. That the Trust has not been altered, amended, terminated or revoked; and
- 3. That I have been authorized and directed by the holders of 100% of the beneficial interest of said Trust to convey the Trust property known and numbered as 211 Old Turnpike Road, Nottingham, New Hampshire and to execute and deliver a warranty deed and any documents necessary or incidental to the transfer of the property.
- 4. Pursuant to RSA 564-A:7, the undersigned Trustee, as Trustee under the said Trust does have full and absolute power in said Trust Agreements 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 has said power or is properly exercising said power or to see to the application of any trust assets paid to the Trustee for a conveyance hereof.

Executed under seal this 16 day of August, 2017.

THE JESSIE M. PARKER IRREVOCABLE TRUST

Sandra M. Virnelli, Trustee
SANDRA M. VIRNELLI, Trustee


STATE OF NEW HAMPSHIRE

Rockingham, ss.

August 16, 2017

Then personally appeared before me, the said Sandra M. Virnelli, Trustee of the Jessie M. Parker Irrevocable Trust and acknowledged the foregoing to be her voluntary act and deed.

LAURA M. TOMASELLO
Notary Public - New Hampshire
My Commission Expires May 15, 2018



Notary Public:
My commission expires:

E 35263
ROCKINGHAM COUNTY
REGISTRY OF DEEDS