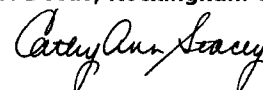


Return to:
Kelly McClintock and Shawn C. McClintock
79 Thunder Road
Fremont, NH 03044



LCHIP	ROA646630	25.00
TRANSFER TAX	RO122048	16,500.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Dana E. Arsenault, Trustee and Susan A. Arsenault, Trustee, of the Dana and Susan Arsenault Family Revocable Trust, u/d/t date of April 16, 2021, of 79 Thunder Road, Fremont, NH 03044, for consideration paid grant(s) to Kelly McClintock and Shawn C. McClintock, Wife and Husband, of 253 Corelli Drive, Nokomis, FL 34275, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings thereon, situated on Thunder Road, so-called, in the Town of Fremont, County of Rockingham, and State of New Hampshire, being shown as Map 2 Lot 1-11 (a/k/a 79 Thunder Road) on a plan of land entitled, "Proposed Residential Land Subdivision Scribner Estates, Tax Map 2, Lot 1 - Scribner Road, Fremont, New Hampshire", applicant: Daniel Perry, 28 Wellington Drive, Hampstead, NH Land Surveying provided by James M. Lavelle Associates, Engineering provided by Gregsak Engineering, Inc., Scale 1"=100', October 2002, and being recorded in the Rockingham County Registry of Deeds as Plan #D-31121, to which reference should be made for a more particular description.

Map 2 Lot 1-11, a/k/a 79 Thunder Road, containing 5.27 Ac., more or less, as shown on said plan. 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 D-31121.

Condition that there shall be no further alteration of wetlands for lot development, driveways, culverts or for septic setback.

Terms and conditions of Wetlands Permit dated July 8, 2003 and recorded at Book 4205, Page 2866.

Certificate of Exemption for Scribner Estate Subdivision, dated May 10, 2004 and recorded at Book 4290, Page 1014.

Declaration of Conservation Easement, dated February 25, 2008 and recorded at Book 4890, Page 1139.

All easements and restrictions of record.

Meaning and intending to describe and convey the same premises conveyed to Dana E. Arsenault and Susan A. Arsenault, as Trustees of The Dana & Susan Arsenault Family Revocable Trust by virtue of a Warranty Deed from Dana E. Arsenault and Susan A. Arsenault, dated April 16, 2021 and recorded in the Rockingham County Registry of Deeds at Book 6284, Page 390, for further reference see Warranty Deed of Daniel Perry Builders, LLC to Dana E. Arsenault and Susan A. Arsenault, dated July 10, 2018 and recorded in the said Registry at Book 5928, Page 2770.

The undersigned trustee as Trustee(s) under the **Dana and Susan Arsenault Family Revocable Trust** created by **Dana E. Arsenault and Susan A. Arsenault** 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, Dana E. Arsenault and Susan A. Arsenault, Husband and Wife, hereby release all rights of homestead in the above-described premises.

Executed this 30th day of March, 2023.

Dana and Susan Arsenault Family Revocable Trust

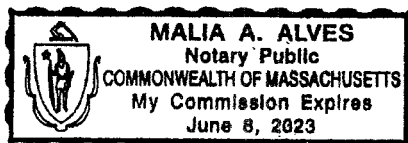
By: Dana E Arsenault
Dana E. Arsenault, Individually and as Trustee

By: Susan A. Arsenault
Susan A. Arsenault, Individually and as Trustee

State of Massachusetts

County of Middlesex

Then personally appeared before me on this 30th day of March, 2023, the said Dana E. Arsenault and Susan A. Arsenault, Individually and as Trustee(s) of the Dana and Susan Arsenault Family Revocable Trust, and acknowledged the foregoing to be their voluntary act and deed.



Malia A Alves
Notary Public/Justice of the Peace
Commission expiration: