

QUITCLAIM DEED  
CONSIDERATION LESS THAN \$100

EDWARD J. BYRNES and CARMEN E. BYRNES, husband and wife, of Durham, Strafford County, State of New Hampshire, for consideration paid, grant to CARMEN E. BYRNES of Morgan Road, Durham, Strafford County, State of New Hampshire with QUITCLAIM covenants,

A certain tract or parcel of land with the buildings thereon situate on the Easterly side of Morgan Road in the Town of Durham, County of Strafford, State of New Hampshire, and being known as Lot #47A on a plan entitled "Blackhawk Farm" by G. L. Davis and Associates, Dover, N.H., recorded as Plan 8D, Pocket 12, Folder 1 of the Strafford County Registry of Deeds, bounded and described as follows:

Beginning at a stake on the Easterly side of Morgan Road at the Northwestern corner of Lot #48, thence running S. 60° 56' E. by and along Lot #48 a distance of Two Hundred Fifty seven and two tenths (257.2) feet to a stake at the Westerly sideline of Lot #46A; thence turning and running N. 33° 06' E. by and along Lot #46A a distance of One Hundred Twenty six and four tenths (126.4) feet to a stake at the Southerly sideline of Morgan Road; thence turning and running on a curve to the right with a radius of Three Hundred (300) feet a distance of One Hundred Fifty nine and nine tenths (159.9) feet; thence continuing on a curve to the left with a radius of One Hundred (100) feet a distance of Two Hundred Seventy seven and five tenths (277.5) feet to a point; thence continuing S. 09° 22' E. by and along said Morgan Road a distance of Twenty four and nine tenths (24.9) feet to the point of beginning.

Subject, however, to Protective Covenants with respect to the premises herein conveyed as recorded in the Strafford County Registry of Deeds, Book 902, Page 3.

Subject, further, to any and all easements for utility purposes granted to New England Telephone and Telegraph Company and/or New Hampshire Electric Cooperative, Inc., and/or Public Service Company of New Hampshire of record in the Strafford County Registry of Deeds as the same may pertain to the subject premises.

Subject, however, to a mortgage to The First National Bank of Biddeford, dated October 17, 1972, and recorded October 25, 1972, in the Strafford County Registry of Deeds in Book 914, Page 185, which the Grantee herein assumes and agrees to pay.

Being the same premises conveyed to the Grantors by deed of Walter W. Cheney, Inc., dated October 17, 1972, and recorded in the Strafford County Registry of Deeds in Book 914, Page 183.

WITNESS our hands and seals this 21<sup>st</sup> day of May, 1975.

Witness:

Helena A. Tibbette

Edward J. Byrnes  
Edward J. Byrnes

Ora Hauke

Carmen E. Byrnes  
Carmen E. Byrnes

STATE OF NEW HAMPSHIRE  
Strafford, ss.

Edward J. Byrnes and Carmen E. Byrnes, Personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

Louis D. Carey

Harvey A. Belleville  
Justice of the Peace - Notary Public

REGISTER OF DEEDS  
STRAFFORD COUNTY

BK- 964 PGE-257