

Return to:
Suhib Abdel Rahman Makhoulf and Fatimah Z. Alsharif
24 Sandra's Run
Dover, NH 03820

E-Doc # 200018734 10/30/2020 09:49:31 AM
Book 4825 Page 781 Page 1 of 3
Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA167169 25.00
TRANS TAX ST852717 5,775.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Hope T. Deffor** and **Charity Addae Baah Deffor**, A Married Couple, of 24 Sandra's Run, Dover, NH 03820, for consideration paid grant to **Suhib Abdel Rahman Makhoulf** and **Fatimah Z. Alsharif**, A Married Couple, of 72 NE Webb PL # 309, Dover, NH 03820, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land with the buildings thereon situate on the easterly side of Sandra's Run, so-called, in Dover, Strafford County, New Hampshire, and shown as Lot 59 (G/24J-159) on a plan entitled "Wyndbrook at Dover, an Open Space Subdivision, Tax Map G, Lot No. 24J, Tolend Road & Columbus Avenue," dated March 28, 2005, as revised, prepared by McEneaney Survey Associates, Inc., and recorded in the Strafford County Registry of Deeds as Plan #88-6, #88-7, #88-8, #88-9, #88-10, #88-11 and #88-12, more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Sandra's Run at the southwesterly corner of the herein described premises and the northerly corner of Lot 58 as shown on the above referenced plan; thence running N 84° 42' 34" E a distance of 95.48 feet to a point at Lot 60 as shown on the above referenced plan; thence turning and running N 05° 17' 26" W a distance of 50.32 feet to a point on the southerly side of Stocklan Circle; thence turning and running S 88° 25' 09" W along Stocklan Circle a distance of 64.10 feet to a point; thence running on a curve with a radius of thirty (30) feet at the intersection of Stocklan Circle and Sandra's Run a distance of 49.60 feet to a point on the easterly side of Sandra's Run; thence turning and running S 06° 18' 28" E along Sandra's Run a distance of 24.00 feet to the point of beginning.

Containing 4,894 square feet or 0.11 acres.

SUBJECT to a utility easement as shown on the above referenced plan.

TOGETHER WITH the easement right only, in common with others, to use the roadways as shown on said plan as a right-of-way access easement to the extent necessary and on the condition that such use does not conflict with the intended development of said road. Such easement right shall run with the lot herein conveyed.

SUBJECT TO and TOGETHER WITH Declaration of Covenants, Conditions and Restrictions recorded in the Strafford County Registry of Deeds at Book 3723, Page 205, including First Amendment recorded in said registry at Book 3773, Page 489, as the same may be amended from time to time.

SUBJECT TO such matters as are shown on said Plan #88-6, #88-7, #88-8, #88-9, #88-10, #88-11 and #88-12 and as shown on plans recorded in the Strafford County Registry of Deeds as Plans #88-1, #88-2, #88-3, #88-4 and #88-5, as may be applicable.

SUBJECT TO NH DES Wetlands and Non-Site Specific Permit recorded in the Strafford County Registry of Deeds at Book 3440, Page 293 including the specific condition that there shall be no further alteration of wetlands for lot development, driveways, culverts or for other construction activities.

SUBJECT TO Easement Deed to Public Service Company of New Hampshire (PSNH) and Northern New England Telephone Operations LLC d/b/a FairPoint Communications, Inc. recorded in the Strafford County Registry of Deeds at Book 3810, Page 36, as may be applicable.

SUBJECT TO Commissioners' Return recorded in the Strafford County Registry of Deeds at Book 653, Page 437, as may be applicable.

SUBJECT TO a right "to maintain the electric wire poles" as reserved and more fully set forth in deed recorded in the Strafford County Registry of Deeds at Book 514, Page 15, as may be applicable.

SUBJECT TO rights granted to the State of New Hampshire as more fully set forth in instrument recorded in the Strafford County Registry of Deeds at Book 650, Page 344, as may be applicable.

SUBJECT TO rights granted to the State of New Hampshire as more fully set forth in instrument recorded in the Strafford County Registry of Deeds at Book 637, Page 356, as may be applicable.


Meaning and intending to describe and convey the same premises conveyed to Hope T. Deffor and Charity Addae Baah Deffor by virtue of a Deed from Abdullah F. AlQuadand and Tasneem Al-Huniti, dated September 21, 2017 and recorded at the Strafford County Registry of Deeds in Book 4513, Page 221.

We, the grantors hereby release all rights of homestead in the above described premises.

Executed this 29th day of October, 2020.



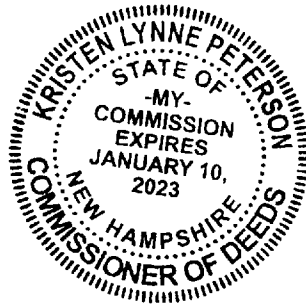
Hope T. Deffor




Charity Addae Baah Deffor

State of New Hampshire
County of Strafford

Then personally appeared before me on this 29th day of October, 2020, the said Hope T. Deffor and Charity Addae Baah Deffor and acknowledged the foregoing to be their voluntary act and deed.





Notary Public/Justice of the Peace
Commission expiration: