

CATHERINE A. BERUBE
Register of Deeds, Strafford County
LCHIP STA158601 25.00

WARRANTY DEED

KNOW all persons by these presents that I, **ZIAD LABABIDI**, a married man, of 21 Garrison Lane, Town of Madbury, County of Strafford, State of New Hampshire 03823, for no consideration, hereby grants unto

ZIAD LABABIDI and RAYAAN NAWI LABABIDI, as **CO-TRUSTEES Of the LABABIDI FAMILY REVOCABLE TRUST OF 2020** u/d/t dated May 18, 2020, both of 21 Garrison Lane, Town of Madbury, County of Strafford, State of New Hampshire 03823, with *warranty covenants*, the following real property:

MADBURY, STRAFFORD COUNTY:

A certain tract or parcel of land, with the buildings thereon, situated on the westerly side of Garrison Lane, in the Town of Madbury, County of Strafford, State of New Hampshire, being Lot #16, as shown on a plan of land entitled "Revised Final Plan, Lots 1-16 & 25-36, Walter W. Cheney, Inc., Jabre Farm, Madbury, N.H.", dated April 1975, drawn by G.L. Davis and Associates and recorded in the Strafford County Registry of Deeds as Plan #21, Pocket #15, Folder #1, and being more particularly bounded and described as follows:

Beginning at a point on the westerly side of Garrison Lane at the Southeasterly corner of Lot #15;

Thence running N 72° 00' W, by Lot #15, a distance of 275.00 feet to the land of Shakrallah S. Jabre;

Thence running S 18° 00' W, by said Jabre land, a distance of 244.71 feet to a steel stake at the northerly sideline of land designed "Park" on a plan entitled "Final Plan, Walter W. Cheney, Inc., Jabre Farm, Madbury, N.H.", recorded as Plan 39, Pocket 9, Folder 3, of the Strafford County Registry of Deeds;

Thence running N 85° 00' E, by said Park, a distance of 310.00 feet to Garrison Lane;

Thence running on a curve to the right with a radius of 150 feet, a distance of 57.78 feet;

Thence N 18° 00' E a distance of 67.22 feet to Lot #15 and the point of beginning.

Meaning and intending to describe and convey hereby the same premises conveyed to the Grantor herein by Warranty Deed of Angel Ayestas and Martha Ayestas, said deed dated September 18, 2003 and recorded in the Strafford County Registry of Deeds at Book 3228, Page 828.

Homestead rights are not released hereby.

This deed is a non-contractual transfer for estate planning purposes and is therefore exempt from transfer tax stamps pursuant to NH RSA 78-B:2 (IX) and (XI).

IN WITNESS WHEREOF, the grantor has executed this instrument on this the 18 day May, 2020.

[Signature]
Witness

[Signature]
Ziad Lababidi

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD, ss

The foregoing instrument was acknowledged before me by Ziad Lababidi, known to me or satisfactorily proven to be the person whose name is subscribed hereon, who acknowledged that he executed the within of his own free act and deed for the purposes therein contained.

Dated: 5/18/2020

[Signature]
Notary Public/Justice of the Peace
My Comm. Exp.: 12/19/2023

