

Prepared By:

Jessica Ross

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CATHERINE A. BERUBE
Register of Deeds, Strafford County
LCHIP STA202462 25.00

After Recording Return To:

Robert Grondahl
125 Madbury Road
Durham, New Hampshire 03824

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On October 3, 2022, THE GRANTOR(S),

- Jessica J. Ross, a single person, of 125 Madbury Road, Durham, Strafford County, New Hampshire

for and in consideration of: \$61,423.00 in this Non-Contractual consideration, and in accordance with State of New Hampshire Final Decree on Divorce ordered October 8, 2021, conveys, releases and quitclaims to the GRANTEE(S):

- Robert Louis Grondahl, Jr., a single person, residing at 125 Madbury Road, Durham, Strafford County, New Hampshire 03824

the following described real estate, situated in Durham, in the County of Strafford, State of New Hampshire

Legal Description:

A certain tract of parcel of land with any buildings thereon, situate on the Northwesterly corner of Lundy Lane and Madbury Road, and being #125 Madbury Road in Durham, Strafford County and State of New Hampshire, being Lot #7 as shown on plan entitled, "Land of Benjamin Orcutt, Durham, N.H. dated December 29, 1954, Alfred J. Smith, "further shown on plan entitled, "Final Plan, Section I & III, ORCUTT DEVELOPMENT, Durham, N.H., dated January 1962, G.L.

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Davis & Associates," a copy of which is recorded in Strafford County Registry of Deeds, Pocket #4, Folder #3, as Plan #20A, and bounded and described as follows:

Beginning at a steel stake at the junction of the Westerly sideline of Madbury Road with the Northerly sideline of Lundy Lane, said stage also being at the Southeasterly corner of the herein described premises; thence N 88 degrees 44' W by the Northerly sideline of Lundy Lane, a distance of one hundred eighty and no-tenths (180.0) feet to a steel stake at the Southeasterly corner of Lot #8; thence N 01 degrees 16' E by Lot #8 a distance of one hundred fifty and no tenths (150.0) feet to a steel stake at the Southeasterly corner of Lot #9A; thence S 88 degrees 44' E by Lot #9A a distance of one hundred eighty and no-tenths (180.0) feet to a steel stake in the Westerly side line of Madbury Road; thence S 01 degrees 16' W by the Westerly sideline of Madbury Road a distance of one hundred fifty and no-tenths (150.0) feet to the point of beginning.

Subject, however, to the restrictions as set forth in deed from John J. and Barbara B. Saunders to Arthur J. and Mary A. LaPlante, dated September 16, 1966, and recorded in said Records, Book 818, Page 140. Subject also, to the sewer contract between Arthur and Mary LaPlante and the Selectmen of the Town of Durham, N.H., application dated September 25, 1969, and recorded in said Records, Book 864, Page 272. Subject, also, to the restrictions as set forth in deed from John M. Duffy, dated June 16, 2014 and recorded in said Records, Book 4220, Page 0527.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor further declares this conveyance is exempt from the New Hampshire transfer tax as it is due to the dissolution of marriage by one spouse to the other.

Tax Parcel Number: 102/39/7

Mail Tax Statements To:
Robert Louis Grondahl, Jr.
125 Madbury Road
Durham, New Hampshire 03824

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: October 3, 2022

[Signature]
Jessica J. Ross
125 Madbury Road
Durham, New Hampshire, 03824

STATE OF NEW HAMPSHIRE, COUNTY OF STRAFFORD, ss:

This instrument was acknowledged before me on this 3rd day of October,
2022 by Jessica J. Ross.

[Signature]
Notary Public

Notary Public / STATE OF NH
Title (and Rank)

My commission expires 02/03/2026

SHERYL L. BASS
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
February 3, 2026

