

Return to:



LCHIP	ROA552849	25.00
TRANSFER TAX	RO104733	6,150.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **919 Real Estate Development, LLC**, a New Hampshire limited liability company, of 323 NH-286, Seabrook, New Hampshire 03874 (the "Grantor"), for consideration paid, grants to **Heritage Two Realty, LLC**, a New Hampshire limited liability company, of 11 Ladd Street, Portsmouth, New Hampshire 03801, with WARRANTY COVENANTS, the following described property:

A certain parcel of land in Portsmouth in the County of Rockingham and State of New Hampshire, together with the buildings, structures and improvements thereon and situated on the Northwesterly side of Route 1-A, being shown as Lot 1 on a subdivision plan entitled "Subdivision of Land of Hendrickson & Perkins for Welder's Supply Company" dated July 10, 1975, drawn by McKenna Associates, being recorded in the Rockingham County Registry of Deeds as Plan C-5405 (the "Plan"), being more particularly bounded and described according to the Plan, as follows:

Beginning at a point on the northwesterly side of Maine – N.H. Interstate Bridge Authority Route 1-A, at the northeasterly corner of the premises herein conveyed; thence running along said Maine – N.H. Interstate Bridge Authority Route 1-A S 46° 41' W a distance of 87.5 feet to a point; thence turning and running along said Maine – N.H. Interstate Bridge Authority Route 1-A S 6° 52' E a distance of 15.53 feet to a point; thence turning and running along said Maine – N.H. Interstate Bridge Authority Route 1-A S 46° 41' W a distance of 30.02 feet to a point; thence turning and running along Myrtle Ave. N 85° 33' W a distance of 16.87 feet to a point; thence running along Myrtle Ave. N 88° 58' W a distance of 44.3 feet to a point; thence turning and running along land now or formerly of Glenn E. & Evelyn C. Smith N 2° 47' E a distance of 76.22 feet to a point; thence turning and running along Lot 2 N 46° 41' E a distance of 114.73 feet to a point; thence turning and running along said Lot 2 S 43° 19' E a distance of 84.0 feet to the point and place of beginning. Containing 12,811.4 square feet, according to the Plan.

Meaning and intending to describe and convey the same premises conveyed to the Grantor by Warranty Deed of Sarnia 919, LLC dated April 3, 2009 and recorded in the


Rockingham County Registry of Deeds at Book 4997, Page 0369.

Executed this 17th day of March, 2021.

919 Real Estate Development, LLC



Witness


By: 

Paul G. Letourneau, Manager
Duly Authorized

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

On this 17th day of March, 2021, before me, personally appeared Paul G. Letourneau, as duly authorized Manager of 919 Real Estate Development, LLC, known to me, or proven to me through satisfactory evidence of identification, to be the individual whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

Mary Keohan Ganz, Justice of the Peace
State of New Hampshire
My Commission Expires: August 28, 2024



Notary Public/Justice of the Peace
Print Name: Mary Keohan Ganz
My Commission Expires: 8-28-24

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