

001505

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CARROLL COUNTY REGISTRY

2006 JAN 27 PM 2:34

Lucas A. Brooks
REGISTER OF DEEDS

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION			REAL ESTATE TRANSFER TAX
****6	THOUSAND	1	HUNDRED AND 80 DOLLARS
MO.	DAY	YR.	AMOUNT
01	27	2006	759440 \$ ****6180.00
VOID IF ALTERED			

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I, **MARK S. LUKAS**, married, having a mailing address of 180 Western Avenue, Town of Kennebunk, County of York, State of Maine (04043), for consideration paid, grant to **ROBERT PHILIP RUPPEL**, single, having a mailing address of Post Office Box 908, Town of Glen, County of Carroll, State of New Hampshire (03838), with WARRANTY covenants:

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Jackson, County of Carroll, State of New Hampshire, shown as LOT NO. 23 on a plan entitled "North Hampshire Ridge" surveyed by Valley Engineering Association, dated December 1973, revised November 1977, recorded in Carroll County Registry of Deeds, being more particularly bounded and described as follows:

LOT NO. 23: Beginning at an iron pipe on the northerly line of a fifty foot (50') right of way, said iron pipe being the southeast corner of land now or formerly of Carbee and the southwest corner of Lot No. 23 herein described; thence North 36 degrees 49 minutes 31 seconds East along the easterly line of said Carbee land a distance of four hundred eighteen feet (418') to an iron pipe on the southerly line of Lot No. 22; thence South 69 degrees 39 minutes 15 seconds East along the southerly line of Lot No. 22 a distance of one hundred fifty seven and forty one hundredths feet (157.41) to an iron pipe on the westerly line of said fifty foot (50') right of way, thence southeasterly and easterly along said right of way a distance of five hundred thirty and forty eight hundredths feet (530.48') to the iron pile which is the point and place of beginning. Containing 1.4 acres, more or less.

EXCEPTING AND RESERVING to Vincent A. Mennella, his heirs and assigns, an easement ten feet (10') in width along the easterly and southerly side of the above described premises, said sides being that which abut the right of way, for all purposes of constructing, installing and maintaining public utilities and water easements.

DK2500PG0950

SUBJECT TO Declaration of Covenants and Restrictions of "North Hampshire Ridge" dated September 6, 1976, recorded in Carroll County Registry of Deeds, Book 636, Page 347, and amendments thereto as recorded in Carroll County Registry of Deeds, Book 742, Page 254 and Book 753, Page 392.

TOGETHER WITH a right of way over the roadways as shown on said plan.

MEANING AND INTENDING to describe and convey the same premises conveyed to Mark S. Lukas by Warranty Deed of Robert Sposato and Sandra Sposato dated April 7, 1995 and recorded within the Carroll County Registry of Deeds at Book 1612, Page 606.

The above described premises is not the homestead of the grantor.

WITNESS my hand this 27 day of January, 2006.

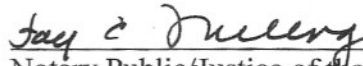
WITNESS



MARK S. LUKAS

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL, SS.

Personally appeared the above named, MARK S. LUKAS, and acknowledged the foregoing instrument as his voluntary act and deed, before me this 27 day of January, 2006.



Notary Public/Justice of the Peace
My Comm. Expires: FAY E MELENDY
Print or Type Name: 3-10-09

Y:\Real Estate\DEEDS\North Hampshire Ridge\23 Lukas to Ruppel.wpd

BK 2500PG0951