

**STATE OF NEW HAMPSHIRE**

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

\*\*\*\* THOUSAND 7 HUNDRED AND 50 DOLLARS

M.O.	DAY	YR.	AMOUNT
01/14/2013			886492 \$ ****750.00

VOID IF FRAUDULENT

Doc # 0000528 Jan 14, 2013 3:47 PM

*John P. Anton*  
Register of Deeds, Carroll County



The space above this line is reserved for recording information

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS that **CARL G. ALMQUIST** and **CHRISTINE E. ALMQUIST**, husband and wife, both having a mailing address of 1971 Gold Star Highway, Mystic, County of New London, State of Connecticut, 06355, for consideration paid, grant to **JOHN R. TERRY** and **CAROL J. TERRY**, husband and wife, both having a mailing address of 142 Lawndale Road, Mansfield, County of Bristol, Commonwealth of Massachusetts, 02048, as joint tenants with rights of survivorship, and not as tenants in common, with **WARRANTY COVENANTS**, the following:

A certain parcel of land comprised of two adjoining lots at Black Mountain Terrace, which Terrace is on the easterly side of the Wildcat River in Jackson, Carroll County, State of New Hampshire, and this parcel is bounded and described as follows:

Beginning at the Northwesterly corner of said lot at an iron pin driven in to the ground eight (8) feet east of the east bank of the Wildcat River and approximately nine-hundred (900) feet south of the south side of Henry K. Wallace Road, thence running in a general easterly direction for approximately one hundred ninety-two (192) feet to an iron pin driven in to the ground on the south side of Hill Street; thence turning and running in a general southerly direction for approximately ninety-six (96) feet to an iron pin driven in to the ground; thence turning and running in a general westerly direction for approximately two hundred two (202) feet to an iron pin driven in to the ground eight (8) feet east of the east side of the Wildcat River; thence turning and running in a general northerly direction for approximately one hundred (100) feet in a line parallel with

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the east bank of the Wildcat River to the point of beginning; this parcel being Lot 10 and Lot 11 on Second Lot Plan of a Development known as Black Mountain Terrace, recorded Book 339, Page 125 and 126 of the Carroll County Registry of Deeds, reference to said plan being made for further description.

Conveying also to the grantees the right with other owners or occupants of lots in the development to use such streets and ways as are necessary as a means of access to and from the herein described premises; and also conveying to the grantees the right with other owners or occupants of lots in the development to use the eight feet wide public way along the east bank of the Wildcat River as a means of access to and from the herein described premises to the Wildcat River.

These premises are conveyed SUBJECT TO the following restrictions: That the described premises are to be used and occupied for residential purposes only; that no building will be erected or placed less than 10 feet from any lot line; that all buildings placed or erected thereon shall have exterior walls of painted or stained wood siding, painted or stained shingles, painted novelty siding of a permanent nature, or brick; and that no exterior wall shall have tar paper visible from the outside; that no privies or outdoor toilets will be erected, placed or maintained on the premises; and that all toilets will be of the flush or chemical type; that no open garbage or refuse piles will be maintained, and that all garbage and refuse will be kept in closed containers and disposed of regularly; that the premises will be maintained in a neat and orderly fashion. House trailers and tents may be maintained on the premises provided they are kept neat and orderly.

The foregoing restrictions shall run with the land, and shall be binding upon the grantees, their heirs, their executors and administrators, their successors and their assigns.

Meaning and intending to describe and convey those premises conveyed by Carl G. Almquist to the Grantors herein dated August 13, 2007 and recorded at Carroll County Registry of Deeds at Book 2652, Page 854.

The above described property is not part of the homestead of the grantors.

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EXECUTED, this 14 day of January, 2013.

Carl G. Almquist  
Carl G. Almquist

Christine E. Almquist  
Christine E. Almquist

STATE OF New Hampshire COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 14 day of January, 2013 by Carl G. Almquist and Christine E. Almquist to me or satisfactorily proven by photo identification to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Dawn M. Powers  
Notary Public/Justice of the Peace  
My Commission Expires: 7/15/14



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