

After Recording Return To:
Dustin Chamberlain and Krista Chamberlain
9 West Main Street, Warner, NH 03278

 10,500.00

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS: That **Peter Russel Mueller and Teresa Mueller, a married couple of 9 West Main Street, Warner, NH 03278**, for consideration paid, grant to **Dustin Chamberlain and Krista Chamberlain, a married couple, as joint tenants with rights of survivorship of 5604 Anaheim Avenue, Pflugerville, TX 78660**, with **WARRANTY COVENANTS**:

A certain tract or parcel of land together with the buildings thereon, if any, situated on the southerly side of Main Street in the Town of Warner, County of Merrimack and State of New Hampshire, bounded and described as follows, to wit:

Beginning at a point on the Southerly side of Main Street at the Northwest corner of the premises herein described and at the Northeast corner of land now or formerly of George T. Page; thence Southerly by land of said Page about fourteen and 1/4 (14 1/4) rods to the Southerly line of said Page land; thence Westerly by land of said Page and land now or formerly of F.M. Colby to Mill Street; thence Southerly by the Easterly side of said Mill Street Fourteen (14) feet to land now or formerly of George H. Hall; thence Easterly by land of said Hall ninety (80) feet to the Easterly line of said Hall land; thence Southerly by the Easterly of said Hall land and land now or formerly of Kearsarge Street; thence Northerly by the Westerly side of said Kearsarge Street to land now or formerly of L.P. Williams; thence Westerly by the Southerly line of land of said Williams and land now or formerly of Frank Constantine, formerly of A.P. Davis to the Southwesterly corner of said Constantine land; thence Northerly by said Constantine land about six and 1/2 (6 1/2) rods to a stone bound; thence Easterly by said Constantine land about twenty-two and 3/4 (22 3/4) feet to a stone bound; thence Northerly by said Constantine land about one hundred (100) feet to Main Street; thence Westerly by the Southerly side of Main Street to the point of beginning.

Excepting and reserving that portion of the above described tract conveyed by William H. Middleton and Edith P. Middleton to Horace S. Martin, by deed

dated August 21, 1943 and recorded in the Merrimack County Registry of Deeds at Book 610, Page 583 which is bounded and described as follows:

Beginning at a point marked by a stone bound at the Northeasterly corner of the premises herein described, said point being about twenty-five (25) feet Southwesterly from the Southwesterly corner of land now or formerly of Lucy E. Dow, formerly owned by George T. Page, and the Southeasterly corner bound of land of Ruth C. Miner, formerly owned by F.M. Colby, and being on a line which is a continuation of the dividing line between land of said Dow and land of said Miner, thence running about South 30° West about one hundred forty (140) feet to a stone bound on the Northerly side of an old highway, said line being a continuation of the line dividing land of said Dow and land of said Miner; thence Westerly by the Northerly side of said highway about sixty-four (64) feet to the Easterly line of land now or formerly of Kearsarge Creamery Association; thence Northerly by the Easterly line of land of said Kearsarge Creamery Association and land of Horace S. Martin, formerly owned by George H. Hall to a stone bound at the northeasterly corner of said Martin's land, said bound being fourteen (14) feet Southerly from the Southerly line of said Miner's land; thence about South 67° East by other land of the grantors about fifty-nine (59) feet to the point of beginning.

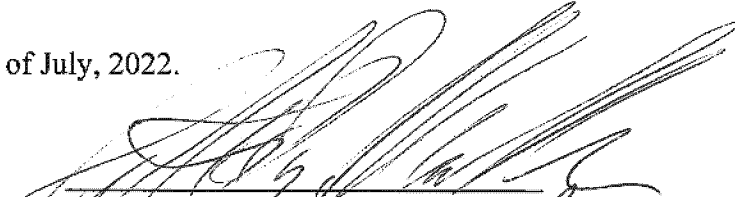
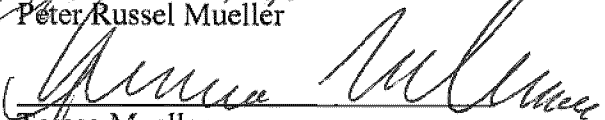
Subject to the following:

I. Boundary Line Agreement by and between Thomas M. & Deborah M. Wallace and Forty Depot Street, LLC dated May 23, 2001 and recorded with said registry at Book 2273, Page 14 and shown on Plan No. 15445.

Meaning and intending to describe and convey the same premises conveyed to Teresa Mueller and Peter Russel Mueller by virtue of a deed from Shirley D. Lord and Dana W. Lord, dated October 20, 2020 and recorded with the Merrimack County Registry of Deeds on November 17, 2020 at Book 3708, Page 656.

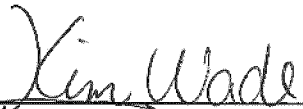
The grantors release all rights of homestead and other interests therein in the above described premises.

Executed this 8th day of July, 2022.


Peter Russel Mueller

Teresa Mueller

STATE OF NH
COUNTY OF merrimack

Then personally appeared before me on this 8th day of July, 2022, the said Peter Russel Mueller and Teresa Mueller and acknowledged the foregoing to be their voluntary act and deed.


Notary Public/Justice of the Peace
Commission expiration: Feb 3, 2026

