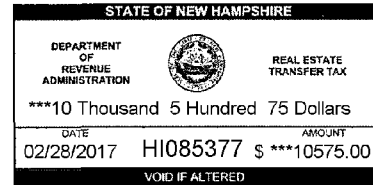


Camela O'Caughlin

C/H
L-CHIP
HIA391120

Please return to:

*Michael Fedder
214 Joppa Hill Rd.
Bedford NH 03110*



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Anne C. Licciardello**, a single person, with an address of 35 Church Road, Bedford, NH 03110 for consideration paid, grants to **Michael A. Fedder and Deborah P. Fedder**, husband and wife, of 214 Joppa Hill Road, Bedford, NH 03110 as joint tenants with rights of survivorship,

WITH WARRANTY COVENANTS, the following described premises:

TRACT I:

A certain tract or parcel of land with the buildings thereon situate on the north side of Church Road in the Town of Bedford, County of Hillsborough and State of New Hampshire, shown as Lot 14-55 on a plan of land entitled "Plan of Lots, Ralph E. Jr. & Flora Jane Alley, Bedford, N.H." Scale 1"=50' dated May 25, 1976, drawn by Thomas F. Moran, Inc., Civil Engineers and Surveyors recorded in the Hillsborough County Registry of Deeds as Plan #9235, said Lot being more particularly bounded and described as follows:

Beginning at the southwesterly corner of the tract at a point on the northerly side of Church Road; thence

1. North 00° 25' 40" West a distance of 669 feet to a four foot iron fence post; thence
2. South 84° 18' 20" East a distance of 52.71 feet along the land of the Benedictine Sisters of Bedford to a drill hole; thence
3. South 83° 01' 35" East a distance of 139.54 feet along the line of said Benedictine Sisters and the Laurel Acres Realty Trust to a drill hole; thence
4. South 83° 09' 05" East a distance of 202.62 feet along the land of said Laurel Acres Realty Trust to a drill hole; thence turning and running
5. South 06° 57' 15" West a distance of 180 feet along the land of John A. Graf to a drill hole; thence turning and running
6. South 87° 05' 20" West a distance of 162.34 feet along the land of Ralph and Flora Alley to an iron rod; thence
7. South 29° 51' 40" West a distance of 81.42 feet along the land of the Alleys to an iron rod; thence

8. South 01° 58' 40" West a distance of 368.42 feet to an old hub found 0.03' west of line; thence
9. Continuing South 01° 58' 40" West a distance of 2.70 feet to a drill hole at the stone wall along the right-of-way of Church Road; thence turning and running
10. Along said Church Road North 88° 59' 50" West a distance of 90.69 feet to a drill hole; thence
11. North 88° 32' 55" West a distance of 59.31 feet along said Church Road to the point of beginning.

Containing 3.455 acres, more or less, according to said Plan.

TRACT II:

A certain tract or parcel of land with the buildings thereon, if any, situated In the Town of Bedford, County of Hillsborough and State of New Hampshire, shown as Parcel "B" on a plan of land entitled "Subdivision Plan of Land, Laurel Realty Trust, Bedford, N.H." Scale 1"=100', dated April 5, 1979, drawn by Thomas F. Moran, Inc., Surveyors, Civil Engineers, Land Planners recorded in the Hillsborough County Registry of Deeds as Plan No. 12186, said Parcel being more particularly bounded and described as follows:

- Beginning at the Northeasterly corner of the within described premises; thence
1. South 6° 25' 00" West a distance of 16.50 feet along land now or formerly of John A. Graf and Ann H. Graf to a drill hole in a stone wall; thence
 2. South 6° 01' 13" West a distance of 62.85 feet along land now or formerly of said Grafs to a drill hole in a stone wall; thence
 3. South 7° 31' 01" West a distance of 152.90 feet along land now or formerly of said Grafs to a drill hole in a stone wall; thence
 4. North 83° 09' 05" West a distance of 202.62 feet along Tract I herein described; thence
 5. North 83° 01' 35" West a distance of 126.08 feet along Tract I herein described to a point; thence
 6. North 2° 48' 13" East a distance of 73.21 feet along land now or formerly of the Benedictine Sisters of Bedford, N.H. to an iron rod; thence
 7. North 18° 53' 18" East a distance of 135.25 feet along land now or formerly of the Benedictine Sisters of Bedford, N.H. to an iron rod; thence
 8. North 9° 31' 13" East a distance of 10.22 feet along land now or formerly of the Benedictine Sisters of Bedford, N.H. to a drill hole; thence
 9. South 86° 13' 36" East a distance of 306.40 feet to the point of beginning.

Containing 1.662 acres, more or less, according to said Plan.

Meaning and intending to describe and convey the same premises conveyed to Wayne B. Hersher and Anne C. Licciardello by Warranty Deed of Richard P. Hockman, Trustee of the Linda M. Hockman 1991 Trust, which deed was dated August 27, 1997 and recorded in the Hillsborough County Registry of Deeds in Book 5845, Page 2018. Wayne B. Hersher died on May 16, 2009. His Death Certificate is recorded with said Registry at Book 8129, Page 1990.

The within Grantor does hereby release all rights of homestead and other interests therein.

EXECUTED this 24th day of February, 2017.

Witness [Signature]

[Signature]
Anne C. Licciardello

STATE OF NEW HAMPSHIRE
COUNTY OF W. 11 Strong

On this 24th day of February, 2017, before me, personally appeared Anne C. Licciardello, 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 they executed the same for the purposes therein contained.

[Signature]
Notary Public/Justice of the Peace
Printed Name: Sarah Kerr
My Commission expires: 11/16/21

