E # 22014784 04/01/2022 01:22:34 PM
Book 6396 Page 820 Page 1 of 2
Register of Deeds, Rockingham County

Return to:

_____
_____
_____

LCHIP	ROA612719	25.00
TRANSFER TAX	RO114276	7,485.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KPN Realty LLC, a New Hampshire Limited Liability Company with an address of 14 West Broadway, Derry, New Hampshire, for consideration paid, grant to JAL, LLC, a New Hampshire limited liability company, with an address of 5 Madden Road, Derry, New Hampshire, with warranty covenants:

A certain tract or parcel of land with the buildings thereon situated in Derry, Rockingham County, New Hampshire, being Lot 30-26-3 as shown on a plan entitled "Plan of easement Prepared for Derry Housing Authority, Deny, New Hampshire, dated January 30,1984 and recorded in the Rockingham County Registry of Deeds as Plan D-12215, more particularly bounded and described as follows:

Beginning at a point on the easterly side of Central Street, at land now or formerly of John Janigan, said point being the southwesterly corner of the within described premises; thence

1. N 15 degrees 00' 10" W, along the easterly side of Central Street, a distance of 48.51 feet to a point; thence
2. N 18 degrees 03' 35" W along the easterly side of Central Street, a distance of 111.36 feet to northwesterly corner of the within described premises at a point on the southerly side of West Broadway (Route 102); thence
3. N 70 degrees 26' 35" E along the southerly side of West Broadway, a distance of 100.25 feet to the northeasterly corner of the within described premises; thence
4. S 19 degrees 33' 25" E along Lot 30-26-2 as shown on said plan, a distance of 159.68 feet to a point; thence
5. S 70 degrees 26' 35" W along the southerly side of a private way as shown on said plan, a distance of 107.01 feet to the point of beginning.

Containing 16,403 square feet, or 0.377 acres, more or less, according to said plan.

Subject to an easement, twenty (20.00) feet in width, for ingress and egress to and from said Central Street, for the benefit of Lot 30-26-2 and Lot 30-33, as shown on said plan.

Subject to a water line easement from Derry Housing Authority to DBH Shelter III, Inc., twenty feet in width, dated December 5,1986, and recorded in said Registry at Book 2647, Page 176.

For title reference see Warranty Deed from Verres Financial Corporation to KPN Realty LLC recorded April 4, 2006 at Book 4638, Page 0285 of the Rockingham County Registry of Deeds.

The physical address of the conveyed property is 14 West Broadway, Derry, New Hampshire 03038.

Homestead rights do not apply to this property.

IN WITNESS WHEREOF, I have hereunto set my hand this 1 day of April, 2022,

KPN REALTY LLC

By: Perry Hanges
Its duly authorized sole Member

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 1 day of April, 2022 then personally appeared Perry Hanges, duly authorized member of KPN Realty, LLC, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the foregoing for the purposes therein contained as his free acts and deed.

Before me,

Notary Public/~~Justice of Peace~~
My commission expires: 12-8-2026

ANDREW D. MYERS
MY COMMISSION EXPIRES DEC. 8, 2026
NOTARY PUBLIC
NEW HAMPSHIRE