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Return To:
Peter Jacobs
559 Calef Hwy
Barrington, NH 03825

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Catherine A. Berube
Register of Deeds, Strafford County

LCHIP	STA199082	25.00
TRANS TAX	ST858553	3,000.00

Transfer Tax: $3000.00

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Spooky Graves, Administrator of the Estate of Max Winkler**, with a mailing address of 27 Central Street, Somersworth, NH, pursuant to the 7th Circuit-Probate Division-Dover, Case No. 319-2021-ET-00193 and every other power, for consideration paid in the amount of Two Hundred Thousand and 001/00 Dollars ($200,000.00) grant(s) to **Peter Jacobs**, with a mailing address of 5133 N Castle Hill, Boise, ID 83703,

A certain tract or parcel of land with the buildings thereon standing situate in Barrington in the County of Strafford and State of New Hampshire, bounded and described as follows, viz:

Beginning at the southwesterly corner of the within described parcel of land at an iron pipe marker and running thence in a northeasterly direction approximately one hundred and fifty (150') feet along the highway, Route 125, known as the Calef Road; thence running at right angles in a southeasterly direction approximately two hundred and ninety (290') feet by the land of Irving Clark and Land of Sumner A. Haley to a second iron pipe marker; thence running at right angles in a southwesterly direction approximately one hundred and fifty (150') feet by the land of said Sumner A. Haley to a third iron pipe marker; thence running at right angles in a northwesterly direction approximately two hundred and ninety (290') feet by the land of said Sumner A. Haley to the point of beginning.

A sketch of the above described property is filed in the Strafford County Registry of Deeds.

Containing approximately one (1) acre of land or about forty-three thousand five hundred (43,500) square feet, be it more or less.

Meaning and intending to describe and convey the same premises as conveyed to Estate of Max Winkler by virtue of the 7th Circuit - Probate Division - Dover, Case No. 319-2021-ET-00193. For title reference see deed to Max Winkler dated October 7, 2010 recorded in the Strafford County Registry of Deeds at Book 3870, Page 283.

The above conveyed premises are not homestead property of the Grantor.

Executed this 1st day of July, 2022.

Estate of Max Winkler

BY: _____

Spooky Graves, Administrator

State of New Hampshire
County of Rockingham

Personally appeared the above named Spooky Graves, Administrator of the Estate of Max Winkler , before me this 1st day of July, 2022, known to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

TAYLOR M. GRANDE
STATE OF
-MY-
COMMISSION
EXPIRES
MARCH 25,
2025
NEW HAMPSHIRE
NOTARY PUBLIC

_____

Notary Public/Justice of the Peace
My Commission Expires:

CONSENT

I, Spooky Graves, of Somersworth, NH, being an heir at law of the Estate of Max Winkler, 7th Circuit-Probate Division-Dover, Case #319-2021-ET-00193, do hereby consent to the conveyance of real estate identified as 559 Calef Hwy, Barrington, NH 03825, for the amount of $200,000.00 to Peter Jacobs.

July 1, 2022
Date

Spooky Graves