

Upon Recording, Return To:

Cleveland, Waters and Bass, P.A.
Two Capital Plaza, 5th Floor
Concord, NH 03301
Attn: Sharon Zavorotny

E-Doc # 250003332
Book 5251 Page 643

03/27/2025 10:38:02 AM
Page 1 of 4

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA227672 25.00
TRANS TAX ST865639 6,000.00

TT: \$6,000.00

WARRANTY DEED

STHILAIRE HOLDINGS LLC, a New Hampshire limited liability company with a mailing address of 9 Brittany Lane, Barrington, New Hampshire 03825, for consideration paid, grants to **CRM PROPERTIES, LLC**, a New Hampshire limited liability company with a mailing address of 181 Stagecoach Road, Barrington, New Hampshire 03825, with **WARRANTY COVENANTS**,

Tract 1:

A certain tract or parcel of land with the buildings and improvements thereon, if any, situated in the Town of Barrington, in the County of Strafford and State of New Hampshire, and shown as **Lot 58** on Calef Highway (N.H. Route 125) on a plan of land entitled, "SUBDIVISION PLAN, 'THE RIDGE AT GREEN HILL', FOR HARBOR STREET LIMITED PARTNERSHIP, LAND OF ROUTE 125 DEVELOPMENT, LLC (TAX MAP 223, LOTS 24 & 26) ROUTE 125/CALEF HIGHWAY, BARRINGTON, NEW HAMPSHIRE," drawn by Doucet Survey, Inc, dated May 6, 2019 and recorded in the Strafford County Registry of Deeds as Plan No. 12586 through Plan No. 12592, more particularly described as follows:

Beginning at a 4" x 4" granite bound on the east side of Calef Highway, between Lots 58 and 57; then

1. Northerly on a curve to the left with a radius of 987.93 feet, a length of 144.11 feet along said Calef Highway to a rebar with cap; then
2. N 19° 25' 03" W, a distance of 307.84 feet along said Calef Highway to a 4" x 4" granite bound; then
3. N 82° 26' 31" E, a distance of 487.56 feet along Lot 59 to a rebar with cap; then
4. S 05° 10' 50" E, a distance of 132.19 feet along Lot 47 to a rebar with cap; then

5. S 48° 48' 44" E, a distance of 87.97 feet still along Lot 47 to a rebar with cap; then
6. S 48° 48' 44" E, a distance of 127.22 feet along Lot 48 to a 4" x 4" granite bound on the west side of a roadway; then
7. Southerly along a curve to the left, with a radius of 225.00 feet, a length of 231.99 feet along said roadway to a 4" x 4" granite bound; then
8. N 88° 04' 32" W, a distance of 222.50 feet along Lot 57 to a rebar with cap; then
9. S 83° 29' 45" W, a distance of 208.52 feet still along Lot 57 to the point of beginning.

Lot 58 contains 221,637 square feet (5.09 acres), more or less, according to said Plan.

Tract 2:

A certain tract or parcel of land with the buildings and improvements thereon, if any, situated in the Town of Barrington, in the County of Strafford and State of New Hampshire, and shown as **Lot 59** on Calef Highway (N.H. Route 125) on a plan of land entitled, "SUBDIVISION PLAN, 'THE RIDGE AT GREEN HILL', FOR HARBOR STREET LIMITED PARTNERSHIP, LAND OF ROUTE 125 DEVELOPMENT, LLC (TAX MAP 223, LOTS 24 & 26) ROUTE 125/CALEF HIGHWAY, BARRINGTON, NEW HAMPSHIRE," drawn by Doucet Survey, Inc, dated May 6, 2019 and recorded in the Strafford County Registry of Deeds as Plan No. 12586 through Plan No. 12592, more particularly described as follows:

Beginning at a 4" x 4" granite bound on the east side of Calef Highway between Lots 58 and 59; then

1. N 19° 25' 03" W, a distance of 147.48 feet along said Calef Highway to a 6" x 6" concrete highway bound with drill hole; then
2. Northerly on a curve to the right, with a radius of 1399.40 feet, a length of 254.85 feet along said Calef Highway to a 4" x 4" granite bound; then
3. N 88° 23' 03" E, a distance of 108.64 feet along Lot 60 to a rebar with cap; then
4. S 73° 28' 42" E, a distance of 489.58 feet along Lot 60 to a rebar with cap; then
5. S 05° 10' 50" E, a distance of 186.29 feet along Lot 47 to a rebar with cap; then
6. S 82° 26' 31" W, a distance of 487.56 feet along Lot 58 to the point of beginning.

Lot 59 contains 160,250 square feet (3.68 acres), more or less, according to said Plan.

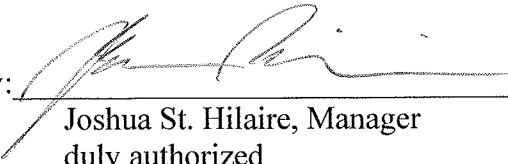
SUBJECT TO those certain “proposed easements” as shown on a plan entitled, “EASEMENT PLAN, ‘THE RIDGE AT GREEN HILL’, FOR HARBOR STREET LIMITED PARTNERSHIP, LAND OF ROUTE 125 DEVELOPMENT, LLC,” dated May 6, 2019 and recorded in the Strafford County Registry of Deeds as Plan No. 12591, to the extent they are or may hereafter be in force and effect.

MEANING AND INTENDING to describe the same premises conveyed to STHILAIRE HOLDINGS, LLC by Deed of Route 125 Development, LLC, dated July 25, 2022 and recorded in the Strafford County Registry of Deeds at Book 5052, Page 960. See also corrective deed dated March 12, 2025 and recorded in said Registry at Book 5249, Page 559.

remainder of page intentionally blank

Dated this 27th day of March, 2025.

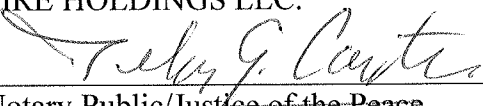
STHILAIRE HOLINGS LLC

By: 
Joshua St. Hilaire, Manager
duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack

The foregoing instrument was acknowledged before me this 27th day of March, 2025 by
Joshua St. Hilaire, as the Manager of STHILAIRE HOLDINGS LLC.

(seal here)


Notary Public/Justice of the Peace
Printed Name:
My Commission Expires:

