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Book 4677 Page 553

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Catherine A. Berube
Register of Deeds, Strafford County
TRANS TAX STA145917 1,050.00
LCHIP ST848458 25.00

RETURN TO:

Stewart Title Company - New Hampshire
110 Corporate Drive, Suite 1
Portsmouth, NH 03801

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Rose Realty, LLC, a New Hampshire Limited Liability Company, having a place of business located at 334 Route 108, Madbury, NH 03823 for consideration paid, grant(s) to Destiny J. Groen and David M. Groen, of 138 Chesley Hill Road, Rochester, NH 03839, as joint tenants, with WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land, together with the buildings and improvements, if any thereon, with a street address of 20 Browning Drive, Rochester, County of Strafford and the State of New Hampshire, and being Lot 32-20 as depicted on a plan entitled, "Chesley Farm Estates, Proposed Major Subdivision For Morgan Ryan Realty Trust, Chesley Hill Road, Rochester, N.H." dated August 6, 2002, last revision 2/19/04 by Berry Surveying & Engineering, recorded in the Strafford County Registry of Deeds as Plan No. 75-10 and 75-11, to which reference is hereby made for a more particular description.

Containing 89,420 square feet (2.05 acres), more or less.

The within described premises is NOT HOMESTEAD property of the within Grantor.

Reference is made to title vested in Rose Realty, LLC by virtue of a Warranty Deed from Ranin Associates, LLC dated August 18, 2005 and recorded in the Strafford County Registry of Deeds in Book 3244, Page 180.

EXECUTED this 31st day of July, 2019.

Rose Realty, LLC

by:


Anthony Diberto, Member

State of New Hampshire
County of Strafford

On this 31st day of July, 2019, personally appeared, before me, the above named Anthony Diberto, as Authorized Member of Rose 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 same as his free act and deed, duly authorized on behalf of said Rose Realty, LLC.

Stephanie Thompson
Justice of the Peace/Notary Public
Print Name:
My commission expires: 0.19.24

