Return to:
Thomas A. Power and Maureen Power
97 Upper Mile Point Drive
Meredith, NH 03253

$ 23,250.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **David James Bartlett and Sue Ellen Erickson Bartlett**, Husband and Wife, of 97 Upper Mile Point Drive, Town of Meredith, County of Belknap, State of New Hampshire 03253, for consideration paid grant to **Thomas A. Power and Maureen Power**, Husband and Wife, of 10 Bay Ridge Drive, Town of Meredith, County of Belknap, and State of New Hampshire 03253, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS**, in the following premises located in the Town of Meredith, County of Belknap, and State of New Hampshire:

A certain tract or parcel of land, together with the buildings thereon, situated in the Town of Meredith, County of Belknap, and State of New Hampshire, being more particularly described as follows:

Being Lot Number 7, as described on a Plan entitled "Subdivision Plan of Land Prepared for 18 Mile Point Drive Realty Trust, Lake Ridge on Meredith Bay," dated January 24, 2000, revised June 15, 2004 by David M. Dolan, LLS recorded at the Belknap County Registry of Deeds at Plan Drawer L48, Plans 53, 54, 55 & 56.

Beginning at an iron rod set at the southwest corner of the herein described lot abutting Lot 6 on the easterly side of Mile Point Drive, so-called;

Thence along Lot 6 South seventy-nine degrees thirty-five minutes thirty-four seconds East (S 79° 35' 34" E) a distance of two hundred twenty-three and forty-two hundredths feet (223.42') to an iron rod set on the future right of way as shown on the Plans;

Thence along the future right of way, along a curve to the right with a radius of two hundred seventy-five feet (275.00') and a curve length of eighty-two and four hundredths feet (82.04') to an iron rod set;

Thence continuing along the future right of way North thirty-two degrees thirty-nine minutes thirty-two seconds West (N 32° 39' 32" W) a distance of one hundred twelve and twelve hundredths feet (112.12') to an iron rod;

Thence continuing along the future right of way, along a curve to the left with a radius of two hundred twenty-five feet (225.00') and a curve length of eighty-seven and sixty hundredths feet (87.60') to an iron rod set;

Thence continuing along the future right of way, along a curve to the left with a radius of twenty-five feet (25.00') and a curve length of fifty-three and eighty-two hundredths feet (53.82') to an iron rod set on said Mile Point Drive;

Thence along said Mile Point Drive South one degree forty-one minutes fifteen seconds West (S 01° 41' 15" W) a distance of one hundred thirty-one and eighty-seven hundredths feet (131.87') to an iron rod set;

Thence continuing along said Mile Point Drive, along a curve to the right with a radius of three hundred twenty-five feet (325.00') and curve length of twenty-six and eighty-eight hundredths feet (26.88') to the point of beginning.

Said parcel containing 24,408 square feet or 9.56 acres, more or less.

Also including a right to use the existing private roadway and common areas, together with others for access and ingress and for utility access, and subject to the right of others to use existing roadways. Subject to and together with the benefit of the Declaration of Covenants, Restrictions and Easements for Lake Ridge on Meredith Bay, a Residential Subdivision recorded in the Belknap County Registry of Deeds at Book 2056, Page 0347 and amendments thereto. The hatched drainage easement depicted on said plan is hereby released and shall not encumber the parcel. By acceptance of this Deed, the grantees agree to the alternate drainage design with drainage flow running north and paralleling Mile Point Drive to the northerly end of the parcel, as constructed, and an easement for said alternate drainage is reserved.

Said premises commonly known as 97 Upper Mile Point Drive, Meredith, NH 03253.

Meaning and intending to describe and convey all and the same premises as conveyed to David James Bartlett and Sue Ellen Erickson Bartlett by Warranty Deed of Scott D. Siegler and Maxine S. Siegler dated December 16, 2019 and recorded in the Belknap County Registry of Deeds at Book 3285, Page 493.

We, the herein grantors hereby release all rights of homestead in the above-described premises.

Executed this 6 day of August, 2022.

David James Bartlett

Sue Ellen Erickson Bartlett

State of New Hampshire
County of Belknap August 6, 2022

Then personally appeared before me on this 6 day of August, 2022, the said David James Bartlett and Sue Ellen Erickson Bartlett and acknowledged the foregoing to be their voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration:

Betty L Zaremba
Notary Public, State of New Hampshire
My Commission Expires May 04, 2027