



DRIVEWAY PRESENT ON 33' STRIP OF H-19
USED BY H-18 DOES NOT CONNECT TO DRIVEWAY
ON H-19 USED BY H-19. THERE ARE NO PLANS
TO CONNECT THEM TOGETHER.

DEED OF H-18 DOES NOT MENTION A RIGHT-OF-WAY
ON (THE 33' STRIP) OF H-19. REFER TO ATTACHED UNOFFICIAL
COPY OF H-18 DEED.

OWNER, H-19
ELAINE KALADRI

Elaine Kaladri 4/26/23

UNOFFICIAL COPY

Warranty Deed

I Janet B. Martin, of Wilton NH for consideration paid, grant to

Daniel R. Szilagyi and Elena V. Szilagyi of 6 Grove Street, Nashua NH 03064, as joint tenants with right of survivorship

With WARRANTY COVENANTS,

The premises known and numbered as 46 Gage Road, Wilton NH 03086, consisting of the following:

PARCEL 1:

Beginning at the northwesterly corner of the premises at a point in a stone wall on the southerly side of land of Maher; thence South 86° East by stone wall and land of Maher 283 feet to a stone bound 33 feet westerly from an iron post in a corner of walls; thence South 11° and $\frac{1}{2}^{\circ}$ West by land reserved for driveway 484 feet to a stake and stones at land now or formerly of Gage; thence North 86° West by land now or formerly of Gage 355 and $\frac{1}{2}$ feet to a stake and stones; thence North 11° and $\frac{1}{2}^{\circ}$ East by land now or formerly of Gage 459 feet to stone bound; thence easterly by land now or formerly of Gage 72 and $\frac{1}{2}$ feet to a concrete post; thence northerly 25 feet to the point of beginning. Containing 3 acres, more or less. Together with a right of way from the northeast corner of the premises herein conveyed across the south end of the field formerly owned by Annie C. Gage and adjoining said premise to the highway 20 feet wide and adjoining the south wall of said field as heretofore conveyed and enjoyed.

PARCEL 2:

PARCEL 2:

A certain tract or parcel of land situated in said Wilton in the part thereof known as Abott Hill, approximately 600 feet westerly from the highway, now known as Gage Road, bounded and described as follows, to wit

Beginning at the northwest corner of land formerly of Dr. Hutchinson, now of R. David Beebe, it being the northeasterly corner of the premises herein conveyed; thence

South 11° and $1/2^{\circ}$ West by land formerly of Hutchinson, now of said Beebe, 25 feet; thence

In a westerly direction by land formerly of Gage, now of said Beebe, in a line parallel to the state wall marking the northerly boundary of the premises herein conveyed 72 and $\frac{1}{2}$ feet, more or less to a point; thence

North 6° East by land formerly of Gage, now of said Beebe, 25 feet to the Southwesterly corner of land formerly of Spear, later of Maher, then of grantors and now of Schaefer at a stone wall; thence

Easterly by stone wall and land now of Schaefer 73 and $\frac{1}{2}$ feet to the point of beginning..

UNOFFICIAL COPY

Subject to and with the benefit of all rights easements, restrictions and rights of record.

Meaning and intending to convey the premises deeded me by deed dated October 9, 2006, recorded with said Deeds at Book 7753, Page 1170, however otherwise described. Also see death certificate of Andrew J. Martin recorded herewith.

I hereby release all rights of homestead and other interests in subject property.

Signed under seal this ^{7th} day of ~~April~~^{July}, 2014.


Janet B. Martin

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 7th day of May, 2014, before me the undersigned personally appeared Janet B. Martin, proved to me through satisfactory evidence of identification, which were driver's license or _____ to be the person whose name is signed on this document and acknowledged to me ~~that~~ he/she signed it voluntarily for its stated purpose.

Notary Public: Mark L. Murphy
My commission expires: 4-6-18

