

1498 058

DEED OF WARRANTY



I, Ruth A. Stickney, of Atkinson, Rockingham County, State of New Hampshire, for consideration paid, grant to Ferdinand J. Blinn & Catherine A. Blinn, husband and wife, as joint tenants with rights of survivorship, both of Derry, Rockingham County, State of New Hampshire, with WARRANTY covenants,

A certain parcel of land situated in Atkinson aforesaid, on the shore of Island Pond, in Conley's Grove, so-called, bounded and described as follows: Beginning at the Southeasterly corner of the premises herein granted at an iron pin on the northerly side of Conley Road, and running North 11° 55' 20" West by other land of the grantor one hundred eight and five-tenths (108.5) feet, more or less, to a drill hole in a large rock at the shore of Island Pond; thence turning at an interior angle of 104° 40' 20" and running Westerly by the shore of Island Pond fifty-one (51) feet, more or less, to a drill hole in cement wall at the beach area, belonging to the grantor; thence turning at an interior angle of 89° 04' and running Southerly by other land of the grantor one hundred twenty-two and three-tenths (122.3) feet, more or less, to an iron pin at said Conley Road; and thence turning at an interior angle of 82° 15' and running Easterly by said Conley Road forty-three and five-tenths (43.5) feet, and then at an interior angle of 170° 25' still by said Conley Road thirty-five and four-tenths (35.4) feet to the point of beginning, the interior angle at the point of beginning with the first course being 93° 35' 40".

Subject to the condition that the premises shall be used for residential purposes only, and shall not be used for commercial purposes except on permission in writing of the grantor.

Being a portion of the premises inherited from my father, Gideon D. Conley, whose estate is probated in Rockingham County, docket #12193.

There is granted to the grantees herein, their heirs and assigns the right to take water for all domestic purposes for the granted premises from the well through the pipes as now laid, together with the right to enter upon the premises of the grantor to repair and replace said pipes whenever necessary or advisable.

Also the right to maintain and use the garage belonging to the grantees on the Southerly side of Conley Road on other land of the grantor so long as the premises herein granted are owned by the within grantees, or either of them, and no longer.

I, Walter E. Stickney, husband, wife of said Grantor, release all rights of curtesy ~~and~~ and homestead and other interests in the conveyed premises. Witness our hands and seals this 14th day of March, one thousand nine hundred and fifty-nine.

Signed, Sealed and Delivered in presence of

Ruth A. Stickney
Walter E. Stickney

Walter A. Pillsbury
witness to both

Personally appeared

Ruth A. Stickney and Walter E. Stickney

STATE OF NEW HAMPSHIRE,
Rockingham SS.

known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purpose therein contained. Before me,

March 14, 1959

Walter A. Pillsbury
Justice of the Peace