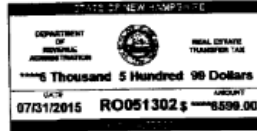


After Recording TO
Return TO.
Audrey Batchelder
54 Union Rd.
Stratham NH 03885

BK 5641 P6 1006



2015 JUL 31 AM 10:24
032934
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

FIDUCIARY DEED

PETER R. STEARNS, of 545 Broad Street, Portsmouth, New Hampshire 03801, not individually but solely as the **Executor** of the **ESTATE** of **RICHARD T. STEARNS**, late of Stratham, Rockingham County, New Hampshire, by the power conferred by New Hampshire RSA 559:18, 10th Circuit – Probate Division – Brentwood, Docket number 318-2015-ET-00229, together with the attached consents of the beneficiaries under the Will of Richard T. Stearns, and every other power, for consideration paid in the amount of Four Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars (\$439,900.00), grants to **ANDREA S. BATCHELDER** and **JAMES D. BATCHELDER**, husband and wife, of 116 Agamenticus Road, South Berwick, York County, Maine 03908, as joint tenants with rights of survivorship, the following described premises:

A certain tract or parcel of land with any improvements thereon, situated in the Town of Stratham, County of Rockingham and State of New Hampshire, lying on the south side of Union road, being shown as "18/54 Proposed Lot" on a Plan entitled "Single Lot Subdivision Plan for David W. Batchelder Revocable Trust Union Road (Site) Stratham, NH 03885" by Emanuel Engineering, Inc., dated July 16, 2003, revised through July 31, 2003, recorded in the Rockingham County Registry of Deeds as Plan #D-30901, more particularly bounded and described as follows:

Beginning at a t-bar found with cap at end of a stone wall on the southerly side line of Union Road as shown on said plan; thence running along said southerly side line of Union Road, N 47° 03' 55" E, 250.06 feet to a t-bar found with no cap at a point along the southerly sideline of Union Road; thence turning and running S 45° 58' 32" E, 349.78 feet to a t-bar found with cap; thence turning and running S 47° 00' 01" W, 249.90 feet to a t-bar found with cap; thence turning and running N 45° 36' 18" W, 117.80 feet to a 3/8" drill hole set in end stone of a stone wall as shown; thence continuing along said stone wall N 46° 12' 02" W, 232.27 feet to a t-bar found with cap at the end of a stone wall on the southerly sideline of Union Road, being the point and place of beginning.

Said tract of land containing 2.0 acres, or 87,210 square feet, more or less.

A fifty (50.00) foot buffer shall be maintained by the Grantee, its successor and/or assigns, within the lot herein conveyed on the north and east boundaries where use of synthetic herbicides, insecticides, and fungicides shall be prohibited.

SUBJECT TO any notes, easements, and restrictions depicted on said Plan #D-30901.

SUBJECT TO and TOGETHER WITH all other reservations, restrictions and/or covenants, and easements of record, insofar as in force and applicable.

Meaning and intending to describe and convey the same premises conveyed to Richard T. Stearns by deed of Theodore A. Raymond and Tamera J. Raymond dated August 27, 2004 and recorded in the Rockingham County Registry of Deeds at Book 4353, Page 0443. For title see 10th Circuit – Probate Division – Brentwood Docket No. 318-2015-ET-00229.

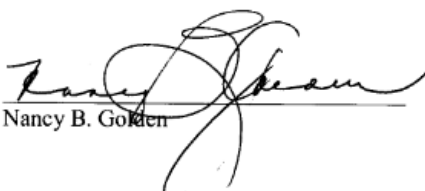
I, Nancy B. Golden, surviving spouse of Richard T. Stearns, hereby release my right to life use in the property granted under the Will of Richard T. Stearns, and I hereby release all rights of homestead and any other interest in the property conveyed herein.

Signed on the date hereinbelow indicated.

July 30, 2015

By: 
Peter R. Stearns, Executor of the
Estate of Richard T. Stearns

July 30, 2015


Nancy B. Golden

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing deed was acknowledged before me July 30, 2015
by Peter R. Stearns, Executor of the Estate of Richard T. Stearns, on behalf of said Estate.


(Signature of notarial officer)
(Seal)
Title: Notary Public
My Commission Expires:



STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing deed was acknowledged before me July 30, 2015
by Nancy B. Golden.

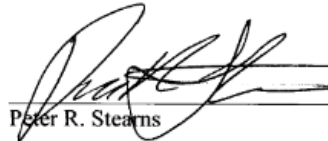
Kate Catalano
(Signature of notarial officer)
(Seal)
Title: Notary Public
My Commission Expires:



BK 5641 PG 1009

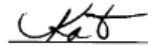
CONSENT TO SALE OF REAL ESTATE

I, Peter R. Stearns, as devisee and heir-at-law under the Will of Richard T. Stearns, do hereby consent to the sale of the foregoing real estate by the Executor of the Estate of Richard T. Stearns, on July 30, 2015.


Peter R. Stearns

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing consent was acknowledged before me by Peter R. Stearns on July 30, 2015.


(Signature of notarial officer)
(Seal)
Title: Notary Public
My Commission Expires:



CONSENT TO SALE OF REAL ESTATE

I, Nancy B. Golden, as surviving spouse and beneficiary under the Will of Richard T. Stearns, do hereby consent to the sale of the foregoing real estate by the Executor of the Estate of Richard T. Stearns, on July 30, 2015.


Nancy B. Golden

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing consent was acknowledged before me by Nancy B. Golden on July 30, 2015.


(Signature of notarial officer)
(Seal)
Title: Notary Public
My Commission Expires:

52694

