

Edward Sapienza  
Register of Deeds, Hillsborough County  
LCHIP HIA575480 25.00

**RETURN TO:**

Backus, Meyer & Branch, LLP  
PO Box 516  
Manchester, NH 03105-0516

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that We, Dianne M. Piet, an unmarried woman, of 185 Birchwood Road, Manchester, County of Hillsborough, State of New Hampshire and Guy R. Piet, a married man, of 127 Mast Road, Manchester, County of Hillsborough, State of New Hampshire, for good and valuable consideration paid grant to Dianne M. Piet, an unmarried woman, of 185 Birchwood Road, Manchester, County of Hillsborough, State of New Hampshire and Guy R. Piet, a married man, of 127 Mast Road, Manchester, County of Hillsborough, State of New Hampshire, as tenants in common, with **WARRANTY COVENANTS**, the following described premises:

A certain tract or parcel of land with the buildings thereon, situated in Manchester, County of Hillsborough and State of New Hampshire, bounded and described as follows:

Beginning at the northwest corner of the premises at a point on the southerly line of Lenox Avenue; thence easterly seventy-nine and fifty-seven hundredths (79.57) feet, more or less, along said Lenox Avenue; thence southerly eighty-six (86) feet, more or less, to the centerline of an old brook; thence generally westerly on the centerline of said brook **eighty-five** (85) feet, more or less; thence northerly seventy-five (75) feet, more or less, to the southerly line of Lenox Avenue and the point of beginning; being Lots No. 145 and 146 on Plan of Maplewood, made by Frank A. Gay, C.E. dated April, 1911 and recorded in the Hillsborough County Registry of Deeds.

Meaning and intending to convey the same premises conveyed to Dianne M. Piet and Gury R. Piet as joint tenants with rights of survivorship by Dianne M. Piet, Trustee under the Ella A. Stevens Irrevocable Trust dated September 15, 2016 and recorded in the Hillsborough County Registry of Deeds at Book 8896, Page 2882.

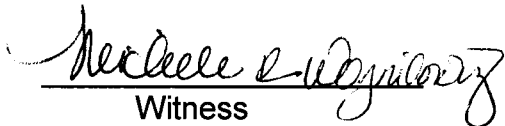
The said Ella A. Stevens died on September 17, 2015. See the Estate of Ella A. Stevens, New Hampshire 9<sup>th</sup> Circuit Court, Probate Division, Docket No. 316-2015-ET-2197.

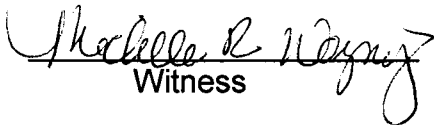
This is a non-contractual transfer to create Tenants in Common between sister and brother and is therefore exempt from transfer tax pursuant to NH RSA 78-B:2 IX.

This is not homestead property of the Grantors or Guy R. Piet's spouse.

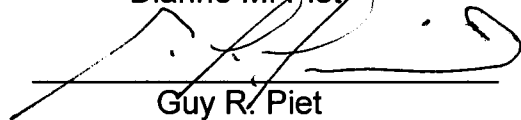
This deed was prepared by information from the Grantors and no independent title examination has been conducted.

WITNESS our hands and seals this 18 day of November, 2020.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness

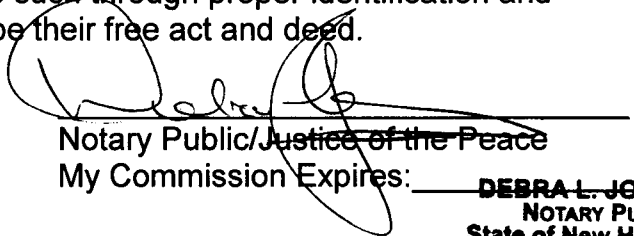
  
\_\_\_\_\_  
Dianne M. Piet

  
\_\_\_\_\_  
Guy R. Piet

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

November 18, 2020

Before me, the undersigned, then personally appeared the above named Dianne M. Piet and Guy R. Piet, proven to me to be such through proper identification and acknowledged the foregoing instrument to be their free act and deed.

  
\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires: \_\_\_\_\_

**DEBRA L. JOHNSON**  
NOTARY PUBLIC  
State of New Hampshire  
My Commission Expires  
July 10, 2024