

on a course of North forty-four degrees forty-five minutes forty-three seconds East (N 44° 45' 43" E) a distance of one hundred fifty-eight and fifty-four hundredths feet (158.54') to an iron pin; thence turning and running in an easterly direction along the southerly side of the turn-around at the southerly end of Baxter Court on a curve with a radius of sixty feet (60.00') a distance of ninety-four and ninety-two hundredths feet (94.92') to an iron pin at the point and place of beginning.

Lot 25 consists of 50,037 square feet, more or less.


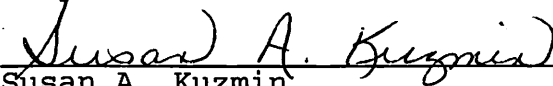
This conveyance is subject to and with the benefit of Declaration of Covenants, Easements, and Restrictions of Dockham Shore Estates by Colin F. Robertson and Mary R. Robertson, dated March 15, 1976, and recorded in said Registry at Book 670, Page 283, and amendment thereto, dated January 14, 1977, recorded at Book 696, Page 428, or any other amendment recorded in Belknap County Registry of Deeds.

This conveyance is subject to an easement in favor of Grantors and successor developers, 10 feet in width along the southerly boundary and 20 feet in width along the northeasterly, easterly, and westerly boundaries, to be used for the purposes of installing, maintaining, line or lines for the distribution of water, sewer, electricity, and other utilities.

Meaning and intending to convey the same premises conveyed to the grantors herein by Warranty Deed of Robertson Construction, Inc., dated August 28, 1991, recorded in Belknap County Registry of deeds in Book 1182, Page 838.

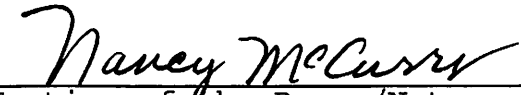
The grantors release all rights of homestead in the within described premises.

EXECUTED this the 10 day of June, 1997.

  
\_\_\_\_\_  
Gary F. Kuzmin  
  
\_\_\_\_\_  
Susan A. Kuzmin

STATE OF NEW HAMPSHIRE  
COUNTY OF BELKNAP, SS:

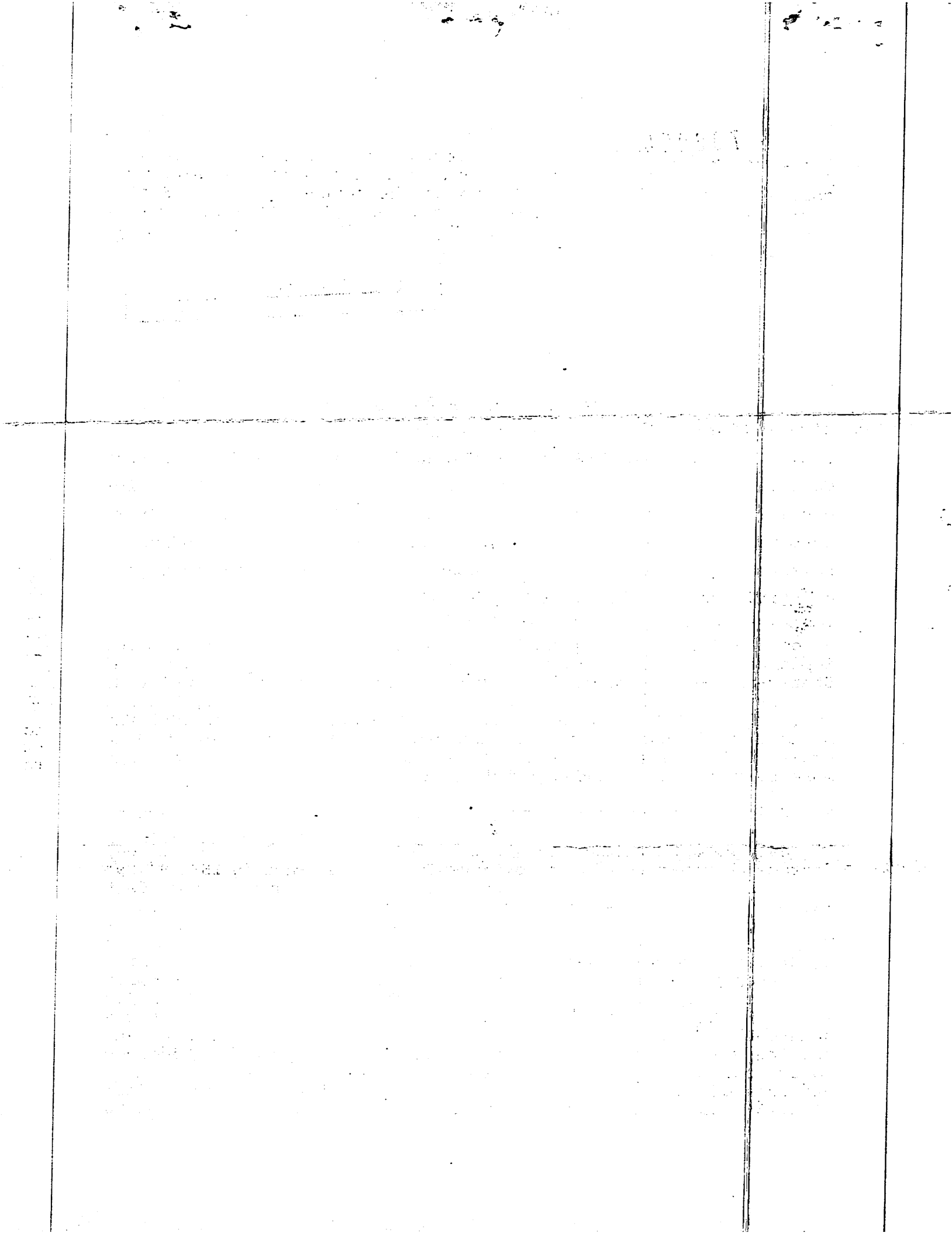
The foregoing instrument was acknowledged and sworn before me this 10 day of June, 1997, by Gary F. Kuzmin and Susan A. Kuzmin.

  
\_\_\_\_\_  
Justice of the Peace/Notary Public  
My Commission Expires: 1-27-99  
(Seal)


RECEIVED  
*Rachel M. Normandin*  
97 JUN 10 AM 10:02

REGISTRY OF DEEDS  
BELKNAP COUNTY  
*Registrar*

BK 1421  
PG 0377



706054

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
****1	THOUSAND 9	HUNDRED AND 90 DOLLARS
MO. DAY YR.	AMOUNT	
06/10/1997	267848	\$ ****1990.00
VOID IF ALTERED		

SHORT FORM WARRANTY DEED

GARY F. KUZMIN and SUSAN A. KUZMIN, husband and wife, of 22 Baxter Court, Gilford, Belknap County, New Hampshire 03246, for consideration paid, grant to CHARLES S. AVERY and JANE A. AVERY, husband and wife, of 48 Plummer Hill Road, Unit 21, Belmont, Belknap County, New Hampshire 03220, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land, with any buildings or improvements thereon, situate in Gilford, County of Belknap, and State of New Hampshire, shown as Lot 25 on plan entitled, "Subdivision Plan of Dockham Shore Estates, Gilford, N.H., Section 4C", by Harold E. Johnson, Inc., dated November 30, 1988, APPROVED by Gilford Planning Board on December 8, 1988, recorded at Plan Drawer L-5, Plan #51, in the Belknap County Registry of Deeds, and more particularly bounded and described as follows:

Beginning at an iron pin on the southeasterly side of a turn-around at the southerly end of Baxter Court and at the westerly corner of Lot 24; thence running along Lot 24 on a course of South fifteen degrees thirty-four minutes twenty-nine seconds East (S 15° 34' 29" E) a distance of two hundred thirty and no hundredths feet (230.00') to an iron pin; thence turning and running along Lot 14 on a course of South twenty-seven degrees thirty-four minutes Twenty-seven seconds West (S 27° 34' 27" W) a distance of one hundred nine and fifty-seven hundredths feet (109.57') to an iron pin; thence turning and running along Lot 12 on a course of North fifty-four degrees fourteen minutes forty-six seconds West (N 54° 14' 46" W) a distance of one hundred fifty-four and three hundredths feet (154.03') to an iron pin; thence turning and running along Lot 11 on a course of North twenty-nine degrees forty-four minutes forty-two seconds West (N 29° 44' 42" W) a distance of one hundred sixty-one and twenty-five hundredths feet (161.25') to an iron pin; thence turning and running along Lot 26

BK1421 PG0376