

Return to:
Henry L. Deboer and Shirley J. Tyralla
PO Box 1220
Milton NH 03851

E-Doc # 230012816 10/30/2023 09:18:47 AM
Book 5145 Page 930 Page 1 of 2
Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA213170 25.00
TRANS TAX ST862119 6,450.00

TT: \$6,450.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Paul St. Cyr, Single, of 236 Silver Street, Milton, NH 03851, for consideration paid grant(s) to Henry L. DeBoer, and Shirley J Tyralla both unmarried individuals of 6 Dames Brook Drive, Milton, NH 03851, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain parcel of land, with the buildings thereon, situated in Milton, County of Strafford and State of New Hampshire, shown as Lot 2 on the Plan entitled, "Subdivision of Land of Patrick S. Logan", by John R. Knight, dated August, 1981, approved by the Milton Planning Board on September 28, 1981 and recorded in the Strafford County Registry of Deeds as Plan 22A-101, bounded and described as follows:

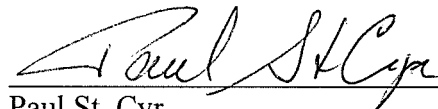
Beginning at a point on the Easterly side of Silver Street and at the Northwesterly corner of land now owned by Kevin and Rose A. Wright, thence running Northeasterly along said land on the following courses, namely: N 65° 21' 10" E, 33.09 feet to a point, N 54° 27' 43" E, 378.00 feet; thence turning and running Southeasterly by land of Kevin and Rose A. Wright on the following courses, namely: S 32° 33' 29" E, 191.06 feet; thence turning and running Northeasterly by land now or formerly of Carl Keene on the following courses, namely: N 53° 57' 34" E, 206.43 feet to a point, N 55° 51' 53" E 397.17 feet, both distances being along a stone wall to a corner in the wall; thence turning and running N 31° 29' 49" W, 255.11 feet by a stone wall to a point; thence turning and running Southwesterly by land formerly of Eva Corson on the following courses, namely: S 54° 46' 22" E, 558.40 feet to a point, S 46° 16' 50" W, 61.80 feet to a point, S 54° 27' 43" W, 365.20 feet along a stone wall to a point; thence turning and running S 65° 21' 10" W a distance of 26.84 feet along a stone wall on the Easterly sideline of Silver Street; thence turning and running Southeasterly along Silver Street and by a stone wall on the following courses, namely: S 43° 05' 05" E, 21.82 feet to a point, S 8° 41' 28" E, 30.48 feet to the point of beginning, containing 3.93 acres.

Robert L. St. Cyr and Mary C. St. Cyr retain a life estate in the above described property.

Meaning and intending to describe and convey the same premises conveyed to Paul St. Cyr by Warranty Deed dated April 13, 2007 and recorded with the Strafford County Registry of Deeds at Book 3515, Page 995. Robert L. St. Cyr died April 2, 2022. See Death Certificate recorded herewith.

I, the grantor, hereby release all rights of homestead in the above described premises.

Executed this 27th day of October, 2023.


Paul St. Cyr

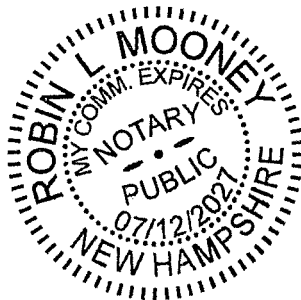
I, Paul St. Cyr, acting as Durable POA for Mary C. St. Cyr, hereby release the life estate interest in the above-described property. See Durable Power of Attorney recorded herewith.

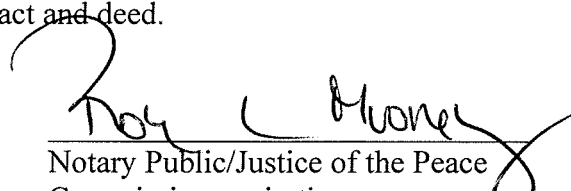

Paul St. Cyr, Durable POA for Mary C. St. Cyr

State of New Hampshire
County of Strafford

October 27, 2023

Then personally appeared before me on this 27th day of October, 2023, the said Paul St. Cyr and acknowledged the foregoing to be his voluntary act and deed.




Notary Public/Justice of the Peace
Commission expiration: