

Return To:
Matthew D. O'Neil and Samantha S. O'Neil
21 Partridgeberry Lane
Swanzey, NH 03446

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Register of Deeds, Cheshire County
LCHIP CHA82076 25.00
RANS TAX CH846454 825.00

Anna Z. Tiffin

*Absolute Title
@Desk*

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, Michael A. Chirichella and Lillian Chirichella, husband and wife, with a mailing address of 723 Old Homestead Highway, Swanzey, NH 03446, for consideration paid grant(s) to Matthew D. O'Neil and Samantha S. O'Neil, as joint tenants with rights of survivorship, with a mailing address of 21 Partridgeberry Lane, Swanzey, NH 03446, with WARRANTY COVENANTS:

A certain tract or parcel of land situated on the easterly side of Route 32, a/k/a Old Homestead Highway, in the Town of Swanzey, Cheshire County, New Hampshire and shown as Lot #33-10-2 (erroneously recited as Lot 33-10-1 in prior deed) on a plan entitled "Two Lot Subdivision Prepared for Edward Russell of Land Located at Tax Map 33, Lot 10, 718 Old Homestead Highway, Swanzey, New Hampshire," dated November 28, 2005 and recorded in Cabinet 13, Drawer 1, #188 in the Cheshire County Registry of Deeds.

Said tract or parcel is more particularly bounded and described as follows:

Beginning at the northwest corner hereof on the easterly sideline of Route 32 a/k/a Old Homestead Highway, so-called, at a rebar set at a corner of land now or formerly of Edward J. and Nancy J. Russell, being a corner of Lot 33-10 as shown on said plan; thence

South 88° 34' 44" East three hundred eight and ninety-seven hundredths (308.97) feet, more or less, along land of said Russell to a rebar set; thence

Warranty Deed
Michael Chirichella and Lillian Chirichella
to
Matthew D. O'Neil and Samantha S. O'Neil
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South 52° 05' 14" east two hundred forty-nine and seven hundredths (249.07) feet, more or less, along land of said Russell to a rebar set; thence

South 86° 40' 10" east four hundred sixty-eight and eighty-eight hundredths (468.88) feet, more or less, along land of said Russell to a rebar set; thence

South 26° 12' 55" east four hundred sixty-seven and thirty-two hundredths (467.32) feet, more or less, along land of said Russell to a capped rebar, being the southeast corner of the premises; thence

North 67° 58' 37" West eighty nine and thirty-seven hundredths (89.37) feet, more or less, along land now or formerly of Richard L. and Susan T. Segal to a point; thence

North 69° 15' 28" West two hundred eighty-eight and twenty-four hundredths (288.24) feet, more or less, along land of said Segal to a point; thence

North 71° 32' 22" West thirty-four and eighteen hundredths (34.18) feet, more or less, along land of said Segal to a point; thence

North 71° 32' 41" West one hundred seventy-one and eighty-four hundredths (171.84) feet, more or less, along land of said Segal and land now or formerly of Kathleen L. Iannachino to a capped rebar, thence

North 77° 51' 25" West two hundred twenty-nine and eighty-five hundredths (229.85) feet, more or less, along land of said Iannachino and along land now or formerly of Frank H. Carter and Harriette Robinson to a point; thence

North 77° 02' 04" West one hundred ten and sixty-one hundredths (110.61) feet, more or less, along land of said Carter and Robinson and land now or formerly of the town of Swanzey to a pinch pipe at a corner of land now or formerly of Erick and Tracy Koegler and David Prunier and Anna G. Gonzalez; thence

North 01° 49' 22" East one hundred and seventy-five (175) feet, more or less, along land now or formerly of Prunier and Gonzalez to a rebar to be reset; thence

North 88° 34' 44" West two hundred and eighty-two (282) feet, more or less, along land of said Prunier and Gonzalez to a pipe in the line of Route 32 a/k/a Old Homestead Highway; thence

North 08° 43' 29" West one hundred fifty-three and eight hundredths (153.08) feet, more or less, along said highway to the place of beginning.

The above-described premises are subject to the following restrictions which shall run with the land for the benefit of the successors in title to Edward J. and Nancy J. Russell for the remainder of the premises described in the above referenced deed from Monica to Edward J. Russell and Nancy J. Russell, also described as Lot #33-10 on the above referenced Plan:

1. No more than one (1) primary single-family dwelling unit shall be erected, placed or permitted to remain on the premises. In addition, any and all outbuildings, such as a garage, shed, or gazebo, that are incident to the primary dwelling may be constructed thereon.
2. The premises shall not be further subdivided.

Subject to any and all matters including setbacks shown Cabinet 13, Drawer 1, #188 recorded in the Cheshire County Registry of Deeds.

Meaning and intending to describe and convey the same premises as conveyed to Michael A. Chirichella and Lillian Chirichella by Quitclaim Deed recorded herewith.

This is land only and is not homestead property.

Executed this 15th day of February, 2019.

Ronald A. Ouellette
Witness to all

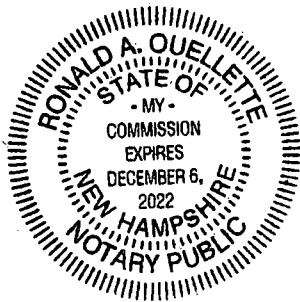
Michael A. Chirichella
Michael A. Chirichella

Lillian Chirichella
Lillian Chirichella

State of New Hampshire
County of Cheshire

Personally appeared the above named Michael A. Chirichella and Lillian Chirichella, before me this 15th day of February, 2019 known to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Ronald A. Ouellette
Notary Public Justice of the Peace



My Commission Expires: