



Return To: Britton Matthew Lawrence and Zoe Elizabeth Galvin

LCHIP	ROA714519	25.00
TRANSFER TAX	RO137986	7,500.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Tyler A. Jeffery and Jessica Morrissey-Jeffery, Husband and Wife, of 17 S Summer Street, Nottingham, NH 03290, for consideration paid grant(s) to Britton Matthew Lawrence, Single, of 1 Pulaski Drive, Apt. 206, Newmarket, NH 03857, as joint tenants with rights of survivorship and Zoe Elizabeth Galvin, Single, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain parcel of land with the building thereon, situate in said Newmarket on the southerly side of Cedar Street and being bounded and described as Nos. 23-25 Cedar Street, a part of Nos. 19-21-23-25 Cedar Street on Plan entitled "Plan of Newmarket Village, Newmarket, N.H. 1941" by John W. Durgin, C.E., recorded in Rockingham Registry of Deeds, said premises being particularly described as follows:

Being at a point 76 1/4 feet Easterly of the Northeasterly corner of the lot line of Nos. 15-17 Cedar Street and on said street and thence running Easterly by said Cedar Street 72.5 feet to the Northwesternly corner of the lot line of No. 27-29 Cedar Street, as shown on said plan; thence turning and running Southerly and bounded Easterly by the Westerly lot line of said Nos. 27-29 Cedar Street 120 feet to a point 33.5 feet Northerly of the Northeasterly corner of lot 22-24 Beech Street, as shown on said plan; thence turning and running Southwesterly by land this day conveyed to Robert Ronald Rousseau and wife 71.2 feet to a point (this course is approximately parallel with the lot line of Nos. 22-24 Beech Street and 33.5 feet Northerly therefrom); thence turning and running Northerly by said Rousseau land by a line approximately Parallel with the Easterly lot line of the "Garage" lot so-called 60 feet to a point; thence turning and running Westerly by said land conveyed to said Rousseau 13 feet to a point which is 40 feet Southerly of the foundation of the building known as Nos. 19-21-23-25 Cedar Street, and on a straight line Southerly of the point of beginning, said straight line being the extension of the point of beginning through the center of the partition separating #21 from #23 Cedar Street; thence turning and running Northerly 40 feet to said partition wall and then through the center wall of said building to said Cedar Street at the point of beginning.

Also conveying to the grantees, a perpetual easement for a common right in the wall separating the granted premises and particularly dividing No. 21-23 Cedar Street equal in width and height, of and in the footings and foundations thereof and the land thereunder the full depth of the building, together with the right of support, and reserving to the grantees of Nos. 19-21 Cedar Street the right of support in the half of said wall herein conveyed.

In the event of destruction of the building by fire or in any other manner, this party wall reservation and easement shall terminate, otherwise it shall be perpetual to the use of the grantees and his or her heirs and assigns, forever.

Meaning and intending to describe and convey the same premises conveyed to Tyler A. Jeffery and Jessica Morrissey-Jeffery by virtue of a Quitclaim deed from Tyler A. Jeffery dated 11/24/2020 and recorded at the Rockingham County Registry of Deeds in Book 6201, Page 684.

The property is not the residence of the grantor or the grantor's spouse and is not subject to homestead rights.

Executed this 5th day of August, 2025.



Tyler A. Jeffery



Jessica Morrissey-Jeffery

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 5th day of August, 2025, the said Tyler A. Jeffery and Jessica Morrissey-Jeffery and acknowledged the foregoing to be their voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration: 8-18-26