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Return to:
Moses Ewing Irons
42 Smoke Street
Barrington, NH 03825

E-Doc # 230012311 10/16/2023 01:45:58 PM
Book 5143 Page 562 Page 1 of 2
Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA212798 25.00
TRANS TAX ST862028 1,650.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that We, **Jonathan O. Iber and Carol J. Iber**, a married couple, of Barrington, New Hampshire, for consideration paid, grant to **Moses Ewing Irons**, unmarried, now of 42 Smoke Street, Barrington, New Hampshire 03825, Individually,

with **WARRANTY COVENANTS,** the following:

a certain tract or parcel of land with the buildings situate thereon in said Barrington, on the southwesterly side of Beauty Hill Road, bounded and described as follows:

Beginning on the southwesterly side of said highway at an iron pipe in the stone wall, marking the northeasterly corner of land formerly of John W. Bodge, now or formerly of Leo Lee; thence running southwesterly a distance of seventy-five (75) feet, more or less, to an iron marker at land now or formerly of Edward D. and Esther G. Davis; thence turning and running southeasterly by land of said Davis a distance of eighty (80) feet, more or less, to the center of a twenty (20) foot right of way, which extends southwesterly from Beauty Hill Road to the shore of Union Lake; thence turning and running northeasterly by the center line of said right of way eighty (80) feet, more or less, to the southwest side of Beauty Hill Road; thence turning and running northwesterly by said Beauty Hill Road ten (10) feet, more or less, to a point opposite a stake at what was the intersection of two stone walls marking the old division line between the property formerly of Ruth Lenzi and Ethel Plummer and property now or formerly of John Bodge; thence running north northwesterly by said highway fifty (50) feet, more or less, to the point of beginning.

The premises are conveyed subject to the rights reserved to a former granter, Irene Langley Teague, her heirs and assigns, to wit: the right to use, in common with other lot owners, their heirs and assigns, that portion of the right of way ten (10) feet, more or less, in width, extending southeasterly from Beauty Hill Road along the southeasterly boundary of the above-described parcel, and conveys to the grantees, their heirs and assigns, the use of that portion of the right of way, in common with others, which is located on adjoining land to the southeast, formerly of Edward J. Denis and Beatrice A. Denis and more recently of one Weed, and further conveys to the Woodmans, their heirs and assigns, the right to use in common with said others, the extension of said right of way southwesterly to Union Lake, so-called. The use of said right of way shall be at the risk of the users thereof, and the cost of improving and maintaining the same

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shall be borne pro-portionately by this grantee and other lot owners making use of the same. This right of way to the shore of Union Lake shall include the right to use, in common with other lot owners, one wharf on the shore of said Lake, to be used in common with others, and shall not permit the construction of other wharves, boat moorings, or other facilities without the prior written approval of the Denis family.

The above-described premises are to be used exclusively for residential purposes and shall not be devoted to any commercial use; nor be subdivided into smaller lots they must be equipped for sewerage disposal by installation of an air-tight septic tank which shall at all times be maintained in a proper sanitary manner, with the absolute prohibition that no sewerage offal shall be permitted to penetrate the ground, and that no privy vaults or cesspools shall be maintained on the premises.

Meaning and intending to describe and convey the same premises conveyed to the Grantors by Warranty Deed from Christopher L. Carson dated July 13, 1983 and recorded with the Strafford County Registry of Deeds in Book 1104 and Page 550.

The property hereby conveyed is not the homestead of the Grantors.

Executed this 16th of October, 2023

Jonathan O. Iber

Carol J. Iber

State of New Hampshire
County of Strafford

On this 16th day of October, 2023, before me personally appeared Jonathan O. Ober and Carol J. Iber to me known to be the person described in and who acknowledged that they executed the same as their free act and deed for the purposes set forth herein.

CHRISTOPHER SALTER
STATE OF
-MY-
COMMISSION
EXPIRES
JUNE 24,
2025
NEW HAMPSHIRE
NOTARY PUBLIC

Notary Public/Justice of the Peace
Christopher Salter
Comm Exp: 6/24/2025