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Mary Ann Crowell
Register of Deeds, Hillsborough County
LCHIP HIA715627 25.00

QUITCLAIM DEED

We, **Kevin A. McMahon and Colleen M. Swider, Trustees of the Eleanor J. McMahon Irrevocable Trust**, dated June 24, 2004, of 41 Constance Street, Bedford, New Hampshire 03110, for consideration paid, grant to **Kevin A. McMahon**, married, of 41 Constance Street, Bedford, New Hampshire 03001, **Colleen M. Swider**, married, of 12 Longwood Drive, North Swanzey, New Hampshire 03431, and **Sean A. McMahon**, married, of 79 Emerald Drive, Danville, New Hampshire 03819, as tenants in common, with quitclaim covenants:

A certain tract or parcel of land together with the buildings thereon, situated in Bedford, Hillsborough County, New Hampshire, bounded and described as follows:

Lot 78, with any improvements thereon, as shown on a certain subdivision plan entitled "Consolidation and Subdivision Plan of Land of Mel A. Barkan, prepared for Waterford Development Corp.," prepared by Meridian Land Services, Inc., Scale 1" = 50' dated June 8, 1998 and recorded in the Hillsborough County Registry of Deeds as Plan #29452, sheet 4 of 4, and on a Lot Line Relocation Plan #29705 ("Plan"), together with an undivided one one-hundred eighth (1/108) interest as tenant in common in and to the Common Land as defined in the Declaration as defined below ("Premises").

Meaning and intending to convey a portion of the premises conveyed to Kensington Lane, LLC by deed of Mel A. Barkan, recorded in said Registry at Book 6000, Page 3652.

This conveyance is made expressly subject to and with the benefit of a certain Declaration of the Mews at Bedford, recorded in the Hillsborough County Registry of Deeds at Book 6020, Page 825 and a Corrective Declaration of the Mews at Bedford recorded at Book 6078, Page 1853 ("Declaration"), which shall be binding upon the grantees, their heirs, executors, administrators and assigns shall be contained in the several deeds hereafter executed of each and every of the lots in the development known as The Mews at Bedford as a general plan for the benefit of each and all of Lots 1 through 108, inclusive as shown on the Plan. More particularly, but without limiting the generality of the foregoing, this conveyance is made together with the rights and easements set forth in the Declaration.

SUBJECT TO ALL easements, covenants and restrictions of record.

Meaning and intending to convey all and the same premises conveyed to Eleanor J. McMahon, Colleen M. Swider and Kevin A. McMahon, Trustees of the Eleanor J. McMahon Irrevocable Trust dated June 24, 2004 and recorded at the Hillsborough County Registry of Deeds at Book 7286, Page 1344. See also death certificate of Eleanor J. McMahon to be recorded herewith.

THIS IS A NON-CONTRACTURAL TRANSACTION WHICH IS EXEMPT FROM TAX. RSA 78-B; 2, IX.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

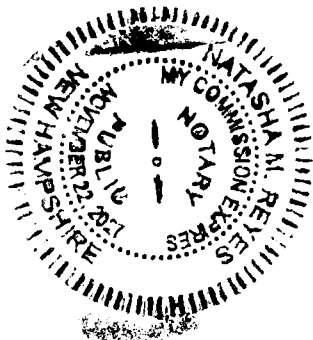
Executed this 12th day of August, 2023.

Natasha Reyes
Witness

Kevin A. McMahon
Kevin A. McMahon, Trustee

State of New Hampshire
County of Hillsborough

Before me, personally appeared **Kevin A. McMahon**, Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed on this 12th day of August, 2023, for the purposes therein contained.



Natasha Reyes
Notary Public
Comm. Exp.

Natasha M. Reyes
Notary Public, State of New Hampshire
My Commission Expires Nov. 22, 2027

Executed this 12th day of August, 2023.

Natasha Reyes
Witness

Colleen M. Swider
Colleen M. Swider, Trustee

State of New Hampshire
County of Hillsborough

Before me, personally appeared **Colleen M. Swider**, Trustee as aforesaid, and acknowledged the foregoing instrument to be her free act and deed on this 12th day of August, 2023, for the purposes therein contained.



Natasha Reyes
Notary Public
Comm. Exp.

Natasha M. Reyes
Notary Public, State of New Hampshire
My Commission Expires Nov. 22, 2027