

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT We, **Bruce G. Brown and Cynthia L. Brown, as Trustees of the Bruce G. Brown Revocable Trust of 2009, and Cynthia L. Brown and Bruce G. Brown, as Trustees of the Cynthia L. Brown Revocable Trust of 2009**, created under Declarations of Trust dated April 22, 2009, of Seabrook, New Hampshire, for minimum consideration paid, grant to **THE TOWN OF SEABROOK, NEW HAMPSHIRE, a municipal corporation**, with a mailing address of PO Box 456, Seabrook, New Hampshire 03874-0456, with warranty covenants, all of their right, title and interest in and to the following described property:

A certain tract or parcel of land located in Seabrook, County of Rockingham and State of New Hampshire and being set forth as Ashley's Way on a plan of land entitled a "Lot Layout Plan Plat of Land in Seabrook, N.H. Showing A Subdivision at 31 Adams Avenue (Assessor's Map 15, Lots 109, 110-1 110-2 Prepared for Bruce G. & Cynthia L. Brown, Scale: 1" = 50', dated Sept. 4, 2003, last revised 10-29-03" prepared by Millennium Engineering, Inc. and recorded in Rockingham County Registry of Deeds as Plan #D-32148, being more fully described as follows:

Beginning at a stone bound set on the southwesterly side of the within parcel at the intersection with Adams Avenue and traveling around a curve with a radius of 20.00' and a length of 27.70 feet to a stone bound; thence turning and running N 08° 34' 52" W a distance of 105.42 feet along Lot E as shown on said plan to an iron rod; thence continuing on the same course a distance of 35.00 feet to a stone bound; thence turning and running S 81° 25' 08" W a distance of 35.00 feet to a stone bound; thence turning and running N 06° 34' 34" W a distance of 30.00 feet to a stone bound, said last three courses running along Lot F as shown on said plan; thence turning and running N 81° 25' 08" E a distance of 100.00 feet along Lot G as shown on the above-referenced plan to a stone bound; thence turning and running S 08° 34' 52" E a distance of 30.00 feet to a stone bound; thence turning and running S 81° 25' 08" W a distance of 35.00 feet to a stone bound; thence turning and running S 08° 34' 52" E a distance of 35.00 feet to an iron rod, said last three courses running along Lot H as shown on the above-referenced plan: thence turning and running along the same course a distance of 61.31 feet to a stone bound; thence turning and running around a curve having a radius of 20.09 feet and a length of 27.63 feet to a stone bound, said last two courses running along Lot I as shown on the above-referenced plan; thence turning and running S 70° 46' 50" W a distance of 56.62 feet along Adams Avenue to the point of beginning.

Being a portion of the premises conveyed to Grantors by deed of Bruce G. Brown and Cynthia L. Brown dated December 22, 2009 and recorded in the Rockingham County Registry of Deeds at Book 5107, Page 155.

This is not homestead property of Grantors and Grantors further attest that there are no other individuals entitled to homestead interest in said parcel.

This is a non-contractual transfer pursuant to NH RSA 78-B:2(I); therefore, no transfer stamps are required.

The undersigned are the current Trustees under the Bruce G. Brown Revocable Trust of 2009 and the Cynthia L. Brown Revocable Trust of 2009, said trusts dated April 22, 2009, and any amendments thereto or restatements thereof, and hereby certify that said trust declarations have not been revoked and remain in full force and effect, and that the undersigned Trustees have full and absolute power in said declarations to convey any interest in real estate and improvements thereon held in said trusts, and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power, or to see to the application of any trust asset paid to the Trustees for a conveyance thereof.

Witness our hands and seals this _____ day of _____, 2025.

[The remainder of this page is left intentionally blank – signature page to follow.]

**BRUCE G. BROWN REVOCABLE
TRUST OF 2009**

Witness

By Bruce G. Brown, Trustee

Witness

By Cynthia L. Brown, Trustee

**CYNTHIA L. BROWN REVOCABLE
TRUST OF 2009**

Witness

By Cynthia L. Brown, Trustee

Witness

By Bruce G. Brown, Trustee

**STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, SS.**

On this _____ day of _____, 2025, personally appeared before **Bruce G. Brown and Cynthia L. Brown, as Trustees of the Bruce G. Brown Revocable Trust of 2009 and as Trustees of the Cynthia L. Brown Revocable Trust of 2009**, known to me to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it in said capacities voluntarily for its stated purpose.

[Seal]

Notary Public

Print Name: _____

My Commission Expires: _____

ACCEPTANCE BY THE TOWN OF SEABROOK

Pursuant to RSA 674:40-A, the foregoing Warranty Deed is hereby accepted in the name of the Town of Seabrook.

Dated: _____, 2025

**TOWN OF SEABROOK BOARD OF
SELECTMEN**

By Aboul B. Khan, Chair

By Theresa A/ Kyle, Vice Chair/Selectman

By Harold F. Eaton, Clerk/Selectman

**STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.**

On this _____ day of _____, 2025, before me personally appeared **Aboul B. Khan, Theresa A. Kyle and Harold F. Eaton**, known to me or proven to me through satisfactory evidence of identification to be the individuals who executed the foregoing instrument, and acknowledged to me that they voluntarily executed same for its stated purpose as the duly authorized Selectmen of the Town of Seabrook, a municipal corporation.

Notary Public/

Print Name:_____

My Commission Expires:_____