

Please return to:
[purchaser's name/address here]

FIDUCIARY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, **Benjamin T. Siracusa Hillman, Administrator of the Estate of Steven J. Demers**, Case No. 319-2021-ET-00008 (7th Cir. (N.H.) – Probate Div. – Dover), late of Rochester, New Hampshire, by the power conferred by a license to sell issued by the New Hampshire 7th Circuit Court – Probate Division - Dover under RSA chapter 559, and every other power, for _____ (\$ _____) paid, grant to _____, of _____, the following described premises:

A certain tract of land, with the buildings thereon, situated in Rochester, County of Strafford and State of New Hampshire, on the Southeasterly side of England Road and bounded and described as follows:

Beginning at a point on the Southeasterly side of England Road at the land now or formerly of one of Goodstein; thence running S 35° 30' E for a distance of 285 feet along the land of said Goodstein to a point; thence turning and running S 52° 58' W by other land nor or formerly of Algrid Sunskis and Edna Sunskis for a distance of 150 feet to a point; thence turning and running N 35° 30' W along other land now or formerly of Algrid Sunskis and Edna Sunskis for a distance of 285 feet to the Southeasterly sideline of the said England Road; thence turning and running N 52° 58' E along the Southeasterly sideline of England Road for a distance of 150 feet to the point of beginning.

Reference is made to a certain plan entitled "Subdivision of Lot B for Algrid Sunskis, Rochester, N. H., G.L. Davis & Associates, Civil Engineers, dated June 8, 1972, and recorded in Strafford County Registry of Deeds at Book 907, Page 147.

Also know as 102 England Road.

Meaning and intending to convey the same premises conveyed to Steven J. Demers and Stacey J. Keraghan by Deed of the Secretary of the U.S. Department of Housing and Urban Development, dated June 28, 1991 and recorded in the Strafford County Registry of Deeds in Book 1562, Page 0005, and conveyed to Steven J. Demers by Quitclaim Deed of Stacey J. Keraghan dated January 19, 2001 and recorded in the Strafford County Registry of Deeds in Book 2267, Page 0686. Steven J. Demers died on March 25, 2020, and conveyance is made by his duly appointed

Administrator under a license to sell issued by the New Hampshire 7th Circuit Court – Probate Division – Dover.

This is not homestead property of any living person.

Executed this _____ day of January, 2022.

Benjamin T. Siracusa Hillman, Administrator
Estate of Steven J. Demers

STATE OF NEW HAMPSHIRE)
COUNTY OF _____)

This instrument was acknowledged before me on January ____, 2022 by Benjamin T. Siracusa Hillman, Administrator, Estate of Steven J. Demers, who personally appeared before me and acknowledged that he executed the same as his free act and deed and in the aforesaid capacity.

Notary Public