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Mary Ann Crowell  
Register of Deeds, Hillsborough County  
LCHIP HIA683033 25.00  
TRANS TAX HI147695 844.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **Thomas F. Moran and Robert M. Parodi, Trustees of The Ruth M. Moran Family Trust of 1992**, having a mailing address of 12 Pigeon Hill Road, P.O. Box 129, Brookline, Hillsborough County, New Hampshire 03033

for consideration paid,

grant to

**Ian Sarbacker and Elizabeth Sarbacker**, a married couple, of 29 Brookline Street, Pepperell, Middlesex County, Massachusetts 01463, to them as Joint Tenants with Rights of Survivorship

with WARRANTY COVENANTS

A certain parcel of land, with any buildings thereon, located on Post Office Drive, in Brookline, Hillsborough County, New Hampshire and more particularly described as **Lot F-4-3** as shown on a certain Plan entitled "Lot Line Revision & Subdivision Plan Tax Map F, Lots 2, 4-1, 4-2 & 4-3, Land of Ruth M. Moran Family Trust of 1992, N.H. Route 13 & Post Office Drive, Brookline, New Hampshire, Scale 1" = 80', August 28, 2018, prepared by Meridian Land Services, Inc." and recorded in the Hillsborough County Registry of Deeds as Plan Number 39940.

Said Lot F-4-3 contains 1.144 acres (49,815 square feet) according to said Plan.

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The Ruth M. Moran Family Trust of 1992 to Sarbacker**

Parcels, F-4-1, F-4-2 and F-4-3, are conveyed with the right to pass and repass over Post Office Drive as shown on the plan in common with others and subject to said road becoming a town road.

Further, said Parcels are conveyed with and subject to such drainage rights as are shown on said Plan #39940 and Plan #30698.

Grantors release all rights of homestead, if any, and certify under the pains and penalties of perjury that there are no other individuals entitled to homestead rights in the property.

Meaning and intending to describe a portion of the premises as conveyed by Fresh Pond Realty to Ruth F. Moran dated December 28, 2004 and recorded at Book 7384, Page 636 in the Hillsborough County Registry of Deeds. Ruth M. Moran died February 6, 2011 in Nashua, NH (see Death Certificate recorded at Book 8492, Page 2112 in said Registry of Deeds). Thomas F. Moran and Robert M. Parodi, Trustees of The Ruth M. Moran Family Trust of 1992 acquired title to the within property through the Estate of Ruth M. Moran, Case Number 316-2011-ET-02429, 9<sup>th</sup> Circuit – Probate Division – Nashua.

**CERTIFICATE OF TRUSTEE**

We, Thomas F. Moran and Robert M. Parodi, having been duly sworn, depose and state as follows:

1. We are the sole Trustees of The Ruth M. Moran Family Trust of 1992 (the “Trust”).
2. We remain sole Trustees of the said Trust.
3. As Trustees of the Trust, we have full and absolute power under the Trust to convey any interest in real estate and improvements thereon held in the Trust and no purchaser or third party shall be bound to inquire whether we, as such Trustees, have said power or are properly exercising said power or to see to the application of any trust assets paid to us as such Trustees for a conveyance thereof.

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The Ruth M. Moran Family Trust of 1992 to Sarbacker

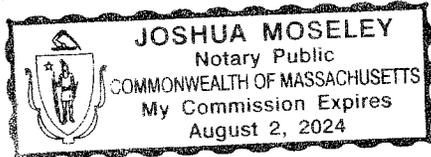
IN WITNESS WHEREOF, I have hereunto set my hand this 12<sup>th</sup> day of Aug.,  
2022.

[Signature]  
Witness

Thomas F. Moran  
Thomas F. Moran, Trustee of The Ruth M.  
Moran Family Trust of 1992

STATE OF ~~NEW HAMPSHIRE~~ Mass  
COUNTY OF ~~HILLSBOROUGH~~ Middlesex

On this the 12 day of Aug., 2022, before me, the undersigned officer,  
personally appeared Thomas F. Moran, Trustee of The Ruth M. Moran Family Trust of 1992,  
known to me (or satisfactorily proven) to be the person whose name is subscribed to the  
foregoing instrument and acknowledged that he executed the same for the purposes contained  
herein.



[Signature]  
Notary Public / Justice of the Peace

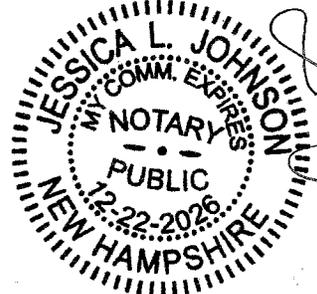
IN WITNESS WHEREOF, I have hereunto set my hand this 11<sup>th</sup> day of August,  
2022.

Jessica L. Johnson  
Witness

Robert M. Parodi  
Robert M. Parodi, Trustee of The Ruth M.  
Moran Family Trust of 1992

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this the 11<sup>th</sup> day of August, 2022, before me, the undersigned officer,  
personally appeared Robert M. Parodi, Trustee of The Ruth M. Moran Family Trust of 1992,  
known to me (or satisfactorily proven) to be the person whose name is subscribed to the  
foregoing instrument and acknowledged that he executed the same for the purposes contained  
herein.



Jessica L. Johnson  
Notary Public / Justice of the Peace