



LCHIP	ROA700020	25.00
RECORDING		18.00
SURCHARGE		2.00

This is a transfer to a Revocable Trust for no consideration and is exempt from New Hampshire Real Estate Transfer Tax pursuant to NH RSA 78-B:2 (XXII).

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Beatrice Gamble**, single, of 2 Belmont Circle, Hampton, New Hampshire, **Raymond Gamble, Jr.**, married, of 36 Hodgdon Farm Lane, Newington, New Hampshire 03801 and **Stephanie A. Bournival**, married, of 6501 Red Hook Plaza, Suite 201-129, St. Thomas, USVI 00802, for consideration paid, grant to **Beatrice E. Gamble, Trustee of The Gamble Family Revocable Trust of 2007 u/t/d July 11, 2007**, of 2 Belmont Circle, Hampton, New Hampshire 03842, with Warranty Covenants,

A certain tract or parcel of land with the buildings thereon situate in Hampton, County of Rockingham and State of New Hampshire, on the Southerly side of Belmont Circle, so-called, and being Lot # 1 on plan of "Belmont Circle", Hampton, New Hampshire, made for Robert A. and Mabel Speers, dated March 1953 by John W. Durgin, C.E., recorded in the Rockingham County Registry of Deeds as Plan #02049 (formerly Plat 63, Page 15), bounded and described as follows:

Beginning at a point on the Westerly sideline of Lafayette Road at the Northeast corner of land now or formerly of Henry S. Fleming et al; thence turning North 52° 38' West by land of said Fleming, a distance of 118.83 feet to Lot # 2, thence turning and running North 39° 31' East by said Lot # 2, a distance of 101.72 feet to Belmont Circle, thence turning and running South 50° 19' East by said Belmont Circle, a distance of 97.7 feet to said Lafayette Road; thence turning and running South 13° 01' West, 2.24 feet, South

22° 58' West, a distance of 47.7 feet, and South 32° 58' West, a distance of 49.6 feet by said Lafayette Road to the point of beginning.

Subject to the rights of others over Belmont Circle and the right to draw water as set forth in deed recorded with the Rockingham County Registry of Deeds at Book 1222, Page 83, to the extent it is in force and applicable.

Also subject to and with the benefit of restrictive covenants on Plan #02049, to the extent they are still in force.

For title purposes see Warranty Deed from Beatrice Gamble to Beatrice Gamble, Raymond Gamble, Jr. and Stephanie A. Bournival dated January 7, 2021 and recorded at Book 6219 Page 223 of the Rockingham County Registry of Deeds.

Raymond A. Gamble, Sr., former Co-Trustee of The Gamble Family Revocable Trust of 2007 u/t/d January 11, 2007, died on October 30, 2019 and, under Article 8 of said Trust entitled Successor Trustee, Beatrice E. Gamble is now the sole Trustee.

This deed was prepared by Casassa Law Office from information supplied by the Grantors, and at the request of the Grantors no independent title examination was undertaken nor did the preparer otherwise verify the accuracy of the representations contained herein.

This is not the homestead of Grantors Raymond Gamble, Jr. and Stephanie A. Bournival.

Executed as a sealed instrument this 25th day of Nov, 2024.

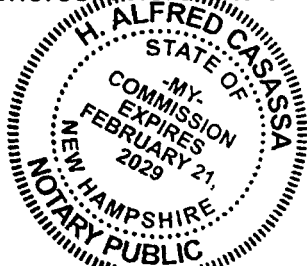

Beatrice Gamble


Raymond Gamble, Jr.


Stephanie A. Bournival

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

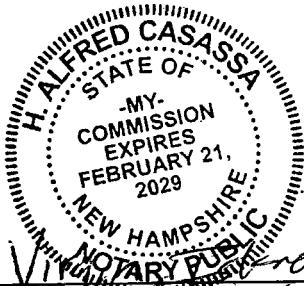
On this the 25th day of Nov, 2024, before me, the undersigned officer, personally appeared the above-named **Beatrice Gamble**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and seal.



H. Alfred Casassa
Notary Public
Name: H. ALFRED CASASSA
My Commission Expires: 2/21/29

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this the 25th day of Nov, 2024, before me, the undersigned officer, personally appeared the above-named **Raymond Gamble, Jr.**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and seal.



H. Alfred Casassa
Notary Public
Name: H. ALFRED CASASSA
My Commission Expires: 2/21/29

Vivian Thomas
St. Thomas

On this the 8th day of February, 2025, before me, the undersigned officer, personally appeared the above-named **Stephanie A. Bournival**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and seal.

Lynette P. Petty-Amey
Name: Lynette P. Petty-Amey
Title: Notary Public

Lynette P. Petty-Amey
Notary Public
St. Thomas/St. John, U.S. Virgin Islands
NP-519-22
My Commission Expires: January 25, 2026