

B3251 P0640

WARRANTY DEED

DANIEL W. STEWART, SR. and BETTE ANN STEWART, husband and wife, of Newbury, Orange County, State of Vermont, for consideration paid, grant to SETTLER'S RIDGE, INC., a New Hampshire corporation with its principal address at 11 Main Street, in Atkinson, Rockingham County, State of New Hampshire, with WARRANTY covenants, the following described premises:

A certain parcel of land situated in Atkinson, in the County of Rockingham and The State of New Hampshire, and bounded and described as follows:

Beginning at a point at the Northerly corner of the described premises and at land retained by Daniel W. Stewart, Sr. and Bette Ann Stewart and thence running South 18° 21' 53" East along land of said Stewart 1,060.06 feet to a point at land now or formerly of A. Robert and Barbara Stewart; thence turning and running South 63° 34' 07" West along land of said Stewart 200.00 feet to a point; thence turning and running South 18° 08' 23" East along land of said Stewart 238.82 feet and continuing South 15° 50' 31" East 274.01 feet and continuing South 19° 25' 48" East 175.94 feet, said last two courses being along land now or formerly of Ruane & Mulkern, and continuing South 20° 15' 11" East along land now or formerly of Keane 190.45 feet to a point at land now or formerly of Jones; thence turning and running South 62° 13' 02" West 84.00 feet and continuing South 64° 24' 02" West 297.85 feet and continuing South 65° 22' 49" West 134.54 feet, said three courses being along land of said Jones to a point; thence continuing South 64° 45' 38" West 305.72 feet and continuing South 58° 17' 35" West 102.36 feet, said last two courses being along land now or formerly of Lewis, to a point at land now or formerly of Boemark Construction Corp.; thence turning and running North 00° 22' 12" West along land of Boemark Construction Corp. 1,735.83 feet to a point; thence continuing North 16° 03' 26" West 275.85 feet and continuing North 36° 05' 26" West 6.34 feet and continuing North 19° 45' 36" West 185.67 feet, said three courses being along land now or formerly of Breeman to a point at land now or formerly of Moulton; thence turning and running North 75° 27' 44" East 55.56 feet and continuing North 74° 28' 15" East 260.74 feet, said last two courses being along land of said Moulton, and continuing North 73° 50' 15" East 144.69 feet and continuing North 74° 24' 30" East 119.86 feet, said last two courses being along land now or formerly of Smith, to the point of beginning; containing 32.238 acres, more or less.

The above described premises are shown as Parcel "A" on Plan of "Lot Line Adjustment for Daniel & Bette Stewart ... and Steven W. Lewis", to be recorded in Rockingham Records.

The grantee assumes and agrees to pay any land use change tax assessed pursuant to the provisions of R.S.A. 79-A:7.

Being a portion of the premises conveyed to us by deed of Robert F. Killey, dated November 21, 1983, and recorded in Rockingham Records, Book 2469, Page 1789; see also Estate of Lucy I. Killey, Rockingham Probate Records.

Nov 17 | 36 PM '97

ROCKINGHAM COUNTY
REGISTRY OF DEEDS
0058767

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

1 THOUSAND 2 HUNDRED AND 72 DOLLARS

11797 28552 \$1272.00

This conveyance is subject to the following covenants and reservations regarding the uses to be made on the above described premises:

1. The grantors reserve all rights to standing timber and stumpage situated on the above described premises, the rights at all times to use the above described premises for purposes of silviculture, including but not limited to the planting and harvesting of Christmas trees, all agricultural rights and uses, and all rights of ingress and egress for all purposes to and from and over and upon the above described premises and other land of the grantors situated adjacent thereto.

2. The covenants and rights reserved as herein set forth are for the benefit of the grantors, the survivor of them, his or her heirs, executors, administrators or assigns.

3. The covenants and rights reserved as herein set forth shall run with the land and shall be binding upon the grantee and its successors and assigns.

Executed this 4th day of November, 1997.

Witness

Daniel W. Stewart
Daniel W. Stewart, Sr.

Robert S. Down
Witness

Bette Ann Stewart
Bette Ann Stewart

STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 4th day of November, 1997, by Bette Ann Stewart.

Robert S. Down
Notary Public
My commission expires 11/19/2000

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF

The foregoing instrument was acknowledged before me this 4th day of November, 1997, by Daniel W. Stewart, Sr.

Janice Key
Notary Public
My commission expires: _____
My Commission Expires December 16, 2003