EDoc # 6019551 May 6, 2016 3:08 PM
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Register of Deeds, Hillsborough County
Pamela D Coughlin

C/H
L-CHIP
HA351111

Return to:
Todd A. Dagres
776 Boylston Street, PH2-E
Boston, MA 02199

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
***25 Thousand 1 Hundred 25 Dollars
DATE 05/06/2016 H1076364 AMOUNT $ ***25125.00
NOT A TAX

WARRANTY DEED

Louise S. Remillard and Gary D. Remillard, husband and wife, of P.O. Box 104, Weare, NH 03281 and Gary D. Remillard, being married to the said Louise S. Remillard, as Trustee of the Gary D. Remillard Living Trust of P.O. Box 104, Weare, NH 03281, for consideration paid grant to Todd A. Dagres, Trustee of the Todd A. Dagres 1999 Revocable Trust, of 776 Boylston Street, PH2-E, Boston, MA 02199, with warranty covenants;

TRACT NO. 1:

The certain tract of land together with any buildings and improvements thereon, situated in the Town of Hillsborough, Hillsborough County, situated in the Town of Henniker, County of Merrimack, and situated in the Town of Bradford, County of Merrimack, State of New Hampshire, and being shown as Lot No. 1, containing 408.4 acres, more or less, according to plan entitled "Land of Frances W. Loring and John Loring, located in Bradford, Henniker, and Hillsborough, New Hampshire, dated November 15, 1972" and recorded with the Hillsborough County Registry of Deeds as Plan No. 6234 and also recorded with the Merrimack County Registry of Deeds as Plan No. 3110, being bounded and described as follows:

Beginning at a corner of stone wall on Carter Hill Road at land now or formerly of Prescott G. Low, thence running:

1. Easterly by a stone wall by said Low land, 1186.7 feet to a corner;

2. Southeasterly 98 feet to a stone pile;

3. Southwesterly by a barbed wire fence by said Low land, 136.2 feet to the end of a stone wall;

4. Southerly by the stone wall still by said Low land, 250.8 feet to corner of the stone wall;

5. Easterly by stone wall 691.2 feet to an intersection of stone walls at land now or formerly of Nelson;

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6. Northeasterly by the stone wall by said Nelson land 2008.7 feet to an angle in the wall;

7. Northwesterly by the stone wall still by said Nelson land 458.9 feet to an angle in the wall;

8. Northerly by the stone wall, still by said Nelson land, 782.6 feet to an intersection of stone walls at land now or formerly of Curtis A. Rowe;

9. Westerly by the stone wall, by said Rowe land, 1078.7 feet to Carter Hill Road;

10. Westerly across Carter Hill Road to a marked stone, at the Town Line intersection;

11. Northeasterly, easterly and northeasterly by Carter Hill Road, 1827 feet to an angle in the wall;

12. Northwesterly by the stone wall by Carter Hill Road and by land formerly of Ward and Presby, now or formerly of Mezek, 1034.8 feet to an intersection of the stone walls at land formerly of Rowell and Rogg, now or formerly of Ada W. Rowell;

13. Westerly by the stone wall by said Rowell land, 1621.9 feet to an intersection of stone walls;

14. Northwesterly by the stone wall, still by said Rowell land, 542.6 feet to a metal pin at the intersection of stone walls at land formerly of Eastman, now or formerly of Low;

15. Southwesterly by said Low land and by the stone wall, 1612.8 feet to a metal pin in the intersection of stone walls;

16. Southeasterly by the stone wall, still by land of said Low, 1413.7 feet to a corner of stone wall;

17. Westerly by the stone wall, still by said land of Low, 169.1 feet to an intersection of stone walls;

18. Southeasterly by the stone wall, by land formerly of Clement now or formerly of Farrar, in three courses a total of 993.3 feet to a corner of stone walls at the approximate Town Line between the Town of Bradford, Merrimack County and the Town of Hillsborough, Hillsborough County (recited as the Town Line between Merrimack and Hillsborough in prior deeds);

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19. Westerly by the stone wall by land of Farrar, in three courses a total of 2303.1 feet to a metal pin at an intersection of stone walls at land of Prescott G. Low;

20. Southeasterly by a stone wall by said land of Low, 1556.2 feet to the end of a stone wall;

21. Easterly 29.6 feet to the end of a stone wall;

22. Southeasterly by the stone wall still by said Low land, 287.5 feet to an intersection of stone walls;

23. Easterly by the stone wall by land of Low, 1205.6 feet to a stone wall;

24. Southeasterly by a stone wall still by land of Low, 422.9 feet to a drill hole in the wall;

25. Easterly by Parcel 2 on said plan, 155.2 feet to a drill hole in the ledge;

26. About northerly still by said Parcel 2, 331.2 feet to a drill hole in the corner of a stone wal;

27. Northeasterly still by said Parcel 2, 265.4 feet to a drill hole in the wall;

28. Southeasterly to a drill hole in a stone 17.2 feet from the wall and still by Parcel 2 on said plan, 152.7 feet;

29. Southeasterly to a drill hole in a branch wall, 124.6 feet;

30. Southeasterly still by said Parcel 2, 138.5 feet to a 5-foot tall metal pin;

31. Southeasterly 66.6 feet to a drill hole 15.8 feet northeasterly from an intersection of stone walls;

32. Southeasterly 89.6 feet still by said Parcel 2, to a drill hole in the end of a stone wall;

33. Northeasterly by a stone wall by said Parcel 2, 512 feet to a crossing stone wall;

34. Southeasterly by the stone wall by said Parcel 2, 338 feet to a private way;

35. Southeasterly by the private way above referred to in three courses, a total of 668.8 feet to a drill hole at the intersection of stone walls;

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36. Easterly across Carter Hill Road to the easterly sideline thereof;
37. Southeasterly and southerly by the easterly sideline of Carter Hill Road, about 225 feet to the point of beginning.

Said parcel is subject to the following restrictions for the benefit of Parcel 2 on said plan:

1. No cut or fill greater than 3 feet in depth shall be permitted within 100 feet of the property line of Parcel 2.

2. No trailers or mobile homes and no buildings with any more than two stories, and no dumps for garbage, sewage, or debris shall be made within 100 feet of Parcel 2.

Said parcel is subject to a right of way for the benefit of Parcel 2 on said plan, for passage for all purposes for which ways are commonly used in the private way extending northerly from Carter Hill Road to the northerly end of Parcel 2 on said plan.

TRACT NO. 2:

PARCEL A:

A certain tract of land with any buildings and improvements thereon, situated in Henniker, County of Merrimack, State of New Hampshire, and being a part of Lot No. 19 in the First Range of lots, bounded as follows:

Beginning at the Northeast corner of said lot thence:

1. Southerly on the lot line, about 196 rods to the Southeast corner of said lot;

2. Westerly on the line of lots, about 99 rods to land formerly of David Tucker;

3. Northerly by said Tucker's land, about 192 rods, to the North line of said lot;

4. Easterly on the line of lots, about 67 rods to the first mentioned bound, and containing 84 acres, more or less.

PARCEL B:

Also another lot of land together with any buildings and improvements thereon, situated in said Henniker, Merrimack County, State of New Hampshire, being part of Lot No. 19,

in the Second Range, and bounded as follows:

Beginning at the Northwest corner of the land at a stake and stones, thence:

1. Southerly, Easterly and Northerly by land formerly of James H. Ray to the Northeast corner;

2. Easterly on line of lots about 30 rods, to the bound first mentioned, and containing 8 acres, more or less.

Also the right of passage across land in Bradford, County of Merrimack, State of New Hampshire, known as Curtis Rowe property and described in deed to said William C. Sterling, Jr. and Mary B. Sterling, recorded in Merrimack County Deeds on December 20, 1974, Book 1232, Page 94. Said right of way shall be 50 feet in width and cross above described property from Bradford-Hillsboro road to stone wall which is present dividing line between Barnard property and that belonging to one Francis J. Mesek of Frary Ave., Meriden, Connecticut. It is understood and agreed that the right to move growing and down timber and construct and maintain a vehicular road is a part of this agreement, as originally recited in the Easement Agreement between Foster L. Barnard and Helen L. Barnard and William C. Sterling, Jr. and Mary B. Sterling, dated December 20, 1974 and recorded with the Merrimack County Registry of Deeds in Book 1232, Page 94.

Subject to any and all matters as shown on the plan recorded with the Hillsborough County Registry of Deeds as Plan No. 6254, and also recorded with the Merrimack County Registry of Deeds as Plan No. 3110.

Subject to the Agreement by and between H & H Investments, LLC and James Devlin during his lifetime, dated August 6, 2002 and recorded with the Hillsborough County Registry of Deeds in Book 6686, Page 1170; with respect to any income derived from the erection of a communications tower on the premises described in the Deed between the parties recorded with the Hillsborough County Registry of Deeds in Book 6674, Page 675.

Subject to the right of way for passage reserved to owner of Parcel 2 on Plan No. 6254 as set forth in the Deed recorded with the Merrimack County Registry of Deeds in Book 2629, Page 1342, and also recorded with the Hillsborough County Registry of Deeds in Book 7179, Page 2651.

Subject to the restrictions to benefit Parcel 2 on Plan No. 6254 as set forth in the Deed recorded with the Hillsborough County Registry of Deeds in Book 2629, Page 1342, and also recorded with the Hillsborough County Registry of Deeds in Book 7179, Page 2651.

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Subject to Current Use Taxation Assessment by the Town of Hillsborough), recorded July 30, 1986 with the Hillsborough County Registry of Deeds in Book 3591, Page 350.

Subject to Current Use Taxation Assessment by the Town of Henniker, recorded August 12, 1976 with the Merrimack County Registry of Deeds in Book 1278, Page 528.

Subject to Current Use Taxation Assessment by the Town of Henniker, recorded August 7, 1986 with the Merrimack County Registry of Deeds in Book 1583, Page 1025.

Subject to Current Use Taxation Assessment by the Town of Bradford, recorded November 14, 1986 with the Merrimack County Registry of Deeds in Book 1606, Page 502.

Meaning and intending to describe and convey the same premises conveyed to Gary D. Remillard, as Trustee of the Gary D. Remillard Living Trust dated January 28, 2003 by Deed from Jon Pearson, dated May 23, 2004 and recorded with the Merrimack County Registry of Deeds in Book 2660, Page 615; and Gary D. Remillard, as Trustee of the Gary D. Remillard Living Trust dated January 28, 2003 by Deed from H&H Investments, LLC, dated March 1, 2004, recorded with the Merrimack County Registry of Deeds in Book 2626, Page 1342, and also recorded with the Hillsborough County Registry of Deeds in Book 7179, Page 2651; and Gary D. Remillard, as Trustee of the Gary D. Remillard Living Trust dated January 28, 2003 by Deed from D.H. Hardwick & Sons, Inc., dated March 1, 2004, recorded with the Merrimack County Registry of Deeds in Book 2629, Page 1337, and also recorded with the Hillsborough County Registry of Deeds in Book 7179, Page 2646; and Gary D. Remillard and Louise S. Remillard by Deed from Gary D. Remillard, as Trustee of the Gary D. Remillard Living Trust dated January 28, 2003, dated January 4, 2007 and recorded with the Merrimack County Registry of Deeds in Book 2957, Page 709.

The within referenced property is in Hillsborough and Merrimack County. The full amount of the Transfer Tax Stamps will be paid to the Hillsborough County Registry of Deeds.

We, the grantors hereby release all rights of homestead in the above described premises.

282 Carter Hill Road, Hillsborough/Henniker/Bradford, NH 03221

[redacted]
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Executed this 6 day of May, 2016.

Gary D. Remillard, Individually and as Trustee of the Gary D. Remillard Living Trust

Louise S. Remillard, Individually

Gary D. Remillard, Individually

STATE OF NEW HAMPSHIRE

Hillsborough, SS

Then personally appeared before me on this 4 day of May, 2016 the said Gary D. Remillard, Individually and as Trustee of the Gary D. Remillard Living Trust and Louise S. Remillard and Gary D. Remillard and acknowledged the foregoing to be their voluntary act and deed.

TANYA G. RICHMOND NOTARY PUBLIC STATE OF NEW HAMPSHIRE MY COMMISSION EXPIRES JULY 16, 2019

Notary Public/~~Justice of the Peace~~
My commission expires: 7-16-2019

Buyer Initials: