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STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
***21 THOUSAND 0 HUNDRED AND 00 DOLLARS		AMOUNT	
MO.	DAY	YR.	AMOUNT
12	04	2001	513030 \$ ***21000.00
VOID IF ALTERED			

109
26 31
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21,000⁰⁰

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that we, FRANK A. HEBERT and CAROL HEBERT, husband and wife, of 42 Pleasant Lane, Warner, New Hampshire 03278,

FOR CONSIDERATION PAID, grant to PLEASANT LAKE ESTATES, LLC, of P.O. Box 502, Warner, New Hampshire 03278

WITH WARRANTY COVENANTS, ten certain lots or parcels of land with certain buildings thereon (hereinafter described) all situated in the Town of Warner, County of Merrimack and State of New Hampshire, described as follows:

TRACT 1: Beginning at a stake and stones on the east side of the highway leading from Diamond Corner to West Hopkinton by the ditch at the outlet of Pleasant Pond; thence Southerly by said highway three hundred fifty (350) feet; thence Easterly one hundred fifty (150) feet; thence Southerly eighty-five (85) feet; thence Easterly to land of the Boston and Maine Railroad; thence Northwesterly by said railroad land to the old Contoocook to Warner Road; thence Westerly by said road three hundred (300) feet to the West Hopkinton Road; thence Southerly by said road four hundred fifty-two (452) feet, more or less, to the point of beginning.

TRACT 2: Beginning on the west side of the West Hopkinton Road at the outlet of Pleasant Pond; thence Southerly by said road to land now or formerly of Colby; thence Westerly by said Colby to Pleasant Pond; and thence Northeasterly by Pleasant Pond to the point of beginning.

The above two tracts being the same premises conveyed to Manley A. Glanville, Jr. and Albert L. Hankins by Harry N. Walls and Hattie P. Walls by their deed dated June 24, 1947, and being the same premises described in the deed of said Manley A. Glanville, Jr. and Albert L. Hankins to Elton Bertram Astles by their deed dated June 24, 1947, and recorded in Book 640, Page 418. See also deed of Elton Bertram Astles to Manley A. Glanville, Jr., dated April 17, 1950 and recorded in Merrimack County Registry of Deeds at Book 679, Page 142.

TRACT 3: Beginning at a point on the easterly shore of Pleasant Lake, so-called, in the Town of Warner at land of Carl C. Colby, same being the northwest corner of the within described tract; thence in an Easterly direction by the said Colby land to the highway leading from Diamond Corner to the Bound Tree District; thence across said highway to a bound at land of the said Glanville, Hankins and Astles; thence continuing in an Easterly direction by the said Glanville, Hankins and Astles land to a bound at land of said Glanville, Hankins and Astles; thence in a southerly direction by land of said Glanville, Hankins and Astles to a bound at

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ONE EAST MAIN STREET
WARNER, NEW HAMPSHIRE
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land of Lewis A. Nelson; thence in a Westerly direction by said Nelson land to the before-mentioned highway; thence across said highway and continuing in a Westerly direction by the said Nelson land to shore of Pleasant Lake, so-called; thence in a Northerly direction along the shore of Pleasant Lake to bound at land of the said Colby, same being the point of beginning.

TRACT 4: A certain piece or parcel of land situate on the Easterly side of a service road at land of Lewis A. Nelson, same being the northwest bound of the within described tract; thence in an Easterly direction along the said Nelson land seventy-four (74) feet, be the same more or less, to land of said Nelson; thence in a Southerly direction by said Nelson land forty (40) feet, be the same more or less, to land of the said Colby; thence in a Westerly direction along the said Colby land seventy-four (74) feet, be the same more or less, to said service road; thence Northerly by the said service road fifty (50) feet to the said Nelson land, same being the point of beginning.

Tracts 3 and 4 are the same premises conveyed to Manley A. Glanville, Jr., Albert L. Hankins and Elton Bertram Astles by deed of Grace E. Hook dated September 11, 1947 and recorded in the Merrimack County Registry of Deeds at Book 643, Page 552; see also deed of Elton Bertram Astles to said Manley A. Glanville, Jr., dated April 17, 1950 and recorded in the Merrimack County Registry of Deeds at Book 679, Page 142 and deed of Albert L. Hankins to Manley A. Glanville, Jr. and Elton Bertram Astles, recorded in said records at Book 646, Page 475.

TRACT 5: Beginning at the southwest corner of land formerly of Harry N. Walls and Hattie P. Walls at Pleasant Pond or Lake, so-called; thence running Southerly one hundred fifty (150) feet; thence turning and running in an Easterly direction one hundred fifty (150) feet; thence turning and running in a Southerly direction eighty-five (85) feet; thence turning and running in an Easterly direction to the line of the Boston and Maine Railroad; thence turning and running in a Northwesterly direction along the line of the Boston and Maine Railroad to the old Contoocook to Warner Road; thence in a Westerly direction along said Road three hundred (300) feet to the West Hopkinton Road; thence along said West Hopkinton Road four hundred two (402) feet to the northwest corner of the Bowling Alley, so-called; thence turning and running in an Easterly direction one hundred fifty (150) feet; thence turning and running in a Southerly direction two hundred fifty (250) feet; thence turning and running in a Westerly direction one hundred fifty (150) feet to the point of beginning.

TRACT 6: Also another piece or parcel of land situated in said Warner on the westerly side of the above property (Tract 5), between the West Hopkinton Road and Pleasant Pond or Lake, and bounded by the West Hopkinton Road, by the said Lake and by land formerly of Harry N. Walls and Hattie P. Walls and one Colby.

Tracts 5 and 6 are the same premises conveyed to Manley A. Glanville, Jr., Albert L. Hankins and E. Bertram Astles by deed of Harry N. Walls and Hattie P. Walls

dated September 11, 1947 and recorded in said Registry of Deeds at Book 642, Page 138. See also said records, deed of Albert L. Hankins to Manley A. Glanville, Jr. and Elton Bertram Astles, dated July 7, 1948 and recorded in Book 646, Page 475, and deed of Elton Bertram Astles to Manley A. Glanville, Jr., dated April 17, 1950 and recorded in Book 679, Page 142.

Excepting and reserving from the above premises that portion of land conveyed to the State of New Hampshire by Warranty Deed dated December 22, 1958 and recorded in Merrimack County Records at Book 837, Page 103.

Meaning and intending herein to describe and convey the same premises as conveyed to the said Manley A. Glanville, Jr. and Ruth L. Glanville by Warranty Deed of Manley A. Glanville, Jr. dated April 13, 1962 and recorded in Merrimack County Registry of Deeds at Book 898, page 92. See also Quitclaim deed of Ruth L. Scarsilloni (formerly Ruth L. Glanville) dated November 8, 1971 and recorded at Book 1113, Page 437.

TRACT 7: Beginning at a point on the road leading from Diamond's Corner by Pleasant Pond to West Hopkinton at the southwest corner of land of Manley A. Glanville, Jr.; thence running Easterly by said Glanville land five hundred eighteen and 75/100 (518.75) feet, more or less, to the Westerly line of the Right of Way of the State of New Hampshire; thence turning and running Southeasterly and Southerly along the curving line of said Right of Way one thousand four hundred seventy-five (1,475) feet, more or less, to the intersection of said right of way line with the town line between Warner and the Town of Hopkinton; thence turning and running Westerly along said town line one hundred five (105) rods, more or less, to a stone wall at land now or formerly of A. J. and N. J. Hook; thence turning in a Northerly direction by said Hook land about fifty-two (52) rods to a point; thence turning and running Westerly two (2) rods, more or less, to a point at land of the said Hooks; thence turning and running Northerly still by said Hook land forty-four (44) rods, more or less, to a point; thence turning and running Southwesterly about seventy-eight (78) feet, more or less, still by Hook land to the said road leading from Diamond's Corner by Pleasant Pond to West Hopkinton; thence turning and running in a Northerly direction by said road to the point of beginning.

Meaning and intending to describe by the foregoing description of Tract 7, Tract 1 of the premises conveyed to the said Manley A. Glanville and Ruth L. Glanville by Deed of Ruth N. Hathaway, Christine N. Ortner, Mildred N. White and Barbara Nelson dated August 1, 1962 and recorded in the Merrimack County Registry of Deeds at Book 923, Page 168. See also Tract 1 of Quitclaim deed of Ruth L. Scarsilloni, formerly Ruth L. Glanville, dated November 28, 1971 and recorded at Book 1113, Page 433.

TRACT 8: A. Beginning at a stake at the northwest corner of Lot #6 as shown on a plan made by Alfred Osborne for Nathan J. and Arthur J. Hook in 1939; thence

running Southerly by the easterly side of the service road, so-called, fifty (50) feet, more or less, to the Southwest corner of Lot #6; thence turning and running Easterly fifty (50) feet to the Southeast corner of Lot #6 at land now or formerly of Lewis A. Nelson; thence turning and running Northerly by said Nelson land fifty (50) feet to the Northeast corner of Lot #6; thence turning and running Westerly fifty feet to the point of beginning.

B. Beginning at the Northwest corner of Lot #9 as shown on aforesaid plan; thence running Southerly by the easterly side of said service road three hundred forty-four (344) feet, more or less, to a stake in a stone wall running east and west; thence turning and running Easterly by said stone wall fifty (50) feet to an iron pin to land now or formerly of said Lewis A. Nelson; thence turning and running by said Nelson land three hundred forty-four (344) feet, more or less, to the northeasterly corner of Lot #9; thence turning and running Westerly fifty (50) feet to the point of beginning.

Meaning and intending to describe Lots 6, 9 and 10 and the land between said Lot 10 and the stone wall, above-mentioned, as shown in part on said plan made by Alfred Osborne for Nathan J. and Arthur J. Hook in 1929 and being that portion of the premises conveyed to Edward D. O'Connell by warranty deed of Grace E. Hook dated August 30, 1948 and recorded in said Registry at Book 649, Page 445, remaining after the conveyance by said Edward D. O'Connell dated August 20, 1964 to John D. and Elizabeth J. Hurley, recorded in said Registry at Book 946, Page 137.

TRACT 9: Lots 3, 4 and 5 as shown on the aforesaid plan made by Alfred Osborne for Nathan J. and Arthur J. Hook in 1929.

Meaning and intending to describe all and the same premises conveyed to Edward D. O'Connell by Carl L. Cutting, Tax Collector for the Town of Warner by his collector's deed dated January 29, 1951, recorded in said Registry at Book 997, Page 14.

Meaning and intending to convey by the foregoing description of Tracts 8 and 9 the same premises as conveyed by John W. Barto, Administrator of the Estate of Edward D. O'Connell to Manley A. Glanville, Jr. and Ruth L. Glanville, dated June 28, 1967, recorded at Book 1010, Page 448 in the Merrimack County Registry of Deeds. See also Quitclaim Deed of Ruth L. Scarsilloni (formerly Ruth L. Glanville) dated November 8, 1971 and recorded at Book 1113, Page 435.

TRACT 10: Lot #2 at Pleasant Lake

Meaning and intending to describe all and the same premises conveyed to Manley A. Glanville, Jr. by the Selectmen of the Town of Warner by deed dated September 25, 1965 and recorded at Book 1010, Page 447.

Meaning and intending to describe and convey by the foregoing descriptions of Tracts 1 through 10, a portion of the premises conveyed to the said Frank A. Hebert and Carol Hebert by Warranty Deed of Manley A. Glanville, Jr. dated May 3, 1985 and recorded in the Merrimack County Registry of Deeds at Book 1508, Page 963. The portion conveyed is all of the premises conveyed by said deed except for the manufactured housing described therein. *SEE BELOW

The buildings included in this conveyance are a garage, well houses, shower houses and "the bungalow," none of which is manufactured housing. No manufactured housing is included in this conveyance.

Reference is made to two boundary line agreements between the said Frank A. Hebert and Carol Hebert, the first dated May 25, 1991 with Glen A. Glanville, recorded at Book 1885, Page 2499 and second dated July 8, 1991 with Walter Blue and Gayle Blue to be recorded prior hereto.

And we, the said grantors, release to the said grantees all rights of homestead and other interests therein.

WITNESS our hands and seals this 4th day of December, 2001.

Witness to F.A.H.
Witness to C.H.

Frank A. Hebert
Carol Hebert

**STATE OF NEW HAMPSHIRE
MERRIMACK, SS**

December 4, 2001

Personally appeared Frank A. Hebert and Carol Hebert, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing Warranty Deed and acknowledged that they executed the same for the purposes therein contained.

Before me:

Justice of the Peace / Notary Public
My commission expires
BRACKETT L. SCHEFFY, Notary Public
My Commission Expires July 25, 2006

BRACKETT L. SCHEFFY
COUNSELOR AT LAW
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* Meaning and intending to convey Tax Map 26, Lots 24-1, 26, 24 and Tax Map 3, Parcel 24; and structure at 7-2 Pleasant Pond Road.

MERRIMACK COUNTY RECORDS

Kathi L. Gray, CPO, Register