

E Doc # 1909190 09/12/2019 01:42:18 PM
Book 3462 Page 1087 Page 1 of 4
Register of Deeds, Carroll County

Lisa Scott LCHIP CAA110234 25.00
TRANS TAX CA919424 12,600.00

T/S \$12,600

WARRANTY DEED

MLB HOSPITALITY CORPORATION, a New Hampshire corporation having a mailing address of P.O. Box 750, North Conway, New Hampshire 03860, for consideration paid, grants to **PANNO, LLC** a New Hampshire limited liability company having a mailing address of P.O. Box 240, Glen, New Hampshire 03838, with

with **WARRANTY COVENANTS**,

The following lots or parcels of land with the buildings thereon situate in Bartlett, Carroll County, New Hampshire, on the westerly side of the highway known as Route 302, being bounded and described as follows:

PARCEL 1:

A certain tract or parcel of land situate in the Town of Bartlett, County of Carroll and State of New Hampshire, more particularly bounded and described as follows:

BEGINNING at an iron pipe corner situate on the westerly side of the highway known as Route 302, said pipe being the southeast corner of Lot #9 as shown on the plan entitled, "Property of Herman Pfeuti, Subdivision Plan, Bartlett, New Hampshire", as surveyed in April, 1977 by Thaddeus Thorne-Surveys, Inc., Center Conway, New Hampshire, and recorded at Plan Book 36, Page 54, said iron pipe also being the northeast corner of Lot #8, herein described;

Thence, running southeasterly a distance of 400.00 feet along the curve of said Route 302; said curve having a radius of 1860 feet, to an iron pipe corner, said corner being the northeast corner of Lot #7, and the southwest corner of Lot #8, herein described;

Thence turning to the right and running on a bearing of North 74° 18' 20" West a distance of 180.00 feet along the northerly side of Lot #7 to an iron pipe corner, said corner being the northwest corner of Lot #7;

Thence, turning to the left and running on a bearing of South 41° 58' 00" West, a distance of 168.40 feet along the westerly side of Lot #7 to an iron pipe corner, said corner being the southwest corner of Lot #7;

Thence, turning to the right and running on a bearing of North 64° 01' 10" West, a distance of 120.00 feet along the northerly side of Lot #6 and the southwest corner of Lot #8, herein described;

Thence, turning to the right and running on a bearing of North 20° 20' 00" East, a distance of 420.00 feet along the easterly side of Lot #4 to an iron pipe corner, said corner being the northwest corner of Lot #8, herein described;

Thence, turning to the right and running on a bearing of South 87° 32' 00" East, a distance of 106.16 feet to an iron pipe corner, said corner being the southwest corner of Lot #9;

Thence, continuing on a bearing of South 89° 17' 00" East a distance of 298.42 feet along the southerly side of Lot #9 to an iron pipe corner and the point of beginning.

The above-described lot is said to contain 3.43 acres, more or less.

PARCEL 2:

A certain tract or parcel of land situate in the Town of Bartlett, County of Carroll and State of New Hampshire, more particularly bounded and described as follows:

BEGINNING at an iron pipe set on the westerly sideline of Birchview Road, so-called, at the northeasterly corner of Lot #3, as shown on the plan entitled, "Property of Herman Pfeuti, Subdivision Plan, Bartlett, New Hampshire", as surveyed in April, 1977 by Thaddeus Thorne- Surveys, Inc., Center Conway, New Hampshire, and recorded at Plan Book 36, Page 54, said iron pipe also being the southerly-most corner of Lot #4, herein described;

Thence running along the northerly line of said Lot #3, North 44° 21' 40" West a distance of 411.33 feet to an iron pipe set at land now or formerly of Birchview; thence turning and running along land of Birchview North 21° 11' 00" East a distance of 616.70 feet to an iron pipe set at the southeasterly corner of land now or formerly of Glenwood; thence along land of Glenwood North 20° 20' 00" East a distance of 24.96 feet to an iron pipe set at the southwesterly corner of Lot #10; thence turning and running along the southerly line of said Lot #10 South 87° 32' 00" East a distance of 301.74 feet to an iron pipe set, said iron pipe being the northwesterly corner of Lot #9; thence turning and running along the westerly line of Lot #9 South 20° 20' 00" West a distance of 164.00 feet to an iron pipe set on the northerly line of Lot #8; thence turning and running along the northerly line of said Lot #8 North 87° 32' 00" West a distance of 106.16 feet to an iron pipe; thence turning and running along the westerly line of said Lot #8 South 20° 20' 00" West a distance of 420.00 feet to an iron pipe set at the Northwesterly corner of Lot #6; thence along the westerly line of said Lot #6 South 20° 20' 00" West a distance of 27.00 feet to

an iron pipe set at the northwesterly corner of Lot #5; thence along the westerly line of said Lot #5 South 20° 20' 00" West a distance of 110.00 feet to an iron pipe; thence turning and running along the southerly line of said Lot #5 South 44° 21' 40" East a distance of 269.73 feet to an iron pipe set on the westerly sideline of Birchview Road; thence turning and running southwesterly along the westerly sideline of Birchview Road along a curve with radius of 145.00 feet a distance of 79.12 feet to an iron pipe, being the point and place of beginning.

The above-described lot is said to contain 3.87 acres, more or less.

PARCEL 3:

A certain tract or parcel of land situate in the Town of Bartlett, County of Carroll and State of New Hampshire, more particularly bounded and described as follows:

BEGINNING at an iron pipe corner situate on the westerly side of the highway known as Route 302; said pipe being the southeast corner of Lot #10 as shown on plan entitled, "Property of Herman Pfeuti, Subdivision Plan, Bartlett, New Hampshire", as surveyed by Thaddeus Thorne Surveys, Inc., April, 1977, and recorded with the Carroll County Registry of Deeds, Plan Book 36, Page 54; said pipe also being the northeast corner of Lot #9, herein described;

Thence running South 12° 28' 30" West, a distance of 2.77 feet along the westerly side of said Route 302 to a New Hampshire Highway department cement bound;

Thence running in a southerly direction a distance of 147.70 feet along the curve of Route 302, said curve having a radius of 1860 feet, to an iron pipe corner, said corner being the northeast corner of Lot #8 and the southeast corner of Lot #9 herein described;

Thence turning and running North 89° 17' 00" West, a distance of 298.42 feet along the northerly side of Lot #8 to an iron pipe corner, said corner being the southwest corner of Lot #9, herein described;

Thence turning and running North 20° 20' 00" East, a distance of 164.00 feet along the easterly side of Lot #4, to an iron pipe corner, said corner being the northeast corner of Lot #4 and the northwest corner of Lot #9, herein described;

Thence turning and running South 87° 32' 00" East, a distance of 280.00 feet along the southerly side of Lot #10, to the bound of beginning.

The above-described lot is said to contain 1.00 acres, more or less.

Meaning and intending to convey all and the same conveyed to MLB Hospitality Corporation by Northway Bank by deed dated June 8, 2010 and recorded in the Carroll County Registry of Deeds at Book 2862, Page 867.

Witness the hand of MLB Hospitality Corporation by Mary A. Badger, its President, thereunto duly authorized, this 12th day of September, 2019.

MLB HOSPITALITY CORPORATION

Katharine Perry Yang
Witness Katharine Perry Yang

By: Mary A Badger
Mary A. Badger, President

**STATE OF NEW HAMPSHIRE
CARROLL, SS**

September 12, 2019

Personally appeared Mary A. Badger, President of MLB Hospitality Corporation, and acknowledged the foregoing instrument to be her free act and deed, acting in said capacity, and the free act and deed of said corporation.

Before me, Katharine Perry Yang
Notary Public

Print or type name of Notary Public: Katharine Perry Yang

My Commission expires: 11/16/2021

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