

Alpine Title Services
6 Pleasant Street
Conway, NH 03818

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Book 3415 Page 617 Page 1 of 4
Register of Deeds, Carroll County



LCHIP CAA102171 25.00

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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **PETER S. STEVENS**, a married man, of 148 Plains Road, Silver Lake, County of Carroll, State of New Hampshire, 03875 , for consideration paid, grant to **PETER S. STEVENS** and **JOYCE H. STEVENS**, husband and wife, of 148 Plains Road, Silver Lake, County of Carroll, State of New Hampshire, 03875 , as joint tenants with rights of survivorship, and not as tenants in common, with **WARRANTY COVENANTS**, the following:

All his right, title and interest in and to four certain tracts or parcels of land situated in Madison, in the County of Carroll, and State of New Hampshire, bounded and described as follows:

PARCEL ONE:

Beginning at an iron pipe set in the ground at the Westerly side of said Knights Road, at the Southerly side of the Road between the parcel hereby conveyed and the property now or formerly owned by Horace and Florence Slate; thence Westerly along said Road, one hundred and fifty-two (152) at an iron pipe at the Right of Way of the Public Service Company of New Hampshire; thence Southerly along said Right of Way one hundred (100) feet to an iron pipe; thence Easterly on a line parallel with the above first mentioned bound, one hundred and fifty-two (152) feet to an iron pipe at the Westerly side of said Knights Road; thence Northerly along said Knights Road one hundred (100) feet to the bound begun at;

PARCEL TWO:

Beginning at a bound at the Easterly side of said Road at the Southwesterly corner of land of J.A. Rochette, thence Southerly along said Road seventy nine (79) feet to a bound, thence Easterly on a line parallel with the Southerly line of land of said Rochette to a bound at Westerly line of Boston & Maine Railroad right of way, a point of fifty (50) feet from the middle line of said railroad, thence Northerly along said Railroad right of way seventy nine (79) feet to a bound

at Southerly line of said Rochette land, thence Westerly along said Rochette land to point of beginning. Since the Knight Road and the Railroad right of way are not parallel it is understood that the Easterly line of said tract is seventy nine (79) feet more or less.

PARCEL THREE:

EASTERLY: by the state highway, five hundred sixty-five (565) feet more or less;
NORTHERLY: by land now or formerly of Albert Lyman, two hundred eighty (280) feet more or less;
WESTERLY: by land now or formerly of Albert Lyman and by land now or formerly of Arther Tyler, two thousand eighty (2080) feet more or less;
SOUTHERLY: by land now or formerly of Arthur Tyler, three hundred (300) feet more or less;
EASTERLY: by the location of the Boston & Maine Railroad, Conway Branch, five hundred forty-two (542) feet more or less;
NORTHERLY: by land now or formerly of Ralph MacDonald, one hundred fifty-two (152) feet;
SOUTHERLY: still by said land now or formerly of Ralph MacDonald, fifty-two (52) feet more or less;
EASTERLY: by a wood road and by land now or formerly of Horace and Florence Slate and by land now or formerly of J.J. Obrine, one hundred thirty (130) feet more or less;
NORTHERLY: by land now or formerly of Philip and Mary L'Esperance, fifty (50) feet;
EASTERLY: again by lands now or formerly of Philip and Mary L'Esperance, George W., Jr. and Caroline E. Hirst, Charles F. Corsby, and Walter F. and Dorothy E. Frisbee, four hundred ninety-one (491) feet, more or less;
SOUTHERLY: by land formerly of Walter F. and Dorothy E. Frisbee, one hundred sixty (160) feet to the state highway;
EASTERLY: by the state highway, fifteen (15) feet more or less;
NORTHERLY: by land now or formerly of Willis Lyman, two hundred twelve and five-tenths (212.5) feet more or less to an iron pipe driven in the ground;
EASTERLY: by said land now or formerly of Willis Lyman and by other land of the grantor, two hundred forty-two (242) feet more less, and
SOUTHERLY: by other land of the grantor, two hundred twenty-three (223) feet more or less.

Excepted from this conveyance are several parcels heretofore conveyed by Mary E. Ward and her husband and a certain parcel hereby reserved and excepted having a frontage of about one hundred sixty-five (165) feet and a depth of about two hundred (200) feet on the state highway.

This conveyance is made subject to a right of way granted to the Public Service Company of New Hampshire by instrument dated January 26, 1931 recorded with Carroll County Deeds, Book 189, Page 402.

Together with the benefit of all existing easements and rights of the grantor appurtenant to the premises including a right of way in the wood road adjacent to the land of Ralph McDonald.

That portion of the granted premises which constitutes the fee and the grantor's title to that portion of the "Pit Road" so-called lying between the land of Willis Lyman and land formerly of Walter F. and Dorothy E. Frisbee is subject to a right of way for the benefit of all persons entitled thereto. The grantor hereby reserves for herself, her heirs, executors, administrators and assigns, a right of way in the above described portion of the "Pit Road" so-called.

PARCEL FOUR:

WESTERLY: by the state highway, sixty (60) feet more or less to an iron pipe at land now or formerly of J.A. Roechett;
SOUTHERLY: by said land now or formerly of J.A. Roechett, one hundred sixty-four (164) feet more or less;
EASTERLY: by the brook at the location of the Boston & Maine Railroad. Sixty (60) feet more or less; and
NORTHERLY: by land of owners unknown, one hundred sixty-four (164) feet more or less.

Meaning and intending to describe and convey those premises conveyed by Quitclaim Deed of Geraldine Stevens to the Grantor herein, dated November 12, 1975 and recorded at the Carroll County Registry of Deeds at Book 608, Page 188.

This is a non-contractual transfer and as such is exempt under RSA 78-B(IX).

This deed was prepared based on information provided by the Grantor. Alpine Title Services, Inc. did not independently verify the accuracy of any information provided and no title search was completed by Alpine Title Services, Inc.

EXECUTED, this 29 day of October, 2018.

Peter S Stevens

Peter S. Stevens

STATE OF NH

COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 29 day of October, 2018 by Peter S. Stevens known to me or satisfactorily proven by photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Janey C Hilliard

Notary Public/~~Justice of the Peace~~

Printed Name: Janey C Hilliard

My Commission Expires: 9/7/21

