



**TOWN OF NEW LONDON**  
**VOLUNTARY MERGER OF LOTS OF RECORD**

The undersigned, being the owner of 3 certain parcels of land situate in New London, in the County of Merrimack, and State of New Hampshire, as more particularly described in a deed to the undersigned dated and recorded in the Merrimack County Register of Deeds, book 3566 page 435, a deed dated \_\_\_\_\_ and recorded in the Merrimack County Register of Deeds, book \_\_\_\_\_, page \_\_\_\_\_, and a deed dated \_\_\_\_\_ and recorded in the Merrimack County Register of Deeds, book \_\_\_\_\_, page \_\_\_\_\_, to which reference is made, and having requested approval by the Planning Board of the Town of New London to declare the land described in said deeds to be, in fact, a single lot of record, in consideration of mutual agreements, does hereby covenant, grant, and agree to, and with, the Town of New London, its successors, and assigns, as follows:

- A. On behalf of himself, and his successors in title of this tract of land, agrees that those portions of this parcel or tract cannot be sold separately without lawful subdivision from the New London Planning Board.
- B. On behalf of himself, and his successors in title of this tract or parcel of land, understands and agrees that this tract or parcel of land will be treated as a single parcel of land for tax and other purposes.
- C. This Covenant shall run with and be binding upon the foregoing tract of land and every part thereof and shall be recorded in the Merrimack County Register of Deeds as evidence thereof. In each and every Deed to this parcel or tract, the owner will undertake to insert a clause referring to this Covenant and binding the Grantee to it.

Current Tax Map & Lot Numbers for properties referenced above:

TAX MAP # 073 LOT # 26 TAX MAP # 073 LOT # 27

TAX MAP # 073 LOT # 28

NAME OF PROPERTY OWNER (Please print or type): Donald R Cox + Susan Cox

ADDRESS: 165 Everett Park New London

SIGNATURE OF PROPERTY OWNER [Handwritten Signatures] DATE: 9-21-2017

APPROVED BY NEW LONDON PLANNING BOARD ON \_\_\_\_\_, 2 \_\_\_\_\_

SIGNATURE (CHAIRPERSON) \_\_\_\_\_

SIGNATURES (PLANNING BOARD MEMBERS):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Official Town Use Only – New Tax Map Number assigned to merged lot after recording:**

New Tax Map #: \_\_\_\_\_ New Lot #: \_\_\_\_\_

Merrimack County Registry of Deeds  
E-Recorded On 8/14/17  
At 2:43 AM/PM  
Book 3566 Page 1435  
Chiarella Law Office, P.C. 603-763-5879

CHIARELLA LAW OFFICE, P.C.  
P.O. BOX 310  
SPRINGFIELD, NH 03284

Tax = \$4,950.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that we, MARGARET K. THEROUX of New London, New Hampshire, JOHN J. KIERNAN, JR. of New London, New Hampshire, and BRIAN J. KIERNAN of Medway, Massachusetts, as Successor Co-Trustees of the EVELYN O. KIERNAN REVOCABLE TRUST OF 1997, dated June 17, 1997, for consideration paid, grant to SUSAN COX and DONALD COX, whose present mailing address is 97 Parkside, New London, New Hampshire 03257 with **WARRANTY COVENANTS** to the said Susan Cox and Donald Cox as joint tenants with rights of survivorship,

Three certain tracts or parcels of land, with any improvements thereon, situated in New London, County of Merrimack and State of New Hampshire, bounded and described as follows:

Tract I: A certain tract of land, with any improvements thereon, situated in New London, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at a stone bound on the Easterly side of Everett Park, so-called, the same being the Northwesterly corner of the land formerly of Robert M. Knight; thence Northwesterly along Everett Park one hundred (100) feet to a stone bound; thence Easterly one hundred fifty (150) feet along land formerly of said Robert M. Knight to a stone bound; thence Southerly one hundred (100) feet to a stone bound and land formerly of said Robert M. Knight; thence Westerly along land formerly of said Robert M. Knight one hundred fifty (150) feet to the point of beginning. Meaning to convey Lot No. 4 on Plan of House Lots formerly of Robert M. Knight.

Tract II: Also a certain tract of land, with any improvements thereon, situated in New London in the County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at a stone bound on Everett Park, the same being the Southwesterly corner of the land formerly of Josephine Holmes; thence Northerly about one hundred fifty (150) feet along the land formerly of said Josephine Holmes; thence Easterly about fifty (50) feet to a stone bound; thence Southerly along the land of Phebe W. Reivo to Everett Park; thence Westerly along Everett Park to the point of beginning.

Meaning and intending to describe and convey Tracts I and II of the premises conveyed to John J. Kiernan and Evelyn O. Kiernan by Phebe Wallace Reivo by warranty deed dated April 11, 1958, recorded in Volume 830, Page 1 of the Merrimack County Registry of Deeds.

Tract III: A certain tract or parcel of land, with any improvements thereon, situated in New London in the County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at a stone bound on Everett Park, the same being the Southwesterly bound of the land of Paul Morey; thence Westerly along Everett Park about one hundred feet to land formerly of Phebe Wallace Reivo, now of said Kiernans; thence Northeasterly along land formerly of Phebe Wallace Reivo, now of said Kiernans about one hundred fifty (150) feet to a stone bound; thence Easterly about one hundred (100) feet to a stone bound, the same being the Northeasterly corner of the land now or formerly of Paul Morey; thence Southerly along the land now or formerly of Paul Morey to the point of beginning.

Excepting and reserving from the above tract a twenty foot by one hundred fifty foot (20 x 150') piece on the Easterly side thereof as was deeded to Paul and Ida Morey by Phebe Wallace Reivo by deed dated June 7, 1957, recorded in Volume 910, Page 383 of the Merrimack County Records on June 18, 1957.

Meaning and intending to describe and convey all and the same premises as were conveyed to EVELYN O. KIERNAN, Trustee of the EVELYN O. KIERNAN REVOCABLE TRUST OF 1997, dated June 17, 1997 by EVELYN O. KIERNAN by warranty deed dated August 25, 2008, recorded in Volume 3084, Page 188 in the Merrimack County Registry of Deeds on August 26, 2008. Evelyn O. Kiernan died January 31, 2015, and Margaret K. Theroux, John J. Kiernan, Jr.

and Brian J. Kiernan are the Successor Co-Trustees of said Trust.

**TRUSTEES' CERTIFICATE**

The undersigned Trustees, Margaret K. Theroux, John J. Kiernan, Jr., and Brian J. Kiernan, Successor Co-Trustees of the Evelyn O. Kiernan Revocable Trust of 1997, dated June 17, 1997, a trust duly established and existing under law, and thereto have full and absolute power in said Trust to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see to the application of any Trust asset paid to the Trustees for a conveyance thereof.

THE PREMISES CONVEYED HEREBY ARE NOT HOMESTEAD PROPERTY.

Dated this 14<sup>th</sup> day of August, 2017.

Evelyn O. Kiernan Revocable Trust  
of 1997 dated June 17, 1997

By: Margaret K Theroux  
Margaret K. Theroux,  
Successor Co-Trustee

By: [Signature]  
John J. Kiernan, Jr.  
Successor Co-Trustee

STATE OF NEW HAMPSHIRE  
COUNTY OF Merrimack, SS.

August 14<sup>th</sup>, 2017

Personally appeared Margaret K. Theroux and John J. Kiernan, Jr., Successor Co-Trustees of the Evelyn O. Kiernan Revocable Trust of 1997, dated June 17, 1997, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,  
[Signature]  
Notary Public

Justice of the Peace  
Michael A. Carrelle

(Please type or print name)

My commission expires: 9/17/19

Dated this 8 day of AUGUST, 2017.

Evelyn O. Kiernan Revocable Trust  
of 1997 dated June 17, 1997

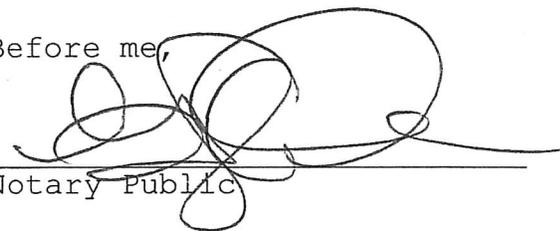
By:   
Brian J. Kiernan,  
Successor Co-Trustee

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Suffolk, SS.

August 8<sup>th</sup>, 2017

Personally appeared Brian J. Kiernan, Successor Co-Trustee of the Evelyn O. Kiernan Revocable Trust of 1997, dated June 17, 1997, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,

  
\_\_\_\_\_  
Notary Public

(Please type or print name)  
My commission expires:



**GLORY COLEMAN**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires June 25, 2021

MERRIMACK COUNTY RECORDS *Kathi L. Guay, CPO, Register*

CHIARELLA LAW OFFICE, P.C.  
P.O. BOX 310  
SPRINGFIELD, NH 03284

Tax = \$4,950.00

**WARRANTY DEED**

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Dated this 14<sup>th</sup> day of August, 2017.

Evelyn O. Kiernan Revocable Trust  
of 1997 dated June 17, 1997

By: Margaret K Theroux  
Margaret K. Theroux,  
Successor Co-Trustee

By: [Signature]  
John J. Kiernan, Jr.  
Successor Co-Trustee

STATE OF NEW HAMPSHIRE  
COUNTY OF Merrimack, SS.

August 14<sup>th</sup>, 2017

Personally appeared Margaret K. Theroux and John J. Kiernan, Jr., Successor Co-Trustees of the Evelyn O. Kiernan Revocable Trust of 1997, dated June 17, 1997, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,  
[Signature]  
Notary Public,  
Justice of the Peace  
Michael A. Arella  
(Please type or print name)  
My commission expires: 9/17/19

Dated this 8 day of AUGUST, 2017.

Evelyn O. Kiernan Revocable Trust  
of 1997 dated June 17, 1997

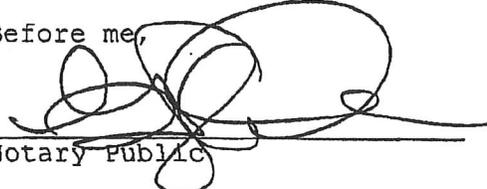
By:   
Brian J. Kiernan,  
Successor Co-Trustee

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Suffolk, SS.

August 8<sup>th</sup>, 2017

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Before me,

  
Notary Public

(Please type or print name)  
My commission expires:



**GLORY COLEMAN**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires June 25, 2021