

McSwiney, Semple, Hankin-Birke & Wood, P.C.

ATTORNEYS AT LAW

Susan Hankin-Birke
Michael L. Wood
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F. Graham McSwiney (Retired)
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October 19, 2016

Ms. Lucy St. John
New London Zoning Administrator
375 Main Street
New London, NH 03257

Re: Lakeshore Drive/Tax Maps 036-011 and 036-012

Dear Lucy,

Enclosed please find the original, completed Voluntary Merger of Lots of Record form executed by Mr. Herring in regard to the above-noted properties.

As always, thank you for your attention and assistance. Please do not hesitate to contact our office with any questions.

Sincerely,



Susan Hankin-Birke

SHB/arc
Enc.
Cc: Bruce Herring

F:\Clients\Herring\Exercise of Option 2015\StJohn ltr 10.18.16.docx



TOWN OF NEW LONDON
VOLUNTARY MERGER OF LOTS OF RECORD

The undersigned, being the owner of 2 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 2870, page 60, a deed dated 7/24/2005 and recorded in the Merrimack County Register of Deeds, book 3485, page 2517, and a deed dated 2/27/2006 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 # 36 LOT # 11 TAX MAP # 36 LOT # 12-001

TAX MAP # _____ LOT # _____

NAME OF PROPERTY OWNER (Please print or type): Bruce T. Herring

ADDRESS: 86 Phillips Beach Ave, Swampscott, MA 01907

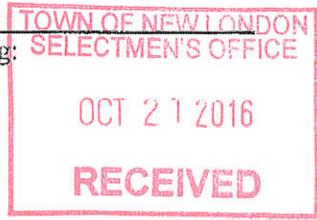
SIGNATURE OF PROPERTY OWNER [Signature] DATE: 10/3/16

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 #: _____



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT		
HERRING BRUCE T	1 Level	5 Well	3 Unpaved	7 Waterfront	Description	Code	Assessed Value	
86 PHILLIPS BEACH AVENUE	6 Septic				RESIDENTL	1017	1,844,600	
SWAMPSCOTT, MA 01907					RES LAND	1017	1,206,500	
Additional Owners:					RESIDENTL	1017	31,500	
SUPPLEMENTAL DATA								
Other ID:	00036 00012 00000	Septic Infor	WORK #:	200604726 BDR				
ZONE	MP	MP						
UTILITY	WF	WF						
Ward	CONSERVA1	CONSERVA1						
Prec.								
ROADFF								
GIS ID:	036-011-000	ASSOC PID#						
RECORD OF OWNERSHIP					PREVIOUS ASSESSMENTS (HISTORY)			
HERRING BRUCE T	BK-VOL/PAGE	SALE DATE	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
EKOH LTD	2870/ 60	02/28/2006	2016	1017	1,844,600	2015	1017	1,844,600
HOKE MARSHALL & FRANCIS TRUSTS	2266/ 305	05/30/2001	2016	1017	1,206,500	2015	1017	1,206,500
	1655/1124	06/01/1987	2016	1017	31,500	2015	1017	31,500
Total:					3,082,600	Total:		3,082,600



EXEMPTIONS		OTHER ASSESSMENTS		APPRaised VALUE SUMMARY	
Year	Type	Description	Amount	Code	Amount
NBHD/ SUB		Street Name	Tracing	Batch	
S/A					
NOTES					
06/05 FOR SALE \$1,950,000					
ANNEXED LAND TO 36-9 .32 ACRES					
ANNEXED LAND TO 36-12 .44 ACRES					
ESMT OVER LAND FOR BENEFIT OF 36-12					
2/12- P/U NEW FGR					
ALL PATIO AREA=500 SF					
HOT TUB & SAUNA BUILT IN					
PUNG 3% PARTIAL BASEMENT					
Total:					
This signature acknowledges a visit by a Data Collector or Assessor					
Appraised Bldg. Value (Card)					
Appraised XF (B) Value (Bldg)					
Appraised OB (L) Value (Bldg)					
Appraised Land Value (Bldg)					
Special Land Value					
Total Appraised Parcel Value					
Valuation Method:					
Adjustment:					
Net Total Appraised Parcel Value					
3,082,600					

BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date
11-058	07/11/2011	3	Garage/Barn	0	02/15/2012	100	04/01/2012	build new boat storage sh	06/03/2013
07-144	11/12/2007	12	Excav/Restor e	0	03/24/2008	100	04/01/2008	EC plan for walkway to la	02/15/2012
06-075	06/26/2006	1	New Home	0	03/21/2007	100	04/01/2008	Demolish old house and b	03/24/2008
VISIT/ CHANGE HISTORY									
ID	CD	MEASURE	Purpose/Result						
RE	BP	BUILDING PERMIT							
KN	BP	BUILDING PERMIT							
NB	CB	CALL BACK							
NB	AC	ADMIN DATA ENTRY							

LAND LINE VALUATION SECTION																		
B Use Code	Use Description	Zone	D Front	Depth	Units	Unit Price	I. Factor	S.A. Disc	Acre	C. Factor	ST. Idx	Adj.	Notes- Adj.	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
1	1017 PLSNT LAKE	R2	230		43,560 SF	1.99	1.0000	4	1.0000	1.45	5	9.00	-5% ESMNT+50%XSWEFF		1.00	25.97	1,131,300	
1	1017 PLSNT LAKE	R2			1.67 AC	5,000.00	1.0000	0	1.0000	1.00					1.00	45,000.00	75,200	
Total Card Land Units:										2.67 AC	Parcel Total Land Area:		2.67 AC	Total Land Value:				
														1,206,500				

CONSTRUCTION DETAIL (CONTINUED)

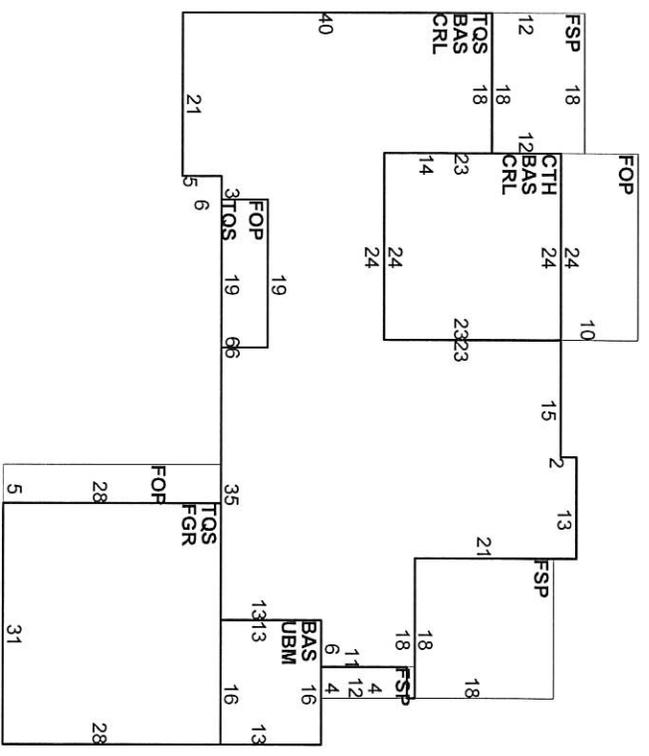
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	07		Modern/Contemp				
Model	01		Residential				
Design/Appeal	18		Custom				
Stories	2						
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2	06		Cust Wd Panel				
Interior Flr 1	12		Hardwood				
Interior Flr 2	14		Carpet				
Heat Fuel	03		Gas				
Heat Type	05		Hot Water				
AC Type	03		Central				
Total Bedrooms	06		6 Bedrooms				
Total Bathms	4						
Total Half Baths	2						
Total Xtra Fixtrs	14						
Total Rooms	14						
Bath Style	03		Modern				
Kitchen Style	03		Modern				

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp Rl	Cnd	%Cnd	Apr Value
LNT	LEAN-TO		L	456	7.00	2003	0			50	1,600
DCKI	DOCKS-RES T		L	90	75.00	2003	0			50	3,400
FGRI	W/LOFT GOOD		L	592	38.00	2011	0			100	22,500
PAT2	PATIO-GOOD		L	500	8.00	2006	0			100	4,000
FPL3	2 STORY CHN		L	1	4,000.00	2008	1			100	3,600
HITUB	HOT TUB		B	1	3,500.00	2008	1			100	3,200
SNA	SAUNA		B	1	3,500.00	2008	1			100	3,200
GEN	BU GENERAT		B	1	3,000.00	2008	1			0	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	3,419	3,419	3,419		1,020,879
CRL	Crawl Space	0	3,211	0		0
CTH	Cathedral ceiling	0	552	0		0
FGR	Attached Garage	0	868	304		90,771
FOP	Open Porch	0	494	99		29,560
FSP	Screened Porch	0	588	147		43,893
TOS	Three Quarter Story	2,731	3,641	2,731		815,449
UBM	Unfinished Basement	0	208	42		12,541
Ttl. Gross Liv./Lease Area:		6,150	12,981	6,742		2,016,054



CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Model	00		Vacant				

MIXED USE		
Code	Description	Percentage
1331	OTHER LK VAC	100

COST/MARKET VALUATION	
Adj. Base Rate:	0.00
Net Other Adj:	0
Replace Cost	0.00
AYB	0
EYB	0
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	
Functional Obshnc	
External Obshnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	
Apprais Val	
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Chd	%Chd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
Tot. Gross Liv/Lease Area:		0	0	0		





036-011 & 036-012 Herring

Tri Town, NH



October 25, 2016

1 inch = 134 Feet

www.cai-tech.com



PROPERTYLINE	Right of Ways	Pond Overlay 50 Foot Buffer
ROAD	New London Water-poly	UVLSRPC Flood Data
WATER-P	USGS Hydrography	Shore Land Overlay District
DW	A	FOREST CONSERVATION
RW	X	R-2
New London Buildings	Stream Overlay 100 Foot Buffer	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Doc# 636615
Book: 2870
Pages: 0060 - 0061
Filed & Recorded
02/28/2006 9:18AM
KATHI L. QUAY, CPO, REGISTER

7

UPON RECORDING, PLEASE RETURN TO:

✓ MCSWINEY, SEMPLE, HANKIN-BIRKE & WOOD, P.C.
280 MAIN STREET
P.O. BOX 2450
NEW LONDON, NH 03257
ATTENTION: SUSAN HANKIN-BIRKE, ESQ.

MERRIMACK COUNTY REGISTRY OF DEEDS
RECORDING \$ 14.00
SURCHARGE \$ 2.00
POSTAGE \$ 0.39
TRANSFER TAX \$ 25,854.00

Book 2870 Page 60

14.39
2.00

25,854.00 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **EKOH, LTD.**, a Maine partnership, having a mailing address of 300 Lake Shore Drive, Elkins, New Hampshire 03233-0098, for consideration paid, grants to **BRUCE T. HERRING**, a married man, having a mailing address of 86 Phillips Beach Avenue, Swampscott, Massachusetts 01907, with **WARRANTY COVENANTS**, a certain tract of land, with the improvements thereon, situated in New London, Merrimack County, New Hampshire, shown on the plan entitled "Annexations for EKOH, LTD & Janewood Trust & Howard B. & Katharyn R. Hoke, Lake Shore Drive, New London, Merrimack County, N.H.," recorded in the Merrimack County Registry of Deeds on September 30, 2005 as Plan #17569, said land being more particularly bounded and described as follows:

Beginning at an iron rod on the southerly side of Lake Shore Drive, being the northwesterly most of corner of the within described parcel; thence easterly along Lake Shore Drive S 67° 44' 07" E, a distance of 151.08 feet to an iron rod; thence S 11° 03' 59" W, a distance of 29.87 feet to an iron rod located approximately 0.8 feet from the shore of Pleasant Lake; thence continuing along said course to the shore of Pleasant Lake; thence along the shore of Pleasant Lake 1,031.9 feet, more or less, to a point located approximately 5.7 feet southerly from a stone bound (said stone bound being located along a tie course S 32° 59' 08" W, a distance of 538.68 feet from the previously mentioned iron rod); thence N 26° 31' 00" E, a distance of 5.7 feet to said stone bound; thence N 26° 31' 00" E, a distance of 28.26 feet to a stone bound; thence N 02° 18' 20" E, a distance of 107.81 feet to a stone bound; thence N 03° 10' 25" W, a distance of 148.17 feet to a stone bound; thence N 30° 18' 02" E, a distance of 298.18 feet to an iron rod, being the point of beginning.

Containing 2.67 acres, more or less.

Meaning and intending to describe and convey a portion of the same premises as were conveyed to the Grantor by deed of Marshall P. Hoke and Frances B. Hoke dated April 23, 2001 and recorded in the Merrimack County Registry of Deeds at Book 2266, Page 305.

The foregoing conveyance is made subject to: (i) any and all matters shown or referenced on said Plan #17569, including, without limitation, the driveway easement to serve a single-family residence for the benefit of property of Janewood Trust more particularly shown as Lot #2 on the subdivision plan for said trust recorded in the Merrimack County Registry of Deeds as Plan #9482; and (ii) utility easements of record.

EXECUTED this 27th day of February, 2006.

EKOH, LTD.
By All Its General Partners

By: Marshall P. Hoke
Marshall P. Hoke, General Partner
Duly Authorized

By: Frances B. Hoke
Frances B. Hoke, General Partner
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, ss

The foregoing instrument was acknowledged before me this 27th day of February, 2006, by Marshall P. Hoke, general partner of Ekoh, Ltd. as his free act and deed and as the free act and deed of Ekoh, Ltd.

[Signature]
Notary Public/Justice of the Peace
My Commission Expires:



STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, ss

The foregoing instrument was acknowledged before me this 27th day of February, 2006, by Frances B. Hoke, general partner of Ekoh, Ltd. as her free act and deed and as the free act and deed of Ekoh, Ltd.

[Signature]
Notary Public/Justice of the Peace
My Commission Expires:



STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
25 THOUSAND 8 HUNDRED AND 54 DOLLARS	
MO. DAY YR. 02/28/2006	758987 \$ 25,854
VOID IF ALTERED	

MERRIMACK COUNTY RECORDS

Kathi L. Gray, CPO, Register
2

MERRIMACK COUNTY RECORDS *Heidi L. Gray* CPO, Register

UPON RECORDING, PLEASE RETURN TO:

MCSWINEY, SEMPLE, HANKIN-BIRKE & WOOD, P.C.
280 MAIN STREET
P.O. BOX 2450
NEW LONDON, NH 03257

Town of New London, NH

Deed Information

Map & Lot # 036-012-001

Sale Price \$ 1,050,000

Month & Year 7/15

\$15,750⁰⁰

WARRANTY DEED

MARGARET H. RIDDLE, ALEXANDER P. HOKE AND HOWARD B. HOKE, TRUSTEES OF THE JANEWOOD TRUST, under indenture dated June 30, 1978, in care of Howard B. Hoke, P.O. Box 204, Elkins, New Hampshire 03233, for consideration paid, grants to **BRUCE R. HERRING**, a married man, having an address of **86 Phillips Beach Avenue, Swampscott, Massachusetts 01907**, with **WARRANTY COVENANTS**, a certain tract of land situated on the southeasterly side of Lake Shore Drive, in the Town of New London, County of Merrimack and State of New Hampshire, identified as "Lot 2" on a certain plan entitled "Subdivision for Janewood Trust", prepared by Bristol, Sweet & Associates, Inc., dated January 25, 2006 and recorded in the Merrimack County Registry of Deeds as Plan #17740 (the "Plan"), more particularly bounded and described as follows:

Beginning at an iron rod on the southerly side of Lake Shore Drive at the northeast corner of the within described premises; thence S 30° 18' 02" W a distance of 298.18 feet to a stone bound; thence S 03° 10' 25" E a distance of 148.17 feet to a stone bound; thence S 02° 18' 20" W a distance of 107.81 feet to a stone bound; thence S 26° 31' 00" W a distance of 28.26 feet to a stone bound located approximately 5.7 feet from the shore of Pleasant Lake; thence continuing along said course to the shore of Pleasant Lake; thence running in a southwesterly and a northwesterly direction along the shore of Pleasant Lake to an iron rod (the previous two bounds being along a tie course of N 37° 33' 46" W a distance of 144.35 feet to a stone bound; thence N 64° 15' 12" W a distance of 61.41 feet); thence N 00° 33' 31" W along Lot 1, as shown on the Plan, a distance of 201.50 feet to a stone bound; thence continuing along Lot 1 N 33° 28' 58" E a distance of 295.23 feet to a stone bound on the southerly side of Lake Shore Drive; thence along Lake Shore Drive along a tie course of S 70° 23' 47" E a distance of 150.31 feet to the point of beginning

Said Lot 2 containing 2.02 acres.

MEANING AND INTENDING to describe a portion of the same premises conveyed to Margaret H. Riddle, Alexander P. Hoke and Howard B. Hoke, Co-Trustees of the Janewood Trust by deed of Ekoh Partnership, Limited, dated May 11, 1987 and recorded in the Merrimack County Registry of Deeds at Book 1655, Page 1120 and being the same premises conveyed to Margaret H.

Riddle, Alexander P. Hoke and Howard B. Hoke, Co-Trustees of the Janewood Trust by deed of EKOH, Ltd., dated January 18, 2006 and recorded in the Merrimack County Registry of Deed at 2860, Page 1083.

TOGETHER WITH a perpetual, non-exclusive easement for vehicular and pedestrian passage, ingress and egress and other purposes, on, over, across and under a portion of the property shown as Tax Lot #36-11, located adjacent to the above-described premises on Lake Shore Drive, New London, Merrimack County, New Hampshire, more particularly shown on certain plans recorded in the Merrimack County Registry of Deeds as Plans #17569 and #17740. The easement is more particularly described in the Easement Deed from EKOH, Ltd. to Margaret H. Riddle, Alexander P. Hoke and Howard B. Hoke, Trustees of the Janewood Trust dated January 18, 2006 and recorded in the Merrimack County Registry of Deeds at Book 2860, Page 1086.

he foregoing conveyance is made subject to any and all matters shown or referenced on the Plan and all public utilities serving the within-describe premises.

The undersigned trustees, as trustees under the Janewood Trust, under indenture dated June 30, 1978, and any amendments thereto, have full and absolute power in said trust agreement to convey any interest in real estate and improvements 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 trustee for a conveyance thereof.

EXECUTED as a sealed instrument as of the 24th day of July, 2015.

Margaret H. Riddle, Trustee
Margaret H. Riddle, Trustee of the Janewood Trust

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, ss.

Then personally appeared before me on this 24th day of July, 2015, the above-named Margaret H. Riddle, Trustee of the Janewood Trust, who swore to, subscribed and acknowledged the foregoing instrument to be her free act and deed on behalf of Janewood Trust.



Philip M Hastings
Notary Public/Justice of the Peace
Name:
My commission expires:

Alexander P. Hoke Trustee
Alexander P. Hoke, Trustee of the Janewood Trust

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, ss.

Then personally appeared before me on this 24th day of July, 2015, the above-named Alexander P. Hoke, Trustee of the Janewood Trust, who swore to, subscribed and acknowledged the foregoing instrument to be his free act and deed on behalf of Janewood Trust.



Philip M. Hastings
Notary Public Justice of the Peace
Name:
My commission expires:

Howard B. Hoke, Trustee
Howard B. Hoke, Trustee of Janewood Trust

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, ss.

Then personally appeared before me on this 24th day of July, 2015, the above-named Howard B. Hoke, Trustee of the Janewood Trust, who swore to, subscribed and acknowledged the foregoing instrument to be his free act and deed on behalf of Janewood Trust.



Philip M. Hastings
Notary Public Justice of the Peace
Name:
My commission expires: