

Paid : # 8481 \$50.00

Planning Board
Town of New London
375 Main Street
New London, NH 03257

Form to Use Merging Lots of Record Described by a Recorded Subdivision

Received
10/17/17

TOWN OF NEWLONDON

VOLUNTARY MERGER OF LOTS OF RECORD

The undersigned, being the owner of two certain parcels of land situate in New London, in the County of Merrimack and State of New Hampshire, known as Lot Numbers 002 and 003 in Section 128 on a plan of lots in MCRD, which plan was recorded in the Merrimack County Registry of Deeds on Avg 18, 1971 as Plan Number 2695, to which reference is made, and having requested approval by the Planning Board of the Town of New London to declare the land described on said referenced plan 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 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 forgoing tract of land and every part thereof and shall be recorded in the Merrimack County Registry 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 and Lot Numbers for Properties referenced above:

TAX MAP # 128 LOT # 002 TAX MAP # 128 LOT # 003

NAME OF PROPERTY OWNER (Please print or type): Lambert Family Trust - Dennis + Elaine Lambert
ADDRESS: 1667 King Hill Road CU-Trustees

SIGNATURE OF PROPERTY OWNER [Signature] DATE: 10-25-17

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 #: _____

lot 2
128-002-000

WARRANTY DEED

We, **Marcia Connell, Robert Perkins and James H. Mulroy, Trustees of the CONSTANCE JONES MARITAL TRUST UNDER AGREEDMENT DATED OCTOBER 19, 1984**, an irrevocable trust, of 1667 King Hill Road, New London, New Hampshire 03257, for consideration paid, grant to **Dennis J. Lambert and Elaine L. Lambert, Co-Trustees of the LAMBERT FAMILY TRUST**, of 329 Kearsarge Valley Road, Wilmot, New Hampshire 03287, with WARRANTY covenants;

A certain tract of land, with the buildings thereon, situated in the Town of New London, County of Merrimack and State of New Hampshire, and being Lot #9 as shown on a certain Plan and numbered 2649 as recorded in the Merrimack County Registry of Deeds and on Plan #2695 revising said Plan #2649 and also recorded in the Merrimack County Registry of Deeds, and more particularly bounded and described as follows:

Beginning at a point, marked by an iron rod, 1090 feet, more or less, easterly along the southerly side of King Hill Road from its junction with Stoney Brook Road, said point being the northeast corner of the Lot #9 and at a right of way line;

Thence South $00^{\circ} 38'$ West, 279.5 feet, more or less, along the right of way line to an iron rod;

Thence South 10° 20' East, 119.9 feet, more or less, along the right of way line to an iron rod at the southeast corner of the Lot;

Thence South 81° 11' West, 203.04 feet, more or less, along the land of the original subdivider to the southwest corner of the Lot;

Thence North 10° 10' West, 435.1 feet, more or less, along Lot designated as #8, to an iron rod at the southerly line of King Hill Road;

Thence North 89° 54' East, 259.4 feet, more or less, along the southerly line of King Hill Road to the point of beginning.

Subject to all the terms, conditions and covenants as contained in a certain covenant to stand seized dated 20th day of July, 1971 and recorded in the Merrimack County Registry of Deeds at Book 1106, Page 467.

Meaning and intending to describe and convey the same premises conveyed to Charles P. Jones, Robert Perkins and James H. Mulroy, Trustees of the Constance Jones Marital Trust Under Agreement Dated October 19, 1984, by fiduciary deed of Charles P. Jones, Robert Perkins and James H. Mulroy, Trustees of the Constance Jones Trust Dated October 19, 1984, dated January 20, 2005, and recorded in the Merrimack County Registry of Deeds at Book 2746, Page 1904. Marcia Cornell was appointed Successor Trustee to replace Charles P. Jones on February 17, 2015.

These are not homestead premises.

CERTIFICATE OF TRUSTEES – UNDER NH-RSA 564-A:7

The undersigned Trustees as Trustees under the Constance Jones Marital Trust Under Agreement Dated October 19, 1984, and any amendments thereto, have full and absolute power in said trust agreement to convey any interest in real estate and improvement thereon and no purchaser or third party shall be bound to inquire whether the Trustees have said power or is properly exercising said power to or to see to the application of any trust asset paid to the trustees for a conveyance thereof.

EXECUTED this 29 day of June, 2016.

RETURN TO:
RANSMEIER & SPELLMAN, PC
PO BOX 600
CONCORD, NH 03302-0600

LOT 3
128-003-000

FIDUCIARY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Emily Walker Jones and Emily Jones Becker, Successor Trustees of the Charles Jones Trust** dated November 5, 1990 (the "Grantor"), with a mailing address of P.O. Box 2511, New London, New Hampshire, 03257 pursuant to the direction under and by the powers contained in the Trust Agreement as amended and every other power, for consideration paid, grant to **Dennis J. Lambert and Elaine L. Lambert, Co-Trustees of the Lambert Family Trust**, a New Hampshire Revocable Trust, with a mailing address of 1667 King Hill Road, New London, New Hampshire 03257 (the "Grantee"), all of the Trustees' right, title and interest in the following described real property:

A certain tract of land situate in New London, in the County of Merrimack and State of New Hampshire, being Lot 8 on a certain Plan of Lots entitled, "Property of Gary Myers et als", dated July, 1971, prepared by Robert S. Bristol, approved by the Planning Board of said New London, May 25, 1971, recorded as Plan #2695 in the Merrimack County Registry of Deeds, said tract or parcel being more particularly bounded and described as follows:

Beginning at an iron pin at the end of a stone wall on the Southerly side of King Hill Road, so-called, said point of beginning being the Northeasterly corner of land now or formerly of Stanley G. and Virginia L.S. Goss, and the Northwesterly corner of the premises conveyed herein; thence South $19^{\circ} 36'$ East one hundred fifty-seven and one-tenth (157.1) feet along said stone wall to a point; thence continuing along said wall South $23^{\circ} 32'$ East one hundred fifty-four and one-tenth (154.1) feet to a point; thence South $31^{\circ} 46'$ East, partially along said stone wall, one hundred four and nine-tenths (104.9) feet to an iron pin; thence South $38^{\circ} 58'$ East twenty-nine and eight-tenths (29.8) feet to an iron pin at land of Gary R. Myers et al., the last four courses having been along said Goss land; thence North $88^{\circ} 09'$ East one hundred twenty-seven and five-tenths (127.5) feet along said Myers land to an iron pin at Lot 9 on said Plan; thence North $10^{\circ} 10'$ West four hundred thirty-five and one-tenth (435.1) feet to an iron pin on the Southerly side of King Hill Road; thence South $89^{\circ} 38'$ West two hundred sixty and three-tenths (260.3) feet along the Southerly side of said Road to the point of beginning.