

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 3642 page 417, a deed dated Aug 7, 2019 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 # 73 LOT # 15 TAX MAP # 73 LOT # 14

TAX MAP # _____ LOT # _____ *Not to include Map 72 lot 26 which is in the same deed.*

NAME OF PROPERTY OWNER (Please print or type): Edward Ordman and Heidi Tobin

ADDRESS: 132 Everett Park New London 03257

SIGNATURE OF PROPERTY OWNER Edward & Ordman DATE: Sept 18, 2019
Heidi Anne Tobin

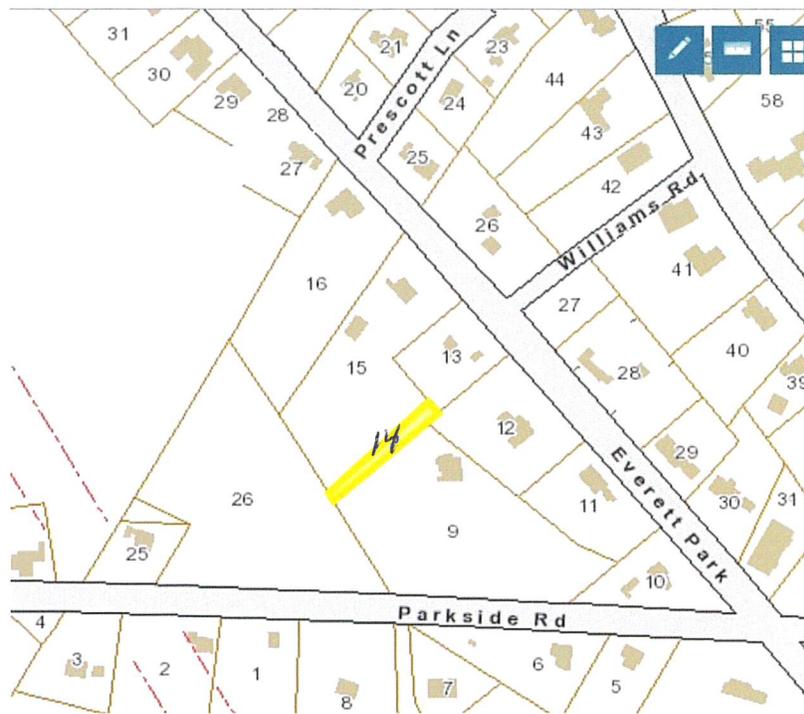
APPROVED BY NEW LONDON PLANNING BOARD ON _____, 2 _____

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 #:** _____



Map ~~73~~ Merge 14 into 15

We also own Map 72, Lot 26
which remains separate
but is listed in the same deed
as 'Tract 2'

Ordman + Tobin
525-6428

The intent
is to merge
tract 4th here
into "Tract 1"
tract 2nd remains
separate

Docket Number: 201900014199
Recorded in Merrimack County, NH
Susan Cragin, Register
BK: 3642 PG: 417. 8/13/2019 10:31 AM
LCHIP \$25.00 RECORDING \$18.00
SURCHARGE \$2.00

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

Tax = 0

WARRANTY DEED

18⁵⁵
0⁰⁰
05

KNOW ALL PERSONS BY THESE PRESENTS, that I, **EDWARD T. ORDMAN**, single, of
Memphis, Tennessee, for consideration paid, grant to **EDWARD T. ORDMAN** and **HEIDI ANNE
TOBIN**, with a present mailing address of 132 Everett Park, New London, New Hampshire 03757,
as joint tenants with rights of survivorship, with **WARRANTY COVENANTS**,

Three tracts of land with the buildings which may be located thereon, located in the Town of New
London, County of Merrimack and State of New Hampshire, shown as tracts 1, 2 and 4 on the Plan
of Land Property of Eunice B. Ordman located in New London, N. H. dated October 1983 and
revised October 1991 prepared by Kear-Wood, Inc., Surveyors and Foresters, Wilmot, N. H.
03287, and recorded in the Merrimack County Registry of Deeds as Plan # 12501, bounded and
described as follows, to wit:

Tract Number 1

Beginning at a stone bound at the south side of Everett Park; thence South 65° 34' 52" West a
distance of 159.30 feet, more or less, along the land formerly owned by Frederick W. and Dorothy
N. Cole, to a stone bound;

thence South 24° 46' 28" East a distance of 100.07 feet, more or less, along the land formerly
owned by the Coles to a stone wall;

thence South 63° 34' 21" West a distance of 241.65 feet, more or less, along a stone wall to the
point of junction with another stone wall;

thence North 16° 38' 03" West a distance of 161.30 feet, more or less, along the stone wall to a
drill hole at the point of junction with another stone wall;

thence North 49° 29' 25" East a distance of 382.67 feet, more or less, along a stone wall on the
boundary of land now or formerly of Wayne C. and Nancy L. Kingsbury to a drill hole;

thence along the previously noted course (North 49° 29' 25" East) a distance of 9.33 feet, more or
less, to an iron rod;

thence South 25° 01' 30" East a distance of 159.93 feet, more or less, along the Southerly side of
Everett Park to the point of beginning. Said tract containing 1.47 acres more or less.

Tract Number 2

Beginning at an iron pipe located on the Northerly side of Lakeside Road at the end of a stone wall on the boundary of land now or formerly of David W. and Catherine W. Hallsworth;

thence North $71^{\circ} 40' 48''$ West a distance of 409.41 feet, more or less, along said Lakeside Road to an iron pipe;

thence North $46^{\circ} 04' 01''$ seconds East a distance of 125.09 feet, more or less, along the land now or formerly of Berkley F. Hunter to an iron pipe;

thence North $49^{\circ} 19' 01''$ West a distance of 110.69 feet along the land now or formerly of Berkley F. Hunter to a drill hole in a stone wall;

thence North $46^{\circ} 33' 23''$ East a distance of 16.54 feet, more or less, along a stone wall on the boundary of land now or formerly of Laura E. Homan to an iron pipe;

thence North $47^{\circ} 18' 04''$ East a distance of 295.48 feet, more or less, along the boundary of land now or formerly of Laura E. Homan to a drill hole in a stone wall at the boundary of the land owned by Wayne C. and Nancy L. Kingsbury;

thence South $18^{\circ} 49' 02''$ East a distance of 153.25 feet, more or less, along a stone wall on the boundary of land now or formerly of Wayne C. and Nancy L. Kingsbury to a drill hole at the junction two stone walls;

thence South $16^{\circ} 38' 03''$ East a distance of 161.30 feet, more or less, along the stone wall to the junction with another stone wall;

thence South $19^{\circ} 42' 38''$ East a distance of 16.82 feet, more or less, to an iron pipe at the junction of two stone walls;

thence South $15^{\circ} 48' 19''$ East a distance of 191.17 feet, more or less, along a stone wall on the boundary of land now or formerly of David W. and Catherine W. Hallsworth to the point of beginning. Said tract containing 2.28 acres more or less.

Tract Number 4

Beginning at an iron rod located in a stone wall 150.29 feet, more or less, from an iron pipe located on the Southerly side of Everett Park as originally laid out;

thence South $65^{\circ} 23' 01''$ West a distance of 26.64 feet, more or less, along a stone wall on the boundary of land now or formerly of Dorothy L. Scott to an iron pipe;

thence South $65^{\circ} 32' 40''$ West a distance of 216.39 feet, more or less, along the boundary of land now or formerly owned by David W. and Catherine W. Hallsworth along a stone wall to an iron pipe;

thence North $19^{\circ} 42' 38''$ West a distance of 16.82 feet, more or less, to the point of junction of two stone walls;

thence North 63° 34' 21" East a distance of 241.65 feet, more or less, along a stone wall to the land formerly of Frederick W. and Dorothy N. Cole;

thence South 24° 46' 28" East a distance of 25.00 feet, more or less, to the point of beginning. Said tract containing 0.12 acres, more or less.

Meaning and intending to describe and convey the premises described in the Warranty Deed of Eunice B. Ordman to Eunice B. Ordman and Edward T. Ordman, dated August 20, 1992 and recorded in Book 1894, Page 114 in the Merrimack County Registry of Deeds. Eunice N. Ordman, also known as Eunice Breckenridge Ordman, died April 16, 2016.

The within transfer is a gift and non-contractual, so no transfer tax is due.

Signed this 7th day of August, 2019.



Edward T. Ordman

State of New Hampshire
County of Merrimack, SS.

On this 7th day of August, 2019, personally appeared Edward T. Ordman, 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.



Michael Chiarella
Justice of the Peace

My commission expires: September 17, 2019

MICHAEL CHIARELLA, Justice of the Peace
State of New Hampshire
My Commission Expires September 17, 2019