

TOWN OF NEW LONDON
VOLUNTARY MERGER OF LOTS OF RECORD

The undersigned, being the owner of _____ 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 _____, page _____, 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 # 111-000 LOT # 018 TAX MAP # 111-000 LOT # 019

TAX MAP # 111-000 LOT # 020

NAME OF PROPERTY OWNER (Please print or type): TIMOTHY & LIZETTE SUITER

ADDRESS: 431 SHAKER ~~STREET~~ ROAD NEW LONDON, NH 03257

SIGNATURE OF PROPERTY OWNER [Signature] DATE: 1/20/17

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 #: _____

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

Return to:

MICHAEL J. WORK
ATTORNEY AT LAW
P.O. BOX 827
NEWPORT, NEW HAMPSHIRE 03773-0627

\$3,975 -

Town of New London, NH

Deed Information

Map & Lot # 111-018,019,020

Sale Price \$ 265,000

Month & Year 12/16

WARRANTY DEED

I, **William P. Clough**, Trustee of the **ELIZABETH S. TRAYNER TRUST** dated **January 26, 2000**, of 431 Shaker Street, New London, New Hampshire 03257, for consideration paid, grant to **Timothy W. Sliter and Lizette Sliter**, husband and wife, of 92 Summit Road, New London, New Hampshire 03257, as Joint Tenants with Rights of Survivorship, with

WARRANTY covenants:

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

TRACT I:

A certain piece or parcel of land in the Town of New London in the County of Merrimack and State of New Hampshire, containing approximately nineteen (19) acres, and being a portion of the premises previously owned by Walter S. Bucklin and Edward J. Poor, more particularly described as follows:

Beginning at the junction of the highways leading from New London to Sutton and the highway from Wilmot to Sutton, at what is known as Page's Corner;

Thence easterly along said highway leading to Wilmot a distance of fifty (50) rods more or less to a point opposite the southerly end of a stone wall leading in a general direction northerly from said highway;

Thence northerly along the said stone wall approximately sixty-eight and one-half (68 ½) rods to the junction of said wall and a stone wall joining it from the west at approximately right angles;

Thence proceeding in a general southwesterly direction along the said adjoining stone wall approximately fifty-four (54) rods to said highway leading from New London to Sutton;

Thence along said last mentioned highway in a general southerly direction approximately fifty-one (51) rods to the point of beginning.

Meaning and intending to describe and convey the same premises conveyed by Warranty Deed from Elizabeth S. Trayner to Elizabeth S. Trayner, Trustee of the Elizabeth S. Trayner Trust, dated January 26, 2000 and recorded at said Registry at Book 2192, Page 1154.

TRACT II:

A certain parcel of land situate in said Town of New London, located on the Easterly side of Shaker Road shown as Lot #20, Map #111 of the New London Tax Maps, and also indicated as Lot # 5, Plan #5896 recorded in the Merrimack County Registry of Deeds on August 15, 1979, comprising 2.9 acres, bounded and described as follows:

Beginning at an iron pipe set at a stone wall being a common bound of the land herein conveyed and land of the Grantor, Elizabeth S. Trayner;

Thence North 22° 48' West 187.7 feet along said stone wall on the Easterly boundary of Shaker Road to an iron pipe marking the Southwesterly corner of Lot #4 on Plan # 5896;

Thence North 52° 00' East 696.2 feet through a wooded area and crossing a stone wall to an iron pipe at land of Shaker Pines Estates;

Thence South 17° 55' East 196.4 feet by land of Shaker Pines Estates and being the rear boundary line of said Lot #5 herein conveyed, to an iron pipe in a stone wall being a common bound of the Grantor, Elizabeth S. Trayner; and of Shaker Pines Estates;

Thence South 51° 48' West 176.9 feet along said stone wall and land of Grantor to a bound in the stone wall and continuing South 52° 27' West 501.1 feet still by land of Grantor for a total side line of 678 feet to point of beginning.

Meaning and intending to describe and convey the same premises conveyed by Warranty Deed from Elizabeth S. Trayner to Elizabeth S. Trayner, Trustee of the Elizabeth S. Trayner Trust, dated January 26, 2000 and recorded at said Registry at Book 2192, Page 1156

TRACT III:

A certain parcel of land situate in said Town of New London, located on the Easterly side of Shaker Road shown as Lot #21, Map #111 of the New London Tax Maps, and also indicated as Lot # 4, Plan #5896 recorded in the Merrimack County Registry of Deeds on August 15, 1979, comprising 2.92 acres, bounded and described as follows:

Beginning at an iron pipe set in a stone wall being a common bound of other land of the Grantor and being Lot #5 in Plan #5896 herein above referred to and the Southerly corner of the land hereby conveyed;

Thence North 22° 21' West 187.5 feet along said stone wall being the Easterly boundary of said Shaker Road to an iron pipe set in the wall and marking the common bound of Lot #3 in Plan #5896 and Lot #4;

Thence North 52° 00' East 711.6 feet passing through a wooded area and through a stone wall to an iron pipe at land of Shaker Pines Estates;

Thence South 17° 55' East 192.3 feet by land of Shaker Pines Estates and marking the rear boundary of the land herein conveyed to an iron pipe at land of Grantor being Lot #5 above referred to;

Thence South 52° 00' West 696.2 feet by Lot #5, through the wooded area and through the stone wall and continuing on the same course to point of beginning at the iron pipe in the stone wall on Shaker Road.

Meaning and intending to describe and convey the same premises conveyed by Warranty Deed from Elizabeth S. Trayner to Elizabeth S. Trayner, Trustee of the Elizabeth S. Trayner Trust, dated January 26, 2000 and recorded at said Registry at Book 2192, Page 1158.

The above noted tracts are subject to terms and conditions set forth in that Conservation Easement Deed from Grantor herein to Ausbon Sargent Land Preservation Trust, dated October 21, 2016 and recorded in the Merrimack County Registry of Deeds at Book 3535, Page 1374.

A portion of the above described premises are subject to current use taxation.

These are not homestead premises.

CERTIFICATE OF TRUSTEE - UNDER NH-RSA 564-A:7

The undersigned Trustee, William P. Clough, Trustee of the Elizabeth S. Trayner Trust dated January 26, 2000 has full and absolute power in said Trust Agreement 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 Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof.

EXECUTED this 22nd day of December, 2016.

William P. Clough
William P. Clough, Trustee of the Elizabeth S.
Trayner Trust dated January 26, 2000

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

This instrument was acknowledged before me on this 22nd day of December, 2016, by William P. Clough, Trustee of the Elizabeth S. Trayner Trust dated January 26, 2000.



[Notary
Seal]

Michael J. Work
Notary Public
My Commission Expires: 8-22-2017

The Law Office of McSwiney, Semple, Hankin-Birke & Wood, P.C. has prepared this deed from information provided by the Grantor without the benefit of a title search, and there is no guarantee except that it has been accurately prepared from that information provided.