

S# 3739 ✓ S# 275 ✓ S# 3740 ✓ S# 277 ✓
273 ✓ 273 ✓ 273 ✓ 273 ✓

56-6, 7, 9 + 39 1/4 N

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
THOUSAND 9 HUNDRED AND 75 DOLLARS	
12/20/1999	4 12533
	\$ 10588.00
VOID IF ALTERED	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT ERNEST R. BELLEAU, JR., of Route 153, East Wakefield, County of Carroll, State of New Hampshire 03830 for consideration paid, grants to JOHN R. FONTAINE, single, of 46 Soymore Avenue, Lynn, County of Essex, Commonwealth of Massachusetts 01902, with warranty covenants- 65,000 10588

The following tracts or parcels of land located on both sides of Route 153 in the Town of Wakefield, County of Carroll and State of New Hampshire, more particularly described as follows:

PARCEL 1

56-39

Being Lot #1 as shown on a subdivision plan entitled "Proposed Land Subdivision for Ernest R. Belleau, Jr., Wakefield Assessor's Map 56, Lot 39" prepared by Land Technical Service Corp., as file number 91154-1, dated 30 August 1999, to be recorded. 8/0 56-39

Beginning at a point at the southeasterly corner of the subject land, said point being on the northeasterly sideline of Sanborn Road, and on the NH/Maine state line, thence running along the NH/Maine state line, N 13° 36' 15" E, 177.53 feet to a granite bound; thence running on the same course by and near a concrete bound, N 13° 36' 15" E, 1011.49 feet to a pin/cap set; thence turning and running along Lot 2 of the below mentioned subdivision plan, N 57° 27' 43" W, 804.13 feet to a pin/cap at land of Forrest and Ethel Smart; thence turning and running along land of Smart N 88° 58' 19" W, 300.00 feet to a pin/cap on the easterly sideline of Route 153; thence turning and running southerly along the easterly sideline of Route 153 along an arc with a radius of 369.36 feet a distance of 119.82 feet to a point at land of "The Woodman Cemetery"; thence turning and running along said Cemetery and along land of the Advent Christian Society S 39° 19' 08" E, 313.46 feet to an iron pipe; thence turning and running still along Advent Christian Society land S 48° 28' 04" W 205.55 feet to an iron pipe at land of Etta Smart; thence turning and running all along Etta Smart land S 33° 03' 06" E 44.44 feet to an iron pipe; thence S 81° 11' 47" W 63.11 feet to an iron pipe; thence N 82° 26' 36" W 57.08 feet to an iron pipe; thence N 74° 56' 50" W 84.27 feet to an iron pipe at land of Locke; thence turning and running along land of Locke S 00° 01' 41" W 142.37 feet to an iron pipe at land of the Town of Wakefield; thence turning and running all along town land S 31° 03' 02" E. 83.96 feet to an iron pipe; thence S 22° 09' 05" W, 212.89 feet to a point on the northeasterly sideline of the Sanborn Road; thence turning and running all along the northeasterly sideline of the Sanborn Road S 57° 27' 43" E, 554.00 feet to a point;

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thence still southeasterly but somewhat more southerly along an arc with a radius of 1008.29 feet a distance of 275.44 feet to a point; thence still southeasterly by somewhat more northerly along an arc with a radius of 1083.16 feet a distance of 327.65 feet to the point of beginning. Containing 1,124,821 square feet, being 25.822 acres. All dimensions being "plus or minus".

SUBJECT to a 3,419 square foot well radius release easement in favor of Forrest and Ethel Smart as shown on said plan.

PARCEL 2

Being Lot #10 of plan entitled "Woodman Lake, Tri-Wake Corporation, Wakefield, NH, surveyed by Sparhawk & Sapp, May 1963, designated amended plan, April 1969" recorded at Plan Book 13, Page 34 of the Carroll County Registry of Deeds. Land is also known as Wakefield Assessor's Map 56, Lot 6. Refer to said plan for a more specific description of land thereof.

PARCEL 3

Being Lot #11 of plan entitled "Woodman Lake, Tri-Wake Corporation, Wakefield, NH, surveyed by Sparhawk & Sapp, May 1963, designated amended plan, April 1969" recorded at Plan Book 13, Page 34 of the Carroll County Registry of Deeds. Land is also known as Wakefield Assessor's Map 56, Lot 7. Refer to said plan for a more specific description of land thereof.

PARCEL 4

Being Lots #13 and #14 of plan entitled "Woodman Lake, Tri-Wake Corporation, Wakefield, NH, surveyed by Sparhawk & Sapp, May 1963, designated amended plan, April 1969" recorded at Plan Book 13, Page 34 of the Carroll County Registry of Deeds. Land is also known as Wakefield Assessor's Map 56, Lot 9. Refer to said plan for a more specific description of land thereof.

Meaning and intending to convey a portion of that land conveyed to Ernest R. Belleau, Jr. by deed of Claude C. Rancourt dated March 14, 1990, recorded in Book 1407, Page 940, Carroll County Registry of Deeds.

The above-described property is not part of the homestead of the grantor.