

00900170000
18acre

015552

96 NOV -7 AM 9:05

Unofficial Document REGISTER OF DEEDS STRAFFORD COUNTY Unofficial Document

KNOW ALL MEN BY THESE PRESENTS

That I, Madelynn Faist, Tax Collector of the Town of Barrington in the County of Strafford, and State of New Hampshire, and in consideration of Five Hundred Twenty One and 00/100 Dollars to me paid by the Town of Barrington located at 41 Province Lane, Barrington, NH 03825 do hereby sell and convey to the said Town of Barrington successors/heirs and assigns a certain tract or parcel of land situated in the Town of Barrington NH, aforesaid, to have and to hold with the appurtenances forever, taxed by the Assessing Officials in 1993 to

GRACEFFA, STEVEN

located at and described in the Warrant Books as:

.18 AC LAND ONLY AT NIPPO POND 05-0017C

This deed is the result of the tax lien execution held at the Tax Collector's Office in the Town of Barrington, New Hampshire, on the Twenty-second day of September, 1994, and I hereby covenant with the said Town of Barrington that in making this conveyance, I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in the manner aforesaid.

In Witness Whereof, I have hereunto set my hand and seal, the Twenty-eighth day of October, in the year of our Lord One Thousand Nine Hundred and Ninety Six.

Madelynn Faist

MADELYNN FAIST, Tax Collector

Unofficial Document

Unofficial Document

State of New Hampshire

Strafford ss. October 28, 1996

Personally appearing Madelynn Faist above named and acknowledged

Dear Susan:

MAP/PARCEL NO.

05-8017c

I am saddened to inform you that I must relinquish the parcel of land on Mingo Pond. The main reason being is my dad.

He is currently in a nursing home, not doing very well.

In discussing the situation with the rest of my family, we have discovered that there isn't any burial insurance.

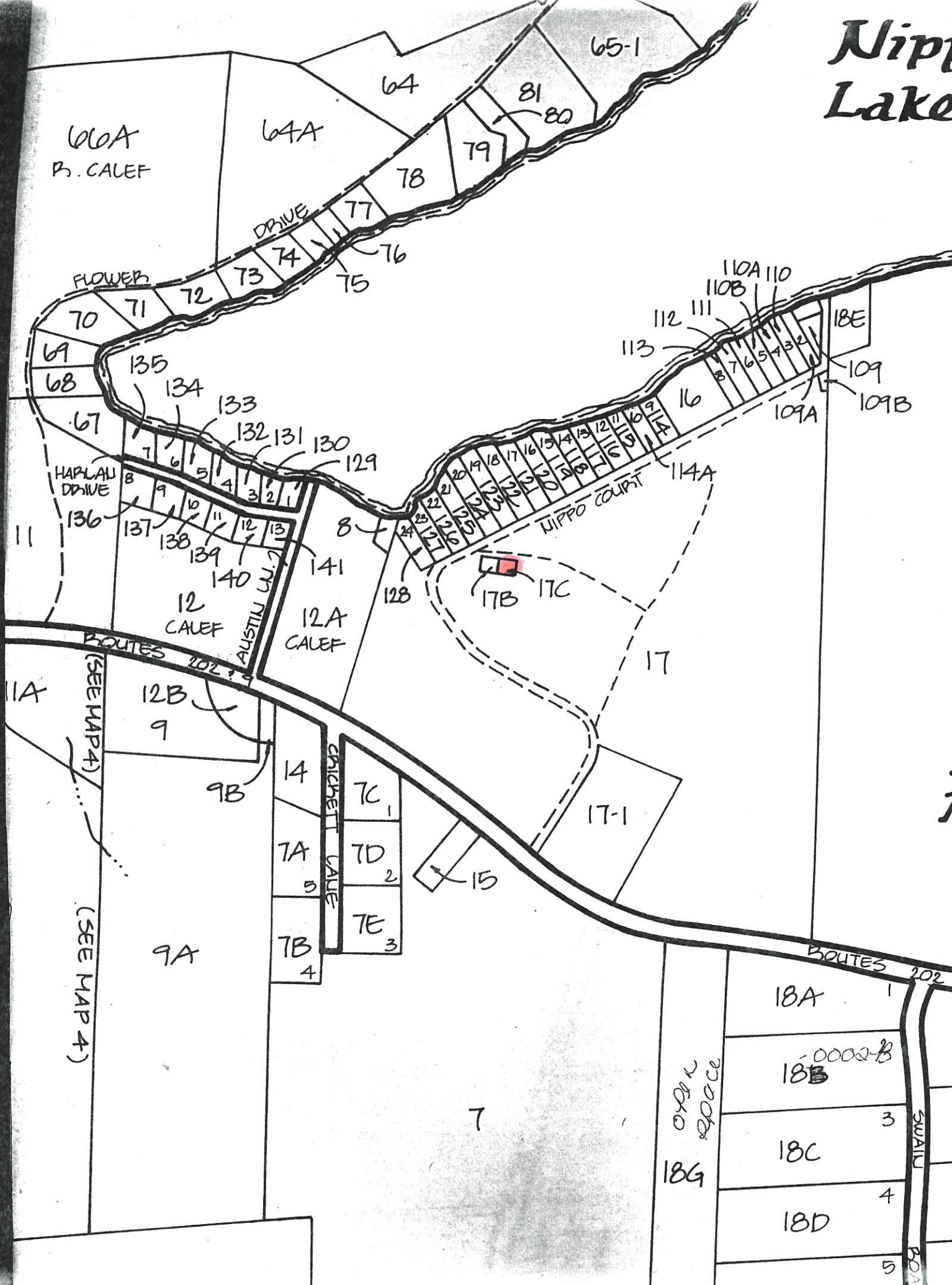
Therefore we must provide the necessary monies to take care of this matter.

Susan, if you wish to investigate my information, you may contact:

Miss Julie Regan
at 617-894-4720 my father's name is Luigi Luffa

Respectfully yours,
Stephen J. Luffa

Nippo Lake



015552

96 NOV -7 AM 9:05

Unofficial Document REGISTER OF DEEDS STRAFFORD COUNTY Unofficial Document

KNOW ALL MEN BY THESE PRESENTS

That I, Madelynn Faist, Tax Collector of the Town of Barrington in the County of Strafford, and State of New Hampshire, and in consideration of Five Hundred Twenty One and 00/100 Dollars to me paid by the Town of Barrington located at 41 Province Lane, Barrington, NH 03825 do hereby sell and convey to the said Town of Barrington successors/heirs and assigns a certain tract or parcel of land situated in the Town of Barrington NH, aforesaid, to have and to hold with the appurtenances forever, taxed by the Assessing Officials in 1993 to

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In Witness Whereof, I have hereunto set my hand and seal, the Twenty-eighth day of October, in the year of our Lord One Thousand Nine Hundred and Ninety Six.

Madelynn Faist

MADLYNN FAIST, Tax Collector

Unofficial Document

Unofficial Document

State of New Hampshire

Strafford ss. October 28, 1996

Personally appearing Madelynn Faist above named and acknowledged

Selectmen 6/12/97 ~~Box 50000~~

We took property from a
Mrs Gracessa for non-payment of
taxes. He would like the
property back and is prepared
to pay everything in full
and sign the agreement. This
is for a tiny lot near Nippo Lake.

Do you approve of me pro-
ceeding?

Suzanne

Fine by me! G.M. 6-12-87
yes! CC 6/13/97
Yes COC 6/16/97

VOLD

QUITCLAIM DEED

The Town of Barrington, a municipal corporation in the County of Strafford and State of New Hampshire having a principal place of business at 41 Province Lane, Barrington, New Hampshire 03825, for consideration paid grants to Steven Graceffa, 31 Grove Road Waltham, Massachusetts 02154 with **QUITCLAIM COVENANTS**, a certain tract or parcel of land described as follows:

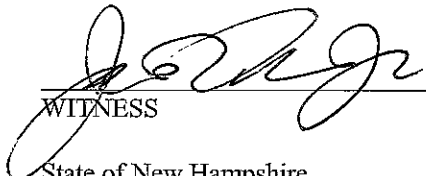
Land
Backland Nippo Pond
Tax Map 05 Lot 0017C
being .18 acres, more or less

Meaning and intending to convey the same property acquired by the Town of Barrington by Tax Collector's Deed dated November 7, 1996 recorded in the Strafford County Registry of Deeds at Book 1896 Page 604.

IN WITNESS WHEREOF, and by the authority of a vote passed at the annual Town Meeting of said Town held on the 11th day of March, 1997, said Town has caused its corporate name to be affixed by its Selectmen this 23rd day of June, 1997.

TOWN OF BARRINGTON

By:



WITNESS
State of New Hampshire



GEORGE T. MUSLER, SELECTMAN
June 23, 1997

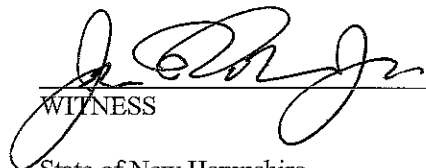
Strafford, SS.

Personally appeared the above-named George T. Musler, and acknowledged the foregoing instrument to be their voluntary act and deed on behalf of the Town.


Before me,



JUSTICE OF THE PEACE/NOTARY PUBLIC



WITNESS
State of New Hampshire



CATHAL O'CEALLAIGH, SELECTMAN
June 23, 1997

Strafford, SS.

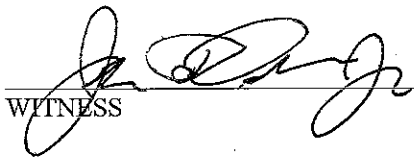
Personally appeared the above-named Cathal O'Ceallaigh and acknowledged the foregoing instrument to be their voluntary act and deed on behalf of the Town.

Before me,



JUSTICE OF THE PEACE/NOTARY PUBLIC

WITNESS



CAROL REILLY, SELECTMAN



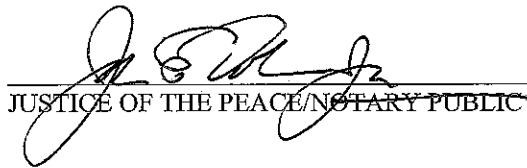
State of New Hampshire

June 23, 1997

Strafford, SS.

Personally appeared the above-named, and Carol Reilly, and acknowledged the foregoing instrument to be their voluntary act and deed on behalf of the Town.

Before me,



JUSTICE OF THE PEACE/NOTARY PUBLIC

FREDERICK E. DREW ASSOCIATES
LAND SURVEYS ENGINEERING
Cherry Lane Madbury, New Hampshire

September 28, 1990

Mr. Steven Graceffa
c/o Shear Pleasure
601 Main Street
Waltham, MA 02154

Re: Lot on Pine Lane at Nippo Lake in Barrington, NH

Dear Mr. Graceffa:

I am writing to bring you up to date on the survey of your lot in Barrington near Nippo Lake. I hoped that since your lot and the abutting lot were separated from the rest of the lots located in the area we could locate it without any problems. Unfortunately this is not the case. I will attempt to explain the current situation as clearly as possible.

In reviewing the deeds the location of your lot is adjacent to the lot presently owned by one Vangel, formerly Hayes. The Vangel/Hayes lot starts at a point which is 96 feet Southeasterly from the southwesterly corner of Lot 21 as shown on on Plan of Ida Buzzell Estate recorded in Strafford County Registry of Deeds as Plan # 2, Pocket 4, Folder 1. Most of the lots in this area are deeded according to this plan. The Vangel/Hayes lot then goes in a southerly direction to a wooden stake, thence in an easterly direction 100 feet, thence in a northerly direction 80 feet to the southerly side of Pine Lane, thence westerly by Pine Lane 100 feet to the point of beginning. Your lot begins at the northwesterly corner of the Vangel/Hayes lot (I believe it should be the northeasterly corner), then runs easterly along the southeasterly side of Pine Lane 100 feet, thence in a southerly direction ~~80 feet~~, thence in a westerly direction 100 feet to the southeasterly corner of the Vangel/Hayes lot, thence in a northerly direction along the Vangel/Hayes lot 80 feet to the point of beginning.

The above descriptions are fairly straight forward which leaves us with two lots located side by side on the southerly side of Pine Lane, each having 100 feet frontage and 80 feet in depth. The problem arises when we try to locate these lots on the ground with the evidence which we have found in the field. As you can see by the enclosed sketch the location of the road known as Birch Drive actually runs through all the front lots instead of being at the tops of the lots as shown on the recorded plan. If you locate the Vangel/Hayes lot as per the deed description it would be as shown on our sketch and the mobile home which should be on this lot is actually in the middle of Birch Lane. If your lot abuts the Vangel/Hayes it would then be located as shown on our sketch which is nowhere near the existing road. Instead it is located in the middle of the woods. Apparently when the deeds were made it was thought that the existing drive was Pine Lane and it may well be, but it does not fit the recorded information.

Our survey thus far was to try and recreate the recorded plan from which the deeds were made. To do this we had to start at a point which we felt was reasonably correct which were the corners of the lot formerly owned by Arnold Tucker and which are shown as Iron pipes on the recorded plan. We did find iron pipes at the corners of this lot and they do appear to be located approximately as shown on the recorded plan. We then traveled down the existing roadway, picking up most of the iron pipes along the drive, and ended our survey at the wall and fence line located at the westerly end of the lots. In doing this we could reasonably locate lots 9 through 24 as shown on the recorded plan and came up with the enclosed sketch. We then went 96 feet southeasterly from the southwesterly corner of lot 21 which gives us the starting point for the Vangel/Hayes lot. Then duplicating the deed descriptions we came up with the location of the Vangel/Hayes lot and your lot as shown on the enclosed sketch.

The iron pipes located along the existing roadway are not in the right location. They should be across the existing drive by various distances as shown on the enclosed sketch. What I believed has happened is when someone measured to locate the Vangel/Hayes lot they used an iron pipe located at what was thought to be the corner of lot 21 then went 96 feet southeasterly to find the point of beginning of the Vangel/Hayes lot. At this location the lot would contain the mobile home and would also be near the existing roadway which they thought was Pine Drive.

This brings us to the difficulty of correcting everything to make the descriptions match what is on the ground. At some point there should be a corrective deed to try and locate your lot onto the existing gravel drive and to disassociate it from the Vangel/Hayes lot. Otherwise by moving your lot it also moves the location of their lot. Eventually there will have to be a boundary agreement plan done throughout the entire subdivision which is not only very difficult but also very costly.

My recommendation to you would be to contact a lawyer who specializes in boundary law and see what he would suggest. Perhaps he could see an easier solution to the problem. I might also mention to him that it appears that your lot does not have a legal right-of-way to it, at least by any written or recorded instrument.

To date we have performed 4.5 hours field work, 2 hours research, and 2 hours computation for which I am submitting a bill. When the title work gets corrected I will finish the survey at our agreed to price. I realize that I would be willing to wait for payment after closing but the costs already involved and the time involved for getting the title work corrected make it necessary to submit this for partial payment.

I realize this is somewhat confusing and if you or your lawyer wish to discuss this matter further I would be happy to do so. Contact me at any time at home (664-2821) or my office (742-7777). I hope to be hearing from you shortly.

Sincerely;

Frederick E. Drew III

Frederick E. Drew III

FED, III: fed III
Enclosures

5-17-C

KNOW ALL MEN BY THESE PRESENTS

That Jane Gail Russ, a single person, of Hare Road,
Town of Milton, Strafford County, New Hampshire,

For consideration paid grants to David Hussey of Flag
Road, Rochester, Strafford County, New Hampshire.

With warranty covenants the following premises (not
homestead property).

Acertain parcel of land situated on the Southeasterly side
of Pine Lane, so-called, in the town of Barrington, County
of Strafford and the State of New Hampshire, near Nippo,
Pond, bounded and described as follows:

Beginning at an iron pipe at the Northwesterly corner of
one Hayes and running in an Easterly direction along the
Southeasterly side of Pine Lane One Hundred (100') feet,
more or less, to a stake at land now or formerly of
Freeman and Doris Drew; thence in a Southerly direction along
other land of said Drows Eighty (80) Feet, more or less, to
a stake at still other land of said Drows; thence in a
Westerly direction along said Drows other land One Hundred
(100) Feet, More or Less, to an iron pipe at the Southeasterly
corner of said Hayes land; thence in a Northerly direction
Eighty (80)' Feet, more or less, along said Hayes land to
the point of beginning.

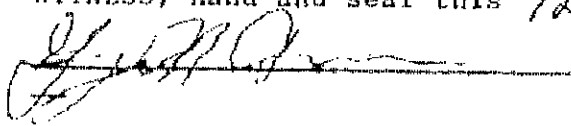
Meaning and intending to convey Lot "C" so-called, which
~~said premises was conveyed to the grantor by deed of~~
Alfred Frances Russ Dat. d 1976 November 5 recorded same
date in the Strafford County Registry of Deeds Book 989
Page 925.

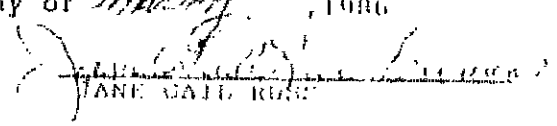
There is also conveyed to the Grantee the right to use in
common with others the area shown as 23 and 24 on plan
hereinafter referred to, this right conveyed is a privilege
to use this area for beach purposes, for swimming, boating
and fishing. the right conveyed is not exclusively to the
Grantee as a like privilege will be conveyed to others
and the right is reserved in the said Freeman Drew and Doris
R. Drew and others claiming under the said Freeman Drew and
Doris R. Drew, to use the lots referred to for the purposes
described herein.

Reference is hereby also made to " Plan showing land of Ida
Buzzell Estate, Barrington, N.H. dated August 21, 1948,
H.C. Hershey, C. E." which plan is recorded in the Strafford
County Records.

This is not homestead property.

WITNESS, hand and seal this 12th day of MARCH, 1986




JANE GAIL RUSSE

Sale of New Hampshire
Strafford County

Personally appeared and acknowledged
the foregoing instrument to be her
voluntary act and deed

12th day of March

Before Me *Notary Public*

1986 JAN 16 AM 11:33

STRAFFORD COUNTY
REGISTRY OF DEEDS

000826

EX 1206 190401

5-17-C

KNOW ALL MEN BY THESE PRESENTS

That David Hussey, a married person, of Flag Road, Rochester, Strafford County, New Hampshire.

For consideration paid grants to Steven Graceffa of 31 Grove Road, Waltham, Middlesex County, Massachusetts.

With warranty covenants the following premises (not homestead property).

A certain parcel of land situated on the Southeasterly side of Pine Lane, so-called, in the town of Barrington, County of Strafford and the State of New Hampshire, near Nippo Pond, bounded and described as follows:

Beginning at an iron pipe at the Northwesterly corner of one Hayes and running in an Easterly direction along the Southeasterly side of Pine Lane One Hundred (100') feet, more or less, to a stake at land now or formerly of Freeman and Doris Drew; thence in a Southerly direction along other land of said Drews Eighty (80) Feet, more or less, to a stake at still other land of said Drews; thence in a Westerly direction along said Drews other land One Hundred (100) Feet, More or Less, to an iron pipe at the Southeasterly corner of said Hayes land; thence in a Northerly direction Eighty (80)' Feet, more or less, along said Hayes land to the point of beginning.

Meaning and intending to convey Lot "C" so-called, which said premises was conveyed to the grantor by deed of Alfred Frances Russ Dated 1976 November 5 recorded same date in the Strafford County Registry of Deeds Book 989 Page 925.

There is also conveyed to the Grantee the right to use in common with others the area shown as 23 and 24 on plan hereinafter referred to. this right conveyed is a privilege to use this area for beach purposes, for swimming, boating and fishing. the right conveyed is not exclusively to the Grantee as a like privilege will be conveyed to others and the right is reserved in the said Freeman Drew and Doris R. Drew and others claiming under the said Freeman Drew and Doris R. Drew, to use the lots referred to for the purposes described herein.

Reference is hereby also made to "Plan showing land of Ida Buzzell Estate, Barrington, N.H. dated August 21, 1948, H.G. Hershey, C. E." which plan is recorded in the Strafford County Records.

This is not homestead property.

WITNESS, hand and seal this 27th day of JULY, 1986

Beverly Hussey

David R. Hussey
DAVID HUSSEY

State of New Hampshire
Strafford County

Personally appeared and acknowledged the foregoing instrument to be his voluntary act and deed

Barrington

007 JUN 16 PM 2:05

STRAFFORD COUNTY

041681

EX 1319 PG 0611

800 512

property).

A certain parcel of land situated on the Southeasterly side of Pine Lane, so-called, in the town of Barrington, County of Strafford and the State of New Hampshire, near Nippo Pond, bounded and described as follows:

191681

Beginning at an iron pipe at the Northwesterly corner of one Hayes and running in an Easterly direction along the Southeasterly side of Pine Lane One Hundred (100') feet, more or less, to a stake at land now or formerly of Freeman and Doris Drew; thence in a Southerly direction along other land of said Drews Eighty (80) Feet, more or less, to a stake at still other land of said Drews; thence in a Westerly direction along said Drews other land One Hundred (100) Feet, More or Less, to an iron pipe at the Southeasterly corner of said Hayes land; thence in a Northerly direction Eighty (80)' Feet, more or less, along said Hayes land to the point of beginning.

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Reference is hereby also made to "Plan showing land of Ida Buzzell Estate, Barrington, N.H. dated August 21, 1948, M.G. Hershey, C. E." which plan is recorded in the Strafford County Records.

This is not homestead property.

WITNESS, hand and seal this 27th day of July, 1986

Beverly Hussey

David R. Hussey
DAVID HUSSEY

State of New Hampshire
Strafford County

Personally appeared and acknowledged the foregoing instrument to be his voluntary act and deed

Before Me *[Signature]*
Justice of the Peace

3-23-88
My Commission Expires

1919 61611

1986 JUN 17 10 57 AM

STATE OF NEW HAMPSHIRE
EX ON TRANSFER
REAL PROPERTY
JUN 17 1986
45 011

