

Parcel ID: R60-018-0010-0000-0000 (CARD 1 of 1)
 Owner: TOWN OF FARMINGTON
 Location: BAY ROAD
 Acres: 2.380

General

Valuation		Listing History	
Building Value:	\$0	<u>List Date</u>	<u>Lister</u>
Features:	\$0	09/19/2012	JDRL
Taxable Land:	\$112,600	11/18/2002	HJRL
<hr/>			
Card Value:	\$112,600 		
Parcel Value:	\$112,600		

Notes: 2006 NEW LOT CREATED DUE TO SUBDIVISION OF R60-018; 2012= NC VACANT LOT

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2023	\$0	\$0	\$84	Cost Valuation	\$84
2022	\$0	\$0	\$103	Cost Valuation	\$103
2021	\$0	\$0	\$121	Cost Valuation	\$121
2020	\$0	\$0	\$128	Cost Valuation	\$128
2019	\$0	\$0	\$128	Cost Valuation	\$128
2018	\$0	\$0	\$122	Cost Valuation	\$122
2017	\$0	\$0	\$111	Cost Valuation	\$111
2016	\$0	\$0	\$98	Cost Valuation	\$98
2015	\$0	\$0	\$100	Cost Valuation	\$100
2014	\$0	\$0	\$101	Cost Valuation	\$101
2013	\$0	\$0	\$-31,982	Cost Valuation	\$-31,982

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
01/26/2024	VACANT	NO - GOVMT AGENCY GRNTR/E	\$1	HARPER CHERYL A TRSTEE	5162	402
11/27/2023	VACANT	NO - FAMILY/RELAT GRNTR/E	\$1	NEWDAM	5151	668

Land

Size:	2.380 Ac.	Site:	UND/WDS
Zone:	03 - RR RURAL RES	Driveway:	UND
Neighborhood:	AVERAGE+10	Road:	PAVED
Land Use:	EXEMPT-MUNIC	Taxable Value:	\$112,600

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	1.000 AC	156,000	F	110	75	100	90	95 MILD	100	110,000	0	N	110,000	UNMANAGED OTHER
EXEMPT-MUNIC	1.380 AC	2,000	X	100	0	0	0	95 MILD	100	2,600	0	N	2,600	UNMANAGED OTHER



Building

There Is No Building For This Card

Features

There Are No Features For This Card

Photo

There Is No Photo For This Card

Sketch

Return to:
Atty. C. Christine Johnston
Drummond Woodsum & MacMahon
670 N. Commercial St., Suite 207
Manchester, NH 03301

Doc # 240001005 01/26/2024 10:56:13 AM
Book 5162 Page 402 Page 1 of 4
Catherine A. Berube
Register of Deeds, Strafford County

WARRANTY DEED

CHERYL A. HARPER, as sole Trustee of The Bruce T. Cartwright Revocable Trust, a trust established pursuant to a trust agreement dated May 3, 2016, by and between Bruce T. Cartwright (now deceased), as Grantor and the said Bruce T. Cartwright and Cheryl A. Harper, as original Trustees, presently with an address of 913 Silver Leaf Place, Port Orange, Florida 32127 (“GRANTOR”), for consideration paid, grants to **TOWN OF FARMINGTON**, a municipal corporation duly organized under the laws of the State of New Hampshire with a mailing address of 356 Main St., Farmington, N.H., acting by and through its duly authorized Board of Selectmen (“Grantee”) with **WARRANTY COVENANTS**, the following five parcels of real property located in Farmington, Strafford County, New Hampshire:

Four tracts or parcels of land located on the westerly side of Old Bay Road, a/k/a North Main Street, Farmington, identified as Farmington Tax Map/Lots R60-018-7, R60-018-8, R60-018-10 and R60-018-11, being labeled as Lots 7, 8, 10, and 11, respectively, of the lots created in the Waldron Woods Subdivision as shown on a plan entitled “Subdivision Plat Waldron Woods Phase I, Farmington, Strafford County, New Hampshire,” prepared for New Dam Partnership, LLP by Orvis/Drew, LLC dated September 9, 2004, approved by the Farmington Planning Board and recorded at the Strafford County Registry of Deeds as Plan #84-37 (the “Plan”).

The said tracts being more particularly bounded and described as follows:

Tax Map/Lot R60-018-7 (Lot 7): Beginning at a point situate on the westerly side of Old Bay Road, said point being the most easterly corner of the herein described premises; thence running S 52°58’08” W a distance of 300.00 feet, more or less, to a point; thence turning and running N 47°18’26” W a distance of 150.00 feet, more or less, to a point, said point being also the southernmost corner of Lot 8 on the Plan; thence turning and running N 50°58’13” E along the boundary with said Lot 8 a distance of 305.42 feet, more or less, to a point on the westerly side of Old Bay Road; thence turning and running S 47°30’53” E along Old Bay Road a distance of 99.04 feet, more or less, to a point; thence running S 40°19’36” E along Old Bay Road a distance of 60.96 feet, more or less, to the point of beginning. Such Lot 7 consisting of 1.07 acres, more or less.

Tax Map/Lot R60-018-8 (Lot 8): Beginning at a point situate on the westerly side of Old Bay Road, said point being the most easterly corner of the herein described premises; thence running S 50°58’13” W along the boundary with Lot 7 on the Plan a distance of

305.42 feet, more or less, to a point; thence turning and running N 47°18'26" W a distance of 150.00 feet, more or less, to a point, said point also being the southernmost corner of Lot 9 on the Plan; thence turning and running N 46°17'31" E along the boundary with said Lot 9 a distance of 302.20 feet, more or less, to a point on the westerly side of Old Bay Road; thence turning and running S 47°30'53" E along Old Bay Road a distance of 175.00 feet, more or less, to the point of beginning. Such Lot 8 consisting of 1.13 acres, more or less.

Tax Map/Lot R60-018-10 (Lot 10): Beginning at a point situate on the westerly side of Old Bay Road, said point being the most easterly corner of the herein described premises and also the northeastern corner of Lot 9 on the Plan; thence S 41°32'40" W along the boundary with said Lot 9 a distance of 300.76 feet, more or less, to a point; thence turning and running N 47°18'26" W a distance of 175.00 feet, more or less, to a point; thence running N 66°45'19" W a distance of 125.00 feet, more or less, to a point; thence turning and running N 27°52'52" E a distance of 341.65 feet, more or less, to a point on the westerly side of Old Bay Road; thence turning and running S 50°30'31" E a distance of 204.25 feet, more or less, along the westerly side of Old Bay Road to a point; thence running S 47°30'53" E a distance of 170.25 feet, more or less, along said Old Bay Road to the point of beginning. Such Lot 10 consisting of 2.38 acres, more or less.

Tax Map/Lot R60-018-11 (Lot 11): Beginning at a point situate on the westerly side of Old Bay Road, said point being the most northerly corner of Lot 10 on said Plan; thence N 50°30'31" W a distance of 28.31 feet along the westerly side of said Road to a rebar set; thence running northwesterly along said Road a distance of 209.49 feet, more or less, along a curve to the left with a radius of 550.00 to a point; thence N 72°18'42" W along said Road a distance of 62.21 feet, more or less, to a rebar set, being the place of beginning and the most easterly corner of the herein described premises; thence turning and running S 20°16'16" W a distance of 362.35 feet, more or less, to a point; thence turning and running N 66°45'19" W a distance of 125.00 feet, more or less, to a point; thence turning and running N 16°10'21" E a distance of 350.00 feet, more or less, to a point on the westerly side of said Road; thence turning and running N 72°18'42" W along said Road a distance of 62.21 feet, more or less, to the point of beginning. Such Lot 11 consisting of 1.12 acres, more or less.

All lots conveyed herein are subject to all restrictions and conditions on the Plan, and Protective Covenants of Waldron Woods recorded on October 2, 2006 at the Strafford County Registry of Deeds at Book 3452, Page 230.

Meaning and intending to convey Tracts II, III, IV and V conveyed to the Grantor by deed of Newdam (Anthony Alcorn, Partner) dated November 22, 2023 and recorded on November 27, 2023 at the Strafford County Registry of Deeds at Book 5151, Page 668. Reference is also made to the Estate of Bruce Cartwright, #316-2020-ET-0209.

This is a transfer to a municipality and is thus exempt from the real estate transfer tax pursuant to RSA 78-B:2, I and from the LCHIP fee.

EXECUTED this 31 day of December, 2023.

GRANTOR:

Cheryl A. Harper

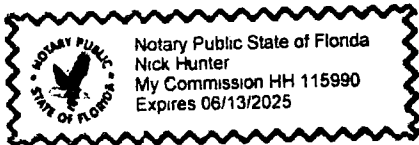
Cheryl A. Harper, Trustee
The Bruce T. Cartwright Revocable Trust
u/d/t May 3, 2016

STATE OF ~~NEW HAMPSHIRE~~ Florida
COUNTY OF ~~STRAFFORD~~, ss.
Volusia

On this 31 day of December, 2023, before me personally appeared Cheryl A. Harper, in her capacity as the sole Trustee of The Bruce T. Cartwright Revocable Trust, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same as her free act and deed for the purposes therein contained.

Nick Hunter

Notary Public/Justice of the Peace
My commission expires: 6-13-2025



CERTIFICATE OF TRUST

Pursuant to NH RSA 564-A:7

The undersigned, as Trustee of the Bruce T. Cartwright Revocable Trust, states that she has full and absolute power in that trust agreement to convey any interest in real estate and improvements on real estate held in that trust and no purchaser or third party shall be bound to inquire whether the trustee has that power or is properly exercising that power or to see to the application of any trust asset paid to the trustee for a conveyance of real estate or improvements on real estate.

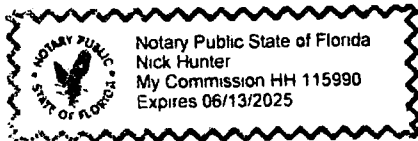
Dated this 31 day of December, 2023.

Witness

Cheryl Harper
Cheryl A. Harper, Trustee
The Bruce T. Cartwright Revocable Trust
u/d/t May 3, 2016

FLORIDA
STATE OF ~~NEW HAMPSHIRE~~
COUNTY OF ~~STRAFFORD~~, ss.
Delusa

On this 31 day of December, 2023, before me, the undersigned officer, personally appeared Cheryl Harper, in her capacity as the sole Trustee of the Bruce T. Cartwright Revocable Trust, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed for the purposes therein contained.



Nick Hunter
Notary Public/Justice of the Peace
My commission expires: 6-13-2025

UPON RECORDING, PLEASE RETURN TO:

Mike Hatem
Forman Law Group, P.A.
P.O. Box 1330
Londonderry, New Hampshire 03053

E-Doc # 230014012
Book 5151 Page 668

11/27/2023 03:55:18 PM
Page 1 of 3

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA213954 25.00
TRANS TAX ST862314 40.00

TTAX \$40.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that NEWDAM, a New Hampshire general partnership, presently having an address of 172 Waverly Street, Beverly, Massachusetts 02477, for consideration paid of \$1.00, **GRANT TO** Cheryl A. Harper, as sole Trustee of The Bruce T. Cartwright Revocable Trust, a trust established pursuant to a trust agreement dated May 3, 2016, by and between Bruce T. Cartwright (now deceased), as Grantor and the said Bruce T. Cartwright and Cheryl A. Harper, as original Trustees and presently having an address of 913 Silver Leaf Place, Port Orange, Florida 32127, the following, with Quitclaim Covenants:

Certain tracts or parcels of land, with any buildings or improvements thereon, situated in the Town of Farmington, County of Strafford, and State of New Hampshire, being more particularly bounded and described as follows:

TRACT I - Tax Map/Lot R60-018-6 (Lot 6):

A tract of land in Farmington, Strafford County, New Hampshire, beginning at a point situate on the westerly side of Old Bay Road, said point being the most easterly corner of the herein described premises and also the northwesterly corner of Lot 5 on the Plan; thence running S 46°15'50" W along the boundary with said Lot 5 a distance of 312.09 feet, more or less, to a point; thence turning and running N 40°31'28" W a distance of 186.74 feet, more or less, to a point; thence turning and running N 52°58'08" E a distance of 325.00 feet, more or less, to a point on the westerly side of Old Bay Road; thence turning and running S 35°37'44" E along the westerly side of Old Bay Road a distance of 100.00 feet, more or less, to the point of beginning. Said Lot 6 consisting of 1.23 acres, more or less.

TRACT II - Tax Map/Lot R60-018-7 (Lot 7):

A tract of land in Farmington, Strafford County, New Hampshire, beginning at a point situate on the westerly side of Old Bay Road, said point being the most easterly corner of the herein described premises; thence running S 52°58'08" W a distance of 300.00 feet, more or less, to a point; thence turning and running N 47°18'26" W a distance of 150.00 feet, more or less, to a point, said point being also the southernmost corner of Lot 8 on the Plan; thence turning and running N 50°58'13" E along the boundary with said Lot 8 a distance of 305.42 feet, more or less, to a point on the westerly side of Old Bay Road; thence turning and running S 47°30'53" E along Old Bay Road a distance of 99.04 feet, more

or less, to a point; thence running S 40°19'36" E along Old Bay Road a distance of 60.96 feet, more or less, to the point of beginning. Such Lot 7 consisting of 1.07 acres, more or less.

TRACT III - Tax Map/Lot R60-018-8 (Lot 8):

A tract of land in Farmington, Strafford County, New Hampshire, beginning at a point situate on the westerly side of Old Bay Road, said point being the most easterly corner of the herein described premises; thence running S 50°58'13" W along the boundary with Lot 7 on the Plan a distance of 305.42 feet, more or less, to a point; thence turning and running N 47°18'26" W a distance of 150.00 feet, more or less, to a point, said point also being the southernmost corner of Lot 9 on the Plan; thence turning and running N 46°17'31" E along the boundary with said Lot 9 a distance of 302.20 feet, more or less, to a point on the westerly side of Old Bay Road; thence turning and running S 47°30'53" E along Old Bay Road a distance of 175.00 feet, more or less, to the point of beginning. Such Lot 8 consisting of 1.13 acres, more or less.

TRACT IV - Tax Map/Lot R60-018-10 (Lot 10):

A tract of land in Farmington, Strafford County, New Hampshire, beginning at a point situate on the westerly side of Old Bay Road, said point being the most easterly corner of the herein described premises and also the northeast corner of Lot 9 on the Plan; thence S 41°32'40" W along the boundary with said Lot 9 a distance of 300.76 feet, more or less, to a point; thence turning and running N 47°18'26" W a distance of 175.00 feet, more or less, to a point; thence running N 66°45'19" W a distance of 125.00 feet, more or less, to a point; thence turning and running N 27°52'52" E a distance of 341.65 feet, more or less, to a point on the westerly side of Old Bay Road; thence turning and running S 50°30'31" E a distance of 204.25 feet, more or less, along the westerly side of Old Bay Road to a point; thence running S 47°30'53" E a distance of 170.25 feet, more or less, along said Old Bay Road to the point of beginning. Such Lot 10 consisting of 2.38 acres, more or less.

TRACT V - Tax Map/Lot R60-018-11 (Lot 11):

A tract of land in Farmington, Strafford County, New Hampshire, beginning at a point situate on the westerly side of Old Bay Road, said point being the most northerly corner of Lot 10 on said Plan; thence N 50°30'31" W a distance of 28.31 feet along the westerly side of said Road to a rebar set; thence running northwesterly along said Road a distance of 209.49 feet, more or less, along a curve to the left with a radius of 550.00 to a point; thence N 72°18'42" W along said Road a distance of 62.21 feet, more or less, to a rebar set, being the place of beginning and the most easterly corner of the herein described premises; thence turning and running S 20°16'16" W a distance of 362.35 feet, more or less, to a point; thence turning and running N 66°45'19" W a distance of 125.00 feet, more or less, to a point; thence turning and running N 16°10'21" E a distance of 350.00 feet, more or less, to a point on the westerly side of said Road; thence turning and running N 72°18'42" W along said Road a distance of 62.21 feet, more or less, to the point of beginning. Such Lot 11 consisting of 1.12 acres, more or less.

All lots conveyed herein are shown on a plan of land entitled, "Subdivision Plat Waldron Woods Phase 1, Farmington, Strafford County, New Hampshire, prepared for NEWDAM PARTNERSHIP, LLP, Scale: 1 inch = 100 feet, dated September 9, 2004, Sheet 5 of 6, by Orvis/Drew, LLC, Land

Surveying, P.O. Box 239, Barrington, NH 03825," being recorded in the Strafford County Registry of Deeds as Plan #84-37.

All lots conveyed herein are subject to all facts, matters, setbacks, easements, rights-of-way, restrictions and conditions as shown or noted on the above mentioned Plan, and Protective Covenants of Waldron Woods recorded on October 2, 2006 at the Strafford County Registry of Deeds at Book 3452, Page 230.

Subject to any easements for utilities and services as same may pertain to the lots conveyed herein.

Meaning and intending to convey a portion of the same premises conveyed to NEWDAM General Partnership by Warranty Deed of Mary Waldron Spencer, said deed dated May 2, 1986 and recorded on the same day at the Strafford County Registry of Deeds at Book 1224, Page 0022.

The preparer of this deed makes no representation as to the status of the title to the property described herein. This deed was prepared from the information furnished by the Grantors. A title search was neither requested nor performed.

This is not Homestead property.

WITNESS my hand and seal this 22nd day of November, 2023.

NEWDAM

Anthony Alcorn
By: Anthony Alcorn, Partner

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

Personally appeared the above named Anthony Alcorn, in his capacity as Partner of NEWDAM, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged the foregoing instrument to be Anthony Alcorn's free act and deed. Before me this 22nd day of November, 2023.

Michael D. Hatem
Justice of the Peace/Notary Public
My commission expires:

