

Return Alstead @ Desk

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Register of Deeds, Cheshire County

Anne Z. Tift

TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, JULIE A BACON, Tax Collector for the TOWN OF ALSTEAD, in the County of CHESHIRE and the State of New Hampshire, for the year 2022 by the authority in me vested by the laws of the State, and for consideration received by the TOWN OF ALSTEAD, located at C/O TAX COLLECTOR, PO BOX 65, ALSTEAD, NH 03602, do hereby sell and convey to the TOWN OF ALSTEAD, a certain tract or parcel of land situated in the TOWN OF ALSTEAD, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2020 to:

WILSON, JAMES B
C/O CLARENCE & BARBARA SIMONDS
and described in the invoice books as:

Map: 000034 Lot: 000012 Sublot: 000000

Located At 210 GILSUM MINE ROAD

Consisting of 1.890 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 2180, Page 980.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated TOWN OF ALSTEAD, in the State of New Hampshire on April 29, 2020 and recorded at the Registry of Deeds in Book 3108, Page 366, to have and to hold said Premises, with the appurtenances, to said TOWN OF ALSTEAD's successors/heirs and assigns forever. And I hereby covenant with said TOWN OF ALSTEAD, 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 manner aforesaid.

In witness whereof, I have hereunto set my hand and seal, the 13 day of September in the year of our Lord 2022

Signed, Sealed and Delivered in the presence of:

Joseph Levesque
Joel McCarty
17630
State of New Hampshire
County of CHESHIRE

Matthew Saxton
Matthew Saxton

Julie A Bacon
JULIE A BACON
Tax Collector, TOWN OF ALSTEAD

On this 13th day of September 2022 personally appeared JULIE A BACON, Tax Collector who swore that the foregoing is true to the best of her knowledge and belief and acknowledged the foregoing instrument to be her free act and deed.

Penny A. Gendron
Notary Public Justice of the Peace
My Commission expires:

PENNY A. GENDRON
Justice of the Peace - New Hampshire
My Commission Expires June 10, 2025

U15333
015333

N/C

2004 SEP 30 AM 9:57

REC'D CHESHIRE COUNTY
REGISTER OF DEEDS
Evelyn A. Hubel

After Recording Return To:
m- Faulkner Law Firm
91 Court Street, PO Box 527
Keene, NH 03431-0527
603-352-3630

BK2180PG0980

***** Space Above Reserved for Recording Information (min 3") *****
NON-CONTRACTUAL TRANSFER
NO TAX STAMPS DUE

QUITCLAIM DEED

I, **Ruth M. Wilson**, an unmarried widow, of 210 Gilsum Mine Road, East Alstead, Cheshire County, New Hampshire, 03602, for consideration paid, grant to **James B. Wilson**, single, of 210 Gilsum Mine Road, East Alstead, Cheshire County, New Hampshire, 03602, with **QUITCLAIM COVENANTS**:

A certain tract of land with the buildings and improvements thereon, situated on the westerly side of Gilsum Mine Road in **EAST ALSTEAD**, New Hampshire as shown on a plan entitled "Minor Subdivision Prepared for Ruth M. Wilson, Location 210 Gilsum Mine Road, Alstead, New Hampshire, September 2003" prepared by William A. Lawrence, LLS recorded in Plan Cabinet 12, Drawer 9-124 of the Cheshire County Registry of Deeds, bounded and described as follows:

Beginning at a $\frac{3}{4}$ inch rebar and cap on the West side of Gilsum Mine Road, being the Southeasterly corner of the premises herein conveyed and the Northeasterly corner of land now or formerly of Clarence Simonds and Barbara J. Simonds; thence

NORTH 65° 02' 31" WEST SIXTY-THREE AND FORTY-TWO HUNDREDTHS (63.42) FEET, more or less, along said Simonds land to a point; thence

NORTH 55° 58' 03" WEST TWO HUNDRED SEVENTY-NINE AND SIXTY-EIGHT HUNDREDTHS (279.68) FEET, more or less, along land of said Simonds to a one inch iron pipe being the Southwesterly corner of the premises herein conveyed and the Northwesterly corner of land of said Simonds; thence

NORTH 24° 27' 16" EAST FIFTY-FIVE AND THIRTY-TWO HUNDREDTHS (55.32) FEET, more or less, to a one inch iron pipe; thence

NORTH 26° 39' 21" EAST ONE HUNDRED THIRTY-EIGHT AND TEN HUNDREDTHS (138.10) FEET, more or less, to a wire fence corner and hemlock, being the Northwesterly corner of the premises herein conveyed; thence

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SOUTH 86° 30' 48" EAST TWO HUNDRED FORTY-NINE AND THIRTEEN HUNDREDTHS (249.13) FEET, more or less, along the fence to a point; thence

NORTH 84° 12' 35" EAST THIRTY-NINE AND SEVENTY-TWO HUNDREDTHS (39.72) FEET, more or less, to a ¾ inch rebar and cap, being the Northeasterly corner of the premises herein conveyed; thence

SOUTH 13° 41' 17" THREE HUNDRED FIFTY-FIVE AND EIGHTY-TWO HUNDREDTHS (355.82) FEET, more or less, along Gilsum Mine Road to the place of beginning.

Containing 1.89 acres, more or less.

Subject to matters shown on the above-mentioned plan.

RESERVING TO THE GRANTOR, RUTH M. WILSON, LIFE USE OF THE WITHIN CONVEYED PREMISES. Said life use shall automatically terminate if Ruth M. Wilson does not occupy the within conveyed premises for a period in excess of nine consecutive months. An affidavit concerning such continuous non-occupancy filed at the Cheshire County Registry of Deeds shall be conclusive and sufficient evidence to terminate the life use of Grantor.

FOR GOOD AND ADEQUATE CONSIDERATION PAID, GRANTOR HEREBY GRANTS TO CLARENCE SIMONDS AND BARBARA J. SIMONDS A RIGHT OF FIRST REFUSAL TO PURCHASE THE WITHIN CONVEYED PREMISES. If James B. Wilson receives a bona fide written offer for the purchase of the premises that he is willing to accept, then James B. Wilson shall, prior to selling the premises pursuant to such offer, first offer to sell the premises to Clarence Simonds and Barbara J. Simonds for the same amount and on the same terms as contained in such written, bona fide offer. If Clarence Simonds or Barbara J. Simonds is willing to purchase the premises on the same terms as are contained in such offer, then they must notify James B. Wilson, in writing of their intent to purchase the premises within ten days of receiving the written offer from James B. Wilson. Clarence Simonds and Barbara J. Simonds shall cooperate in signing any and all subordination agreements and related documents James B. Wilson may request them to sign in order for him to obtain financing on the premises.

Meaning and intending to convey a portion of the premises described in a deed from A. Frederick Meyers and Elinor M. Meyers to Robert E. Wilson, Sr. and Ruth M. Wilson dated August 28, 1959 and recorded in Volume 661, Page 343 of the Cheshire County Registry of Deeds. Robert E. Wilson, Sr. died on October 10, 1987 leaving Ruth M. Wilson surviving joint tenant. See Cheshire County Probate Court Docket #7350.

BK2180PG0982

Ruth M. Wilson
Ruth M. Wilson

STATE OF NEW HAMPSHIRE
CHESHIRE, SS

The foregoing deed was acknowledged before me this day by Ruth M. Wilson.

September 20, 2004
Date

Myron Call
Justice of the Peace/Notary Public
Print Name: COMMISSION EXPIRES
AUG. 22, 2006
My Commission Expires

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ATTEST
EVELYN S HUBAL
Cheshire Register of Deeds