

BK 1414PG0759

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that We, HARRY A. NEAL AND IRENE G. NEAL, husband and wife, both of Alstead, Cheshire County, New Hampshire 03602, for consideration paid, grant to TOWN OF ALSTEAD, Alstead, Cheshire County, New Hampshire 03602, with WARRANTY COVENANTS, the following described premises:

A certain tract of land with no buildings thereon, situated in Alstead, in the County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at an iron pin on the northerly side of the road leading from Pleasant Street, so called, to the Vilas Estate, so called, now owned by Stanley Sebastian, said iron pin being located at the southwesterly corner of land now or formerly of Paul and Margaret Asbell and at the southeasterly corner of the within conveyed premises;

Thence northerly along the westerly bound of said Asbell property 194 feet, more or less, to an iron stake situated at the northwest corner of said Asbell property;

Thence easterly along the northerly line of said Asbell property 175 feet, more or less, to an iron pin located at the northeasterly corner of land now or formerly of said Asbell at a wire fence located in the westerly line of land now or formerly owned by William D. Hayes;

Thence north 4 1/2' west along the wire fence and along the westerly bound of said Hayes land 252 feet, more or less, to an iron pin at the northeast corner of the within conveyed premises;

Thence westerly in a straight line 300 feet, more or less, along said wire fence and land now or formerly of said William D. Hayes to an iron pin and tree stump located on the easterly side of Pleasant Street, so called;

Thence southerly along the easterly line of said Pleasant Street 425 feet, more or less, to an iron stake located at the intersection of Pleasant Street and the road leading from Pleasant Street to Vilas Estate;

Thence easterly along the northerly line of the road leading to the Vilas Estate from said Pleasant Street 200 feet, more or less, to the place of beginning.

BRADDOCK & BERKSON, P.C.
ATTORNEYS AT LAW
40 FORT STREET
P.O. BOX 495
KEENE
NEW HAMPSHIRE 03431

BK 1414 PG 0760

The above lot is conveyed subject to rights reserving a spring and a well of water and the pipe and aqueduct laid therefrom across the mowing to the Vilas Road, and a privilege of entering said premises to repair said spring or well and said pipe or lay and new pipe in said ditch, doing as little damage as possible to the crops.

Meaning and intending to convey the same premises conveyed to Harry A. and Irene G. Neal by warranty deed from Maud M. Hayes and Ruth H. Houghton, dated March 21, 1970 and recorded in Vol. 808, Page 200 at the Cheshire County Registry of Deeds.

Dated this 11th day of June, 1992.

Harry A. Neal
Harry A. Neal

Irene G. Neal
Irene G. Neal

State of New Hampshire
County of Cheshire, ss.

On this 11th day of June, 1992, personally appeared HARRY A. NEAL and IRENE G. NEAL, known to me or satisfactorily proven to be the people whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

Before me,

Vanessa C. Bennett
Notary Public/Justice of the Peace

My commission expires: _____

My Commission Expires May 1, 1996
(SEAL)



BRADSON & BRADSON, P.C.
ATTORNEYS AT LAW
150 COURT STREET
P.O. BOX 465
KEENE,
NEW HAMPSHIRE 03424

RECEIVED
11:20 A.M.
JUL 13 1992
CHESHIRE COUNTY
REGISTRY OF DEEDS

Know all men by these presents

That Maud M. Hayes, widow and unmarried, and Ruth H. Houghton, an unmarried female, both

of Alstead in the County of Cheshire and State of New Hampshire, for and in consideration of the sum of One or more dollars, to us in hand, before the delivery hereof, well and truly paid by Harry A. Neal and Irene G. Neal, husband and wife, as joint tenants with rights of survivorship, and not as tenants in common

Alstead Cheshire New Hampshire
(Town or City) (County) (State)
the receipt whereof we do hereby acknowledge, have given, granted, bargained, sold and by these presents do give, grant, bargain, sell alien, enfeof, convey and confirm unto the said Grantees/ and their heirs and assigns, forever,—

A certain tract of land, with no buildings thereon, situated in Alstead, County of Cheshire and State of New Hampshire, and bounded and described as follows:

Beginning at an iron pin on the northerly side of the road leading from Pleasant Street, so called, to the Vilas Estate, so called, now owned by Stanley Sebastian, said iron pin being located at the south-westerly corner of land now or formerly of Paul and Margaret Asbell and at the southeasterly corner of the within conveyed premises; thence northerly along the westerly bound of said Asbell property 194 feet, more or less, to an iron stake situated at the northwest corner of said Asbell property; thence easterly along the northerly line of said Asbell property 175 feet, more or less, to an iron pin located at the northeast-erly corner of land now or formerly of said Asbell at a wire fence located in the westerly line of land now or formerly owned by William D. Hayes; thence north $4\frac{1}{2}^{\circ}$ west along the wire fence and along the westerly bound of said Hayes land 252 feet, more or less, to an iron pin at the northeast corner of the within conveyed premises; thence westerly in a straight line 280 feet, more or less, along said wire fence and land now or for-merly of said William D. Hayes to an iron pin and tree stump located on the easterly side of Pleasant Street, so called; thence southerly along the easterly line of said Pleasant Street 425 feet, more or less, to an iron stake located at the intersection of Pleasant Street and the road leading from Pleasant Street to the Vilas Estate; thence easterly along the north-erly line of the road leading to the Vilas Estate from said Pleasant Street 200 feet, more or less, to the place of beginning.

Being part of the premises conveyed to William D. Hayes by deed of Ernest M. and Catherine Hatch, dated September 12, 1916 and recorded in Vol. 378, Page 298 of the Cheshire Registry of Deeds. Title to said pre-mises was inherited by the within named grantors, Maud M. Hayes as the widow of William D. Hayes, and Ruth H. Houghton as the daughter of the said William D. Hayes, the said William D. Hayes having died intestate on February 23, 1963 and whose estate is probated in Cheshire County

Probate Court. (See Probate Court file #H-3177)



101 808 p. 201

To Have and to Hold the said granted premises, with all the privileges and appurtenances to the same as joint tenants belonging, to the said Grantee^s and their heirs and assigns, to their only proper use and benefit forever. And we the said Grantor^s and our heirs, executors, and administrators do hereby covenant, grant and agree to and with the said Grantee^s and their heirs and assigns, that until the delivery hereof we are the lawful owner^s of the said premises, seized and possessed thereof in our own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; except as herein stated.

And that we and our heirs, executors and administrators shall and will warrant the same to the said Grantee^s and their heirs and assigns, against the lawful claims and demands of any person or persons whomsoever except as herein stated.

And I, the subscriber, wife of the Grantor, for the consideration aforesaid, do hereby release to the said Grantee^s as joint tenants my right of dower in the premises my homestead right, and all other right and interest therein.

Witness our hand^s and seal this 21st day of March Anno Domini one thousand nine hundred and seventy

Signed, Sealed and Delivered
in presence of us:

Witness to Both
A. E. Staler

Maud M. Hayes
Maud M. Hayes

Ruth H. Houghton
Ruth H. Houghton

State of New Hampshire,
Cheshire, ss.

March 21st 1970

Maud M. Hayes and Ruth H. Houghton

Personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed. Before me.



Justice of the Peace,
Notary Public.

CHESHIRE, SS:

Received and recorded

MAR 23, 1970 11-05 A.M.

Examined by:

D. Reed Chaplin

Register.

PROPERTY MAP DATA

TOWN OF ALSTEAD, N. H.

MAP NO. 11 LOT NO. 117 PHOTO NO. 984-72 DEV. LOT

[illegible]

ASSESSMENT RECORD

[illegible]