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4023-0766

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REGISTER OF DEEDS, GRAFTON COUNTY

Keely Mahan



Return to:
Marla S. Berry
12 Old Ashby Road
Mason, NH 03048

QUITCLAIM DEED

135

KNOW ALL MEN BY THESE PRESENTS: That Marla S. Berry, Single and Peter D. Goldsmith, Single of 12 Old Ashby Road, Mason, New Hampshire, Hillsborough County for consideration paid grant(s) to Marla S. Berry, Single, of 12 Old Ashby Road, Mason New Hampshire, as sole owner, the following property with QUITCLAIM COVENANTS:

A certain tract of land with the buildings thereon situate in Rumney, Grafton County, State of New Hampshire, shown on a plan entitled "Land of Charles E. (Jr.) & Jane B. Keniston, Stinson Lake, Rumney, N.H." dated October 1986 prepared by Robert C. Rhines, Licensed Land Surveyor which is on record as Plan #3599 at the Grafton County Registry of Deeds, said tract being more particularly bounded and described as follows:

Beginning at the northeast corner of the tract conveyed hereby at a concrete post set in the Rumney-Ellsworth town line at the corner of land of New England Fellowship; thence

South 11 degrees 03' 15" West 89.72 feet by land of New England Fellowship to a concrete post; thence continuing

South 11 degrees 03' 15" West 52.50 feet by land of New England Fellowship to an iron pipe on the shore of Stinson Lake; thence running

Along the meandering shoreline of Stinson Lake southwesterly and northwesterly to a point on the shoreline near a point where Three Ponds Brook flows into Stinson Lake (the tie line between the iron pipe last mentioned and the point on the shore line just mentioned being South 79 degrees 27' 18" West 445.00 feet); thence

Northeasterly along the meandering shore line of Three Ponds Brook to an iron pipe set in the bank and on the Rumney-Ellsworth town line (the tie line between the point last mentioned and the iron pipe last mentioned being North 37 degrees 22' 09" East 477.00 feet); thence

South 47 degrees 56' 54" East 236.00 feet by land of New England Fellowship and crossing a driveway to the point of beginning.

Also granting a right of way over the gravel private road and driveway located in the Town of Ellsworth which leads from the public way known as the Ellsworth Road to the premises conveyed hereby.

Excepting and reserving the flowage right extending 5 feet above low water mark belonging to the Gideon Blake Mill Privilege, so-called, as described in a deed from Nathaniel Cotton et al, to Gideon Blake dated April 19, 1821 and recorded in the Grafton County Registry of Deeds at Book 92 Page 479.

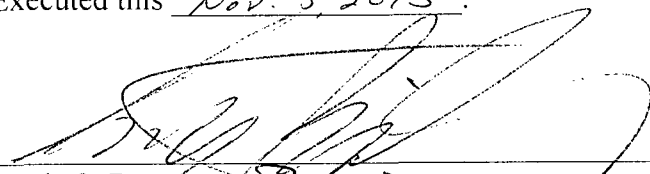
This conveyance is subject to a right of first refusal all as described in Paragraph 15 of a Divorce Decree between the parties hereto with said Right to expire if not sooner exercised on 10-1-2015 and in any event the undersigned agrees and hereby declares that the right of first refusal shall at all times be subordinate to any financing of the within property including but not limited to a certain mortgage from the grantee herein to Northway Bank of even or near date hereto

This Conveyance is pursuant to a final decree of divorce and exempt from transfer tax pursuant to NHRSA 78-B:2 XIII.


This conveyance is subject to a right of first refusal (excluding transfers to a trust for estate planning purposes), the terms of which are more fully described in Paragraph 15 of a Divorce Decree in *In the Matter of Marla Berry-Goldsmith and Peter Goldsmith*, Case No. 657-2013-DM-00361, 9th Circuit Court – Family Division – Merrimack, entered on September 16, 2013. The undersigned agrees and hereby declares that the right of first refusal shall at all times be subordinate to any financing of the within property including, but not limited to, a certain mortgage from the grantee herein to Northway Bank of even or near date hereto.

Meaning and intending to describe and convey the same premises conveyed to Marla S. Berry and Peter D. Goldsmith by virtue of a Warranty deed from Patricia S. Leavenworth dated 09/21/2001 and recorded at the Grafton County Registry of Deeds in Book 2586, Page 917.

Executed this Nov. 5, 2013.



~~Marla S. Berry~~ ~~PETER D. GOLDSMITH~~



~~Peter D. Goldsmith~~ ~~MARLA S. BERRY~~

State of New Hampshire
County of Hillsborough

Then personally appeared before me the said Marla S. Berry and Peter D. Goldsmith and acknowledged the foregoing to be his/her/their voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration:

