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JACKSON

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Know All Men By These Presents

THAT I, Erma A. Jackson, widow, of Durham, County of Strafford and State of New Hampshire,

for consideration paid, grant to the Town of Durham, a Corporation existing by virtue of the Laws of the State of New Hampshire, and having its principal place in with warranty covenants, etc said Durham, in the County of Strafford and State of New Hampshire,

Two certain tracts or parcels of land, together with all buildings thereon, formerly known as the homestead farm of John T. Emerson, containing twenty-six (26) acres, more or less, situate in Durham, County of Strafford and State of New Hampshire, bounded and described as follows:

One piece lying on the northerly side of the old New Hampshire Turnpike Road is bounded northerly by land of Water Davis; easterly by land of said Davis and land of Samuel B. Abbott; southerly by said Turnpike Road; westerly by land of Joseph W. Coe's heirs and the Dover Road.

Another piece is bounded northerly by the said Turnpike Road; easterly by land of Valentine Mathes; southerly by Oyster River and Pendexter's thatchbed; westerly by land of Joseph W. Coe's heirs.

Excepting and reserving from the last described piece of land, the family tomb of the said Emerson, and the right to pass and repass on, through and over said piece of land to and from said tomb for all purposes consistent with the proper use and ownership thereof, to Arthur C. Hayes, et als, their heirs and assigns forever, as reserved in deed from Arthur C. Hayes, et als, to Cicero F. Jackson, dated November 1, 1911, and recorded in Strafford County Records, Book 363, Page 141.

Also reserving and excepting the Burial Ground, granted by said John T. Emerson to John Libby, with all the privileges and appurtenances to the same belonging, to the heirs and assigns of said Libby forever.

Also excepting and reserving to the heirs of Edward Pendexter, and their assigns, a right-of-way to their thatchbed forever, and to the Rockingham Light and Power Company, their successors and assigns forever, a right-of-way to their poles and all other rights and privileges set forth in the deed granted by Arthur C. Hayes, et als, to said Company.

Reference is hereby made to Warranty Deed from Arthur C. Hayes, et als, to Cicero F. Jackson, dated November 1, 1911, and recorded in Strafford County Records, Book 363, Page 141.

Reserving and excepting from this conveyance, the following:

1. A tract of land 220' x 100' x 220' x 110' as conveyed in Warranty Deed from Cicero F. Jackson, et ux, to Neal J. and Pauline A. Hubbard, dated August 19, 1954, and recorded in Strafford County Records, Book 635, Page 273.
2. Three parcels containing ten acres, more or less, as conveyed in Warranty Deed from Cicero F. Jackson, et ux, to State of New Hampshire, dated May 25, 1962, and recorded in Strafford County Records, Book 747, Page 281.
3. Sewer Right-of-Way 20' in width granted to the Town of Durham by Deed from Cicero F. Jackson, et als, dated September 15, 1965, and recorded in Strafford County Records, Book 809, Page 315.

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Refer Down #45 Packet #1 Folder #4

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There is also excepted from this conveyance a tract of land conveyed by Cicero F. Jackson, et ux, to the Town of Durham, by Warranty Deed dated July 8, 1961, and recorded in Strafford County Records, Book 737, Page 18, such tract containing 3.2 acres, more or less.

Further Excepting and Reserving:

A certain parcel of land situate in Durham, County of Strafford and State of New Hampshire, on the Southerly side of State of New Hampshire land, being Lot A on "Plan of Land, Erma Jackson, Durham, New Hampshire," dated June, 1973 by G. L. Davis & Associates, Civil Engineers, duly recorded in Strafford County Registry of Deeds, Plan #60, Pocket #3, Folder #2, and being bounded as follows:

Beginning at the Northwesterly corner of the described premises at an iron post set one hundred three feet (103') Southeasterly from a New Hampshire Highway Department bound as shown on said Plan of Land, Erma Jackson, Durham, New Hampshire, and thence running in a Southeasterly direction by land now or formerly of the State of New Hampshire along the arc of a curve to the left with a radius of Three thousand sixty-five (3,065) feet a distance of four hundred eighty (480) feet, more or less, to a point at land now or formerly of the University of New Hampshire; thence turning and running South 32° 00' West Two hundred seventy-nine (279) feet along said University of New Hampshire land to an iron post at the northerly corner of land now or formerly of Walker and Susan Wheeler; thence continuing South 32° 00' West Two hundred eighty (280) feet, more or less, along said Wheeler land to a point; thence turning and running South 17° 00' West two hundred forty-eight (248) feet, more or less, by said Wheeler land to a point, said point being at the mean high tide mark of Oyster River; thence turning and running in a Northwesterly direction by the mean high tide mark of Oyster River to an iron post set in a thatch bed on the Easterly sideline of Lot B as shown on said Plan of Land, Erma Jackson, Durham, New Hampshire; thence turning and running North 25° 00' East four hundred fifty (450) feet, more or less, along said Lot B to an iron post; thence continuing North 25° 00' East one hundred eighty (180) feet, more or less, to the point of beginning; comprising five (5) acres, more or less.

Meaning and intending to describe and convey a portion of the premises conveyed in deed from Cicero F. Jackson to Cicero F. Jackson and Erma A. Jackson, dated January 23, 1967, and recorded at Strafford County Registry of Deeds at Book 823, Page 302. The grantor herein conveys as surviving joint tenant.

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