

WARRANTY DEED

I, NADA B. MORGAN, a widow, of Packers Falls Road, Town of Durham, Strafford County, State of New Hampshire, for consideration paid, grant to PAUL J. GIGLEY, WINSTON GOZOULES, AND DAVID C. ENGEL, tenants in common, d/b/a Spruce Hole Associates, of 125 Madbury Road, Town of Durham, Strafford County, State of New Hampshire, with WARRANTY covenants:

A certain tract of land situate on the Northeasterly side of Packers Falls Road in the Town of Durham, County of Strafford and State of New Hampshire, being Lot "A" as set forth on a plan entitled "Plan of Lots, A, B1, and B2, Nada B. Morgan by G.L. Davis & Associates", dated March, 1982 and recorded in the Strafford County Registry of Deeds, bounded and described as follows:

Beginning on the Northeasterly side of said Packers Falls Road at a concrete bound at the Durham/Lee town line and land of Henry; thence N24° 48' 50" E a distance of One thousand two hundred and ninety-nine hundredths (1200.99) feet to a steel stake at land of the Town of Durham known as "Spruce Hole"; thence by and along land of the said Town of Durham the following courses and distances:

- S 05°24' E One hundred forty-five and sixty-nine hundredths (145.69) feet;
S 41°14' E Sixty-six and forty hundredths (66.40) feet;
S 26°52' E One hundred seventy-four and eighty hundredths (174.80) feet;
S 48°45' E One hundred seventy-nine and thirty-five hundredths (179.35) feet;
S 43°31' E One hundred twenty-five and sixty hundredths (125.60) feet;
S 57°21' E One hundred twenty-nine and eighty-nine hundredths (129.89) feet;
S 81°40' E One hundred forty-two and five hundredths (142.05) feet;
N 80°08' E One hundred forty and ninety hundredths (140.90) feet;

to land formerly of Edith M. Phair Worthen; thence by and along land of the said Worthen the following courses and distances:

- S 11°04' W Two hundred seventeen and seventy-two hundredths (217.72) feet;
S 09°55' W One hundred sixty-nine and seventy-six hundredths (169.76) feet;
S 11°10 1/2' W Three hundred four and seventy-five hundredths (304.75) feet;
S 24°39' W Five hundred twenty-one and fifteen hundredths (521.15) feet;

to an iron pipe at the said Packers Falls Road; thence running on

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REGISTER OF DEEDS
STRAFFORD COUNTY

009145

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
STATE TAX COMMISSION
R.S.A. 78-B
580.00
JUN--88
P.B. 10666

068990

BK 1388F50786

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
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STATE TAX COMMISSION
R.S.A. 78-B
900.00
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a curve to the right with a radius of Eight hundred (800) feet a distance of Six hundred fifty-six and forty-nine hundredths (656.49) feet; thence continuing by and along said Packers Falls Road N°39 25' W a distance of Five hundred twenty-eight and fifty-two hundredths (528.52) feet to the point of beginning.

SUBJECT, however, to a ten-foot right of way in favor of the Town of Durham extending in a Northerly direction from said Packers Falls Road to that land designated as Spruce Hole. The negotiations with respect to the exact location of same are herein assigned to the grantees; subject, however, to approval by the Durham Planning Board.

MEANING and intending to convey a portion of the premises conveyed to Norman R. Morgan and Nada B. Morgan as joint tenants by Warranty Deed of James H. Fisher and Helen J. Fisher dated August 12, 1958, and recorded at Book 692, Page 13 of the Strafford County Registry of Deeds, the said Nada B. Morgan being the survivor of them. Reference is also made to the Estate of Norman R. Morgan, Strafford County Probate No. A19387.

WITNESS my hand this 02 day of June, 1988.

Witness:



Nada B. Morgan
Nada B. Morgan

STATE OF NEW HAMPSHIRE
STRAFFORD, SS.

June 02, 1988.

Nada B. Morgan personally appeared and acknowledged the foregoing instrument to be her voluntary act and deed. Before me,


Justice of the Peace
Notary Public

BK138860787

REGISTER OF DEEDS
STRAFFORD COUNTY