

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Kimberly A. Laughton, Successor Trustee of a certain Family Trust created under the Murell (a/k/a Murrell) G. Thompson Revocable Trust u/t/a February 21, 1991**, as amended by a First Amendment to Trust Agreement of Murell G. Thompson dated April 15, 1991, with an address of 48 Bagdad Road, Town of Durham, Strafford County, State of New Hampshire, for consideration paid, grants to **Town of Durham**, a municipal corporation duly organized under the laws of the State of New Hampshire, with a mailing address of 8 Newmarket Road, Town of Durham, Strafford County, State of New Hampshire;

with WARRANTY COVENANTS, the following described premises:

A certain tract of land with any and all structures and improvements thereon situated on Wednesday Hill Road, so-called, in the Town of Durham, County of Strafford, State of New Hampshire, consisting of approximately 53.71 acres, shown on a plan entitled "Conservation Easement Plan, Tax Map 14 Lot 8-3 Wednesday Hill Road, Durham, NH", dated December 30, 2015, and prepared by Eric C. Mitchell & Associates, Inc. to be recorded herewith and further described as follows:

All bearings of this description are turned from grid north based on the New Hampshire State Plane Coordinate System and all distances are based on the current survey.

Beginning at a drill hole set in a stonewall at the northeasterly corner of the herein described premises, said drill hole is located on the southerly line of Wednesday Hill Road and at the northwesterly corner of land now or formerly Christopher J. & Erica L. Skoglund; thence

South 36°03'31" West along said stonewall and land of said Skoglund, a distance of 374.02 feet to a drill hole set; thence

South 36°31'01" West along said stonewall, land of said Skoglund and land now or formerly the Estate of Kathleen Pike, a distance of 328.18 feet to a drill hole set; thence

South 36°58'10" West along said stonewall and land of said Pike, a distance of 347.51 feet to a drill hole set; thence

South 36°50'49" West along said stonewall and land of said Pike, a distance of 282.38 feet to an iron rod found at land now or formerly of the University of New Hampshire; thence

North 42°29'27" West along land of said University of New Hampshire, a distance of 90.00 feet to an iron rod set; thence

South 47°21'38" West along land of said University of New Hampshire, a distance of 82.15 feet to an iron rod set at the top of bank on the Lamprey River; thence

South 75°51'50" West, a distance of 43.00 feet to a point at the thread of said Lamprey River; thence

North 14°08'10" West, a distance of 56.00 feet to a point; thence

North 07°24'15" East, a distance of 60.00 feet to a point; thence

North 46°16'51" West, a distance of 155.00 feet to a point; thence

North 72°49'28" West, a distance of 115.00 feet to a point; thence

North 65°45'26" West, a distance of 90.00 feet to a point; thence

North 69°02'48" West, a distance of 195.00 feet to a point; thence

North 49°00'25" West, a distance of 80.00 feet to a point; thence

North 40°06'15" West, a distance of 125.00 feet to a point; thence

North 43°10'21" West, a distance of 95.00 feet to a point; thence

North 35°13'07" West, a distance of 160.00 feet to a point; thence

North 29°13'01" West, a distance of 230.00 feet to a point; thence

North 33°04'56" West, a distance of 90.00 feet to a point; thence

North 25°48'37" West, a distance of 125.00 feet to a point; thence

North 09°00'51" West, a distance of 88.00 feet to a point; thence

North 09°34'01" West, a distance of 60.00 feet to a point; thence

North 10°55'32" West, a distance of 115.00 feet to a point; thence

North 07°08'55" West, a distance of 180.00 feet to a point; thence

North 13°53'42" West, a distance of 105.00 feet to a point; thence

North 30°51'54" West, a distance of 65.00 feet to a point at land now or formerly Kimberly Ann & Richard Laughton (the preceding nineteen courses are bounded by thread of the Lamprey River); thence

North 59°08'06" East along land of said Laughton, a distance of 55.00 feet to a point at the top of the bank of the Lamprey River; thence

North 37°55'53" East along land of said Laughton, a distance of 587.50 feet to a drill hole set in a stonewall on the southerly side of said Wednesday Hill Road; thence

South 51°55'05" East along said stonewall and said Wednesday Hill Road, a distance of 478.87 feet to a drill hole set; thence

South 52°55'28" East along said stonewall and said Wednesday Hill Road, a distance of 360.34 feet to a drill hole set; thence

South 53°49'47" East along said stonewall and said Wednesday Hill Road, a distance of 441.44 feet to a drill hole set at the end of said stonewall; thence

South 52°49'04" East along said Wednesday Hill Road and mostly along a stonewall, a distance of 115.53 feet to a drill hole set in said stonewall; thence

South 63°25'37" East along said stonewall and said Wednesday Hill Road, a distance of 120.44 feet to a drill hole set; thence

South 61°50'48" East along said Wednesday Hill Road mostly along said stonewall, a distance of 154.90 feet to a drill hole set at the beginning of another stonewall; thence

South 69°03'21" East along said stonewall and said Wednesday Hill Road, a distance of 99.26 feet to a drill hole set; thence

South 64°28'09" East along said stonewall and said Wednesday Hill Road, a distance of 256.03 feet to the point of beginning.

Said tract contains approximately 2,339,750 square feet or 53.71 acres and is subject to all matters shown on said plan.

**SUBJECT TO** flowage rights described in deeds recorded at SCRD Book 361, Page 137 and Book 392, Page 406.

**SUBJECT TO** a 20 foot wide right of way to Tax Map 14, Lot 8 (Durham), said lot now or formerly owned by the University of New Hampshire and said right of way recorded at SCRD Book 853, Page 252.

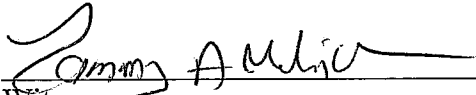
**EXCEPTING** a 2 acre tract being conveyed to the Town of Durham by Kimberly A. Laughton, Successor Trustee of the Shirley A. Thompson Revocable Trust to be recorded herewith.

**MEANING AND INTENDING** to convey a portion of the same premises conveyed to Shirley A. Thompson and David E. Hills, successor co-Trustees of a certain Family Trust created under the Murell G. Thompson Revocable Trust u/t/a dated February 21, 1991, as amended by a First Amendment To Trust Agreement of Murrell G. Thompson dated April 15, 1991 by Quitclaim Deed from Shirley A. Thompson and David E. Hills, Successor Co-Trustees of the Murell G. Thompson Revocable Trust u/t/a dated February 21, 1991 as amended by a First Amendment To Trust Agreement dated April 15, 1991; dated May 26, 1998 and recorded at the Strafford County Registry of Deeds at Book 2013, Page 535.

This is not homestead property.

Dated this 29 day of March 2016.

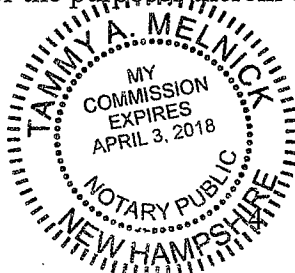
A certain Family Trust created under the Murell (a/k/a Murrell) G. Thompson Revocable Trust u/t/a February 21, 1991, as amended

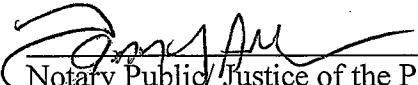
  
Witness

By:   
Kimberly A. Laughton, Successor Trustee

STATE OF NEW HAMPSHIRE  
COUNTY OF STRAFFORD

Signed on this 29<sup>th</sup> day of March 2016, personally appeared Kimberly A. Laughton, Successor Trustee of a certain Family Trust created under the Murell (a/k/a Murrell) G. Thompson Revocable Trust u/t/a February 21, 1991, as amended; known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained as her free act and deed.



  
Notary Public Justice of the Peace