

Catherine A. Berube

Register of Deeds, Strafford County

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, **BONNIE PIKE, an un-remarried widow, INDIVIDUALLY and as TRUSTEE OF THE PIKE FAMILY REVOCABLE TRUST OF 2021**, with an address of 275 Packers Falls Road, Town of Durham, County of Strafford, State of New Hampshire 03824, for consideration paid, grants to the **TOWN OF DURHAM**, a municipal corporation, with an address of 8 Newmarket Road, Durham, Strafford County, State of New Hampshire 03824,

with **WARRANTY COVENANTS**, the following described premises:

A certain tract or parcel of land, with any and all structures and improvements thereon consisting of approximately 36.16 acres, situated off of Packers Falls Road in the Town of Durham, County of Strafford, State of New Hampshire, and depicted as Proposed Lot 10-2-1 on a survey plan (the "Survey Plan") entitled "Subdivision Plan for Southeast Land Trust of NH, Land of Pike Family Revocable Trust, Packers Falls Road, Durham, N.H., Tax Map 14, Lot 10-2", prepared by Berry Surveying & Engineering, dated January 19, 2022, and recorded at the Strafford County Registry of Deeds as Plan # 12629, and more particularly bounded and described as follows:

Beginning on the southerly sideline of Packers Falls Road at an iron bound found at land now or formerly of Christopher & Erica Skoglund;

Thence running S71°50'05"E along the southerly sideline of the said Packers Falls Road for a distance of fifty-two and fifty-two hundredths (52.52') feet to a ¾" rebar with surveyor's ID cap set at land shown on said plan as Proposed Lot 10-2;

Thence turning and running S35°58'39"W along said Proposed Lot 10-2 for a distance of ninety-eight and eleven hundredths (98.11') feet to a ¾" rebar with surveyor's ID cap set;

Thence continuing S35°58'39"W along said Proposed Lot 10-2 for a distance of five hundred twenty-six and eighty-two hundredths (526.82') feet to a ¾" rebar with surveyor's ID cap set;

Thence turning and running S78°29'57"E along said Proposed Lot 10-2 for a distance of four hundred eighteen and thirty-seven hundredths (418.37') feet to a ¾" rebar with surveyor's ID cap at land now or formerly of the Pike Family Revocable Trust;

Thence turning and running S09°09'20"E along land of the said Pike Family Revocable Trust for

a distance of three hundred ninety-eight and fifty-two hundredths (398.52') feet to a ¾" rebar with surveyor's ID cap;

Thence turning and running N70°12'24"E along land of the said Pike Family Revocable Trust for a distance of two hundred three and seventy-two hundredths (203.72') feet to a ¾" rebar with surveyor's ID cap set in a stonewall at land now or formerly of Matthias Dean-Carpenter and Gwendolyn Lamar;

Thence turning and running S03°08'11"E along land of the said Dean-Carpenter and Lamar and the said stonewall for a distance of three hundred thirteen and fifty-eight hundredths (313.58') feet to a drill hole found;

Thence running S07°47'11"E along land of the said Dean-Carpenter and Lamar and the said stonewall for a distance of one hundred nine and eighty-seven hundredths (109.87') feet to a drill hole found;

Thence running S01°23'18"W along land of the said Dean-Carpenter and Lamar and the said stonewall for a distance of twenty-three and sixty-two hundredths (23.62') feet to a drill hole found;

Thence running S02°08'32"E along land of the said Dean-Carpenter and Lamar and the said stonewall for a distance of twenty-five and twenty-two hundredths (25.22') feet to a drill hole found;

Thence running S04°39'00"E along land of the said Dean-Carpenter and Lamar and the said stonewall for a distance of two hundred sixty-five and sixty-six hundredths (265.66') feet to a drill hole found in a stone wall intersection at land now or formerly of the Tracey Madden Trust;

Thence turning and running S64°56'50"W along land of the said Madden Trust and the said stonewall for a distance of five hundred six and sixty-one hundredths (506.61') feet to a point in the stonewall;

Thence running S62°21'25"W along land of the said Madden Trust and the said stonewall for a distance of sixty-seven and forty-two hundredths (67.42') feet to a point in the stonewall;

Thence running S71°26'26"W along land of the said Madden Trust and the said stonewall for a distance of forty and fifty-two hundredths (40.52') feet to a point in the stonewall;

Thence running S59°24'19"W along land of the said Madden Trust and the said stonewall for a distance of fifty-one and ninety-six hundredths (51.96') feet to a point in the stonewall;

Thence running S67°25'21"W along land of the said Madden Trust and the said stonewall for a distance of hundredths (129.99') feet to the end of the stonewall;

Thence continuing S67°25'21"W along land of the said Madden Trust for a distance of approximately twenty-three (23') feet to the northerly high-water mark of the Lamprey River;

Thence turning in a generally westerly direction and running upriver along the northerly high-water mark of the said Lamprey River a distance of approximately one thousand two hundred twenty-one (1,221') feet to a point near a drill hole found at land now or formerly of the University of New Hampshire;

Thence running and running N40°03'47"E along land of the said University for a distance of approximately ten (10') feet to a drill hole found at the end of a stonewall;

Thence running N40°03'47"E along land of the said University and the said stonewall for a distance of forty-seven and twenty-one hundredths (47.21') feet to a point on the stonewall;

Thence running N35°19'56"E along land of the said University and the said stonewall for a distance of sixty-two and thirty-four hundredths (62.34') feet to the end of the stonewall;

Thence running N32°46'14"E along land of the said University for a distance of twelve and eighty-four hundredths (12.84') feet to the base of a rebar found at land now or formerly of the Town of Durham;

Thence running N36°50'44"E along land of the said Town for a distance of forty-four and fifty-one hundredths (44.51') feet to the end of a stonewall;

Thence running N36°50'44"E along land of the said Town and the said stonewall for a distance of two hundred thirty-seven and eighty-six hundredths (237.86') feet to a drill hole found in the stonewall;

Thence running N36°58'31"E along land of the said Town and the said stonewall for a distance of three hundred forty-seven and forty-five hundredths (347.45') feet to a drill hole found in the stonewall;

Thence running N36°31'22"E along land of the said Town and the said stonewall for a distance of three hundred eight and no hundredths (308.00') feet to a drill hole set in the stonewall at land of the said Skoglund;

Thence turning and running S73°38'50"E along land of the said Skoglund for a distance of one hundred thirty-three and thirty-seven hundredths (133.37') feet to an iron bound found;

Thence turning and running N35°58'39"E along land of the said Skoglund for a distance of three hundred ninety-one and ninety-nine hundredths (391.99') feet to the point begun at.

Having an area of 1,575,157 Square Feet, 36.16 Acres, more or less.

Subject to a Conservation Easement Deed from the Grantor to the Southeast Land Trust of New Hampshire recorded herewith and also subject to any additional restrictions, conditions, etc. as shown on said Survey Plan and/or recorded at the Strafford County Registry of Deeds.

Being a portion of the same premises Bonnie Pike inherited through the Estate of Wilson S. Pike (See 7th Circuit – Probate Division – Dover, Case No. 319-2020-ET-00663). See (1) Fiduciary Deed of Bonnie Pike, as Administrator of the Estate of Wilson S. Pike recorded at the Strafford County Registry of Deeds in Book 4931, Page 1026; (2) Fiduciary Deed of Bonnie Pike, as Administrator of the Estate of Wilson S. Pike recorded at the Strafford County Registry of Deeds in Book 4931, Page 1028; (3) Quitclaim Deed of James S. Pike a/k/a James S. Pike, Jr. recorded at the Strafford County Registry of Deeds in Book 5001, Page 298; and (4) Quitclaim Deed of Deborah Pike recorded at the Strafford County Registry of Deeds in Book 5001, Page 297.


The undersigned, Bonnie Pike, Trustee of the Pike Family Revocable Trust of 2021, dated July 19, 2021, created by Bonnie Pike, Grantor, hereby certifies that she has full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon held in said trust, that no third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust assets paid to the Trustee for a conveyance thereof, and that the above referenced Trust has not been terminated, revoked, or amended.


This transfer is exempt from revenue stamps pursuant to RSA 78-B:2-I

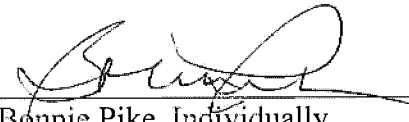
(Signatures on following page)

Witness my hand this 13 day of July, 2023.

Pike Family Revocable Trust of 2021

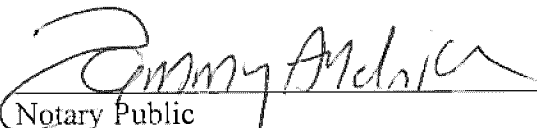

Witness to All


Bonnie Pike, Trustee


Bonnie Pike, Individually

**STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD**

On the 13 day of July, 2023, before me, personally appeared, **Bonnie Pike, as Trustee of the Pike Family Revocable Trust of 2021** and **Bonnie Pike, Individually**, 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 and that of the Trust.


Notary Public
My commission expires:

