

Return to:  
The Town of Durham  
8 Newmarket Road  
Durham, NH 03824

### QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that La Taillede USA, a Domestic Nonprofit Organization, with a mailing address of P.O. Box 844, Durham, NH 03824, for consideration paid grant(s) to the Town of Durham, a municipal corporation, with an address of 8 Newmarket Road, Durham, NH 03824, with QUITCLAIM COVENANTS:

A certain tract or parcel of land, with any buildings thereon, situated in Durham, Strafford County, State of New Hampshire being shown on a plan entitled "Estate of Melicent C. Chamberlin, Durham, New Hampshire, dated August 1955 and recorded in the Strafford County Registry of Deeds as Plan #4, Pocket #7, Folder #5, bounded and described as follows:

Beginning at a clay marker on the westerly side of the Newmarket Road in Durham at or near the northerly edge of a roadway on the premises herein described, running thence South  $07^{\circ} 43'$  West one hundred thirty (130) feet by the easterly end of roadway and a stone wall, thence continuing by said stone wall and westerly side of the Newmarket Road S  $9^{\circ} 20'$  W one hundred forty-one and  $\frac{4}{10}$  (141.4) feet to an iron pipe in said stone wall, thence turning and running N  $84^{\circ} 14'$  West four hundred seventy-six and  $\frac{1}{10}$  (476.1) feet to the center of the stone culvert on said roadway, thence turning and running N  $59^{\circ} 6'$  West four hundred eighty-two and  $\frac{7}{10}$  (482.7) feet to a set iron pipe, thence continuing by the same course two hundred twenty-nine and  $\frac{7}{10}$  (229.7) feet to a drill hole in a ledge near the southeasterly shore of the Oyster River or Mill Pond, thence running northerly and easterly by said Mill Pond or Oyster River to a point on the southerly shore of said Mill Pond or Oyster River (which point is an extension of a line running northwesterly through an iron pipe in a stone twenty (20) feet, more or less, southeasterly by said point, said line running N  $55^{\circ} 16'$  West), thence turning and running from said point to the iron pipe in the stone twenty (20) feet, more or less, thence continuing by the same course S  $55^{\circ} 16'$  East two hundred forty-seven and  $\frac{1}{10}$  (247.1) feet, more or less, to an iron pipe in a stone, thence turning and running S  $87^{\circ} 32'$  East one hundred eighty-six and  $\frac{6}{10}$  (186.6) feet to a clay marker at the southwesterly corner of land now or formerly of Frederick W. Taylor, thence running S  $86^{\circ} 56'$  East one hundred ninety-six and  $\frac{4}{10}$  (196.4) feet to the clay marker at the westerly side of said Newmarket Road, which is the point of beginning.

Together with the right forever to draw water and maintain a water line, well and appurtenances, including the right to enter for the purpose of maintaining, repairing or replacing any portion of said line, or the appurtenances thereof, for the benefit of Parcels #1 and #2, as said waterline is presently located.

Also reserving an easement for vehicular and pedestrian ingress and egress, together with the right to install, maintain and repair usual and customary utilities over the driveway as it presently crosses Parcel 1, for the benefit of the owners of Parcel 2. For description of Parcel 2, see deed at Book 4494, Page 234, Strafford County Registry of Deeds. The owners of Parcel 2 shall release the owners of Parcel 1 from any liability regarding use of the said driveway. Maintenance costs for that portion of the driveway used in common by the owners of Parcel 1 and Parcel 2 shall be shared equally.

The owners of Parcel 2 shall also have the right to maintain signage indicating street number, name, "private drive" and/or a mailbox at the entry of the driveway from Newmarket Road. Storage or parking on the easement is not allowed.

Excepting and reserving a parcel of land conveyed to the State of New Hampshire by deed dated March 28, 2014 recorded at Book 4205, Page 671 in said Registry of Deeds.

Nothing herein shall be construed as conveying or granting any right to the grantee herein to use or maintain the roadways on the parcels of land southwesterly of the above described premises, which were conveyed to James C. Chamberlin, of Durham by deed of William C. Chamberlin, et als, dated September 14, 1955 and recorded at the Strafford County Registry of Deeds at Book 650, Page 434.

Subject to a convenient right of way from the Durham-Newmarket Road to a cemetery located on Parcel 2, for the use and benefit of the proprietors thereof.

Said premises are conveyed SUBJECT TO the perpetual restriction that no building shall be permitted to be constructed or placed within 320 feet of the property boundary with Newmarket Road (aka NH Route 108).

Meaning and intending to describe and convey the same premises conveyed to the within Grantor by deed from MPC Development, LLC dated August 13, 2018 and recorded in the Strafford County Registry of Deeds in Book 4591, Page 730.

This transfer is exempt from New Hampshire Real Estate Transfer Tax Stamps per NH RSA 78-B: 2, I.

Executed this 23 day of August, 2018.

La Taillede USA

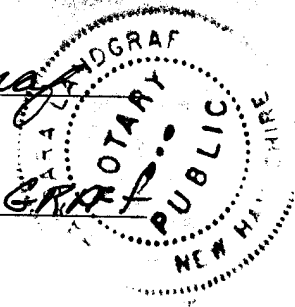
By: *Dennis Meadows*  
Dennis Meadows  
Duly authorized Secretary

State of New Hampshire, County of Strafford

Then personally appeared before me on this 23 day of August, 2018, the said Dennis Meadows, who acknowledged himself to be the duly authorized Secretary of La Taillede USA and acknowledged the foregoing to be his voluntary act and deed in said capacity.

*Barbara Landgraf*  
Notary Public

BARBARA LANDGRAF  
Notary-Name Printed



My commission expires: 5/8/2019  
(seal)

AGREED AND ACKNOWLEDGED:  
TOWN OF DURHAM

By: *Todd I. Selig*  
ADMINISTRATOR, TOWN OF DURHAM, NH

STATE OF New Hampshire  
COUNTY OF STRAFFORD

This instrument was acknowledged before me on the 20th day of September, 2018, by Todd Selig in his capacity as Town Administrator of the Town of Durham, New Hampshire.

*Donna L. Hamel*  
Notary Public  
My Commission Expires 6/1/2021 Seal:

