

Bernadette Coughlin



y14

Return to:
RUNYON LAW OFFICE, PLLC
PO BOX 674
PETERBOROUGH, NH 03458

QUITCLAIM DEED
(A Non-Contractual Transfer)

KNOW ALL MEN BY THESE PRESENTS:

That **LAURA S. ANDERSON**, currently of 28 Old Fort Lane, Dunbarton, County of Merrimack and State of New Hampshire, 03046

for consideration without monetary value,

grants to **THE MARGARET B. CURTIS REVOCABLE TRUST** of 235 Windsor Road, Hillsborough, County of Hillsborough and State of New Hampshire, 03244

With QUITCLAIM covenants

A certain tract or parcel of land with the buildings thereon, situate on the northerly side of Windsor Road in the Town of Hillsborough, County of Hillsborough and State of New Hampshire, being Lot 2 containing 5.55 acres as shown on plan entitled "Plan of Lots in Hillsborough, N.H. Owned by Nancy C. Chadbourne, Oscar Kress and James T. Hunt, Box 1425, Hillsborough, N.H. 03244 Scale 1" = 100' Mar. 2, 1987 Donald R. Mellen, Surveyor, Hillsborough, N.H.", said plan being recorded in the Hillsborough County Registry of Deeds as Plan #20555, being bounded and described as follows:

Beginning at a point on the northerly side of Windsor Road, said point being the southernmost point of the within-described premises and at Lot 3 as shown on said plan;

Thence north 19° 18' 24" west a distance of 119.96 feet along the northerly side of Windsor Road to a point of curvature;

Thence northwesterly and curving to the left along the arc of a curve having a radius of 506.91 feet, a length of 266.86 feet along the northerly side of Windsor Road to a point, said point being the southwesterly corner of the within-described premises and the southernmost point of Lot 1, as shown on said plan;

Thence north 15° 24' 55" east a distance of 504.89 feet along said Lot 1 to a point, said point being the northwesterly corner of the within-described premises;

Thence south 70° 59' 31" east a distance of 511.38 feet along said Lot 1 to a point in a stone wall at land now or formerly of Charles R Acorn, Steven P. Acorn, and Barbara J. Acorn, said point being the northeasterly corner of the within-described premises and the southeasterly corner of said Lot 1;

Thence south 5° 23' 39" east a distance of 62.38 feet along said stone wall and said Acorn land to a drill hole;

Thence south 0° 34' 28" east a distance of 89.17 feet, along said stone wall and said Acorn land to a drill hole;

Thence south 5° 10' 43" east a distance of 61.96 feet along said stone wall and said Acorn land to a drill hole;

Thence south 7° 12' 17" west a distance of 10.34 feet along said stone wall and said Acorn land to a drill hole, said point being the southeasterly corner of the within-described premises and the northeasterly corner of Lot 3;

Thence south 85° 59' 12" west, a distance of 325.00 feet along said Lot 3 to a point;

Thence south 15° 58' 00" west a distance of 421.35 feet, along said Lot 3 to the point or place of beginning.

Meaning and intending to convey the same premises conveyed to said Margaret B. Curtis by deed of Charles W. Curtis and said Margaret B. Curtis, dated May 29, 2009, recorded in Hillsborough County Registry of Deeds, Volume 8095, Page 250 and subsequently conveyed to Laura S. Anderson from Margaret B. Curtis dated May 11, 2015, recorded in Hillsborough County Registry of Deeds, Volume 8754, Page 502.

Reserving to said Margaret B Curtis the right to use and/or occupancy of the premises herein conveyed for the remainder of her natural life, without payment of rent, but subject to her payment of all real estate taxes, premiums for insurance coverage, maintenance and repair expenses, and other expenses incurred in connection with her use and/or occupancy of the premises. Said Margaret B. Curtis hereby releases none of her right of homestead in the premises conveyed herein.

Executed this 27 day of February, 2017.



LAURA S. ANDERSON

STATE OF NEW HAMPSHIRE

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 27th day of February, 2017 by LAURA S. ANDERSON, known to me or satisfactorily proven.

Anne M. King
Notary Public

Anne M. King
Printed Name

My commission expires: Apr. 22, 2020

Anne M. King
Notary Public, State of New Hampshire
My Commission Expires Apr. 22, 2020

Stimela D. Coughlin



4/14

Return to:
RUNYON LAW OFFICE, PLLC
PO BOX 674
PETERBOROUGH NH 03458

QUITCLAIM DEED
(A Non-Contractual Transfer)

KNOW ALL MEN BY THESE PRESENTS:

That **MARGARET B. CURTIS**, unmarried widow, of 235 Windsor Road,
Hillsborough, County of Hillsborough and State of New Hampshire 03244,

for consideration without monetary value,

grants to **LAURA S. ANDERSON**, currently of 28 Old Fort Lane, Dunbarton, County of
Merrimack and State of New Hampshire 03046,

with **QUITCLAIM** covenants,

A certain tract or parcel of land, with the buildings thereon, situate on the northerly side of Windsor Road, in the Town of **HILLSBOROUGH**, County of Hillsborough and State of New Hampshire, being Lot 2 containing 5.55 acres, as shown on plan entitled "Plan of Lots in Hillsborough, N.H. Owned by Nancy C. Chadbourne, Oscar Kress and James T. Hunt Box 1425, Hillsborough, N.H. 03244 Scale 1" = 100' Mar. 2, 1987 Donald R. Mellen, Surveyor, Hillsborough, N.H.", said plan being recorded in the Hillsborough County Registry of Deeds as Plan #20555, being bounded and described as follows:

Beginning at a point on the northerly side of Windsor Road, said point being the southernmost point of the within-described premises and at Lot 3 as shown on said plan;

Thence north 19° 18' 24" west a distance of 119.96 feet along the northerly side of Windsor Road to a point of curvature;

Thence northwesterly and curving to the left along the arc of a curve having a radius of 506.91 feet, a length of 266.86 feet along the northerly side of Windsor Road to a point,

said point being the southwesterly corner of the within-described premises and the southernmost point of Lot 1, as shown on said plan;

Thence north 15° 24' 55" east a distance of 504.89 feet along said Lot 1 to a point, said point being the northwesterly corner of the within-described premises;

Thence south 70° 59' 31" east a distance of 511.38 feet along said Lot 1 to a point in a stone wall at land now or formerly of Charles R. Acorn, Steven P. Acorn, and Barbara J. Acorn, said point being the northeasterly corner of the within-described premises and the southeasterly corner of said Lot 1;

Thence south 5° 23' 39" east a distance of 62.38 feet along said stone wall and said Acorn land to a drill hole;

Thence south 0° 34' 28" east a distance of 89.17 feet, along said stone wall and said Acorn land to a drill hole;

Thence south 5° 10' 43" east a distance of 61.96 feet along said stone wall and said Acorn land to a drill hole;

Thence south 7° 12' 17" west a distance of 10.34 feet along said stone wall and said Acorn land to a drill hole, said point being the southeasterly corner of the within-described premises and the northeasterly corner of Lot 3;

Thence south 85° 59' 12" west, a distance of 325.00 feet along said Lot 3 to a point;

Thence south 15° 58' 00" west a distance of 421.35 feet, along said Lot 3 to the point or place of beginning.

Meaning and intending to convey the same premises conveyed to said Margaret B. Curtis by deed of Charles W. Curtis and said Margaret B. Curtis, dated May 29, 2009, recorded in Hillsborough County Registry of Deeds, Volume 8095, Page 250.

Reserving to said Margaret B. Curtis the right to use and/or occupancy of the premises herein conveyed for the remainder of her natural life, without payment of rent, but subject to her payment of all real estate taxes, premiums for insurance coverage, maintenance and repair expenses, and other expenses incurred in connection with her use and/or occupancy of the premises.

Said Margaret B. Curtis hereby releases none of her right of homestead in the premises conveyed herein.

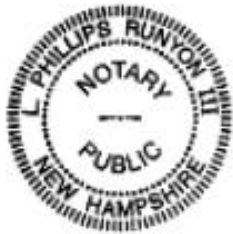
MINIMUM TRANSFER TAX is due on this deed pursuant to RSA/RLT 802/02. See also the relevant provisions of the state constitution and the relevant provisions of the state constitution.

Executed this 11th day of May, 2015.

Margaret B. Curtis
Margaret B. Curtis

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 11th day of
MAY, 2015, by **MARGARET B. CURTIS**, known to me or
satisfactorily proven.



L. Phillips Runyon III
Notary Public/Justice of the Peace

(Print Name) L. PHILLIPS RUNYON III

My commission expires: 4/23/19

Return to: *TSB*

BOWDITCH & DEWEY, LLP
PO BOX 674
PETERBOROUGH NH 03458-0674

QUITCLAIM DEED
(A Non-Contractual Conveyance)

KNOW ALL MEN BY THESE PRESENTS:

That **CHARLES W. CURTIS** and **MARGARET B. CURTIS**, husband and wife,
both of 235 Windsor Road, Hillsborough, County of
Hillsborough and State of New Hampshire 03244,
for consideration paid,
grant to **MARGARET B. CURTIS**, of 235 Windsor Road, Hillsborough, County
of Hillsborough and State of New Hampshire 03244,
with **QUITCLAIM** covenants,

A certain tract or parcel of land, with the buildings thereon, situate
on the northerly side of Windsor Road, in the Town of **HILLSBOROUGH**,
County of Hillsborough and State of New Hampshire, being Lot 2
containing 5.55 acres, as shown on plan entitled "Plan of Lots in
Hillsborough, N.H. Owned by Nancy C. Chadbourne, Oscar Kress and
James T. Hunt Box 1425, Hillsborough, N.H. 03244 Scale 1" - 100'
Mar. 2, 1987 Donald R. Mellen, Surveyor, Hillsborough, N.H.", said
plan being recorded in the Hillsborough County Registry of Deeds as
Plan #20555, being bounded and described as follows:

Beginning at a point on the northerly side of Windsor Road, said
point being the southernmost point of the within-described
premises and at Lot 3 as shown on said plan:

Thence north 19° 18' 24" west a distance of 119.96 feet along the
northerly side of Windsor Road to a point of curvature;

Thence northwesterly and curving to the left along the arc of a
curve having a radius of 506.91 feet, a length of 266.86 feet

along the northerly side of Windsor Road to a point, said point being the southwesterly corner of the within-described premises and the southernmost point of Lot 1, as shown on said plan;

Thence north $15^{\circ} 24' 55''$ east a distance of 504.89 feet along said Lot 1 to a point, said point being the northwesterly corner of the within-described premises;

Thence south $70^{\circ} 59' 31''$ east a distance of 511.38 feet along said Lot 1 to a point in a stone wall at land now or formerly of Charles R. Acorn, Steven P. Acorn, and Barbara J. Acorn, said point being the northeasterly corner of the within-described premises and the southeasterly corner of said Lot 1;

Thence south $5^{\circ} 23' 39''$ east a distance of 62.38 feet along said stone wall and said Acorn land to a drill hole;

Thence south $0^{\circ} 34' 28''$ east a distance of 89.17 feet, along said stone wall and said Acorn land to a drill hole;

Thence south $5^{\circ} 10' 43''$ east a distance of 61.96 feet along said stone wall and said Acorn land to a drill hole;

Thence south $7^{\circ} 12' 17''$ west a distance of 10.34 feet along said stone wall and said Acorn land to a drill hole, said point being the southeasterly corner of the within-described premises and the northeasterly corner of Lot 3;

Thence south $85^{\circ} 59' 12''$ west, a distance of 325.00 feet along said Lot 3 to a point;

Thence south $15^{\circ} 58' 00''$ west a distance of 421.35 feet, along said Lot 3 to the point or place of beginning.

Meaning and intending to convey the same premises conveyed to said Charles W. Curtis and Margaret B. Curtis by deed of Kees W. Rietsema and Kenneth Griffin, III, Trustees of The Anneke V. Rietsema Revocable Trust of 1991, dated January 29, 1997, recorded in Hillsborough County Registry of Deeds, Volume 5786, Page 445.

Said Charles W. Curtis and Margaret B. Curtis hereby release all their rights of homestead and all other interests in the premises conveyed herein to the grantee.

Executed this 29th day of May, 2009.

Charles W. Curtis
Charles W. Curtis

Margaret B. Curtis
Margaret B. Curtis

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 29th day
of May, 2009, by **CHARLES W. CURTIS** and **MARGARET B.
CURTIS**.

Rachael C. Bowman
Notary Public/~~Justice of the Peace~~

(Print Name) Rachael C. Bowman

My commission expires: November 16, 2010



704125

97 JAN 30 AM 11:09

FIDUCIARY DEED

Kees W. Rietsema and Kenneth Griffin, III, Trustees of The Anneke V. Rietsema Revocable Trust of 1991, under agreement dated March 18, 1991, of Hillsborough, County of Hillsborough and State of New Hampshire, for consideration paid, grants to Charles W. Curtis and Margaret B. Curtis, husband and wife, with a mailing address of 70 Presidential Drive, Washington, New Hampshire 03280, as joint tenants with rights of survivorship.

A certain tract or parcel of land, with the buildings thereon, situated in the Town of Hillsborough, County of Hillsborough and State of New Hampshire, more particularly described in Exhibit A attached hereto and made a part hereof.

Subject to real estate taxes for the current year, which are to be prorated as of the date of sale.

State of New Hampshire Documentary Stamps shall be affixed in the amount of \$1,850.00.

Dated and signed this 29th day of January, 1997.

The Anneke V. Rietsema Revocable Trust of 1991

By: [Signature]
Kees W. Rietsema, Trustee

Dated and signed this 29th day of January, 1997.

The Anneke V. Rietsema Revocable Trust of 1991

By: [Signature]
Kenneth Griffin, III, Trustee

STATE OF ARIZONA
COUNTY OF Maricopa, SS.:

January 29th, 1997

Personally appeared Kees W. Rietsema, Trustee of The Anneke V. Rietsema Revocable Trust of 1991, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged executing the same as a free and voluntary act for the purposes therein contained.

Before me,

[Signature]
Justice of the Peace/Notary Public
My Commission Expires: April 23, 2000

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

THOUSAND 8 HUNDRED AND 50 DOLLARS

257420 \$ ***1850.00

01/30/1997

VOID IF ALTERED



BK5786PG0445

STATE OF CONNECTICUT
COUNTY OF HARTFORD, SS.:

January 27, 1997

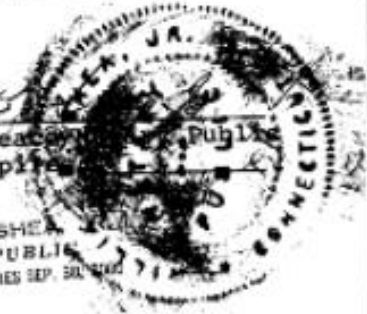
Personally appeared Kenneth Griffin, III, Trustee of The Anneke V. Rietsema Revocable Trust of 1991, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged executing the same as a free and voluntary act for the purposes therein contained.

Before me,

William B. Shea, Jr.
Justice of the Peace
My Commission Expires _____

File #18439

WILLIAM B. SHEA, JR.
NOTARY PUBLIC
MY COMMISSION EXPIRES SEP. 30, 1998



BK5786PG0446

Exhibit A - Property Description

Grantor(s): **The Anneke V. Rietsema Revocable Trust of 1991, Kees W. Rietsema, Trustee and Kenneth Griffin, III, Trustee**

Grantee(s): **Charles W. Curtis and Margaret B. Curtis**

Property
Address: **235 Windsor Road, Hillsborough, New Hampshire 03244**

A certain tract or parcel of land, with the buildings thereon, situate on the northerly side of Windsor Road, in the Town of Hillsborough, County of Hillsborough and State of New Hampshire, being Lot 2 containing 5.55 acres, as shown on plan entitled "Plan of Lots in Hillsborough, N.H. Owned by Nancy C. Chadbourne, Oscar Kress and James T. Hunt Box 1425, Hillsborough, N.H. 03244 Scale 1" = 100' Mar. 2, 1987 Donald R. Mellen, Surveyor, Hillsborough, N.H.", said plan being recorded in the Hillsborough County Registry of Deeds as Plan #20555, being bounded and described as follows:

Beginning at a point on the northerly side of Windsor Road, said point being the southernmost point of the within-described premises and at Lot 3 as shown on said plan;

Thence north 19° 18' 24" west a distance of 119.96 feet along the northerly side of Windsor Road to a point of curvature;

Thence northwesterly and curving to the left along the arc of a curve having a radius of 506.91 feet, a length of 266.86 feet along the northerly side of Windsor Road to a point, said point being the southwesterly corner of the within-described premises and the southernmost point of Lot 1, as shown on said plan;

Thence north 15° 24' 55" east a distance of 504.89 feet along said Lot 1 to a point, said point being the northwesterly corner of the within-described premises;

Thence south 70° 59' 31" east a distance of 511.38 feet along said Lot 1 to a point in a stone wall at land now or formerly of Charles R. Acorn, Steven P. Acorn, and Barbara J. Acorn, said point being the northeasterly corner of the within-described premises and the southeasterly corner of said Lot 1;

Thence south 5° 23' 39" east a distance of 62.38 feet along said stone wall and said Acorn land to a drill hole;

Thence south 0° 34' 28" east a distance of 89.17 feet, along said stone wall and said Acorn land to a drill hole;

Thence south 5° 10' 43" east a distance of 61.96 feet along said stone wall and said Acorn land to a drill hole;

BK5786PG0447

Thence south 7° 12' 17" west a distance of 10.34 feet along said stone wall and said Acorn land to a drill hole, said point being the southeasterly corner of the within-described premises and the northeasterly corner of said Lot 3;

Thence south 85° 59' 12" west, a distance of 325.00 feet along said Lot 3 to a point;

Thence south 15° 58' 00" west a distance of 421.35 feet, along said Lot 3 to the point or place of beginning.

Meaning and intending to describe and convey the same premises conveyed to Anneke Rietsema, as Trustee of The Anneke V. Rietsema Revocable Trust of 1991 by deed of Anneke V. Rietsema, dated July 2, 1991, and recorded in the Hillsborough County Registry of Deeds at Book 5284, Page 1106.

BK5786PG0448

TRUSTEE'S CERTIFICATE

The undersigned trustees as trustees under the The Anneke V. Rietsema Revocable Trust of 1991 under trust agreement dated March 18, 1991, and thereto have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust agreement and no purchaser or 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 asset paid to the trustee for a conveyance thereof.

Signed this 29 day of January, 1997.

Laura Ann Gambino
Witness Laura Ann Gambino

Kees W. Rietsema
Kees W. Rietsema, Trustee

Signed this 27 day of January, 1997.

William B. Shea Jr.
Witness William B. Shea Jr.

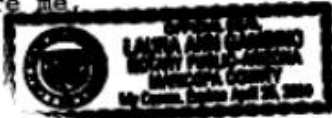
Kenneth Griffin, III
Kenneth Griffin, III, Trustee

STATE OF ARIZONA
COUNTY OF Maricopa SS

January 29, 1997

Personally appeared Kees W. Rietsema, Trustee of The Anneke V. Rietsema Revocable Trust, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged executing the same as a free and voluntary act for the purposes therein contained.

Before me,



Laura Ann Gambino
Notary Public/Justice of the Peace
My Commission Expires: April 24, 2000

STATE OF CONNECTICUT
COUNTY OF HARTFORD SS

January 27, 1997

Personally appeared Kenneth Griffin, III, Trustee of The Anneke V. Rietsema Revocable Trust, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged executing the same as a free and voluntary act for the purposes therein contained.

Before me,

William B. Shea Jr.
Notary Public/Justice of the Peace
My Commission Expires: SEP. 30, 2000