

Return to:
EVERSOURCE
Attn: Jackie Tirado
PO Box 330
Manchester, NH 03105
EBA- 21988
Work Order: 12568909
Municipality: 210-Tamworth
Tax Parcel ID: Map 211 Lot 18

Carroll County New Hampshire Registry of Deeds
Book 3756 Page 0687 Page 1 of 2
Recorded on 01/22/2024 at 11:08 AM
TID: 4273972 Doc # 202400005780
TT: 40.00 CA933626 LCHIP: 25.00 CAA159696

EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS that **BOCHICCHIO REALTY AND HOLDING, LLC**, having a mailing address of 26 Clinton Avenue, #2, Danvers, Massachusetts 01923 (hereinafter the Grantor), for good and valuable consideration, grants to PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE (PSNH), d/b/a Eversource Energy, a corporation duly established by law, with a mailing address of P.O. Box 330, in Manchester, in the County of Hillsborough, in the State of New Hampshire, 03105 and CONSOLIDATED COMMUNICATIONS OF NORTHERN NEW ENGLAND COMPANY, LLC, of 64 Regional Drive, Concord, NH 03301 (hereinafter the Grantees), and their successors and assigns forever as tenants in common, with QUITCLAIM COVENANTS:

The RIGHT and EASEMENT to lay, install, construct, reconstruct, operate, maintain, repair, replace, patrol and remove above/underground lines which may consist of wires, cables, pipes, ducts, conduits, manholes, and such testing terminals, transformers and foundations and enclosures for the same, vaults, pedestals, repeaters, markers, poles, crossarms, braces, anchors, guys, grounds and other equipment, for transmitting electric current and/or communications and intelligence, and to do the necessary cutting and trimming of trees and brush, over, under and across a portion of the land owned by the Grantor off the easterly side of **White Mountain Highway** in **Tamworth**, County of **Carroll**, State of New Hampshire.

Said easement will be located within the following described limits:

Beginning at a point on the westerly line of the Grantor's property on White Mountain Highway, Tax Map 211 Lot 18, Town of Tamworth, said point being at or nearest to PSNH pole numbered 3116/29, thence extending easterly to PSNH pole numbered 3116/29-1, thence extending easterly one hundred forty (140) feet more or less, to a new PSNH pole to be set and numbered 3116/29-2, thence extending easterly one hundred thirty-five (135) feet more or less, to a new PSNH pole to be set and numbered 3116/29-3, thence extending as necessary to provide service to the premises as may be requested by the Grantors, their successors or assigns now or in the future.

The width of this easement shall be 20 feet, measured either 10 feet on each side of the center line of the distribution lines as constructed, or, if less than 10 feet exists on either side to the nearest adjacent boundary line, measured 20 feet from the boundary line.

This easement grants the right for guying/anchoring facilities outside the 20-foot strip, together with the right to lay, install, construct, reconstruct, operate, maintain, repair, replace and remove any service cables and related equipment extending to any buildings or structures on said land to provide electric or telephone service and/or communications and intelligence thereto. This conveyance shall include the right of access across other land of the Grantor for all purposes in connection with the exercise of the within granted easement; the right to excavate, trench, and backfill by men or machines and temporarily to place excavated earth and other material on adjacent land, provided that the land shall be restored by the Grantees to substantially the condition in which it was immediately prior to such excavation, trenching, and backfilling; the right to go upon adjoining on the Grantor's land when working on said lines and associated equipment; and the right to install temporary aboveground lines for temporary periods over and across said land of the Grantor to provide continuity of service thereon when only underground line rights are requested.

The Grantor for itself and its heirs, executors, administrators, successors and assigns, covenants and agrees that it will not erect or maintain, or permit to be erected or maintained, any building or structure of any kind or nature upon the land over said easement and that it will not plant or permit to be planted any trees over said easement.

Meaning and intending to describe and convey an easement over a portion of the premises described in a deed to Bochicchio Realty and Holding, LLC recorded on May 2, 2017 at the Carroll County Registry of Deeds in Book 3325, Page 412.

Witness my hand this 4th day of January, 2024


BOCHICCHIO REALTY AND HOLDING, LLC

BY: Brianna Bochicchio
Brianna M. Bochicchio, Manager

STATE/Commonwealth of Massachusetts
COUNTY OF USA, ss

On this 4 day of January, 2024, personally appeared Brianna M. Bochicchio, Manager of Bochicchio Realty and Holding, LLC, 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 contained herein.

My Commission expires: 2/9/2029 Matthew Fung
Notary Public/Justice of the Peace

 **MATTHEW H.S FUNG**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 9, 2029