

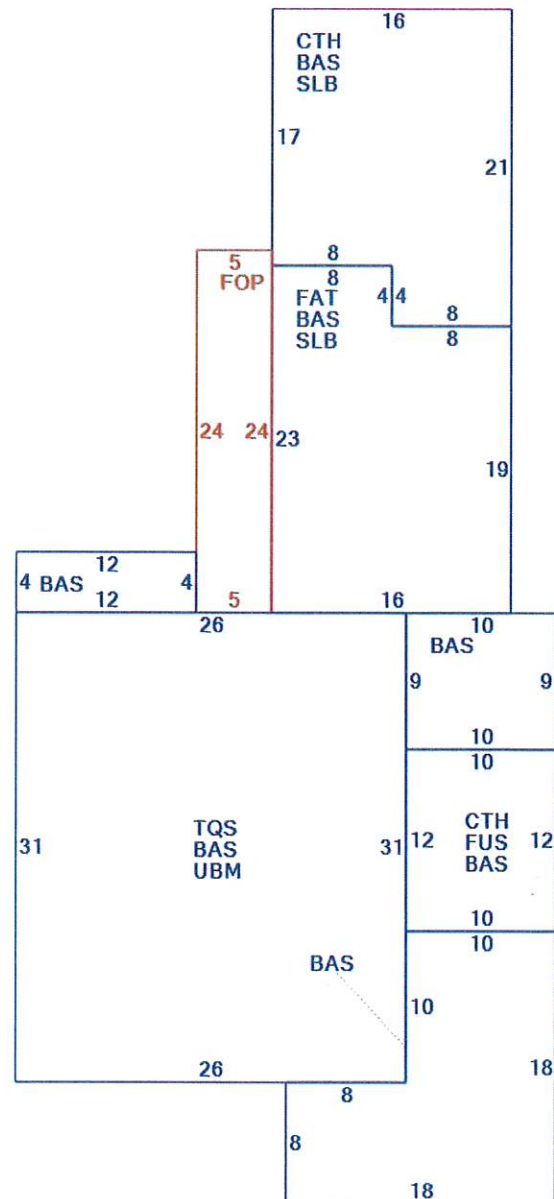
Year Built: 1920
Living Area: 2,740
Replacement Cost: \$297,282
Building Percent Good: 43
Replacement Cost Less Depreciation: \$127,800

Building Photo



(https://images.vgsi.com/photos/ClaremontNHPhotos///0016/P3239082_16)

Building Layout



(ParcelSketch.ashx?pid=3678&bid=3900)

Building Sub-Areas (sq ft)

Legend

198 Washington St

- Upgraded the entire rental unit. New floors, appliances, front door and heat.
- Built an entirely new chimney from the roof up on the main house.
- Put in new toilets upstairs and downstairs.
- Replaced drywall where the chimney was leaking into the house.
- Put in a complete security camera system.
- Put in a new back door.
- Fixed the large rooftop AC unit.

Return To:
Herrell Family Holding, LLC
PO Box 527
Claremont, NH 03743

Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA076898 25.00
TRANS TAX SU022078 3,975.00

Transfer Tax: \$

3975.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That, **Bill Kennedy and Linda Lou Kennedy**, husband and wife, with a mailing address of 11 Brackett Circle, Charlestown, NH 03603, for consideration paid grant to **Herrell Family Holding, LLC**, a New Hampshire Limited Liability Company, with a mailing address of PO Box 527, Claremont, NH 03743, with WARRANTY COVENANTS:

198 Washington Street, Claremont, NH:

A certain tract of land, with any improvements thereon, situated in Claremont, County of Sullivan and State of New Hampshire, bounded and described as follows:

Beginning on the easterly side of Washington Street two hundred thirty-five (235) feet, more or less, northerly of the intersection of Moody Avenue, so called, at an iron pin set in the ground ; thence northerly along easterly side of said Washington Street eighty (80) feet, more or less, to a stone bound at land now or formerly of Duranleau; thence in an easterly direction along land of said Duranleau one hundred seventy eight (178) feet, more or less, to a stone bound ; thence in a southerly direction along land now or formerly of Ferland eighty (80) feet, more or less, to a n iron pin set in the ground; thence westerly one hundred and seventy five (175) feet, more or less, along land now or formerly of Ring to the easterly side of said Washington Street, which is the point of beginning.

Excepting from the within conveyance the following described premises:

Said premises being located easterly of Washington Street, more particularly bounded and described as follows:

Parcel #47: Right-of-Way Taking: Beginning at a point in the Division Line between land of Arthur F. Poirier and land now or formerly of Workingman's Friend Oil Company, Inc. as shown on a Plan of Claremont FG-F-DP-014-1(11)-

C-2572 on file in the records of the New Hampshire Department of Public Works and Highways and to be recorded in the Sullivan County Registry of Deeds, said point also being the existing Easterly sideline of Washington Street; thence easterly with said Division Line to a point on a line that connects a point twenty-three and twelve hundredths (23.12) feet Easterly of and directly opposite Washington Street Construction Center Line Station 23 + 47.71 and a point twenty-three (23) feet Easterly of and directly opposite Station 31 + 10.54; thence Southerly to the last named point; thence Southerly on an arc curving to the right with a radius of eight hundred ninety-nine and thirty-eight hundredths (899.38) feet to a point in the Division Line between land of Andre F. Poirier and land now or formerly of Carolyn L. Ryan; thence Westerly with said Division Line to a point in the existing Easterly sideline of Washington Street; thence Northerly with said sideline to the point of beginning.

Slope Easement: Also taking the right to construct and maintain slopes and embankments that extend beyond the limits of the above-described taking in accordance with said Plan.

Containing in all, a right-of-way taking of two hundredths (0.02) of an acre, more or less, and slope easement of two hundred fifty (250) square feet, more or less.

Excepting and reserving 282.01 square feet, as further described in the sell-off of LVW Holdings, LLC to the City of Claremont recorded in Volume 1237, Page 594 of the Sullivan County Registry of Deeds.

Meaning and intending to describe and convey the same premises as conveyed to Bill Kennedy and Linda Lou Kennedy by virtue of a deed from KFP Holdings, LLC dated November 14, 2022 recorded in the Sullivan County Registry of Deeds at Book 2214, Page 201. See also deed to KFP Holdings, LLC from Jeffrey S. North dated August 6, 2021 recorded in the Sullivan County Registry of Deeds at Book 2162, Page 923. See also deed to Jeffrey S. North dated April 19, 2005 recorded in the Sullivan County Registry of Deeds at Book 1509, Page 606.

