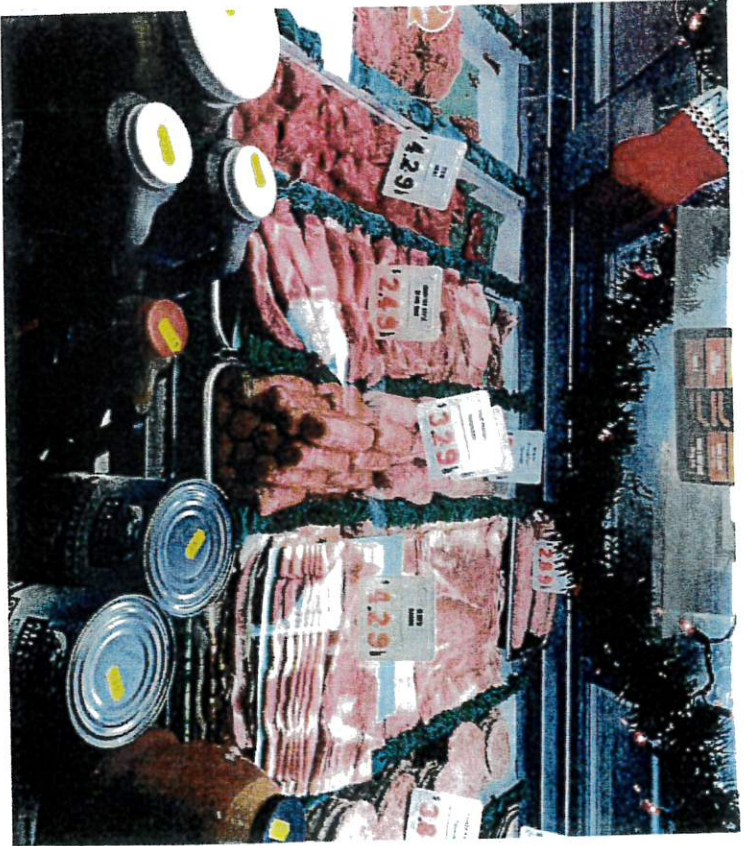


Liberal Beef

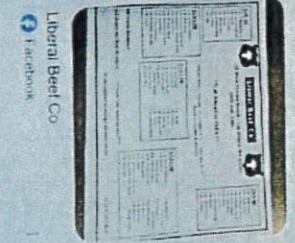


Google

liberal beef photos

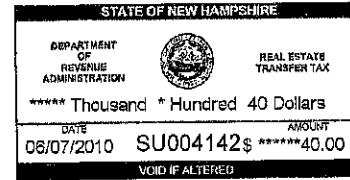
4.2 (15) · Price range: \$\$

Images :



EXPRESS

Sharon A. King



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That we, **VICTOR J. JANGEL and DAWNA M. JANGEL**, husband and wife, of Claremont, County of Sullivan and State of New Hampshire, for consideration paid, grant to **VICTOR J. JANGEL and DAWNA M. JANGEL, Co-Trustees of the Victor and Dawna M. Jangel 2010 Revocable Trust**, of 7 Marcotte Avenue, Claremont, New Hampshire 03743, with **WARRANTY COVENANTS**, the following premises:

Three certain tracts or parcels of land, with the buildings thereon, situated in Claremont, County of Sullivan and State of New Hampshire, more particularly described as follows:

Marcotte Avenue: Certain tracts or parcels of land situated in said Claremont, being Lots #54, #55, #56 and #57, as shown on plan of lots called "Lewis Heights, Claremont, Sullivan County, N.H.", which plan is recorded in the Sullivan County Registry of Deeds in No. 7, Pocket 4, Folder 1.

Said lots may be further described as follows: Beginning at an iron pin at the northwesterly corner of Leslie Avenue and Marcotte Avenue, so called, thence in a northerly direction along the westerly side of said Leslie Avenue a distance of 150 feet to an iron pin at the southeasterly corner of Lot #58; thence in a westerly direction in a straight line along the southerly boundary line of Lots #58 and #53 a distance of 243 feet to an iron pin on the westerly side of Stone Avenue, so called; thence in a southerly direction along the westerly side of said Stone Avenue a distance of 150 feet to an iron pin at the southeasterly corner of Marcotte Avenue and Stone Avenue; thence turning at an angle of ninety degrees with the last mentioned bound and proceeding in an easterly direction along the northerly side of Marcotte Avenue a distance of 240 feet to the point or place of beginning.

Being all and the same premises conveyed to Victor J. Jangel and Dawna M. Jangel by Edward R. Bosley and Mary M. Bosley by Warranty Deed dated November 7, 1962 recorded in Volume 394, Page 413 of the Sullivan County Registry of Deeds.

Main Street: A certain tract or parcel of land with the buildings thereon situated in said Claremont and bounded and described as follows, to wit:

Beginning eleven feet westerly from the Tontine building, so called, on the northerly side of the highway known as Main Street; thence running westerly on said highway in a direct line with the south side of said Tontine building thirty feet; thence northerly in a direct line at right angles with the direct line aforesaid forty-two feet; thence easterly at a right angle to the west line thirty feet; thence southerly at a right angle to the north line forty-two feet to the place of beginning; conveying also any and all

West Terrace Street: A certain tract of land, together with the building thereon, situated on the southerly side of Terrace Street in said Claremont and which is known as 12 West Terrace Street;

Beginning at a stone bound at the northwesterly corner of the within granted premises, and the northeast corner of land now or formerly of Idella Little; thence southerly along land of said Idella Little one hundred and thirty (130') feet, more or less, to a stone bound at land now or formerly of Elmer J. Leavitt; thence easterly along land of said Elmer J. Leavitt and land now or formerly of Victor Kolenda one hundred and forty (140') feet, more or less, to a stone bound; thence northerly along land now or formerly of Robert Hurley and Alexander Szyman one hundred and thirty (130') feet, more or less, to a stone bound on said Terrace Street; thence westerly along the southerly side of said Terrace Street one hundred and forty (140') feet, more or less, to the place of beginning.

Being all and the same premises conveyed to Victor J. and Dawna M. Jangel by Foster Beef Company by Warranty Deed dated November 7, 1975 recorded in Volume 566, Page 9 of the Sullivan County Registry of Deeds.

The within conveyance is subject to an easement granted to Connecticut Valley Electric Company, Inc. and New England Telephone and Telegraph Company dated January 10, 1995 recorded on April 1, 1995 in Volume 1058, Page 546 of said Registry.

The within conveyance is subject to all mortgages of record.

Dated this 3rd day of June, 2010.


Victor J. Jangel


Dawna M. Jangel

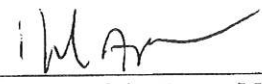
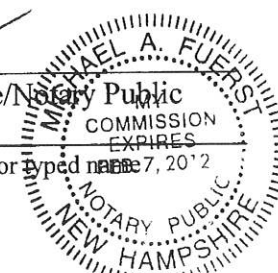
STATE OF NEW HAMPSHIRE
COUNTY OF SULLIVAN

6-3, 2010

Personally appeared the above-named Victor J. Jangel and Dawna M. Jangel, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Before me,

My commission expires:


Justice of the Peace/Notary Public
COMMISSION EXPIRES
Justice/Notary printed or typed name: Michael A. Fuerst, 2012
(seal)


WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, **VICTOR J. JANGEL**, married, of Claremont, County of Sullivan and State of New Hampshire, for consideration paid, grant to **VICTOR JANGEL AND DAWNA M. JANGEL, Trustees of the Victor and Dawna M. Jangel 2010 Revocable Trust dated June 3, 2010**, of 7 Marcotte Avenue, Claremont, New Hampshire 03743, with **WARRANTY COVENANTS**, all of my undivided one-half (½) interest in the following described premises:

Tract I: A certain tract or parcel of land, with the buildings thereon, situated in Claremont, in the County of Sullivan and State of New Hampshire, and bounded and described as follows:

Beginning at the northwest corner of land formerly of Mary J. White; thence running southerly on said White's west line about nine rods and six feet to land of the Concord and Claremont Railway Company; thence westerly on said Railroad's land to a corner; thence northerly on said Railroad's land about nine rods and six feet to Prospect Street; and thence easterly on said Prospect Street to the place of beginning.

Tract II: A certain tract or parcel of land situated in Claremont, Sullivan County, New Hampshire, bounded and described as follows:

Beginning at a set railroad spike on the southerly side of **Prospect Street** in said Claremont, said spike marking the northeasterly corner of the tract herein conveyed and the northwesterly corner of other land now or formerly of Joseph S. and Dorothy A. Szalucka; thence N. 60° 16' 20" W. 33.4 feet, more or less, along the southerly side of Prospect Street to its intersection with Tyler Street; thence S. 21° 37' 45" W. 153.87 feet, more or less, along the easterly side of Tyler Street; thence S. 59° 12' 10" E. 33.49 feet, more or less, along land now or formerly of Claremont and Concord Railway Company, Inc., to a set railroad spike at land now or formerly of Joseph A. and Dorothy A. Szalucka; thence N. 21° 37' 45" E. 154.50 feet, more or less, along said other land now or formerly of Joseph S. and Dorothy A. Szalucka to the point of beginning.

See Plan entitled "Plan of Subdivision for Claremont-Concord Railroad, Claremont, N.H., Scale 1" = 100', April 10, 1973, prepared by David O'Hara & Associates, Inc.", and recorded in Pocket 11, Folder 1, #29 of Planfile 1 in the Sullivan County Registry of Deeds.

Tract I and II being all and the same premises conveyed to Victor J. Jangel and Jeffrey M. Jangel by Dorothy A. Szalucka by Warranty Deed dated March 10, 1993 recorded in Volume 993, Page 12 of the Sullivan County Registry of Deeds.

The within conveyance is subject to all mortgages of record.

These are not homestead premises.

The within conveyance is for estate planning purposes and is a non-contractual transfer made pursuant to RSA 78-B:2 XXII and therefore only minimum transfer tax is due hereon.

Dated this 13th day of June, 2019.

Victor J. Jangel

Victor J. Jangel

STATE OF NEW HAMPSHIRE
COUNTY OF SULLIVAN

June 13, 2019

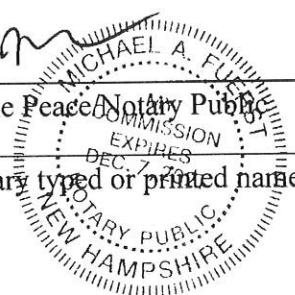
Personally appeared Victor J. Jangel, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing and acknowledged that he executed the same for the purposes therein contained.

Before me,

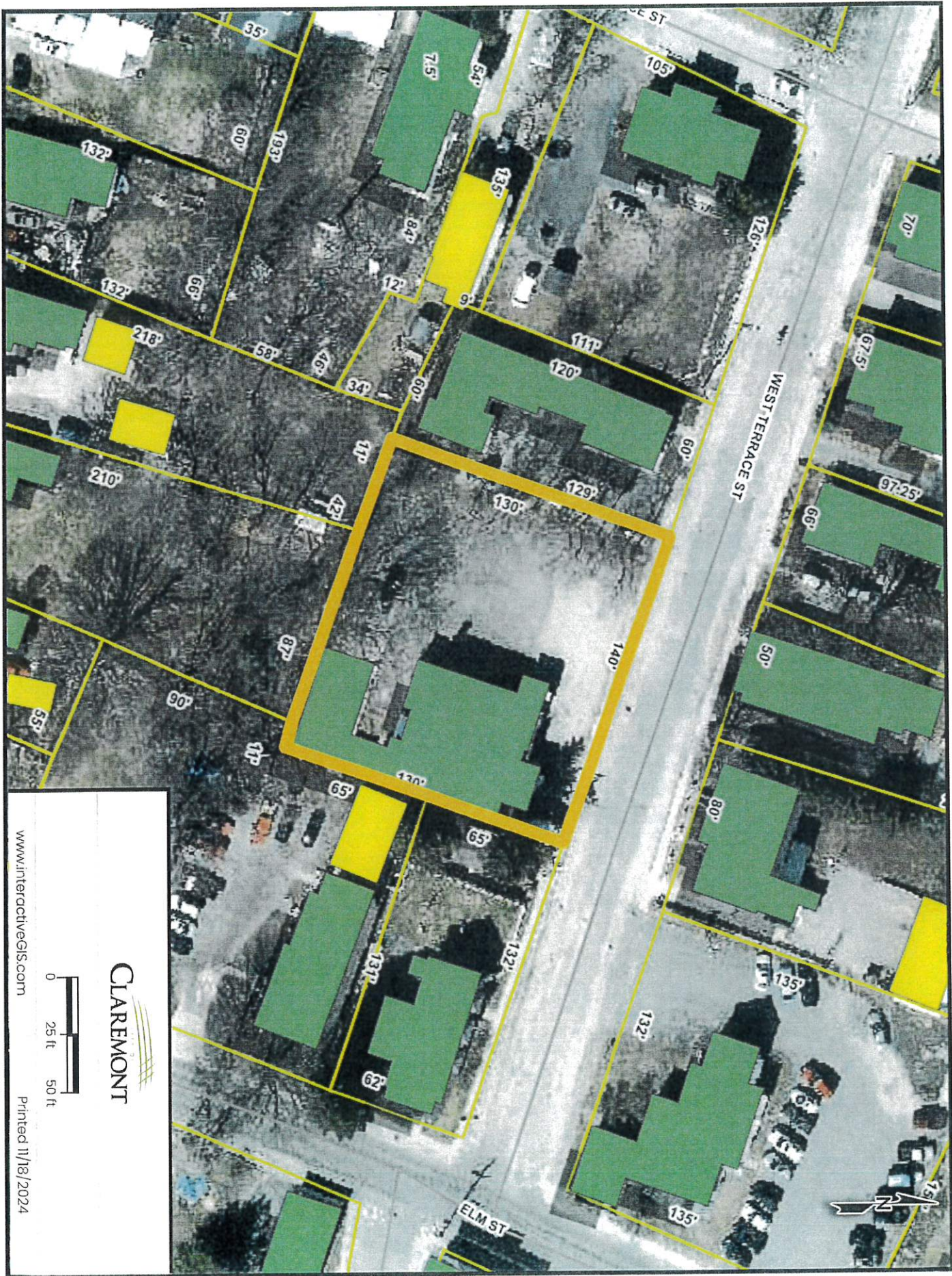
M. A. F.

Justice of the Peace/Notary Public

Justice/Notary typed or printed name



My Commission Expires:

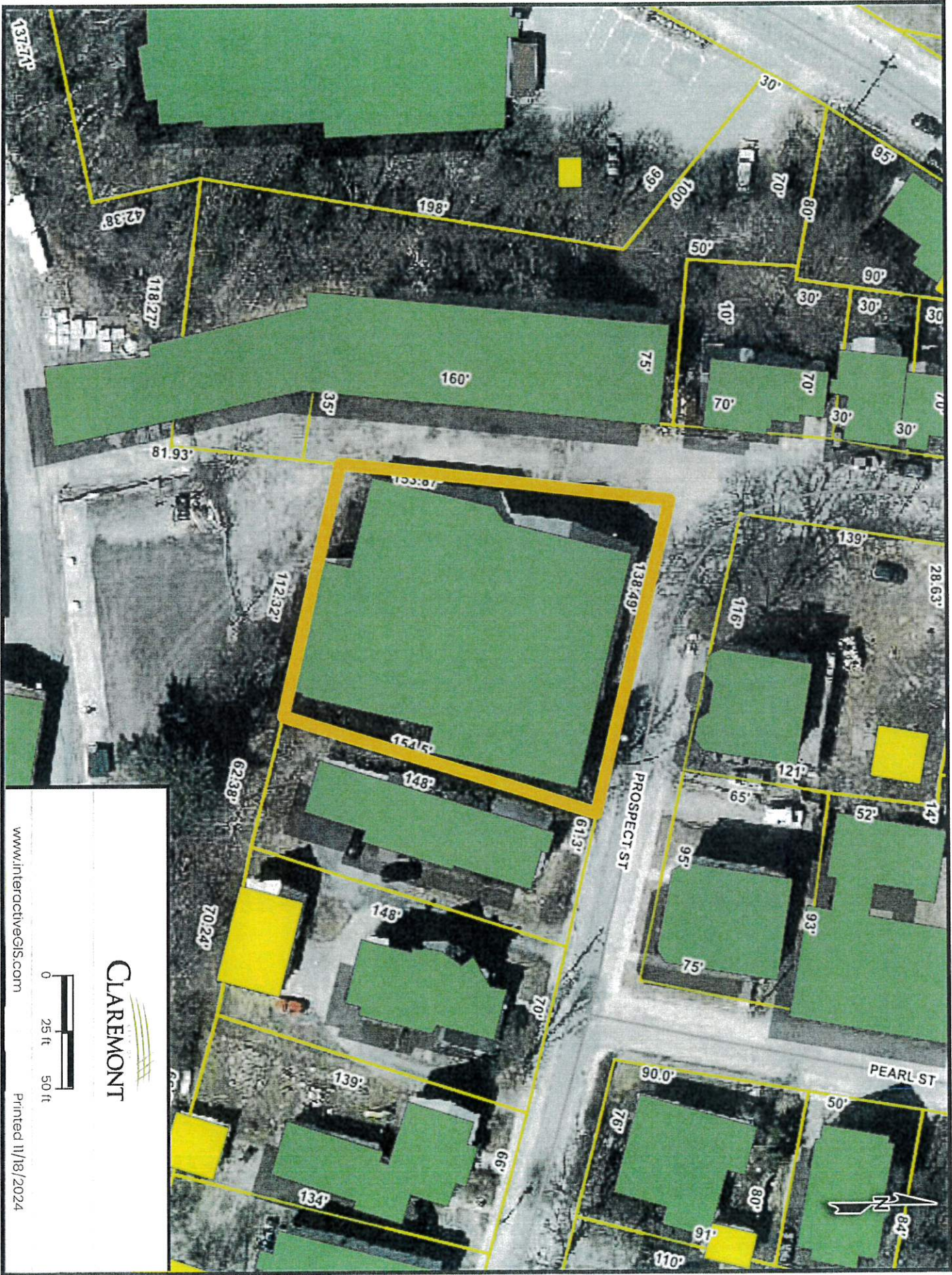


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Confidentiality Agreement & Acknowledgements

I/We, the undersigned, agree that all information furnished to me (us) by **Town & Country Realty Associates** regarding the business opportunity known as **LIBERAL BEEF** shall be permanently confidential and shall not be copied or reproduced, nor used in a competitive manner, nor disclosed to any other party not directly or indirectly involved in the transactions proposed. The information shall be used for the sole purpose of considering the acquisition of the assets of said business opportunity.

Information to remain confidential may include, but not limited to, financial records, name of business, leases, accounts and customer lists.

I/We also understand that **Town & Country Realty Associates** is acting as agent for the Seller and legally represents only the interest of the Sellers.

If applicable, I/We as cooperating broker(s), also agree to invoke similar written and signed safeguards when presenting this property to my/our prospects.

I/We understand that although all information provided is believed to be accurate, **Town & Country Realty Associates** does not warrant or guarantee its completeness or accuracy.

I/We further understand that I/We should verify all information and seek advice of counsel or others before signing any contractual agreement.

Date

Signature

Telephone #

Printed Name

E-mail Address

City/State/Zip Code

Cooperating Broker

Agency

Agent/Broker

Town and Country Realty Associates