

R. J. Tomlinson

Wk

Doc # 0003898 Mar 26, 2009 3:23 PM
Register of Deeds, Cheshire County
 Evelyn S. Deibel



No transfer tax due:
Non-contractual transfer

WARRANTY DEED

BK2562PG0566

The Institute of Catholic Dogma, Inc., a non-profit corporation organized under the laws of the State of New Hampshire, of 140 Tully Brook Road, Richmond, Cheshire County, New Hampshire, for consideration paid, grants to **Saint Benedict Center, Inc.**, a non-profit corporation organized under the laws of the State of New Hampshire, of 95 Fay Martin Road, Richmond, Cheshire County, New Hampshire 03470, with **Warranty Covenants:**

A certain tract or parcel of land together with any buildings or improvements thereon, situated on the easterly side of Tully Brook Road, formerly Greenwoods Road, in **Richmond**, County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at an iron pin set on the easterly side of Tully Brook Road, formerly Greenwoods Road, which marks the northwesterly corner of the premises herein conveyed; thence

South 52° 05' East a distance of four hundred seventy-eight and one hundredth (478.01) feet, more or less, to an iron pin set; thence

South 28° 10' West a distance of two hundred fifty-two and fifty-four hundredths (252.54) feet, more or less, to an iron pin set; thence

North 59° 29' West a distance of three hundred ninety-three and forty-nine hundredths (393.49) feet, more or less, to an iron pin set; thence

South 74° 00' West a distance of eight-six (86.00) feet, more or less, to an iron pin set; thence

North 63° 18' West a distance of fifty (50.00) feet, more or less, to an iron pin set; thence

Northeasterly on a curve having a radius of nine hundred fifty-four (954.00) feet a distance of sixty-one and sixty-seven hundredths (61.67) feet, more or less, to a monument set on the easterly side of Tully Brook Road, formerly Greenwoods Road; thence

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Northeasterly on a curve having a radius of two thousand four hundred thirty-four (2434.00) feet a distance of three hundred eighteen and ninety-five hundredths (318.95) feet, more or less, to the point of beginning.

Containing 3.32 acres of land, more or less, and shown as Lot 4 on a certain plan of land entitled "Subdivision Plat Prepared for Blessed Sacrament Community, Inc., Richmond, N.H." dated August 17, 1988, Scale 1 inch = 200 feet, Job #88-80B, David A. Mann Associates, 800 Park Avenue, Keene, N.H., which plan is recorded at the Cheshire County Registry of Deeds in Cabinet 11, Page 58.

Being all of the premises conveyed to the Grantor by a Warranty Deed from Brothers of Our Lady of Reconciliation, Inc. dated May 2, 2000 and recorded May 16, 2000 in Volume 1749, Page 267 of the Cheshire County Registry of Deeds.

Together with an easement for access to Tully Brook Road and subject to the terms of an agreement concerning such easement between the Grantor and New Hampshire Southwest Land Investment, LLC dated March 23, 2009 and recorded herewith at the Cheshire County Registry of Deeds. See also the Right of Way granted by the Blessed Sacrament Community, Inc., recorded in Volume 1538, Page 246 at said Registry.

This is not homestead property.

Dated this 24th day of March, 2009.

INSTITUTE OF CATHOLIC DOGMA, INC.

Robert D. Hickson, Jr.

by Robert D. Hickson, Jr.
Its President
Duly authorized

STATE OF *Virginia*
COUNTY OF *Clarke*

On this *24th* day of March, 2009, the above-named Robert D. Hickson, Jr. appeared before me and acknowledged that he executed this deed on behalf of the Institute of Catholic Dogma, Inc. and that he is duly authorized to do so.

Christine W. Cornwall 7083513

Notary Public
my commission expires: *March 31, 2011*
{scal}



ATTEST
EVELYN S HUBAL
Cheshire Register of Deeds