

Return to:

Kelly Ovitt Puc, Esquire
Sulloway & Hollis, P.L.L.C.
9 Capitol Street
Concord, NH 03301

7875.00

QUITCLAIM DEED

CONCORD TRUST COMPANY, LLC, TRUSTEE, GST TAXABLE FAMILY TRUST c/u CARL F. PIONTKOWSKI REVOCABLE TRUST AGREEMENT U/A/D 8/25/2005, as Amended and Restated (the "GST Trust") for consideration given, grants to Sled Road LLC, a Massachusetts limited liability company with an address of 4 Campground Road, Boxford, MA 01921, with QUITCLAIM COVENANTS, the following tracts of real estate situated in the Town of Boscawen, County of Merrimack and State of New Hampshire, together with any improvements thereon:

Tract 1:

A certain parcel of land situated in the Town of Boscawen, County of Merrimack, and State of New Hampshire, depicted as Tax Map 183D, Lot 134 on a plan entitled "Boundary Plat, Land of Hannah Dustin Holdings, LLC, Commercial Street & River Road, Boscawen, NH, Merrimack County, Tax Map 183D Lot 134" dated September 15, 1999 and prepared by FWS Land Surveying, and recorded on September 15, 1999 at the Merrimack County Registry of Deeds, Plan Number 14867 (the "Plan") together with any improvements thereon, and described according to such Plan as follows:

1. Beginning at a calculated boundary point on the northwesterly side of Commercial Street, being the southwest corner of the lot, thence
2. N 19° 08' 40" W a distance of 175.0 feet along Tax Map 183D Lot 135 now or formerly of Hannah Dustin Holdings, LLC, to a point, thence
3. N 42° 42' 38" W a distance of 137.7 feet along Tax Map 183D Lot 144 now or formerly of Mill House at Tremont Ltd. Partnership to a point, thence
4. S 83° 00' 22" E a distance of 27.7 feet along the southerly side of Fisher Avenue to a

point, thence

5. S 88° 40' 5" E a distance of 5.5 feet along the southerly side of Fisher Avenue to a point, thence
6. N 4° 59' 50" W a distance of 33.1 feet along the east end of Fisher Avenue to a point, thence
7. S 88° 35' 46" E a distance of 182.5 feet along Tax Map 183D Lot 145 now or formerly of McKerley Health Services and along Tax Map 183D Lot 146 now or formerly of Paula Lacroix to a point, thence
8. N 5° 28' 5" W a distance of 125.70 feet along Tax Map 183D Lot 146 now or formerly of Paula Lacroix to a granite bound, thence
9. N 88° 52' 44" W a distance of 79.91 feet along Tax Map 183D Lot 146 now or formerly of Paula Lacroix to a granite bound, thence
10. N 5° 14' 30" W a distance of 180.71 feet along Tax Map 183D Lot 145 now or formerly of McKerley Health Services to a granite bound, thence
11. S 85° 24' 35" W a distance of 102.53 feet along Tax Map 183D Lot 145 now or formerly of McKerley Health Services to a granite bound, thence
12. N 5° 5' 00" W a distance of 100.36 feet along Tax Map 183D Lot 147 now or formerly of Paul & Cynthia Vezina and along Tax Map 183D Lot 148 now or formerly of Leo F. & M. G. DeGreenia to a granite bound, thence
13. N 25° 6' 19" E a distance of 361.23 feet along the easterly side of Harris Hill Road to a point, thence
14. N 83° 48' 35" E a distance of 350.08 feet along Tax Map 183D Lot 133 now or formerly of the Town of Boscawen to a point, thence
15. S 70° 25' 01" E a distance of 197.35 feet along the southerly side of New Hampshire Route 4 to a bound, thence
16. S 59° 34' 45" E a distance of 212.19 feet along the southerly side of New Hampshire Route 4 and crossing River Road to a point, thence
17. Along a curve to the left with a radius of 5,688.75 feet a distance of 7.57 feet along the easterly side of River Road to a point, thence
18. S 78° 07' 40" W a distance of 74.25 feet crossing River Road to a point, thence

19. Along a curve to the left with a radius of 5,614.50 feet a distance of 400.00 feet along the westerly side of River Road to a point, thence
20. S 69° 34' 46" W a distance of 61.23 feet along the northerly side of Commercial Street to a point, thence
21. S 74° 51' 06" W a distance of 84.91 feet along the northerly side of Commercial Street to a point, thence
22. S 71° 55' 31" W a distance of 53.92 feet along the northerly side of Commercial Street to a point, thence
23. S 66° 15' 36" W a distance of 56.84 feet along the northerly side of Commercial Street to a point, thence
24. S 57° 52' 07" W a distance of 67.03 feet along the northerly side of Commercial Street to a point, thence
25. S 52° 33' 30" W a distance of 66.16 feet along the northerly side of Commercial Street to a steel pin, thence
26. S 48° 40' 37" W a distance of 121.37 feet along the northerly side of Commercial Street to a steel pin, thence
27. S 47° 43' 49" W a distance of 140.57 feet along the northerly side of Commercial Street to a point, thence
28. S 50° 14' 02" W a distance of 105.97 feet along the northerly side of Commercial Street to a point, thence
29. S 52° 12' 23" W a distance of 102.68 feet along the northerly side of Commercial Street to the point of beginning,

This conveyance is subject to all covenants, conditions, restrictions and reservations of record affecting Tract 1.

Meaning and intending to describe and convey Tract 1 conveyed to the within Grantor by Fiduciary Deed of Concord Trust Company, LLC, Trustee of the Carl F. Piontkowski Revocable Trust Agreement U/A/D 8/25/2005, as amended, dated December 30, 2019, and recorded January 6, 2020, in the Merrimack County Registry of Deeds at Book 3661, Page 1398.

According to the current records of the Town of Boscaawen, New Hampshire, the premises conveyed hereby as Tract 1 are land and building(s) located at and known as 51-57 Commercial Street and identified as Tax Map 183D Lot 134, containing 12.99 acres, more or less.

Tract 2:

A certain parcel of land situated in the Town of Boscawen, County of Merrimack, and State of New Hampshire, depicted as Tax Map 183D, Lot 149 parcel 5 on a plan entitled "Major Subdivision Plat, Land of Hannah Dustin Holdings, LLC, Commercial & River Roads, Boscawen, NH, Merrimack County, Tax Map 183D Lot 134 & 149" prepared by FWS Land Surveying, dated January 8, 1999 and recorded on October 8, 11:50 AM, 1999 at the Merrimack County Registry of Deeds as Plan Number 14904, Sheet 2 of 2, together with any improvements thereon, and described according to such Plan as follows:

1. Beginning at a calculated boundary point at the most northeasterly point of said Lot #5 on the aforementioned Plan along land now, or formerly of, the Boston and Maine Railroad, at the corner of River Road and Commercial Street in Boscawen, County of Merrimack, State of New Hampshire, thence
2. S 06° 38' 16" E a distance of 151.41 feet along land now or formerly of the Boston and Maine Railroad, to a point, thence
3. S 89° 46' 01" W a distance of 197.39 feet along land now, or formerly owned by New Hampshire Hydro Associates to a point, thence
4. S 74° 20' 08" W a distance of 182.99 feet along land now, or formerly owned by New Hampshire Hydro Associates to a point, thence
5. N 47° 20' 43" W a distance of 58.18 feet along land now, or formerly owned by, Hannah Dustin Holdings, LLC, thence
6. N 52° 33' 30" E a distance of 62.19 feet along Commercial Street in Boscawen, New Hampshire, thence
7. N 57° 52' 07" E a distance of 61.10 feet along Commercial Street, thence
8. N 66° 15' 36" E a distance of 50.76 feet along Commercial Street, thence
9. N 71° 55' 31" E a distance of 50.21 feet along Commercial Street, thence
10. N 74° 51' 06" E a distance of 84.16 feet along Commercial Street, thence
11. N 73° 37' 07" E a distance of 127.13 feet along Commercial Street to the point of beginning.

This conveyance is subject to all covenants, conditions, restrictions and reservations of record affecting Tract 2.

Meaning and intending to describe and convey Tract 2 conveyed to the within Grantor by Fiduciary Deed of Concord Trust Company, LLC, Trustee of the Carl F. Piontkowski Revocable

Trust Agreement U/A/D 8/25/2005, as amended, dated December 30, 2019, and recorded January 6, 2020, in the Merrimack County Registry of Deeds at Book 3661, Page 1398.

According to the current records of the Town of Boscawen, New Hampshire, the premises conveyed hereby as Tract 2 are land and building(s) located at and known as 60 Commercial Street and identified as Tax Map 183D Lot 149-5, containing .97 acres, more or less.

Tract 3:

A certain tract or parcel of land, located in Boscawen, Merrimack County, New Hampshire, situated on the south side of Route 4, shown as Map 183D, Lot 133, on the Town of Boscawen Tax Map, consisting of .30 acres more or less and being further described on the Boscawen Property Assessment Record with the following bounds:

Sixty (60) feet northerly along the State of NH right of way to a pin, then one hundred forty (140) feet northeasterly along said right of way to a pin, then one hundred ninety-two (192) feet southeasterly along said right of way to a pin, and then closing thar parcel southwesterly to the point of beginning along property previously owned by Allied Leather.

This conveyance is subject to all covenants, conditions, restrictions and reservations of record affecting Tract 3.

Meaning and intending to describe and convey Tract 3 conveyed to the within Grantor by Fiduciary Deed of Concord Trust Company, LLC, Trustee of the Carl F. Piontkowski Revocable Trust Agreement U/A/D 8/25/2005, as amended, dated December 30, 2019, and recorded January 6, 2020, in the Merrimack County Registry of Deeds at Book 3661, Page 1398.

According to the current records of the Town of Boscawen, New Hampshire, the premises conveyed hereby as Tract 3 are land located at and known as an unnumbered parcel on the south side of Route 4 and identified as Tax Map 183D Lot 133, containing .3 acres, more or less.

Tract 4:

A certain tract of land with any buildings thereon situated in Boscawen, County of Merrimack, State of New Hampshire, bounded and described as follows, to wit:

Beginning at a point on the easterly sideline of Harris Hill Road (formerly East Street), so-called, at land now of McKerly Management Services, formerly of Myrtle Fisher;

Thence running in an easterly direction by land of McKerly Management Services, formerly Myrtle Fisher, to a stone bound marked "S";

Thence turning and running northerly a distance of 89.98 feet by land now or formerly of Allied Kid Corp to a point at land now of DeGreenia, formerly of Maud Huckins;

Thence turning and running S 87° 24' W a distance of 5.45 feet by said DeGreenia land, formerly of said Huckins, to a point on the east sideline of Harris Hill Road;

Thence turning and running in a southwesterly direction by the sideline of Harris Hill Road (being land of the State of New Hampshire, formerly of Mae Huckins) to a New Hampshire Highway Department bound;

Thence turning and running in a northwesterly direction a distance of 50.00 feet by said Harris Hill Road (being land of the State of New Hampshire, formerly of Mae Huckins) to a point;

Thence turning and running in a southwesterly direction still by said Harris Hill Road (being land of the State of New Hampshire, formerly of Mae Huckins) to the point of beginning.

This conveyance is subject to all covenants, conditions, restrictions and reservations of record affecting Tract 4.

Meaning and intending to describe and convey a portion of Tracts 6, 7 and/or 8 conveyed to the within Grantor by Fiduciary Deed of Concord Trust Company, LLC, Trustee of the Carl F. Piontkowski Revocable Trust Agreement U/A/D 8/25/2005, as amended, dated December 30, 2019, and recorded January 6, 2020, in the Merrimack County Registry of Deeds at Book 3661, Page 1398.

According to the current records of the Town of Boscawen, New Hampshire, the premises conveyed hereby as Tract 4 are land located at and known as an unnumbered parcel on Tremont Street and identified as Tax Map 183D Lot 147, containing .11 acres, more or less. For sake of clarity this conveyance does not include the portion of Tracts 6, 7, and/or 8 denoted as Town of Boscawen, NH Tax Map 183D Lot 132.

Pursuant to RSA 564-A:7, the undersigned Trustee certifies that the GST Trust is in full force and effect; and that the undersigned Trustee has full power and authority on behalf of the GST Trust to sell the real estate and improvements being conveyed hereby, and no buyer or third party shall be bound to inquire whether the undersigned Trustee has said power, or is properly exercising said power, and pursuant to said authority, the Trustee has authority to execute and deliver this instrument to the grantee named herein.

[The remainder of this page is intentionally left blank. Signature page follows.]

Executed this 12 day of May 2022.

Seller: Concord Trust Company, LLC, Trustee, GST Taxable Family Trust c/u Carl F. Piontkowski Revocable Trust Agreement U/A/D 8/25/2005, as Amended and Restated

By: [Signature]
Name: Geoffrey McDonald
Title: Trust officer, duly authorized

STATE OF New Hampshire
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 12th day of May, 2022, by Geoffrey McDonald, duly authorized VP, Trust Officer of Concord Trust Company, LLC, Trustee, GST Taxable Family Trust c/u Carl F. Piontkowski Revocable Trust Agreement U/A/D 8/25/2005, as amended and restated, who is known to me or satisfactorily proven to me to be the person whose name is subscribed herein, and who executed the foregoing instrument for the purposes herein contained.

Amy E. Simard
Notary Public
My Commission Expires: 2/19/2025

