

Register of Deeds, Carroll County

Lisa Scott

| STATE OF NEW HAMPSHIRE | | | |
|---|----------|------|-----------------------------|
| DEPARTMENT OF REVENUE ADMINISTRATION | | | REAL ESTATE TRANSFER TAX |
| ****3 | THOUSAND | 7 | HUNDRED AND 50 DOLLARS |
| MO. | DAY | YR. | AMOUNT |
| 02 | 03 | 2017 | 911107 \$ ****3750.00 |
| VOID IF ALTERED | | | |

The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **MSK PROPERTY MANAGEMENT, LLC**, a New Hampshire Limited Liability Company, duly organized and existing, with a mailing address of Post Office Box 336, West Ossipee, Carroll County, New Hampshire 03890, for consideration paid, grant to **PLEASANT PROPERTY MANAGEMENT, LLC**, a New Hampshire Limited Liability Company, duly organized and existing, with a mailing address of Post Office Box 244, Conway, Carroll County, New Hampshire 03818, with **WARRANTY COVENANTS**, the following:

A certain lot or parcel of land together with all buildings thereon and improvements thereto, in the Town of Conway, County of Carroll and State of New Hampshire, situated on the westerly side of Pleasant Street and therein bounded and described as follows:

"Bounded Northerly by land of J. Shumway Marshall and land of Clarence L. Reynolds, Easterly by said Pleasant Street, Southerly by land of Harold Foster, and Westerly by land of Chester M. Wiggin.

"Saving, reserving and excepting, however, the right for the eaves for the barn now standing on land of J. Shumway Marshall to overhang and drip onto the parcel hereby conveyed."

Also included as a part of the within granted tract is the adjacent parcel of land conveyed as an integral part of the foregoing parcel by deed of the Carroll County Trust Company to Ruth J. Brown dated July 22, 1977 and recorded in said Registry at Book 668, Page 209, and therein bounded and described as follows:

"Beginning at a stone on the Northwesterly corner of the parcel conveyed to said Ruth J. Brown by deed of Robert W. Perry and Alexandra B. Perry by deed duly recorded in Carroll County, Records, Book 642, Page 190; thence by land of the Grantee, South 11 degrees 4 minutes 15

BK 3310PG 781

seconds West, 92.69 feet to a point to be evidenced by a stone bound at the northwesterly corner of a strip of land this day being conveyed by said Grantee to said Grantor; thence turning and running North 79 degrees 1 minute 55 seconds West by land of the Grantor, 50 feet to a point; thence North 11 degrees 7 minutes 10 seconds East by remaining land of the Grantor, 90 feet to a point to be evidenced by a stone bound on the Southerly line of land of Jesse Lyman, Inc.; thence South 82 degrees 7 minutes East by land of Jesse Lyman Inc., 50 feet to the bound begun at, containing 4565 square feet.”

Also included herewith is the same underground sewerage pipeline right conveyed by the Carroll County Trust Company to Ruth J. Brown by deed August 11, 1990 recorded in said Registry at Book 792, Page 468, reference to which is made for a more complete description of the same.

There is saved, excepted and reserved from the within granted tract a small portion containing some 4,020 square feet in area as was conveyed by Ruth J. Brown to the Carroll County Trust Company by deed dated July 22, 1977 recorded in said Registry at Book 668, Page 207, reference to which is made for a more complete description of the same; but including in this conveyance all those rights reserved to the said Ruth J. Brown therein.”

For further reference see Boundary Plan of Land in Conway, N.H. Drawn for Carroll County Trust Co., surveyed by H. Edmund Bergeron, dated July 5, 1977 and recorded in the Carroll County Registry of Deeds in Plan Book 37, Page 48.

SUBJECT TO Easement from MSK Property Management, LLC to Matthew H. Weegar and Vicki L. Weegar dated February 4, 2015 recorded at the Carroll County Registry of Deeds at Book 3189, Page 805.

Meaning and intending to describe and convey the same premises conveyed to MSK Property Management, LLC by Warranty Deed of Arthur F. Brown, Jr., and Janet L. Dugger, Co-Trustees of the Ruth J. Brown Family Trust dated June 26, 2003 and recorded at the Carroll County Registry of Deeds at Book 2171, Page 569.

The above described is not homestead property of the grantor.

This deed was prepared based on information provided by the Grantor. Alpine Title Services, Inc. did not independently verify the accuracy of any information provided and no title search was completed by Alpine Title Services, Inc.

BK 3310PG 782

EXECUTED, this 27 day of January, 2017.

MSK Property Management, LLC

BY:

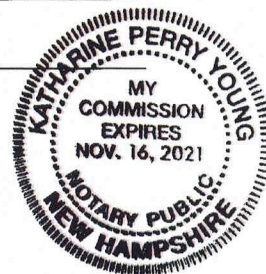
Mark S. Cartier
Mark S. Cartier, Member

STATE OF NEW HAMPSHIRE

COUNTY OF CARROLL

The foregoing instrument was acknowledged before me this 27 day of January, 2017 by Mark S. Cartier, Member of MSK Property Management, LLC known to me or satisfactorily proven by photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Katharine Perry Young
Notary Public/~~Justice of the Peace~~
My Commission Expires: _____



EXECUTED, this 27 day of January, 2017.

MSK Property Management, LLC

BY:

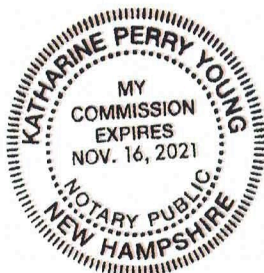
Stanley Whitaker
Stanley Whitaker, Member

STATE OF NEW HAMPSHIRE

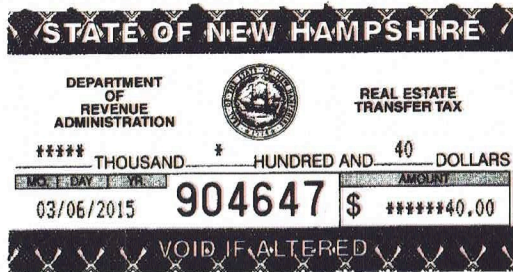
COUNTY OF CARROLL

The foregoing instrument was acknowledged before me this 27 day of January, 2017 by Stanley Whitaker, Member of MSK Property Management, LLC known to me or satisfactorily proven by photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Katharine Perry Young
Notary Public/~~Justice of the Peace~~
My Commission Expires: _____



AK3310PG 783



Doc # 0001849 Mar 6, 2015 4:19 PM

Jwa Scry
Register of Deeds, Carroll County



SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that, **MSK PROPERTY MANAGEMENT, LLC**, a New Hampshire Limited Liability Company, with a principal business address of 24 Pleasant Street, Conway, New Hampshire, 03818, grant to, **MATTHEW. H. WEEGAR** and **VICKI L. WEEGAR**, with a mailing address of P.O. Box 377, Conway, New Hampshire, 03079, an easement for property located in the Town of Conway, County of Carroll, and State of New Hampshire as follows:

The Easement rights herein granted shall be appurtenant to and benefit real property of Vicki L. Weegar by deed dated 08/16/2004 and recorded at Book 2328 Page 466 and by deed of Vicki L. Weegar to Vicki L. Weegar and Matthew H. Weegar by deed dated 2/4/2008 recorded at Book 2690 Page 792.

The Easement rights herein granted shall be across and over a portion of the real property acquired by MSK Property Management, LLC by deed dated June 30, 2003 and recorded at Book 2171 Page 569 Carroll County Registry of Deeds.

General Description, Purpose and Location:

MSK Property Management, LLC grants to Vicki L. Weegar and Matthew H. Weegar rights to cross and re-cross property of MSK Property Management, LLC as identified herein above for all purposes reasonably related to placing and piling of snow on the MSK property from the easterly side of the driveway of the Weegar property onto the area of the MSK Property Management property that is abutting the driveway of the Weegar property.

The Easement granted herein shall run with the land.

BK 3189PG. 805

WITNESS my hand and seal this 4th day of February, 2015

MSK PROPERTY MANAGEMENT, LLC

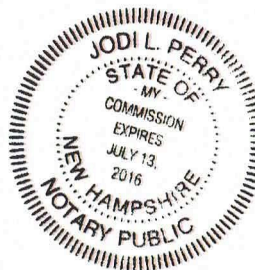
Mark Cartier
Mark Cartier, Member

STATE OF NEW HAMPSHIRE

COUNTY OF Carroll

Personally appeared before me this 4th day of February, 2015 the
above named, Mark Cartier, as member of MSK Property Management, LLC known to
me or satisfactorily identified by me and acknowledged the foregoing instrument as his
voluntary act and deed,

Jodi L. Perry
Notary Public/Justice of the Peace
Print Name: Jodi L. Perry
My Commission Exp: 7-13-16



BK3189PG 806

Carroll County New Hampshire Registry of Deeds
Book 3793 Page 0895 Page 1 of 2
Recorded on 10/17/2024 at 02:29 PM
TID: 4292499 Doc # 202400091430

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Pleasant Property Management, LLC, a domestic limited liability company, having a principal office address of 24 Pleasant Street, Town of Conway, County of Carroll, State of New Hampshire, 03818, for consideration paid, grants to the State of New Hampshire, whose address is PO Box 483, 7 Hazen Drive, Concord, New Hampshire 03302-0483, with WARRANTY covenants,

A certain parcel of land, not a homestead, situated on the Westerly side of N.H. Route 153 (Pleasant Street), as now travelled, in the Town of Conway, County of Carroll, State of New Hampshire, and being near the N.H. Route 153 (Pleasant Street) Right-of-Way Alignment Station 41+50.00 and shown as Parcel 7 on a Plan of N.H. Routes 16, 113, & 153 Right-of-Way Layout Plan, Town of Conway, X-A004 (446), 40638, on file in the records of the New Hampshire Department of Transportation and to be recorded in the Carroll County Registry of Deeds, bounded and described as follows:

Beginning at a point in the Westerly sideline of N.H. Route 153 (Pleasant Street), as now travelled. Said point being in the the division line between land of the Grantor and land now or formerly of Vicki L. and Matthew H. Weegar.

Thence, S 11° 24' 09" E along said sideline to a point twenty-seven and thirty hundreths (27.30) feet Westerly and directly opposite the NH Route 153 (Pleasant Street) Right-of-Way Alignment Station 41+69.17.

Thence, Northwesterly along the arc of a curve, curving to the right, having a radius of four hundred twenty-five (425.00) feet, a distance of thirty-two and seven hundredths (32.07) feet to a point thirty-three and fifty-eight hundredths (33.58) feet in the division line of land of the Grantor and land now or formerly of Vicki L. and Matthew H. Weegar, being Westerly and directly opposite Station 42+00.74.

Thence, Easterly with said division line to the point of beginning.

Containing two thousandths (.002) of an acre, more or less.

And also granting the temporary right and easement for the purpose of matching the property of the Grantor to the new highway on land of the Grantor as shown on the above-referenced Plan in accordance with the standard practice of highway construction. Said temporary construction easement area shall be affected for a period of thirty-six (36) months during the construction of the project. The property owner shall have unencumbered use of the area at all other times. Said easement shall expire on January 1, 2035, or one (1) year after completion of the construction for the project, whichever date shall come first.

Being a portion of and interest in that property recorded February 3, 2017, at the Carroll County Registry of Deeds in Book 3310, Page 781.

It is hereby made a part of the before mentioned consideration and a condition to this instrument that the property taxes are to be pro-rated as of the date of execution of this instrument.

Executed this 26th day of September, 2024.

PLEASANT PROPERTY MANAGEMENT, LLC

By: Patricia Murray
Patricia Murray, Member

STATE/Commonwealth of NEW HAMPSHIRE
COUNTY OF CARROLL

This instrument was acknowledged before me on the 26th day of September, 2024 by Patricia Murray, as Member of Pleasant Property Management, LLC.



Jennifer A. Adams
Notary Public/Justice of the Peace
My Commission expires: Nov. 2, 2027

JENNIFER A. ADAMS
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
November 2, 2027