

Town of Winchester
Boundary Line Adjustment/Technical Subdivision Application

Date: APRIL 2, 2024
Zoning District: RURAL RES / AGR

Map# 4 Lot# 47
Map# 4 Lot# 48

Property Location: BOLTON ROAD

Name & Address of Applicant: LAWRENCE LAND SURVEYING, LLC 579 KEENE RD WINCHESTER, NH 03470
Phone # 603-239-4387 email: lawrencesepticdesign@yahoo.com

Name & Address of owner(1) : HANN REV TRUST 60 WOLF TREE RD WINCHESTER, NH 03470
Phone# _____ email: jhann317@gmail.com

Name & Address of owner(2): HANN REV TRUST 60 WOLF TREE RD WINCHESTER, NH 03470
Phone# _____ email: _____


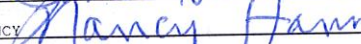
Name & Address of Surveyor: LAWRENCE LAND SURVEYING, LLC 579 KEENE ROAD WINCHESTER, NH 0347
Phone# _____ email: _____

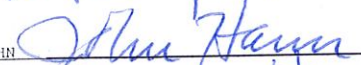
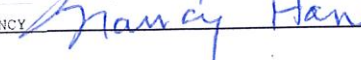
Size of existing lot(s): (1) 103.5 AC (2) 18.5 AC (3) _____ (4) _____
Sizes after adjustment : (1) 5.01 AC (2) 117.0 AC (3) _____ (4) _____

What structures(s) are located on the properties? NONE
Is the structure a duplex or multifamily? N/A
Will there be new structures on the property? N/A
Are either lot non-conforming? YES Will this create a non-conforming use? NO
Is there approval in writing from the mortgagee(s) for this adjustment? N/A
Is the letter of representation attached? YES

The applicant will need to submit a surveyed plat of the proposal with a completed application which includes a checklist and abutters list.
Upon approval of the adjustment new deeds reflecting the adjustment shall be supplied with the plan for recording.

Applicant's signature:  Date: 4/4/24

Owner (1) signatures(s) JOHN  Date: 4/3/24
NANCY  Date: 4/3/24

Owner (2) signatures(s) JOHN  Date: 4/3/24
NANCY  Date: 4/3/24

Town of Winchester
Planning Board
Notice of Boundary line Adjustment Application
Acceptance and Public Hearing
4-29-24

Notice is hereby given in accordance with RSA 676:4 and RSA 675:7 that the Winchester Planning Board will be meeting on 4-29-24 at 6pm at the Town Hall, 1 Richmond Road for the following:

The board will review an application for a Boundary line Adjustment submitted by Lawrence Land Surveying, LLC for Hann Rev. Trust for property off Bolton Road, map 4 lots 47 & 48. If the application is accepted as complete, the board will move into a hearing on the matter. Should a decision not be reached at the hearing, this application will stay on the agenda until it is either approved or disapproved without further notice. This application is on file in the Land Use Office for review during regular business hours and on the town website winchester-nh.gov.

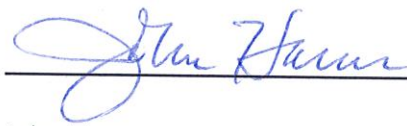
Respectfully,
Evan O'Connor
Land Use Administrator



LAWRENCE LAND SURVEYING, LLC
BOUNDARY SURVEYS - SUBDIVISIONS - LOT LINE ADJUSTMENTS
TOPOGRAPHIC SURVEYS - SITE PLANS - SEPTIC DESIGN - FEMA SURVEYS

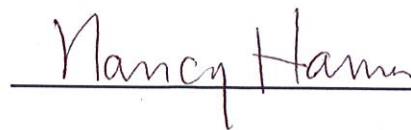
To Whom it may concern,

We, John & Nancy Hann, as joint owners of Winchester Tax Map 4 Lots 47 & 48 located off Bolton Road in Winchester, do hereby grant Charles W. Lawrence of Lawrence Land Surveying, LLC with a place of business located at 579 Keene Road in Winchester NH 03470 the authorization to represent us on our behalf for the Winchester Planning Board technical subdivision application of Map 4 Lots 47 & 48.

 2/21/24

John Hann

Date

 2/21/24

Nancy Hann

Date

ABUTTERS LIST

Map 4 Lot 47

Hann Revocable Trust
60 Wolf Tree Road
Winchester, NH 03470

Map 4 Lot 48

Hann Revocable Trust
60 Wolf Tree Road
Winchester, NH 03470

Map 1 Lot 47 / Map 4 Lots 37, 43-2, 63

Hann Revocable Trust
60 Wolf Tree Road
Winchester, NH 03470

Map 4 Lot 43-3

Jodi L. Bonin
198 Bolton Road
Winchester, NH 03470

Map 4 Lot 44-2

Mike & Tracey Jillson
201 Bolton Road
Winchester, NH 03470

Map 4 Lot 44-1

Bruce & Augusta Droste
231 Bolton Road
Winchester, NH 03470

Map 4 Lot 46

George Seaver
434 Gunnison Gorge Drive
Village of Winding Trail
Wildwood, MO 63011-1738

Map 4 Lot 49-1

Eversource
PO Box 270
Hartford, CT 06141-0270

Map 4 Lots 50, 51, 61

Yong Cha Royce Living Trust
FBO Marshall Royce
841 Manning Hill Road
Winchester, NH 03470

Hann Revocable Trust
60 Wolf Tree Road
Winchester, NH 03470

Hann Revocable Trust
60 Wolf Tree Road
Winchester, NH 03470

Hann Revocable Trust
60 Wolf Tree Road
Winchester, NH 03470

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Mike & Tracey Jillson
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Bruce & Augusta Droste
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Lawrence Land Surveying, LLC
579 Keene Road
Winchester, NH 03470

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Winchester, NH 03470

Lawrence Land Surveying, LLC
579 Keene Road
Winchester, NH 03470

2 of 2

For recorder's use:

Transfer Tax: \$40.00

Recording Fee: \$20.50

LCHIP Fee: \$ 25.00

Return to: Acct No.: 076

Devine, Millimet & Branch

Attn: ARM/JMP

111 Amherst Street

Manchester, NH 03101

E Doc # 1901817 03/25/2019 08:20:51 AM
Book 3058 Page 599 Page 1 of 2

Register of Deeds, Cheshire County

LCHIP	CHA82654	25.00
RANS TAX	CH846604	40.00

Anna Z Tift

WARRANTY DEED

John H. Hann a/k/a John H. Hann III of 60 Wolf Tree Road, Winchester, New Hampshire 03470, for nominal consideration of \$10 or other valuable consideration, which statement of consideration is made pursuant to RSA 78-B, grant to **John H. Hann III and Nancy C. Hann, Trustees of the John H. Hann III Revocable Trust dated December 31, 1986, as amended**, having an address of 60 Wolf Tree Road, Winchester, New Hampshire 03470 an address of with **WARRANTY COVENANTS:**

All of my right, title, and interest in and to a certain tract or parcel of land, together with all buildings and improvements thereon, situate in Winchester, Cheshire County, New Hampshire, described as follows:

A certain tract of land, situate in the southwesterly part of Winchester, County of Cheshire, State of New Hampshire, bounded and described as follows:

Beginning at the northeast corner of said tract in the southerly line of land now or formerly of Warren Kendrick and at the northwest corner of land now or formerly of Amos Field, said corner being marked by an iron pipe, 44 feet westerly of a brook; thence about South 24° 11' West thirteen hundred and sixty (1360) feet, more or less, by land now or formerly of Amos Field; thence about North 64° 40' West six hundred and forty-three (643) feet, more or less, along land now or formerly of Leonard Smith; thence about North 24° 11" East twelve hundred and five (1205) feet, more or less, along land now or formerly of Theodora S. Seaver (Vol. 477, Page 183) to land of Warren Kendrick aforesaid; thence South 78° 25' East six hundred and forty-six (646) feet, more or less, by land now or formerly of Warren Kendrick to the place of beginning.

Containing 18.7 acres of land, be the same more or less, and being the easterly one-half of the Day Lot, so-called.

Together with a right-of-way to cross and recross on foot with animals and vehicles the premises conveyed to Theodora S. Seaver by deed recorded in Vol. 477, page 183 and adjoining the herein described premises on the west, such right-of-way to be by way of the present wood road running from a point on the southerly boundary of said adjacent land, 100 feet east of the

southwest corner thereof, easterly across said adjacent land to a point in the east boundary thereof, 300 feet north of the southeast corner of said adjacent land or by way of any road across said adjacent land which at any time in the future may replace said wood road, as such right has been reserved in said deed to Theodora S. Seaver.

This conveyance is subject to the right of the owner of said premises adjoining the hereby conveyed premises on the west to sequester and consume a maximum of one-half the water from a certain spring lying 100 feet south from the northwest corner of the land hereby conveyed, with the right to the owners of said adjacent premises to pass and repass over the hereby conveyed land to and from said adjacent land to said spring for the purpose of taking the water therefrom, as said right was granted to said Theodora S. Seaver.

Meaning and intending to describe the same premises conveyed to John H. Hann a/k/a John H Hann III by Warranty Deed of Nancy C. Hann of near or even date and recorded immediately prior hereto.

This is not homestead property.

This is a noncontractual transfer pursuant to RSA 78-B:2 (IX) and minimum transfer stamps are due.

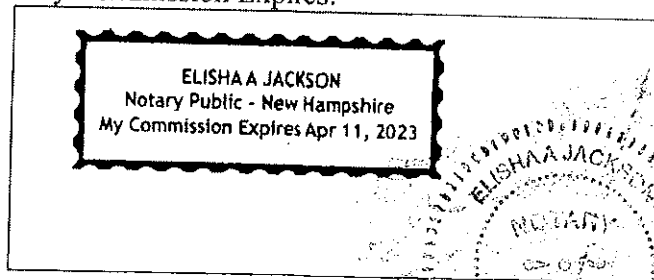
Executed as of the 15TH day of March, 2019.

John H. Hann
John H. Hann a/k/a John H. Hann III

State of New Hampshire
County of Cheshire

The foregoing instrument was acknowledged before me this 15TH day of March, 2019 by John H. Hann a/k/a John H. Hann III for the purposes herein intended.

Elisha Jackson
Notary Public / Justice of the Peace
Print Name:
My Commission Expires:



Affix Seal/
Stamp within
box

BK2476PG0896

40

Doc # 0013427 Nov 19, 2007 9:43 AM

Register of Deeds, Cheshire County

C Evelyn S. Debel

2 of 2

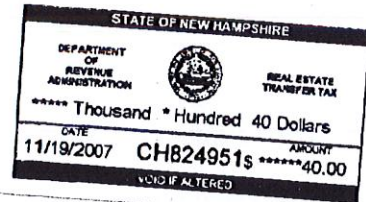
For recorder's use:

Tax Stamp: \$ 40.00

Recording Fee: \$ 52.75

Return to: Acct # 076

Ret → Devine, Millimet & Branch - Attn: ARM/amw
111 Amherst Street
Manchester, NH 03101-9949



WARRANTY DEED

JOHN H. HANN, a/k/a John H. Hann, III, and NANCY C. HANN, of 60 Wolf Tree Road, Town of Winchester, County of Cheshire and State of New Hampshire, for consideration paid, grant to JOHN H. HANN, III and NANCY C. HANN, TRUSTEES OF THE NANCY C. HANN REVOCABLE TRUST under trust agreement dated December 31, 1986, as amended, with a mailing address of 60 Wolf tree Road, Winchester, New Hampshire 03470, with Warranty Covenants:

An undivided one-half (1/2) interest in and to certain tracts or parcels of land, with the buildings and improvements located thereon, situate in the Town of Winchester, Cheshire County, New Hampshire, more particularly described in Exhibit A attached hereto and made a part hereof.

HOMESTEAD RIGHTS RETAINED: Pursuant to RSA 480:9, we hereby retain our homestead rights in that portion of within-described premises shown as Lot 3 on the plan recorded with said Registry of Deeds at Cabinet 12, Drawer 8, Plan No. 50 and depicted as Tax Map 4, Lot 37 on the Town of Winchester's tax maps.

Executed this 12th day of November, 2007.

Janet E. Poulis
Witness

John H. Hann
John H. Hann, a/k/a John H. Hann, III

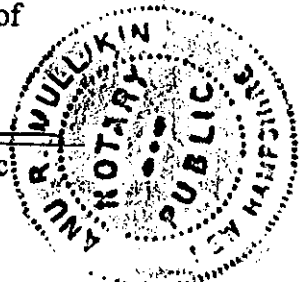
Janet E. Poulis
Witness

Nancy C. Hann
Nancy C. Hann

State of New Hampshire
County of Hillsborough

The foregoing instrument was acknowledged before me this 12th day of December, 2007, by John H. Hann, a/k/a John H. Hann, III.

Anu R Mullik
Justice of the Peace / Notary Public
My Commission Expires:
Seal or Stamp:

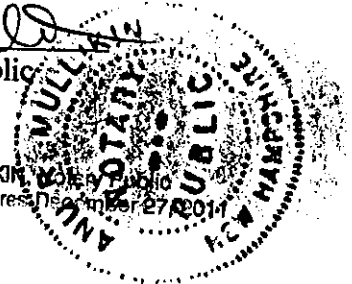


ANU R. MULLIKIN, Notary Public
My Commission Expires December 27, 2011

State of New Hampshire
County of Hillsborough

The foregoing instrument was acknowledged before me this 12th day of December, 2007, by Nancy C. Hann.

Anu R Mullik
Justice of the Peace / Notary Public
My Commission Expires:
Seal or Stamp:



ANU R. MULLIKIN, Notary Public
My Commission Expires December 27, 2011

EXHIBIT A

The land, together with all buildings and improvements thereon, situated in Winchester, County of Cheshire and State of New Hampshire described as follows:

FIRST PARCEL:

A certain parcel of land, with any buildings thereon, being Lot 2 situated on the easterly side of Bolton Road, in the Town of Winchester, in the County of Cheshire and State of New Hampshire, containing 41.5 acres, more or less, as shown on a certain survey entitled "Proposed Two Lot Subdivision For Richard W. Lawson, Bolton Road, Winchester, N. B.," dated June, 1982, revised July 13, 1983, by Herbert E. Russell, Sr., approved by the Town of Winchester Planning Board on April 26, 1983, and recorded in Plat Cabinet 5-61 of the Cheshire County Registry of Deeds, said tract being bounded and described as follows:

Beginning at an iron pipe on the easterly side of Bolton Road, which iron pipe marks the southwest corner of Lot 2; thence

North 27° East along the easterly side of Bolton Road 150.00 feet, more or less, to an iron pipe; thence

South 38° 07' 37" East 87.70 feet, more or less, to an iron pipe; thence

North 71° 14' East 163.93 feet, more or less, to an iron pipe; thence

North 50° 17' 24" East 166.00 feet, more or less, to an iron pipe; thence

South 53° 49' 30" East 67.53 feet, more or less, to an iron pipe; thence

South 35.00 feet, more or less, to an iron pipe; thence

North 56° 16' East 97.33 feet, more or less, to an iron pipe, the last six courses being along Lot 1 as shown on said plan; thence

South 77° 37' 20" East 424.72 feet, more or less, to an iron rod in a pile of stones; thence

North 85° 47' East 115.06 feet, more or less, to an iron rod in a pile of stones; thence

South 87° 54' East 1199.39 feet, more or less, to an iron pipe in a pile of stones; thence

South 19° 57' 15" West 1227.09 feet, more or less, to an iron pipe in a pile of stones; thence

North 75° 14' West 1304.40 feet, more or less, to a 3" wooden stake in a pile of stones; thence

North 16° 44' 20" East 191.88 feet, more or less, to a 4" wooden stake in a pile of stones; thence

North 75° 38' West 263.41 feet, more or less, to a point; thence

North 52° 43' West 279.07 feet, more or less, to a point; thence

North 19° 26' East 256.68 feet, more or less, to a point at a corner of stone walls; thence

North 71° 42' West 269.37 feet, more or less, to the place of beginning.

Reference is also hereby made to the following plans:

1. "Plan Showing Boundary Line Adjustment and Annexation of Land Prepared for John H. & Nancy C. Hann, Bolton Road, Winchester, N.H.", dated February 4, 1999, prepared by DiBernardo Associates, approved by the Winchester Planning Board on April 5, 1999 and recorded at Cabinet 12, Drawer 4, Plan No. 009 of the Cheshire County Registry of Deeds.

2. "Tax Map 4, Lots 37 & 48, Boundary Line Adjustment & Subdivision Plan, Bolton Road, Winchester, NH, Land of John H. and Nancy C. Hann", dated October 4, 2002, prepared by Eric M. Morse, Land Surveyor, approved by the Winchester Planning Board on December 20, 2002 and recorded at Cabinet 12, Drawer 8, Plan No. 50, said Registry of Deeds.

The within-described First Parcel is subject to:

- A. Boundary Line Agreement between James T. O'Donnell and Richard W. Lawson dated February 21, 1986, recorded in Book 1122, Page 732 of the Cheshire County Registry of Deeds.
- B. Such state of facts as may be disclosed on the plans recorded with said Registry of Deeds in Plat Cabinet 5-61, Cabinet 12, Drawer 4, Plan No. 9 and Cabinet 12, Drawer 8, Plan No. 50.
- C. Mortgage granted by John H. Hann and Nancy C. Hann to Chemical Residential Mortgage Corporation dated May 15, 1995 and recorded at Book 1522, Page 795 of the Cheshire County Registry of Deeds.
- D. Current land use taxation as evidenced by instrument recorded with said Registry of Deeds at Book 1559, Page 675.

- E. Mortgage granted by John H. Hann and Nancy C. Hann to Wells Fargo Home Mortgage, Inc. dated April 1, 2003 and recorded at Book 2007, Page 988 of the Cheshire County Registry of Deeds.
- F. Mortgage granted by John H. Hann and Nancy C. Hann to Wells Fargo Bank, N.A., dated August 15, 2005 and recorded at Book 2279, Page 928, said Registry of Deeds.

Being the same premises conveyed by Richard W. Lawson to John H. Hann and Nancy C. Hann dated May 15, 1995 and recorded at Book 1522, Page 793 of the Cheshire County Registry of Deeds.

SECOND PARCEL:

Certain tracts or parcels of land, with the improvements located thereon, situate in the Town of Winchester, Cheshire County, New Hampshire, said tracts are more particularly bounded and described as follows:

TRACT I:

A certain tract of woodland situate in the westerly part of said Winchester, bounded and described as follows:

Beginning at a cement post about one hundred (100) feet northerly from the power line, said corner being the northwesterly corner of land formerly of Richard M. Smith, more recently of Edmund W. Sinnott, said corner being about one thousand seven hundred (1,700) feet northerly by Sinnott's west line from the Staddle Hill Road, so called; thence

North 79° West two hundred twenty-five (225) feet, more or less, by land now or formerly of O'Brien to a corner of wire fences; thence

North 23° East one thousand three hundred eighty (1,380) feet, more or less, by land now or formerly of Alma Field McLoughlin; thence

North 65° West two hundred forty (240) feet, more or less, by land of said McLoughlin to an iron pin; thence

North 18° 30' East one thousand four hundred sixty (1,460) feet, more or less, by land now or formerly of George Bolton to an iron pin; thence

South 64° 40' East one thousand four hundred nine (1,409) feet, more or less, by land now or formerly of Thedora S. Seaver and land now or formerly of Mrs. Caroline S. White to an iron pin; thence

North 24° East two hundred eighty and five tenths (280.5) feet, more or less, by land of said White to land now or formerly of Ames Field; thence

South 73° East four hundred ten (410) feet, more or less, by said Field to a corner; thence

South 16° West one thousand (1,000) feet, more or less, to a stake and stones at the northwest corner of land now or formerly of Murray Estate and the northeast corner of the Thomas Lot, so-called, formerly of Botting and Lawrence, being Tract II, below; thence

North 77° 30' West one thousand ten (1,010) feet, more or less, by said Thomas Lot; thence

South 26° West eight hundred twenty (820) feet, more or less, by said Thomas Lot; thence

South 88° East one thousand ten (1,010) feet, more or less, by said Thomas Lot to land now or formerly of Fred Doolittle; thence

South 18° West eight hundred (800) feet, more or less, by land of said Doolittle to corner at a big chestnut tree; thence

North 59° West two hundred five (205) feet, more or less, by said Doolittle land to a cement post at land now or formerly of Edmund W. Sinnott; thence

South 89° West one thousand three hundred eighty. (1,380) feet, more or less, by said Sinnott's land to the place of beginning.

Containing 89.3 acres, more or less.

Together with a right of way to cross land of Edmund W. Sinnott as more fully described in the deed of Andrew E. Pysz to Nancy C. Hann and John H. Hann dated April 3, 1998 and recorded at Book 1640, Page 162 of the Cheshire County Registry of Deeds.

TRACT II

Also another tract of land in said Winchester known as the Fourth Thomas Lot as described in a deed from Clark Stebbins to Zephemiah Thomas, et al, recorded in Cheshire Registry, Book 101, Page 209. Now being bounded northerly, westerly, and southerly by first described tract of land, on the east by land now or formerly of the Murray Estate Putnam Lot, so-called, and partially on the south by land now or formerly of Fred Doolittle.

Subject to an easement granted to Public Service Company of New Hampshire by deed dated July 22, 1970, and recorded in Book 815, Page 283 of the Cheshire Registry of Deeds.

Together with any and all right, title and interest which grantors may have in a certain right of way over land now or formerly of Frank Naporan from the Staddle Hill Road, over Naporan, to the above premises.

Subject to current land use taxation as evidenced by the instrument recorded at Book 1641, Page 264 of the Cheshire County Registry of Deeds.

Meaning and intending to describe the same property conveyed by deed of Andrew E. Pysz to Nancy Hann and John H. Hann dated April 3, 1998 and recorded at Book 1640, Page 162 of the Cheshire County Registry of Deeds.

THIRD PARCEL:

TRACT I. Stearns Lot and Part of Smith Lot. A certain tract of land situated in Winchester, County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at the intersection of the west line of land of Arthur Bolton, Jr. and the north line of land of Properties, Inc. (transmission line right of way); thence

North 73° 49' 17" West bounding on the north line of the transmission line 1980 feet, more or less, to a point in the east line of land now or formerly of Caroline S. White Estate (Day Lot); thence

about North 24° 11' East on the Day Lot 895 feet, to a point in the south bound of the Kendrick Lot (Tract II below); thence

North 43° East 198 feet; thence

North 86° East 691 feet; thence

South 1° West 264 feet; thence

North 86° East 973.5 feet to a hemlock which marks the northwesterly corner of land now or formerly of Porter (the last four courses bounding on the Kendrick Lot); thence

about South 10° West bounding on Porter land 1235 feet, more or less, to the northwest corner of land of Arthur Bolton, Jr.; thence

South 7° East 178 feet, more or less, to the place of beginning.

Also a right of way in common with Properties, Inc. across the pasture now or formerly of Homer M. Smith, the Day Pasture, so-called, to and from said premises; the owner thereof to keep the bars up in going and coming from said premises at all times.

Containing 50.8 acres, more or less, and being shown on a plan entitled, "Property of Frank & Angela Naporan, Winchester, N. H.," drawn by Dwight E. Jennings, December, 1969 - Plan No. 0986 and recorded at Cabinet 12, Drawer 1, Plan No. 108 of the Cheshire County Registry of Deeds.

TRACT II. Kendrick Lot. A certain tract of land in Winchester, County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at a white oak tree which marks the southwest corner of said premises, thence

North about 8° 30' East bounding on land now or formerly of J. H. and S. H. Wood 693 feet; thence

about South 84° East bounding on said Woods' land 1369.5 feet; thence

southerly 49.5 feet; thence

about North 85° East bounding on land of Alden Doolittle 1534.5 feet to a point in the easterly line of land now or formerly of Kenneth Perry; thence

about South 4° 30' East 561 feet and continuing in the same course 264 feet (total distance 825 feet); thence

about South 86° West 973.5 feet; thence

about North 1° East 264 feet; thence

about South 86° West 691 feet; thence

about South 43° West 198 feet (the last four courses bounding on the Stearns Lot - Tract I above); thence

about North 77° 30' West bounding on land now or formerly of C. S. White (Day Lot) and land now or formerly of T. S. Seaver 1316 feet to the place of beginning.

For further reference see a plan entitled, "Property of Frank & Angela Naporan, Winchester, N. H.," drawn by Dwight E. Jennings, December, 1969 - Plan No. 0731, and recorded with the Cheshire County Registry of Deeds at Cabinet 12, Drawer 1, Plan No. 109.

TRACT III. Staddle Hill Road Lot. A certain tract of land situated in the southerly part of the Town of Winchester, County of Cheshire and State of New Hampshire, on the north side of the highway leading past the house formerly owned by John C. Smith, bounded and described as follows:

Beginning at the southeast corner of said tract at the southwest corner of Leonard R. Smith's land formerly; thence running northerly on said Smith land to a corner; thence running westerly on said Smith land and land formerly of Allen M. Field to a lane or highway leading from said highway to the Day Lot, so-called; thence running southerly on said lane or highway to the first mentioned highway; thence running easterly on said highway to the place of beginning, containing twenty (20) acres to be the same more or less.

Subject to an easement to the Connecticut River Power Company for a transmission line. For further reference see a plan entitled, "Howe Estates, Staddle Hill Road Lot, Winchester, N. H.," drawn by Dwight E. Jennings February 1966 - Plan No. 0790 and recorded at Cabinet 12, Drawer 1, Plan No. 107 of the Cheshire County Registry of Deeds.

Also another certain tract or parcel of land with the buildings thereon, if any, situated in the Town of Winchester, County of Cheshire and State of New Hampshire, and being bounded and described as follows:

Known as the Bent or Gun Mountain Lot; bounded and described as follows:

Beginning at a stake and stones at the North Easterly corner of the tract hereby conveyed; thence running South 5 degrees East, 77 rods to a corner; thence running South 80 degrees West 95 rods to a corner; thence running South 36 rods to a spring; thence West 2 rods; thence North 36 rods to a corner; thence running North 84 degrees West to land of James Bolton; thence along said Bolton's easterly line about 75 rods to a corner; thence North 82 East about 74 rods to the point of beginning.

Containing 45 acres, more or less.

Together with a right of way across land conveyed to Robert C. Harvey et ux. by deed dated August 19, 1968, and recorded in the Cheshire County Registry of Deeds in Book 1784, Page 226 on August 19, 1968. Said right of way is described therein as follows:

"Further it is agreed between the parties that the party of the first part shall hereafter have the right to cross, with vehicles, said parcel of land for the purpose of access and egress to the adjoining parcel of land known as the "Bent Lot"; with the understanding that the route of this right of way will be determined by mutual agreement between the parties."

Also subject to such state of facts as may be disclosed on the plan recorded with said Registry of Deeds at Cabinet 12, Drawer 8, Plan No. 50.

Being the same premises conveyed to Nancy C. Hann and John H. Hann dated May 15, 1998 and recorded at Book 1646, Page 738 of the Cheshire County Registry of Deeds.

FOURTH PARCEL:

Two certain tracts of land, with the buildings thereon, situated in the Town of Winchester, County of Cheshire and State of New Hampshire, as depicted on a plan entitled "Subdivision Proposal for Archibald L. Trull, Winchester, N.H.", dated July 30, 1981, prepared by James H. Hastings, Jr., Surveyor, as recorded in Plan Roll 592 of the Cheshire County Registry of Deeds, said tracts being bounded and described as follows:

LOT 1-A - Commencing at an iron pin on the easterly side of the Bolton Road at the northwest corner of the within conveyed premises and at the southwest corner of land now or formerly of Richard Lawson; thence S. 12° E. 309 feet to a point at a corner of stone walls; thence S. 22° 251 feet to a point in a stone wall; thence S. 55° E. 85 feet to a point; thence S. 50° E. 100 feet to a point; thence S. 45° E. 100 feet to a point; thence S. 68° E. 10 feet to a point; thence S. 80° E. 142 feet to a point; the last six courses being along a stone wall and along land now or formerly of Richard Lawson; thence S. 80° E. 58 feet still along land of Lawson to a stake and stones designated as "AN on the plan above referred to; thence S. 15° 45' W. 192 feet to a stake and stones; thence S. 11° W. 468 feet to a stake and stones designated as "B" on the plan above referred to at the southeast corner of the within conveyed premises, the last two courses being along land now or formerly of Harry M. Kuchko; thence N. 12° 15' W. along lot 2-A as depicted on the plan above referred to, 1133 feet to an iron pin on the easterly side of the Bolton Road; thence in a northeasterly direction along the easterly side of the Bolton Road, 1005 feet, more or less, to an iron pin at the point of beginning. Containing 17.4 acres, more or less.

EXCEPTING from the above-described Lot 1-A, the premises conveyed by John H. Hann and Nancy C. Hann to Bruce F. Droste dated November 26, 2002 and recorded at Book 1781, Page 281 of the Cheshire County Registry of Deeds.

Subject to such state of facts as may be disclosed on the plans recorded with said Registry of Deeds at Cabinet 12, Drawer 4, Plan No. 9 and Cabinet 12, Drawer 8, Plan No. 50.

Lot 1-B - Commencing at an iron pin on the westerly side of the Bolton Road at the northeast corner of the within conveyed premises; thence in a southwesterly direction along the westerly side of the Bolton Road, 741 feet, more or less, to an iron pin at the southeast corner of the within conveyed premises; thence N. 72° 15' W. along lot 2-B as depicted on said plan above referred to, 710 feet, more or less, to an iron pin at the southwest corner of the within conveyed premises in line of land now or formerly of Timothy B. Hill; thence N. 19° 30' E. along land now or formerly of Timothy B. Hill, 673 feet to an iron pin at the northwest corner of the within conveyed premises; thence S. 72° E. along land now or formerly of Michael Haman, Jr., et al 880 feet to an iron pin at the point of beginning. Containing 13.6 acres, more or less.

The above described tracts of land were approved for subdivision by the Winchester Planning Board on August 3, 1981, with said approval being noted on the plan above referred to.

Subject to the following:

- A. Rights of the public in and to the highway leading from Northfield, Massachusetts to Ashuelot (Bolton Road) as reserved in the deed of one of the tracts forming the larger parcel from which the subject premises is derived, from Hiram O. Bolton, Mary E. Davis, Arthur H. Bolton and James Lee Bolton to George W. Bolton dated April 6, 1937 and recorded with said Registry at Book 473, Page 458.
- B. Right of Way across the larger parcel from which the subject premises is derived, granted to Boy Scouts of America and Catherine Perham by Warranty Deed of George W. Bolton dated January 11, 1964 and recorded with said Registry at Book 720, Page 140.
- C. Utility easement, if applicable, granted to Public Service Company of New Hampshire and New England Telegraph Company by instrument dated May 22, 1957 and recorded with said Registry at Book 637, Page 351.
- D. Utility easement, if applicable, granted to Public Service Company of New Hampshire by instrument dated July 25, 1969, recorded with said Registry at Book 800, Page 129. Said Easement is 270 feet in width and contains approximately 12.6 acres.

Being a portion of the premises conveyed by Vito M. Rella and Angela T. Rella to John H. Hann and Nancy C. Hann by deed dated January 29, 1999 and recorded at Book 1685, Page 784 of the Cheshire County Registry of Deeds.

FIFTH PARCEL:

A certain tract of land situated in WINCHESTER, Cheshire County, State of New Hampshire, commonly referred to as the "Doolittle Lot" bounded and described as follows:

Beginning at the northwest corner of the lot herein conveyed on the so-called Old Lane; thence southerly to a stake and stones at the corner of land of Allen Field; thence east on land of said Field to a stake and stones; thence north on land of Leonard Smith to a stake and stones; thence west on said Old Lane to the place of beginning. Containing one (1) acre, more or less.

Meaning and intending to convey the premises identified as Lot 46 on Map 1 of the Town of Winchester tax maps.

Being the same premises conveyed to John H. Hann and Nancy C. Hann by deed of Gary H. Sheldon dated July 31, 2006 and recorded at Book 2369, Page 819 of the Cheshire County Registry of Deeds.