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To have and to hold the same to the said New Hampshire Gas and Electric Company and its successors and assigns forever; and the grantor covenants and agreed that he has full right, title and authority to convey the foregoing rights and privileges and will defend the same against the claims or demands of all persons whomsoever.

And I, an unmarried.

Witness the hand and seal of the grantor this 6th day of December, 1949.

In presence of

William A. Chase
Herbert F. Hill

Philip A. Reilly (SEAL)

STATE OF NEW HAMPSHIRE
Rock, SS.
Dec. 6, 1949.

Philip A. Reilly personally appeared and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me,

Augustine J. Sheedy
Justice of the Peace.

Received 2:17 P.M. December 27, 1949.

Examined by *Anna M. Dube* Register.

KNOW ALL MEN BY THESE PRESENTS

THAT I, Sherwood Rollins of Durham, County of Strafford in the State of New Hampshire in consideration of One Dollar and other considerations paid by the NEW HAMPSHIRE GAS AND ELECTRIC COMPANY, a New Hampshire corporation, hereinafter called the grantee, do hereby sell and convey unto said NEW HAMPSHIRE GAS AND ELECTRIC COMPANY and its successors and assigns, the perpetual and exclusive right and easement to enter upon and to construct, reconstruct, extend, repair, replace, maintain, operate, inspect and patrol, and at its pleasure remove lines for the transmission and/or distribution of electric energy, power and current, consisting of suitable and sufficient poles, or towers, or both, with wires, supported by the same, and necessary guys, cross arms, braces, insulators, counterpoises, and other usual fixtures, equipment and appurtenances used or adapted for the transmission and/or distribution of electric energy, power and current, including wires for the private telephone line of the grantee, over and across a strip of land one hundred feet in width, fifty feet on either side of the center line thereof, except where said width is diminished by the property line of Alice M. Kingman extending from land of Leon W. and Claire E. Batchelder and of Perley I. and Marguerite M. Fitts to land of Alice M. Kingman, and being a part of the premises of the grantor in said Durham, acquired by said grantor by deed of Stonehouse Farms, Inc., dated July 2, 1943, and recorded with Strafford County Registry of Deeds, Book 516, Page 452, which are bounded and described as follows:

Commencing at a point in the division line between lands of Sherwood Rollins and of Leon W. Batchelder and Claire E. Batchelder, distant Northeasterly 210.28 feet from the Southwesterly corner of land of said Batchelders; thence by said Rollins land N. 70° 52' W. 147.91 feet to a point; thence continuing by said Rollins land N. 53° 30' W. 604.54 feet to a point; thence continuing by said Rollins land N. 24° 05' W. 1291.52 feet to land of Alice M. Kingman; thence by said Kingman land S. 70° 29' E. 46.55 feet to a point; thence continuing on said Kingman land S. 52° 34' E. 88.35 feet; thence continuing by said Kingman land S. 39° 54' W. 88.60 feet to other land of Sherwood Rollins; thence by said Rollins other land S. 24° 05' E. 1070.05 feet to a point; thence continuing by said Rollins land S. 53° 30' E. 562.80 feet to a point; thence continuing on said Rollins land S. 70° 52' E. 136.91 feet to land of Perley I. and Marguerite M. Fitts; thence by said Fitts' land S. 21° 35' W. 50.05 feet to land of Leon W. Batchelder and Claire E. Batchelder; thence by said Batchelder land S. 21° 35' W. 50.05 feet to point of beginning.

Also the perpetual right and easement, at any time and from time to time, and without further payment therefor, to clear by cutting or use of chemicals and keep cleared said strip of trees, underbrush, buildings and other structures, to pass along said strip to and from the adjoining lands for all of the above purposes, including the removal of said line or lines and to pass over the grantor's premises to and from said strip as reasonably required together with the right to cut large trees adjacent to but not within said strip.

The location of said strip and right of way is further described as being fifty feet on either side of the center line, except where said width is diminished by the property line of Alice M. Kingman, and which center line is described as follows: Commencing at a point in the division line between lands of Sherwood Rollins, Leon W. Batchelder and Claire E. Batchelder, and Perley I. and Marguerite M. Fitts, distant Northeasterly as said division line runs 260.33 feet from the Southwesterly corner of land of said Batchelder; thence N. 70° 52' W. 142.41 feet to a point; thence N. 53° 30' W. 583.67 feet to a point; thence N. 24° 05' W. 1216.17 feet to land of Alice M. Kingman.

All directions herein are magnetic 1948.

Conveying also to the grantee, its successors and assigns, the right with others having rights therein, to use a certain right of way running across land of the grantor from the Durham Point Road, so-called, to land of Perley I. Fitts and Marguerite M. Fitts, and of Leon W. Batchelder and Claire E. Batchelder, for all necessary or desirable purposes connected with the maintenance and operation of its lines on the above described premises, the premises of said Fitts and of said Batchelder, and as a means of access to the cable house of the grantee on the shore of Little Bay, so-called.

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See Plan filed in Book page 221

Access & Utility Rights

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It is understood and agreed that in the event that the lines, equipment or appurtenances, or any replacements or additions thereto, shall be abandoned by said grantee, or its successors or assigns, the land over which the easements exist shall revert to the then owner or owners of the premises.

For further description of said rights, privileges and easements, see map entitled "New Hampshire Gas & Electric Company, Portsmouth, N. H., 'North Line', Portsmouth to Epping power line right-of-way 100 ft. in width across property of Sherwood Rollins located on the Southeasterly side of the Durham Point Road in the Town of Durham, Strafford, County, N. H.," by Albert Moulton, C. E., Nov. 1948, hereto attached and made a part of this conveyance, and also separately recorded with Strafford County Registry of Deeds.

It is understood and agreed that the consideration paid for the rights and easements herein conveyed shall include any wood and timber cut which shall be and remain the property of the grantor after cutting is completed.

It is agreed that said line(s), whether fixed to the realty or not shall be and remain the property of the Grantee, its successors and assigns.

To have and to hold the same to the said New Hampshire Gas and Electric Company and its successors and assigns forever, and the grantor covenants and agrees that he has full right, title and authority to convey the foregoing rights and privileges and will defend the same against the claims or demands of all persons whomsoever.

And I, Alice H. Rollins, wife of the said grantor, hereby release all my rights of dower in the foregoing premises so far as affected by the above conveyance.

Witness the hands and seals of the grantor and Alice H. Rollins, wife, this third day of December, 1949.

In presence of

Bradford W. McIntire

Sherwood Rollins (SEAL)
Alice H. Rollins (SEAL)

STATE OF NEW HAMPSHIRE
Strafford, SS.
December 3rd, 1949.

Sherwood Rollins and Alice H. Rollins personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

Bradford W. McIntire
Justice of the Peace.

Received 2:17 P. M. December 27, 1949.

Examined by. *James M. Duke* Register.

KNOW ALL MEN BY THESE PRESENTS,

THAT I, Charles E Smith of Concord, County of Merrimack and State of New Hampshire

For and in Consideration of the sum of One thousand four hundred eighty-six and 07/100 Dollars to me in hand, before the delivery hereof, well and truly paid by the UNION TRUST COMPANY, of Concord, N.H.

The receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, and convey unto the said UNION TRUST COMPANY, its successors and assigns forever, a certain tract of land, together with the buildings thereon situated on the south shore of Bow Lake in the town of Strafford, in the County of Strafford and said State, being parts of what are known as Lots No. 1 and No. 2, all which in turn are a part of Lot No. 36 in the Half Mile Range, and also a triangular piece located northeast of said lot, all of which are more particularly described and bounded as follows: Beginning at the northeasterly corner of said tract on said south shore of Bow Lake at a point where there is an iron hub in the ground on the shore of said Lake at the northwest corner of land now or formerly of Blanche M. Davis; thence southerly along the line of said Davis land 113.19 feet more or less to an iron pin; thence southwesterly 129 feet more or less to an iron pipe; thence northwesterly in a line 40 feet distant and parallel to the line of Lot No. 2, a distance of 150 feet more or less to an iron pipe driven in the shore of the Lake; thence easterly along the shore to said Lake 156 feet more or less to the point of beginning, together with a right of way from the town line to the above-described premises, as set forth in a deed of William A Brown to Harvey C. Conant, dated

See Assignment recorded in Book 67, Page 391

Concord, N.H. Jan 9, 1949
James M. Duke
John F. Stewart
8 30 AM Jan 10, 1949
Charles E. Smith