

523-527 West River Road Hooksett

4 parcels

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WARRANTY DEED (Statutory Short Form)

KNOW ALL MEN BY THESE PRESENTS that we, Romeo Plourde and Theresa Plourde (also known as Therese R. Plourde), husband and wife, both of Pembroke in the County of Merrimack and State of New Hampshire, for consideration paid, grant to Plourde Sand & Gravel Co., Inc., a corporation duly organized and existing under the laws of the State of New Hampshire and having its principal place of business in said Pembroke in said County of Merrimack and State of New Hampshire, with WARRANTY COVENANTS to the said Plourde Sand & Gravel Co., Inc., certain tracts or parcels of land and interests in land, together with the buildings and improvements thereon situated in said County of Merrimack and State of New Hampshire, as follows:

This instrument does not require revenue stamps

523 West River Road

A certain tract of land, with the buildings thereon, situated in Hooksett in the County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning on the Londonderry Turnpike, so called, at the corner of James Thompson's land; thence southerly by said Turnpike to land formerly owned by Hiram B. Otterson; thence easterly by said Otterson land and land of Philip Crooker to the Merrimack River; thence northerly by said river to the northerly line of James C. Chesley land; thence westerly by the northerly line of said Chesley land and the southerly line of Fred C. Abbott, to land of the Concord R.R.; thence northerly by said R.R. 100 feet to land of James Thompson; thence westerly by said Thompson land to the point of beginning.

Saving and excepting from the land herein described, the River Road, so called, and the land belonging to said railroad, also land deeded to the State of New Hampshire in 1934, and land conveyed to Howard and Celina Jameson by the Suncook Bank by its Warranty Deed dated September 21, 1943 and recorded in Merrimack County Records, Lib. 603, Fol. 80.

Meaning and intending to describe and convey all and the same premises conveyed by the Suncook Bank to the said Romeo Plourde and Theresa Plourde by Warranty Deed dated July 24, 1956 and recorded in Merrimack County Registry of Deeds, Book 796, Page 190.

Also three certain parcels or tracts of land conveyed by Robert E. Plourde to the said Romeo Plourde and Theresa Plourde by Warranty Deed dated November 15, 1962 and recorded in said Merrimack County Registry of Deeds, Book 911, Page 94, as follows:

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**PARCEL ONE** A certain tract or parcel of land situated in Hooksett, in said County of Merrimack, and bounded and described as follows, to wit:

527  
West  
River  
Road

Beginning at a point on the Concord Railroad one hundred (100) feet north of the southwest corner of Fred C. Abbott's land; thence northerly by said Concord Railroad to the northwest corner of said Fred C. Abbott's land; thence easterly by said Abbott's land to the River Road so-called; thence northerly by said River Road ninety (90) rods to land now or formerly owned by Sally S. Mitchell; thence westerly by said Mitchell land and land of B. A. Noyes sixty-five (65) rods to stake and stones; thence southerly by land of said Noyes forty-five (45) rods to stake and stones; thence westerly by land of said Noyes to the Londonderry Turnpike so-called; thence southerly by said turnpike about six hundred and eighteen (618) feet to a stake set at the northwest corner of land of Moses W. Atwood; thence easterly by land of said Moses W. Atwood along a line of stakes set in the ground to the point begun at, containing about seventy (70) acres be the same more or less.

Meaning and intending hereby to describe the same premises conveyed to Warren M. Davis by deed of Charles H. Morse, guardian of Lizzie Morse, dated December 30, 1922 and recorded in Merrimack County Registry of Deeds, Book 463, Page 487.

→ Excepting a certain tract of land in said Hooksett bounded and described as follows:

Beginning at the northeasterly corner of the premises on the westerly side of the river at land formerly of Sally Mitchell, now of Simeon Rowell; thence westerly by the Rowell land about eighty-one (81) feet to the land of the Boston & Maine Railroad; thence southerly by the railroad land about fourteen hundred and forty-three (1443) feet to land formerly of Fred C. Atwood now of Mary Hill; thence easterly by the Hill land about two hundred and sixty-five (265) feet to the river road; thence northerly by the river road about fifteen hundred and eight (1508) feet to the point of beginning, containing about five and one-half (5 1/2) acres and being a part of the same premises known as the Atwood land described in the deed of Charles H. Morse guardian to Warren M. Davis dated December 30, 1922, recorded in Merrimack County Registry of Deeds Vol. 463, Page 487.

Meaning and intending to describe the same premises conveyed to Lincoln Berry by deed of Winnifred D. Rowell, dated May 14, 1940, and recorded in Merrimack County Registry of Deeds, Book 636, Page 343.

**PARCEL TWO** A certain tract or parcel of land situated in said Hooksett and bounded and described as follows, to wit:

Beginning at a point on the Boston and Maine Railroad at land formerly of Benjamin A. Noyes; thence running westerly by said Noyes land about twenty-three (23) rods to a stake and stones; thence southerly by said Noyes land about thirty-four (34) rods to land formerly of Moses Atwood; thence easterly by said Atwood land about twenty-three (23) rods to the Boston and Maine Railroad; thence northerly by said railroad to place of beginning.

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Meaning and intending hereby to convey the same premises conveyed to Warren M. Davis by Phillip E. Crooker by deed dated December 20, 1907, and recorded in Merrimack County Registry of Deeds, Book 367, Page 244, and by deed of James H. Mottram, dated May 11, 1908, and recorded in Merrimack County Registry of Deeds, Book 367, Page 448.

PARCEL THREE A certain tract or parcel of land situated in said Hooksett and bounded and described as follows, to wit:

Beginning at a stone post at the south line of Benjamin A. Noyes land; thence easterly by said Noyes land to the west line of the Concord Railroad at a white ash tree; thence southerly on the line of said Railroad to land formerly owned by Sally Mitchell; thence westerly by said Mitchell land, about twenty (20) rods to a stake and stones; thence northerly by said Mitchell land about eighteen (18) rods to a stake near the Spring; thence easterly about two (2) rods to a stone post in the swamp near the spring; thence northerly by Benjamin A. Noyes land about sixteen (16) rods to a stone post in the hollow; thence northerly by said Noyes land to the bound first mentioned; containing six (6) acres be the same more or less. Reserving the right to cross said premises on the north end.

Meaning and intending hereby to describe the same premises conveyed to Winnifred E. Davis by deed of George W. Noyes dated May 24, 1898, and recorded in Merrimack County Registry of Deeds, Book 328, Page 206.

Meaning and intending to hereby convey three (3) certain parcels of land acquired by the late George H. Elliott under the will of Winnifred D. Rowell being recorded in Merrimack County Registry of Probate, Estate #50834.

Being the same premises conveyed by Raymond H. Elliott, administrator of the Estate of George H. Elliott, to the said Robert E. Plourde by Fiduciary Deed dated September 15, 1961 and recorded in said Merrimack County Registry of Deeds, Book 885, Page 509.

Also a certain tract of land situated in Bow in said County of Merrimack and State of New Hampshire, bounded and described as follows, to wit:

Beginning at a point where the Southwest corner of land of Hamilton Realty Corporation meets the Bow-Hooksett town line; thence westerly along said Bow-Hooksett town line 245 feet, more or less, to the F. E. Everett Highway; thence northerly along said highway 2,300 feet, more or less, to land now or formerly of Alvah Lewis; thence easterly along said Lewis land 160 feet, more or less, to land of the aforesaid Hamilton Realty Corporation; thence southerly along said land of Hamilton Realty Corporation 2,000 feet, more or less, to the point of beginning.

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Excepting therefrom the Rights and Easements conveyed by Edna C. McNamara to the Public Service Company of New Hampshire by deed dated January 29, 1957 recorded in Merrimack County Registry of Deeds, Book 804, Page 154.

Also conveying the right-of-way across land of Hamilton Realty Corporation by an existing woods road North of a brook crossing said Hamilton Realty Corporation's land to the land above granted. See deed of Edna C. McNamara to Hamilton Realty Corporation dated November 7, 1958, recorded in Merrimack County Registry of Deeds, Book 833, Page 319.

Meaning and intending to describe and convey the premises conveyed by Edna C. McNamara to said Romeo Plourde and Theresa Plourde by Warranty Deed dated May 2, 1964 and recorded in said Merrimack County Registry of Deeds, Book 938, Page 414.

Also all the sand, gravel and similar materials on the following described tract of land situated in said Pembroke in said County of Merrimack and State of New Hampshire:

Beginning at a point on the southerly side of the highway leading from Pembroke Street to Garvin's Falls, said point being located three hundred eighty-two and three tenths (382.3) feet southeasterly of the dividing line between land formerly of Thompson and land formerly of Martin and Norton heirs; thence north  $57^{\circ}$  west by said road to the Soucook River; thence in a general southwesterly direction along said River to the easterly right-of-way line of the Boston & Maine Railroad, a distance of seventy-seven (77) feet, at right angles from the center of the main track; thence southeasterly along the line of said right-of-way to the easterly line of the grantors' land; thence northeasterly along the grantors' easterly line a distance of seven hundred (700) feet to a point; thence northerly in a straight line to the point of beginning.

Together with the right to enter upon said premises with machinery, men and equipment for the purpose of processing, storing and removing said materials for a period of 40 years from the date of this deed, including the right to fence and otherwise control the premises to protect the rights herein conveyed except as provided below; the right to erect, maintain, and remove any and all camps or other buildings necessary for the operation of said materials; and the right to do and perform on said tract of land all other acts and things necessary or convenient to the proper exercise of the rights hereby conveyed.

Reserving to Keith P. Rogers and Helen F. Rogers, their successors and assigns, a right-of-way for all purposes, over the present roadway crossing said premises. Provided that the Grantee herein shall have the right to change the location of said road so long as it provides a road in the new location which is in as good condition as the original road. The entrance and exit to said road shall under no conditions be fenced off or be made subject to gates or bars.

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The above-described premises are also conveyed subject to the right-of-way formerly used by the Boston and Maine Railroad as a trolley car line.

Meaning and intending to describe the sand, gravel and other materials conveyed by the said Keith P. Rogers and Helen F. Rogers to the said Romeo Plourde and Theresa Plourde by Warranty Deed dated May 14, 1963 and recorded in Merrimack County Registry of Deeds, Book 921, Page 8.

And we, the said Romeo Plourde and Theresa Plourde, husband and wife, release to said grantee our respective rights of curtesy and dower and homestead and all other interests in the foregoing premises.

WITNESS our hands and seals this 1st day of April, 1970.

WITNESS:

*[Handwritten signatures of witnesses]*

*Romeo Plourde*

*Theresa Plourde*

THE STATE OF NEW HAMPSHIRE  
Merrimack, SS

On this the 1st day of April, 1970, before me, Frederic K. Upton, the undersigned officer, personally appeared Romeo Plourde and Theresa Plourde, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

*[Signature of Frederic K. Upton]*  
Justice of the Peace

Received and Recorded April 6, 9-00 A.M. 1970

*Marjorie B. Lacharum, Deputy Register*

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