

Doc# 656742  
Book: 2926  
Pages: 0928 - 0932  
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KATHI L. GURAY, CPO, REGISTER

Return to:  
✓ Plourde Sand and Gravel Co., Inc.  
12/26 South Village Road  
Loudon, NH 03307

MERRIMACK COUNTY REGISTRY OF DEEDS  
RECORDING \$ 25.00  
SURCHARGE \$ 2.00  
POSTAGE \$ 0.39  
TRANSFER TAX \$ 4,500.00

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26.39  
2.39

4500.00 WARRANTY DEED

**Clifton Roy Buttrick, a/k/a Clifton Roy Buttrick, Jr. and Brenda L. Buttrick**, husband and wife, both of 1213 Province Road, Gilmanon, NH, for consideration paid grant to Plourde Sand and Gravel Co., Inc. a New Hampshire corporation, with a mailing address of 519-523 West River Road P.O. Box 220, Suncook, New Hampshire 03275

with Warranty Covenants as follows:

Three tracts of land, with all the buildings and improvements thereon, situated on Old Route 106 (Village Road) in the Town of Loudon, County of Merrimack, State of New Hampshire, more particularly bounded and described as follows:

**TRACT 1:**

Beginning at a bound at the southeast corner of land now or formerly of Charles F. Wells and on the line of the highway leading from Loudon Village to Concord, New Hampshire;

Westerly 20 rods by said Wells' land to a bound and land now or formerly owned by Roscoe C. Lovering;

Southerly by said Lovering land, 250' to land now or formerly of Alice M. Haines;

Easterly along land of said Haines, 20 rods to a bound on said highway;

Northerly along said highway 250', to the point of beginning.

Excepting and reserving to Roscoe C. Lovering, his heirs and assigns, a right of way 10' wide, the southerly boundary of which lies approximately 150' southerly of the northerly line of the above described premises.

**TRACT 2:**

A certain tract of land lying westerly of the Main Street in Loudon Village, Merrimack County, and the State of New Hampshire, bounded and described as follows:

WORD

Beginning at the northwest corner of land now or formerly of one Jenkins, formerly owned by John McLaughlin;

Northwesterly 15° through land of the said Charles D. Symonds to a stone bound at high water mark of the Suncook River 555', more or less;

Southerly still through land of said Charles D. Symonds to an iron pin in the ground at the base of a large maple tree; on the east bank of the Suncook River, 920', more or less;

Southeasterly by land now or formerly of one Brightman to a stone bound marked "B";

Northeasterly still by land of said Brightman to an iron pin at the southwesterly corner of land now or formerly of one Haines;

Northerly by the westerly line of lands of said Haines, land of one Buttrick, and land of said Jenkins to the bound begun at, 775', more or less.

NOTE: Tracts 1 and 2 described above have been merged by the Town of Loudon.

Tracts 1 and 2 are the same premises acquired by Clifton Roy Buttrick, Jr., by the Estate of Clifton Roy Buttrick, Sr.; see Merrimack County Probate #88-623. See also deed of Linda M. Johnson and Charlene Miller to Clifton Roy Buttrick, Jr. dated February 11, 1993 and recorded in the Merrimack County Registry of Deeds at Book 1908, Page 1163. See also deed of Clifton R. Buttrick, Jr. to Clifton R. Buttrick and Brenda L. Buttrick dated February 13, 1996 and recorded in the Merrimack County Registry of Deeds at Book 2012, Page 2681 (Tract 1).

**TRACT 3:**

A certain parcel of land, with any buildings thereon, located on the westerly side of the road leading through Loudon Village to Concord, in said Loudon, County of Merrimack, State of New Hampshire, bounded and described as follows:

Beginning at a stone bound on the north corner of the Intervale Lot, so-called, near N.S. Batchelder's house, now or formerly, purchased of John Sweatt;

On the old Concord Road to land owned by heirs of Cyrus Tucker, now or formerly;

On a line of land now or formerly of Abel Senter to land formerly owned by Levi Brown;

On the line of said Levi Brown's land to an iron pin at the southwest corner of land of Thomas Haines, now or formerly;

Northerly along the westerly boundary lines of lands of said Thomas Haines, Homer LaBonty, John

McLaughlin, Oscar H. Woodward, Town of Loudon and Perley W. Ordway, now or formerly, 1,249', more or less, to the southerly boundary line of land now or formerly of Joseph Cragin;

Westerly 130.5', more or less, to the southwest corner of said Cragin land;

Northerly along the westerly line of said Cragin land 239', more or less, to the southwest corner of land now or formerly of Annie W. Mitchell;

Continuing in the same direction along the line of said Mitchell land 278', more or less, to a corner fence;

Easterly along the line of said fence which runs along the northerly boundary line of Annie W. Mitchell's land 179', more or less, to a corner in the fence;

Southerly at right angles 13', more or less;

At right angles easterly still along the line of said Annie W. Mitchell's land 97.5', more or less, to a stone bound located on the westerly side of the highway running through the Village of Loudon to Concord;

Northerly along the westerly line of said highway to the southeast corner of land of Harry W. and Alice T. Morrill, now or formerly;

Northeasterly along the line of said Morrill land 160', more or less, to a stone bound;

Westerly 66' , more or less, to a stone bound at land now or formerly of Nathaniel Gerald;

Northeasterly along the line of said Gerald land 300', more or less, to a red oak tree standing on the easterly bank of the Suncook River, being the southwest corner bound of the said Gerald's land;

Following said river to the first bend in the same;

Crossing said river and running to the southeast corner of land now or formerly owned by Samuel S. Tibbetts;

On line of said Tibbetts land to the southwest corner of said Tibbetts land;

On line of said Tibbetts land and Preserved Robinson's land, now or formerly, to the first mentioned bound.

Excepting and reserving premises conveyed to L. C. Buttrick in a Warranty Deed by Charles D. Symonds dated September 23, 1952 and recorded with the Merrimack County Registry of Deeds at Book 723, Page 57.

Tract 3: Meaning and intending to describe and convey the same premises as conveyed to the within Grantor by Deed of Donna Dodge, dated June 12, 2000 and recorded in Book 2209, Page 1815 of the Merrimack County Registry of Deeds.

Subject to the current land use taxation with the Town of Loudon, dated April 12, 1993, recorded in the Merrimack County Registry of Deeds at Book 1924, Page 1002.


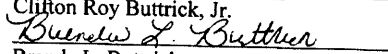
Storage Area Reserved for Grantors: Excepting and reserving a limited use easement for the Grantors for a period of two (2) years from the date hereof for access to certain areas of the above Premises for the storage of Grantors' vehicles and equipment, such vehicles and equipment shall be limited to those items identified by the Grantor as of the date hereof, described as follows:

Starting at the South West corner of the Front lot with House and Garage (which is the front parcel on South Village Road with dimensions of approximately 320 feet by 250 feet (1.82 acres) and contains a yellow residential house and appurtenant garage having a street address of 84 South Village Road, Loudon, New Hampshire; and then following the "Old Pit Road" 280 feet Westerly and turning at right angles and terminating at the South Bound of the Gravel Pit property, then Easterly to the Hains property and following along the Westerly boundary of the Hains Property to the South West Corner of Front lot with House and Garage.

The Grantors shall maintain business liability insurance in such amounts and upon such terms acceptable to the Grantee naming the Grantee as an additional insured during such period that Grantor is in possession of the storage area. The Grantor shall provide the Grantee with a certificate evidencing such insurance. The rights reserved by the Grantors herein shall automatically expire two years from the date hereof without notice or demand from the Grantee and the Grantor agrees to immediately and peacefully vacate the premises and remove all of its personal property upon such expiration. Any personal property not removed from the property within two years from the date hereof shall automatically become the property of the Grantee.

The Grantor shall indemnify and hold the Grantee's harmless from any and all from any and all actions, causes of actions, suits, demands and claims resulting from any damage, injury, loss, expense, fee or cost arising out of or in connection with the Grantor's use of the property herein reserved. The Grantor agrees to pay all costs incurred by the Grantee, including reasonable attorneys' fees, in connection with Grantee's enforcement of the terms and conditions of Grantor's reserved rights herein.

Executed this 11 day of September, 2006

  
Clifton Roy Buttrick, Jr.  
  
Brenda L. Buttrick

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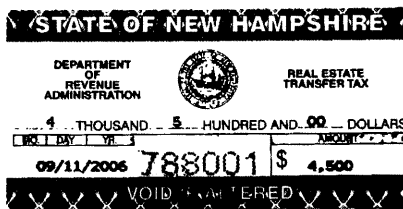
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State of New Hampshire  
County of Merrimack

The foregoing was acknowledged before me this 11<sup>th</sup> day of September, 2006 by Clifton Roy Buttrick, Jr. and Brenda L. Buttrick.



Susan D. Henderson  
Notary Public/Justice of the Peace  
My commission expires:



MERRIMACK COUNTY RECORDS  
Kathi L. Gray, CPO, Register