

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Margaret S. Buehler, of 18 Turnagain Road, Kentfield, California 94904 and Lawrence F. Salmen of 1800 R Street, NW, Apt. 803, Washington, DC 20009, for consideration paid, grant to the Town of Weare Conservation Commission, having an address of P.O. Box 190, Weare, New Hampshire, with WARRANTY COVENANTS:

All our right, title and interest in and to those certain parcels of land, with buildings and improvements, if any, thereon situate in the Town of Weare, Hillsborough County, New Hampshire in which we may have any present ownership interest, including the following described tracts.

1. A certain tract of land situate in said Weare, bounded on the north by the highway leading from North Weare over Sugar Hill, so-called; on the east by land formerly of Joseph W. Cilly and now or formerly of Asa Felch; on the south by land formerly of President Felch; and on the west by land formerly of L.M. Sawyer, and land formerly J.F. Vitty.

Being the Horace J. Hoyt land, so-called, and being the second tract of land described in the deed of Betsie P. Hoit, et als. To Lizzie L. Eaton, dated November 28, 1891, and recorded in Hillsborough County Records Book 520, page 369.

Meaning and intending to describe and convey the same premises as conveyed by the June 1955 Warranty Deed of John M. Dwinells recorded in Hillsborough County Registry of Deeds at Book 1432, page 451.

And a further tract as follows:

2. A certain tract of land situated in Weare, Hillsborough County, State of New Hampshire, on the south side of the old highway and known as the Rockland Road and/or Burnt Hill Road, so called, leading from North Weare to Sugar Hill, so-called, and bounded and described as follows:

Beginning at a stake and stones by land formerly owned by Horace J. Hoit; thence southerly by land of said Hoit and land of Sabastian S. Clark to a stake and stones; thence easterly by said Clark's land and land formerly owned by the Weare Cotton and Woolen Factory Company to a stake and stones; thence northerly by land now or formerly owned by Hiram M. Felch to the said highway; thence westerly by the said highway to the bound first mentioned. Containing seventy (70) acres more or less.

Excepting and reserving from the above described premises a certain tract of land bounded and described as follows;

Beginning at a point on the south side of said highway; thence southerly by land now or formerly of Lizzie Eaton to land now or formerly of Harry Halladay; thence easterly by land of said Halladay to the end of a stone wall; thence northerly by the stone wall and other land now or formerly of said Halladay

to the said highway; thence westerly by the said highway to the place of beginning. Containing four (4) acres more or less.

Meaning and intending to describe and convey the same premises as conveyed by the May 2, 1995 Warranty Deed of said John M. Dwinells and Edna P. Dwinells recorded in said Hillsborough County Registry at Book 1426, Page 315; and see corrective deed recorded in said Registry at Book 2596, page 355.

And a further tract as follows:

3. Beginning at an iron pin standing on the Northerly side of land of Boston & Main Railroad Co.; thence Northerly about 62 degrees 15 minutes west by said Railroad land about 1068 feet to the river; thence Northerly by the river about 988 feet to land now or formerly of R. and E. Johnson to the wall; thence Southerly 53 degrees East by the wall about 465 feet to a pine tree; thence about 29 degrees 45 minutes East about 1324 feet by said Johnson land to the place of beginning containing 14.4 acres more or less.

Also another tract:

Beginning on the highway leading Easterly from the residence of Frank E. Cutting at the Easterly side of James Hamel's field; thence Easterly by the highway to land of John Richardson; thence southerly by said Richardson's land to land formerly of Albert Johnson; thence Westerly by said Johnson's land to the Railroad; thence Northerly by the Railroad to an iron bound at the corner of land of Frank E. Cutting; thence Northerly by said Cuttings land to field of James Hamel at or near a pine tree; thence Easterly to the Southeast corner of said Hamel's field; thence Northerly by said Hamel's field to the place of beginning.

Meaning and intending to describe and convey by the above two described tracts the same premises as conveyed by the May 3, 1954 Warranty Deed of the said John M. Dwinells and Edna P. Dwinells recorded in said Hillsborough County Registry at Book 1388, Page 289.

Further conveying the following:

4. A certain tract of land with the buildings thereon, situate in said Weare bounded and described as follows:

Beginning at the easterly side of land of Frank E. Cutting on the highway leading by said Cutting's house; thence southerly by the stone wall to the Piscataquog River; thence easterly by the river to a stone wall; thence northerly about four hundred fifty (450) feet to a stone wall; thence northerly by said wall to the highway; thence northerly by the highway to land now or formerly of Hiram M. Felch at a stake and stones; thence westerly by said Felch land to land of Frank E. Cutting by a stake and stones; thence southerly by said Cutting's land to the place of beginning, said to contain sixty (60) acres be the same more or less.

Meaning and intending to describe and convey all interest as may presently remain in and to the same tract as described in the Warranty Deed dated May 17, 1946 recorded in said Hillsborough County Registry of Deeds at Book 1111, page 100.

Meaning and intending to describe and convey all of the interests acquired by the grantors under deed of Stanley Salmen

dated September 24, 1990 and as recorded in the Hillsborough County Registry of Deeds on June 8, 1992 in Book 5345 , Page 304.

Further intending by these presents to convey to the said grantee all of the grantors said interest, if any, as may presently remain in and to those tracts described in deeds recorded in Hillsborough County Registry of Deeds at Book 1417, page 262 and Book 1462, page 123, to which reference is expressly made; and further to any other property as located in said Town of Weare, if any, in which we may have any ownership interest. For further reference to those certain tracts as presently taxed to us, see Town of Weare Tax Map No. 2, Lots Nos. 2427, 2823 and 1784. (Also Map 402 Lots 131-133).

The several described and conveyed tracts in this deed are subject to prior conveyances of record to which reference is to be had, including those conveyances to the United States of America recorded HCR 1635/1 and 1656/323; to the Town of Weare recorded at HCR 1863/249 and 2792/596; to Arthur D. Brennan et al recorded HCR 2584/123 and 2596/357, and to Carleton S. Coon, Jr., recorded HCR 2680/250. Further reference is to be had to the estate file of the late Mary G. Salem who died June 21, 1986, see Hillsborough County Probate Records No. 108003, and to the May 25, 1990 deed of Charles A. Coon to Carleton S. Coon, Jr., recorded HCR Book 5189/1144.

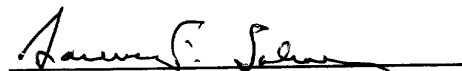
The premises conveyed herein are conveyed to the Conservation Commission of the Town of Weare for use by the Conservation Commission for its stated purposes of conservation, preservation, and recreation on behalf of the Town of Weare. Where applicable, said premises are to be included as part of the Weare Town Forest.

The above described premises are not homestead property of the grantors.

This is a non-contractual transfer pursuant to RSA 78-B and it is exempt from documentary tax stamps.

EXECUTED this 26 day of December, 1995.


Margaret S. Buehler


Lawrence F. Salmen

STATE OF CALIFORNIA
COUNTY OF Marin DECEMBER 26, 1995

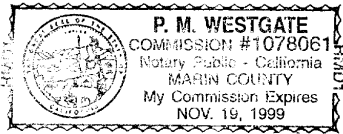
BOSSIE, KELLY,
HODES & BUCKLEY
PROFESSIONAL
ASSOCIATION
ATTORNEYS AT LAW
440 HANOVER STREET
MANCHESTER, NH
03104-5197
603-668-2222
FAX 603-641-6333

Personally appeared the above named Margaret S. Buehler,
known to me or satisfactorily proven to be the person whose name

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is subscribed to the above instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,



P. M. Westgate
Notary Public
My commission expires: 11-19-99

WASHINGTON, DC

December 28, 1995

Personally appeared the above named Lawrence F. Salmen,
known to me or satisfactorily proven to be the person whose name
is subscribed to the above instrument and acknowledged that he
executed the same for the purposes therein contained.

Before me, Cassandra Goodman

[Signature]
Notary Public
My commission expires: 5-31-99

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