

**ACQUISITION FROM
LLOYD W. STEARNS**

HINSDALE

CHESHIRE COUNTY REGISTRY

QUITCLAIM DEED

CHESHIRE COUNTY

KNOW ALL MEN BY THESE PRESENTS,

FEBRUARY 15, 1996

THAT, I, LLOYD W. STEARNS, SINGLE, OF 410 MAIN STREET, KEENE 03431 OF CHESHIRE COUNTY, State of New Hampshire for and in consideration to it in hand before the delivery hereof, well and truly paid by the State of New Hampshire whose address is P. O. Box 483, 1 Haven Drive, Concord, New Hampshire 03302-0483 the receipt whereof it does hereby acknowledge, has remised, released and forever quitclaimed, and by these presents does remise, release and forever quitclaim unto the State of New Hampshire, it and its successors and assigns forever.

A certain parcel of land, and the buildings, bridges, structures, crossings, fixtures and improvements thereon, if any, situated off the Westerly side of New Hampshire Route 119 (Brattleboro Road) in the Town of Hinsdale, County of Cheshire, bounded and described as follows:

Beginning at an iron pipe in the ground at a fence corner and marking the northeasterly corner of the parcel herein conveyed, the northwesterly corner of the land of Adelaide Church Stearns, and the southeasterly corner of remaining land of the Boston and Maine Corporation, said iron pipe being located 364.82 feet S 62° 29' 30" W of a concrete highway bound in the westerly line of said Brattleboro Road and marking the northeasterly corner of the land of said Stearns and the southwesterly corner of the land of said Hinsdale Raceway, Inc., and said last mentioned concrete highway bound is located 124.95 feet S 64° 48' W of a concrete highway bound in the easterly line of said Brattleboro Road;

thence along a curve to the left and along the westerly line of land of said Stearns an arc distance of 1409.17 feet to a point, said curve having a radius of 11,409.7 feet and a chord running 1408.27 feet S 34° 22' 02" E;

thence N 78° 39' 42" E along the southerly line of the land of said Stearns a distance of 34.11 feet to a point;

thence along a curve to the left and along the westerly line of land of said Stearns and the waters of Liscomb Creek an arc distance of 709.35 feet to a point and the southeasterly corner of the parcel herein conveyed, said curve having a radius of 11,379.2 feet and a chord running 709.24 feet S 39° 46' 05" E;

thence S 47° 47' 45" W along the northerly line of remaining land of said Boston and Maine Corporation a distance of 160.01 feet to a point in the waters of said Liscomb Creek marking the southwesterly corner of the parcel herein conveyed, and said course is marked by a 'PK' nail set in the top of the easterly granite headwall marking the face of the northerly abutment of a 20-foot granite arch culvert and located 57.99 feet S 47° 47' 45" W of the southeasterly corner of the parcel herein conveyed and by a 'PK' nail set in the top of the westerly granite headwall marking the face of the northerly abutment of said culvert and located 54.48 feet N 47° 47' 45" E of the southwesterly corner of the parcel herein conveyed;

thence along a curve to the right and the waters of said Liscomb Creek an arc distance of 165.77 feet to a point, said curve having a radius of 11,539.2 feet and a chord running 165.77 feet N 41° 09' 05" W;

thence N 49° 15' 37" E along the southeasterly line of other land belonging to Adelaide Church Stearns a distance of 30.00 feet to a point;

thence along a curve to the right and the easterly line of said other land of said Stearns an arc distance of 65.00 feet to an iron pipe in stones, said curve having a radius of 11,509.2 feet and a chord running 65.00 feet N 40° 34' 41" W;

thence continuing along said curve to the right and along the easterly line of said other land of said Stearns an arc distance of 1934.31 feet to an iron pipe in stones marking the northwesterly corner of the parcel herein conveyed, the northeasterly corner of said other land of said Stearns at the southerly line of remaining land of said Boston and Maine Corporation, said curve having a radius of 11,509.2 feet and chord running 1932.03 feet N 35° 36' 05" W, and said last described iron pipe in stones is located 132.49 feet N 64° 02' 45" E of an iron pipe in the ground marking the line between the land of said Boston and Maine Corporation and said other land of said Stearns;

thence N 64° 02' 45" E along the southerly line of remaining land of said Boston and Maine Corporation a distance of 99.92 feet to an iron pipe at a fence corner and the point of beginning. The parcel herein conveyed contains 5.5301 acres of land and all bearings are referenced to the true north meridian.

Containing 5.5301 acres of land, more or less.

Meaning and intending to describe all the real estate recorded in the Cheshire County Registry of Deeds, Book 1442, Page 746 dated January 29, 1993.

Also, excepting and reserving any and all reservations, conditions, covenants and agreements as recorded in the Cheshire County Registry of Deeds, Book 1442, Page 740 dated January 29, 1993.

It is hereby made a part of the before-mentioned consideration and a condition to this instrument that the 1995 Property Taxes are to be prorated as of the date of execution of this instrument.

Executed this 15th day of February, 1996.

Lloyd W. Stearns
Lloyd W. Stearns

STATE OF NEW HAMPSHIRE Cheshire SS. February 15th A.D., 1996.

Personally appeared the above-named Lloyd W. Stearns and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Wanda M. Auding
Justice of the Peace - ~~Notary Public~~

My commission expires _____.