

ADDITIONAL INFORMATION

RIGHT OF WAY EASEMENT DEED

DEMOULAS SUPER MARKETS

TO


STATE OF NEW HAMPSHIRE

SALEM

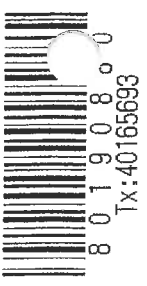
ROCKINGHAM COUNTY REGISTRY

Cathy Ann Seary

RECORDING 14.00
SURCHARGE 2.00

Return to: 

Shelley Winters
NHDOT - Rail & Transit
PO Box 483
Concord, NH 03302



RIGHT OF WAY EASEMENT DEED

Demoulas Super Markets, Inc., a Massachusetts corporation having an address of 875 East Street, Tewksbury, Massachusetts 01876 (the "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants to **The State of New Hampshire, Department of Transportation**, having a mailing address of One Hazen Drive, Concord, New Hampshire 03302 (the "Grantee"), WITH QUITCLAIM COVENANTS, the easement described herein below:

A right of way easement over a portion of land of Grantor situated on the southwesterly side of South Broadway (Route 28) in the Town of Salem, County of Rockingham, State of New Hampshire and known as 56 South Broadway, Salem, New Hampshire, said right of way easement being shown as "PROPOSED 13' WIDE PERMANENT EASEMENT FOR THE BENEFIT OF MAP 151, LOT 12213 (NH DOT RAIL PROPERTY) AREA = 17,336 SQ. FT." on a plan entitled "EASEMENT PLAN, SALEM PROPERTY MAP 99 - LOT 12502, PROPERTY ADDRESS - 56 S. BROADWAY", prepared by MHF Design Consultants, Inc., dated _____, 2019 and to be recorded herewith in the Rockingham County Registry of Deeds.

The easement area is more particularly described as follows:

Beginning at an iron rod at the southeast corner of the within described premises at land now or formerly Dilorenzo Lafayette Ledgewood Real Estate and land now or formerly of the State of New Hampshire, formerly Boston & Maine Railroad; thence

By said land of Dilorenzo Lafayette Ledgewood Real Estate S63°15'54"W thirteen and no hundredths (13.00) feet to a point; thence

N26°49'28"W one thousand one hundred forty-nine and forty-eight hundredths (1,149.48) feet to a point; thence

N31°57'35"W one hundred eighty-three and eighty-two hundredths (183.82) feet to a point at aforementioned land of the State of New Hampshire; thence

By said land of the State of New Hampshire the following three courses:

N61°12'29"E thirteen and two hundredths (13.02) feet to a point, thence

S31°57'35"E one hundred eighty-three and sixty-eight hundredths (183.68) feet to a point, thence

S26°49'28"E one thousand one hundred fifty and nine hundredths (1,150.09) feet to the point of beginning.

Said parcel of land contains 7,040 square feet more or less.

By its acceptance of this deed, the State of New Hampshire assumes no liabilities or responsibilities for any sidewalk or other structures within the easement area, or their maintenance.

This conveyance is subject to all other easements, restrictions, rights and encumbrances existing as of the date hereof, whether or not shown on the public records.

This Right of Way Easement Deed constitutes a conveyance of real estate to the State of New Hampshire, and as such this conveyance is exempt from the payment of the real estate transfer tax pursuant to the provisions of RSA 78-B:2(I).

IN WITNESS WHEREOF, this Right of Way Easement Deed has been duly executed and delivered by the Grantor this 17 day of JANUARY, 2019.

WITNESS:



DEMOULAS SUPER MARKETS, INC.

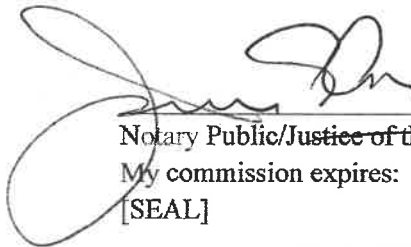
By: 

Donald T. Mulligan

Its: Vice President and Treasurer

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 17 day of JANUARY, 2019, by Donald T. Mulligan, Vice President and Treasurer of Demoulas Super Markets, Inc. a Massachusetts corporation, on behalf of the corporation.



Notary Public/Justice of the Peace

My commission expires: 12/28/2023

[SEAL]



JAMES E. CARTER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 28, 2023