

**ADDITIONAL INFORMATION**

**RIGHT OF WAY EASEMENT DEED**

**ROCK ACQUISITION, LLC**

**TO**

**STATE OF NEW HAMPSHIRE**

**SALEM**

**ROCKINGHAM COUNTY REGISTRY**

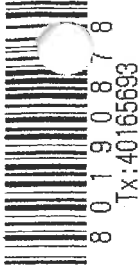


RECORDING 14.00  
SURCHARGE 2.00

Return to:



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



### RIGHT OF WAY EASEMENT DEED

**Rock Acquisition, LLC**, a New Hampshire limited liability company, having an address of 63 Main Street, Salem, New Hampshire 03079 (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 71 Rockingham Boulevard, 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 = 1,574 SQ. FT." on a plan entitled "EASEMENT PLAN, SALEM PROPERTY MAP 98 - LOT 7887, PROPERTY ADDRESS – 71 ROCKINGHAM BLVD", 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 northeast 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 the State of New Hampshire S26°49'28"E two hundred twenty and eleven hundredths (220.11) feet to a point; thence

N30°34'45"W one hundred ninety-eight and fifty-two hundredths (198.52) feet to a point; thence

N26°49'28"W twenty-two and two hundredths (22.02) feet to a point at aforementioned land of Dilorenzo Lafayette Ledgewood Real Estate; thence

By said land of Dilorenzo Lafayette Ledgewood Real Estate N63°10'32"E thirteen and no hundredths (13.00) feet to the point of beginning.

Said parcel of land contains 1,574 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 1<sup>st</sup> day of February, 2019.

WITNESS:

ROCK ACQUISITION, LLC  
a New Hampshire limited liability company

By: REVAC, Inc. Its Managing Member

By: \_\_\_\_\_

Name: Joseph P. Faro  
Title: Managing member  
Duly Authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 1 day of February, 2019, by Joseph P. Faro the duly authorized managing member of REVAC, Inc., the Managing Member of Rock Acquisition, LLC, a New Hampshire limited liability company, on behalf of the company.

Nancy L. Simpson  
Notary Public/Justice of the Peace

My commission expires:

[SEAL] NANCY L.S. SIMPSON, Notary Public  
State of New Hampshire  
My Commission Expires July 27, 2023

