

**ACQUISITION FROM THE  
WOLFEBORO RAILROAD COMPANY**

**WAKEFIELD TO WOLFEBORO  
CARROLL COUNTY REGISTRY**

WARRANTY DEED  
(STATUTORY FORM)

KNOW ALL MEN BY THESE PRESENTS THAT WOLFEBORO RAILROAD COMPANY,  
INC., a New Hampshire corporation with a principal place of  
business in Wolfeboro, Carroll County, New Hampshire, and  
WOLFEBORO RAILROAD ASSOCIATES, a New Hampshire Limited  
Partnership by Dwight Hilson, its General Partner, for  
consideration paid grant to THE STATE OF NEW HAMPSHIRE with  
WARRANTY COVENANTS-

PARCEL I

Land and buildings situate in Wakefield, Brookfield  
and Wolfeboro, Carroll County, State of New  
Hampshire, approximately 11.90 miles in length as  
shown on Boston and Maine Valuation Plans beginning  
at a point approximately 20 feet from the frog in the  
switch at approximately Eng. Sta 9+50 at  
Sanbornville, New Hampshire, on the main line between  
Rochester and Conway, New Hampshire to the end of the  
line in Wolfeboro, New Hampshire, and in and to land  
of Wolfeboro Branch from Westerly side of Main  
Street, Sanbornville, as more fully shown on  
Valuation Plans V.4.6-1 through 4.6-13. Included in  
said area are all rails, ties, bridges, buildings and  
any and all structures and fixtures. Also included  
is the turntable pit at Sanbornville, New Hampshire,  
which lies outside the boundary of parcel number 1 as  
shown on Boston and Maine Valuation Plan 4.6-1.

Meaning and intending to describe and convey hereby  
those same premises described in deed of C. W.  
Bartlett, Trustee of Boston & Maine Corporation dated  
December 13, 1972, recorded at Book 530, Page 442,  
and deed of Robert Meserve, Trustee of Boston & Maine  
Corporation dated June 21, 1973, recorded at Book  
552, Page 267, Carroll County Registry of Deeds.

PARCEL II

Also another parcel of land situate on the easterly  
side of Route 16 in Wakefield, Carroll County, New  
Hampshire, bounded and described as follows:

1985 A  
Deed of  
Carroll  
Registry of Deeds

014821

3K 1127 PG 310

Beginning at the intersection of the easterly sideline of the right-of-way of the White Mountain Highway, so-called, also known as New Hampshire Route 16, and the northerly line of the right-of-way of the Wolfeboro Railroad Company., Inc. thence S 25° 21' E along said northerly line of the right-of-way of the Wolfeboro Railroad a distance of 400.6 feet, more or less, to a point; thence N 15° 10' E parallel to and 260.0 feet equidistant from the easterly side of the tangent portion of the right-of-way line of said New Hampshire Route 16, approximately 951 feet to a point where it intersects the westerly side of the right-of-way of Boston and Maine Railroad Conway Branch; thence in a curved line along said westerly right-of-way line of Boston and Maine Railroad a distance of approximately 511 feet to a point; thence S 51° 10' W approximately 297 feet to the easterly right-of-way line of New Hampshire Route 16; thence southerly in a curved line along said easterly right-of-way line of New Hampshire Route 16, a distance of approximately 600 feet to a point of tangency; thence S 15° 10' W along the tangent portion of the easterly right-of-way line of New Hampshire Route 16 a distance of approximately 352 feet to the point of beginning. Containing approximately 6.75 acres as shown on a plan marked "Land of Vincent D. and Marion Rogers in the Town of Wakefield, N.H." prepared by Donald E. L. Hallock, a registered Professional Engineer in the State of New Hampshire, and dated May 24, 1975.

Parcel II is conveyed SUBJECT TO AND TOGETHER WITH those restrictions set forth in a deed from Vincent D. Rogers to Donald Hallock and Catherine Hallock dated June 2, 1975, recorded at Book 599, Page 100, Carroll County Registry of Deeds, which provided "...The grantees will erect, within 90 days, a substantial fence of at least 3 strands of barbed wire along the rear edge of the land being conveyed, between this land and remaining land of Rogers. This wire fence shall be securely attached to existing trees, (or posts as may be required where trees are not close to the line) and shall be run in as near a straight line as possible, from existing fence along Wolfeboro Railroad to existing fence along Boston and Maine Railroad.

"The land shall not be used by said Hallocks or their successors as a commercial gravel pit, quarry, or for similar objectionable purpose.

"The land shall not be used by said Hallocks or their successors for a race track or other similar noisy or dusty purpose..."

BM 171 MB  
LIC 01 171 MB

MEANING AND INTENDING to describe and convey the same premises conveyed to the Wolfeboro Railroad Associates by deed of Donald and Catherine Hallock, dated March 3, 1980, recorded March 10, 1980, at Book 778, Page 176, Carroll County Registry of Deeds.

EXECUTED this 12th day of August, 1986.

WOLFEBORO RAILROAD COMPANY, INC.

By: Dwight Hilson  
Dwight Hilson, Duly Authorized

WOLFEBORO RAILROAD ASSOCIATES

By: Dwight Hilson  
Dwight Hilson, General Partner

County of Carroll, SS

State of New Hampshire

The foregoing was acknowledged before me this 12th day of August, 1986, by Dwight Hilson on behalf of Wolfeboro Railroad Company, Inc. and Wolfeboro Railroad Associates as his voluntary act and deed.

[Signature]  
Notary Public, Justice of the Peace

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