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Jefferson A. Brooks
REGISTER OF DEEDS

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

*****	THOUSAND	*	HUNDRED AND	40	DOLLARS
MO. I DAY	YEAR		AMOUNT		
12/27/2006		603398	\$	*****	40.00

XXXXX VOID IF ALTERED XXXXX

AFTER RECORDING PLEASE RETURN TO:
KEITH R. NELSON, ESQ.
P.O. BOX 603
MOULTONBORO, NH 03254-0603

WARRANTY DEED

Statutory Short Form

MOULTONBORO GRANGE, also known as MOULTONBOROUGH GRANGE NO. 197, and MOULTONBOROUGH GRANGE NO. 197, PATRONS OF HUSBANDRY, a voluntary corporation, organized and existing under the laws of the State of New Hampshire, having its principal office at 973 Whittier Highway, in Moultonboro, Carroll County, New Hampshire, and having a mailing address of PO Box 106, Moultonboro, New Hampshire 03254-0106, for and in consideration of One Dollar (\$1.00) and other valuable consideration, grants to MOULTONBOROUGH HISTORICAL SOCIETY, INC., a voluntary corporation, organized and existing under the laws of the State of New Hampshire, whose mailing address is PO Box 659, Moultonboro, New Hampshire 03254, with **WARRANTY COVENANTS**:

A parcel of land, together with the buildings and other improvements thereon, situate in Moultonboro, Carroll County, New Hampshire, shown as Lot 71-29 on a plan entitled "PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES OF PAUL L. & RITA T. PARENT & MOULTONBORO GRANGE, MOULTONBORO, NEW HAMPSHIRE" dated 19 October 1989, revised 2 October 1990, by Thomas F. Moran, Inc., recorded with the Carroll County Registry of Deeds in Plan Book 133, at Page 30, bounded and described as follows:

Beginning at a rebar set in the pith of an old stump below grade at the northwesterly side of NH Route 25, so-called, at

BK2593PG0331

the southeasterly corner of land formerly of Parent and the southwesterly corner of the premises herein conveyed;

thence running along NH Route 25 North $53^{\circ} 51' 07''$ East a distance of 128.25 feet to a spike set at the southwesterly corner of land now or formerly of Foss, as shown on said plan;

thence running along the Foss land North $39^{\circ} 37' 16''$ West a distance of 153.81 feet to an iron pin set in a stone wall at land now or formerly of Ratsep, as shown on said plan;

thence running along a stone wall and the Ratsep land South $51^{\circ} 28' 52''$ West a distance of 47.06 feet to a corner in the wall at the Parent land;

thence running along the Parent land South $51^{\circ} 28' 52''$ West a distance of 74.38 feet to an iron pin;

thence continuing along the Parent land South $37^{\circ} 04' 38''$ East a distance of 148.52 feet to the point of beginning.

This parcel contains 20,861 square feet, more or less, according to said plan.

SUBJECT TO and with the benefit of the Boundary Line Agreement between Daniel E. Flanders and Lorraine C. Flanders and Moultonboro Grange #197 dated 13 February 1996 and recorded with the Carroll County Registry of Deeds in Book 1646, at Page 88.

For title of Moultonboro Grange, see deed of Isaac Adams to Moultonborough Grange No. 197 acknowledged 18 April 1894 and recorded on 24 April 1894 with the Carroll County Registry of Deeds in Book 101, at Page 514. Also, see deed of F. Harvey Moulton to Moultonborough Grange No. 197, Patrons of Husbandry, dated 25 May 1940 and recorded on 29 May 1940 with the Carroll County Registry of Deeds in Book 219, at Page 9. The first mentioned title reference is the Grange Hall Lot which is mentioned as being included within the bounds of the property described in the second title reference.

TOGETHER WITH all right, title and interest of the grantor in and to that certain revocable license given by Clyde B. Foss to Moultonboro Grange No. 197 to install a water pipe from the Grange Hall into the cellar of the Clyde B. Foss insurance office situate on the north side of Main Street in Moultonboro Village under the following conditions:

Said pipe shall be installed where designated by Foss and at the expense of the Grange.

All damages to cellar wall shall be repaired and made water tight, a proper valve installed and connected to Foss' water system.

Foss shall allow the Grange to use reasonable amounts of water at all times and to pay expenses of producing same.

This agreement may be terminated at any time by Foss, and shall be construed as a license revocable at will by Foss, his heirs and assigns. Said revocable license was dated at Moultonboro New Hampshire on 30 October 1957.

EXCEPTING, and RESERVING to Moultonboro Grange, a right to continue to hold meetings in the Grange Hall located on the above described premises for a period of seven (7) years from the date of this deed, or until Moultonboro Grange is dissolved, whichever shall first occur.

SUBJECT TO a restriction, which shall run with the land, that the exterior appearance of the Grange Hall building located on the above described premises shall remain unchanged, providing, however, that changes may be made which are consistent with the existing character of the building and are consistent with the United States Secretary of the Interior's "Standards for the Rehabilitation of Historic Properties", or such successor standards as may in the future be the generally accepted standards for rehabilitation or modification of historic structures in the State of New Hampshire.

This transfer is made for nominal monetary consideration, minimum transfer tax stamps being required.

IN WITNESS WHEREOF, this deed is executed by the duly authorized Master of Moultonboro Grange this 26th day of December, 2006.

MOULTONBORO GRANGE

By: Beverley E. Person
Name: Beverley E. Person
Title: Master
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL, SS

The foregoing instrument was acknowledged before me this 26th day of December, 2006 by the above-named Beverley E. Person, the duly authorized Master of Moultonboro Grange, in behalf of the Moultonboro Grange.


Keith R. Nelson (Seal)
Notary Public
My Commission Expires: 5/21/2008

CONSENT

NEW HAMPSHIRE STATE GRANGE, a New Hampshire voluntary corporation, having a place of business in Concord, Merrimack County, New Hampshire, and having a mailing address c/o Mr. Richard W. Patten, 30 Pinewood Trail, Concord, New Hampshire 03301, hereby approves and consents to the above conveyance of the Moultonboro Grange land and buildings from the Moultonboro Grange to the Moultonborough Historical Society, Inc.

IN WITNESS WHEREOF, this consent is executed by the duly authorized Master of New Hampshire State Grange this 25th day of July, 2006.

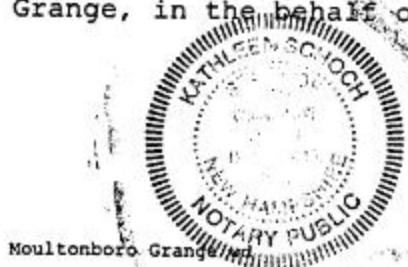
NEW HAMPSHIRE STATE GRANGE

By:

John H. West
John H. West, Master

STATE OF NEW HAMPSHIRE
COUNTY OF: Merrimack, ss.

The foregoing instrument was acknowledged before me this 25th day of July, 2006 by the above-named John H. West, the duly authorized Master of New Hampshire State Grange, in the behalf of the New Hampshire State Grange.



Kathleen Schuch
(Seal)
Notary Public
My commission expires: 11-19-2008



Moultonboro Grange

BK2593P60335

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

\$525.00

WARRANTY DEED

BE IT KNOWN that the Moultonborough Historical Society, Inc., of PO Box 659, Moultonborough, New Hampshire 03254, for consideration paid, grants to Thomas E. Shaughnessy of 81 Main Street, South Hampton, New Hampshire 03827, with warranty covenants, the following described property:

973 WHITTIER HIGHWAY

A certain lot with the building and improvements thereon situate at 973 Whittier Highway as shown on a plan of land entitled "Plat of Boundary Line Adjustment Between Properties of Paul L. & Rita T. Parent & Moultonboro Grange, Moultonboro, New Hampshire" dated October 19, 1989 and recorded on December 6, 1990 at Plan Book 133, Page 30, being more particularly bounded and described as follows:

Beginning at a rebar set in the pith of an old stump below grade at the northwesterly side of Route 25 aka Whittier Highway that marks the southerly corner of the lot herein described as shown on the above mentioned plan; thence turning N 53° 51' 07" E and running 128.25' by Route 25 to a spike set at the southerly corner of land now or formerly of Foss; thence turning N 39° 37' 16" W and running 153.81' by said Foss land to an iron pin set in a stonewall at land now or formerly of Ratsep; thence turning S 51° 28' 52" W and running 121.44' by said Ratsep land, a partial stone wall and land now or formerly of

Parent to an iron pin; thence turning S 37° 4' 38" E and running 148.52' by said Parent land to the point of beginning. Said lot contains 20,861 square feet.

Together with the benefit of that 1957 revocable license recorded at Book 323, Page 356.

Subject to the restriction set forth in that 2006 deed recorded at Book 2593, Page 331 that the exterior appearance of the Grange Hall building located on the above described premises shall remain unchanged, providing, however, that changes may be made which are consistent with the existing character of the building and are consistent with the United States Secretary of the Interior's "Standards for the Rehabilitation of Historic Properties", or such successor standards as may in the future be the generally accepted standards for rehabilitation or modification of historic structures in the State of New Hampshire.

Subject to the provisions of that 1986 boundary line agreement recorded at Book 1646, Page 88.

Meaning and intending to describe and convey the same property conveyed to the Moultonborough Historical Society, Inc. by the Moultonboro Grange aka Moultonborough Grange No. 197 aka Moultonborough Grange No 197, Patrons of Husbandry by warranty deed dated December 26, 2006 and recorded on December 27, 2006 at Book 2593, Page 331 at the Carroll County Registry of Deeds.

This is not homestead property.

This deed was prepared by Walker & Varney, P.C. from information supplied by the grantor, and at the request of the grantor no independent title examination was undertaken nor did the preparer otherwise verify the accuracy of the representations contained herein, nor provide advice regarding the estate, gift, income, transfer, business profits, or other tax consequences thereof, if any.

Executed this 29th day of June, 2020.

Moultonborough Historical Society, Inc.

Kathleen Garry
Kathleen Garry, President

State of New Hampshire
County of Carroll

On this the 29th day of June, 2020, before me, personally appeared the above-subscribed, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that the above-subscribed executed the same for the purposes therein contained.



Rebecca A. Morgan

Print Name: Rebecca A. Morgan
Notary Public/Justice of the Peace

My Commission Expires: Sept. 16, 2020