

DEED OF WARRANTY

FRANKLIN W. COLEMAN, JR. of Reading, Windsor County, State of Vermont,
 both of 336 North Avenue
 for consideration paid, grant to JAMES K. BROWN and JUDITH O. BROWN, in Weston,
 husband and wife,
 Middlesex County, State of Massachusetts, as joint tenants, to them and the
 survivor of them and not as tenants in common, with WARRANTY covenants,

That certain tract or parcel of land together with all buildings
 and improvements located thereon situated on the easterly side of New Hampshire
 Route 12A, so called, in Cornish, Sullivan County, New Hampshire, conveyed to
 Franklin W. Coleman, Jr. by Warranty Deed from Nicholas G. Bolos and William A.
 Smith, recorded in the Sullivan Registry and in said deed described as follows:

"Beginning at a point on the easterly side of New Hampshire Route 12A
 so-called, at the northwesterly corner of land previously conveyed by the
 grantors to National Park Foundation, which point marks the junction of Blow-
 Me-Down Brook with the easterly side of said Route 12A; thence proceeding in a
 general easterly direction along the northerly bank of said Blow-Me-Down Brook
 a distance of approximately one thousand two hundred feet (1,200') to a point
 marking the intersection of said Blow-Me-Down Brook with Blow-Me-Up Brook,
 so-called; thence proceeding in a general southeasterly direction along the
 northeasterly side of said Blow-Me-Up Brook a distance of approximately eight
 hundred seventy-five feet (875') to an iron pin on the northerly side of said
 brook at a corner of land formerly belonging to Homer St. Gaudens; thence
 proceeding North Twelve degrees one minute West (N. 12° 01' W.) two hundred
 fifty-eight feet (258') to an iron pin; thence North seventy-two degrees fifty-
 seven minutes East (N. 72° 57' E.) two hundred thirty-two feet (232') to an
 iron pin; thence South seventy-four degrees fifty-four minutes East (S. 74°
 54' E.) one thousand eighty-eight feet (1,088') to an iron pin at land believed
 to be formerly of one Littell; thence proceeding North twenty degrees East
 (N. 20° E.) bounded easterly by said Littell land a distance of five hundred
 nineteen feet (519') to an iron pin at the southeasterly corner of land now or
 formerly of one O'Brien; thence northwesterly following the boundary of said
 O'Brien land along a path or roadway eight hundred eighty feet (880') to an
 iron pin set in the ground at land of George Rublee; thence against said Rublee
 land on the following courses and distances; South forty-four degrees forty-
 five minutes West (S. 44° 45' W.) six (6) rods; South sixty-two degrees West
 (S. 62° W.) five and one-half (5 1/2) rods; North seventy-two degrees West
 (N. 72° W.) nine (9) rods twenty (20) links; North forty-eight and three-
 fourths degrees West (N. 48 3/4° W.) two (2) rods; North sixty-five degrees
 West (N. 65° W.) seven (7) rods, five (5) links; North seventy-six and three-
 fourths degrees West (N. 76 3/4° W.) two and one-half (2 1/2) rods; North
 fifty-one degrees ten minutes West (N. 51° 10' W.) three and one-half (3 1/2)
 rods; North forty-three degrees forty minutes West (N. 43° 40' W.) four (4)
 rods and twenty (20) links; North forty-four degrees thirty minutes West
 (N. 44° 30' W.) ten (10) rods; South seventy-five degrees eight minutes West
 (S. 75° 08' W.) five and one-half rods; North eighty-eight degrees West
 (N. 88° W.) four (4) rods five (5) links; North sixty-three degrees forty-
 five minutes West (N. 63° 45' W.) four (4) rods; North seventy-nine and one-
 half degrees West (N. 79 1/2° W.) three (3) rods and twenty-two (22) links;
 North twenty-eight degrees West (N. 28° W.) eight (8) rods to a corner of
 Blow-Me-Down Brook; thence southerly down Blow-Me-Down Brook and against land

now or formerly of Learned of Frances Hand to the southeast corner of said Hand's land near the foundation of the Mercer Mill; thence from said brook westerly to the foundation of the Mercer Mill; and thence South eighty-two degrees West (S. 82° W.) three (3) rods and twenty-one (21) links to an iron pin set in the ground; thence South seventy-eight degrees West (S. 78° W.) fifteen (15) rods, eighteen (18) links to a large pine tree marked; thence northerly thirty (30) rods, more or less, along a mesh wire fence to a double pine stump on the southerly side of the County Road (these last courses from the brook having been against land of said Hand); thence from said double pine stump westerly and southwesterly along said County Road to the cemetery which is located at the intersection of the County Road with the said Route 12A a distance of approximately one thousand seven hundred fifty-four feet (1,754'), thence the following courses around said cemetery to a point on Route 12A; South twenty-one degrees East (S. 21° E.) one hundred one feet (101'); South thirty-six degrees East (S. 36° E.) one hundred twenty-two feet (122'); South twenty-nine degrees thirty minutes East (S. 29° 30' E.) seventy-five feet; South twenty-three degrees West (S. 23° W.) one hundred thirty-two feet (132'); South thirty-nine degrees thirty minutes West (S. 39° 30' W.) one hundred eighteen feet (118') to an iron pin on the easterly side of said Route 12A; thence proceeding southerly bounded westerly by the easterly side of said Route 12A a distance of approximately six hundred feet (600') to the point of beginning.

"Meaning and intending to convey hereby a portion of the premises conveyed to the grantors by fiduciary deed of Frederic P. Houston and Colin Gray-Lewis, Executors under the will of James Campbell Lewis, which deed is dated June 28, 1971, and is recorded in the Sullivan County Registry of Deeds, in Book 495, Page 327. The within described premises are a portion of Tract No. V as described in said fiduciary deed.

"Also conveying herewith whatever rights the grantors have to the rights of way of record affecting the within described premises.

"Conveyance is made subject to any rights which the public may have acquired in the road or path across the premises.

"Conveyance is further made subject to any rights of the State of New Hampshire with regard to said Route 12A as those rights were conveyed to the said State of New Hampshire by deed of James Campbell Lewis and Elizabeth Campbell Lewis dated November 21, 1958, and recorded in the Sullivan County Registry of Deeds in Book 399, Page 438. Reference is made to said fiduciary deed for a more complete description of the deeds to the State of New Hampshire and the exceptions herefrom.

"Reference is also made to a plan entitled 'James C. Lewis Estate, Formerly the Beaman Estate, Cornish, N.H., Scale 1" = 400', 892 acres' which plan was prepared by Walter F. Breckenridge and is dated April 12, 1971, and which plan is on record in the Sullivan County Registry of Deeds.

"Reference is also made to a plan showing the perimeter of said cemetery, which plan is entitled 'Subdivision of Bolos & Smith, Cornish, N.H.' and which plan is dated September, 1973, prepared by T & M Surveys, Lebanon, New Hampshire, Project No. 90472."

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STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY

STATE TAX
COMMISSION

APR-5'80

140.00

R.S.A. 78:8



WITNESS my hand this 7th day of April, 1980.

WITNESS:

Robert Rose Rully

Franklin W. Coleman Jr.
(Franklin W. Coleman, Jr.)

STATE OF NEW HAMPSHIRE,
COUNTY OF SULLIVAN

The foregoing instrument was acknowledged before me this 7th
day of April A.D. 1980, by Franklin W. Coleman, Jr.

Robert Rose Rully
Justice of the Peace
~~Notary Public~~

Received & Recorded Apr. 8, 1980, 8:44 A.M.