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Return to:  
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Docket Number: 201700011393  
Recorded in Merrimack County, NH  
Kathi L. Guay, CPO, Register  
BK: 3560 PG: 1828. 6/26/2017 11:55 AM  
LCHIP \$25.00 RECORDING \$18.00  
TRANSFER TAX \$4,125.00  
SURCHARGE \$2.00

MERRIMACK COUNTY RECORDS

*Kathi L. Guay*, CPO, Register

1049  
2017

4125.00

**WARRANTY DEED**

**Frank M. Riley and Pauline F. Riley, Trustees of the Riley Family Revocable Trust of 2006**, dated November 14, 2006, with an address of 14 Shaker Road, Northfield, Merrimack County, New Hampshire 03276, for consideration paid, grant to **Spaulding Youth Center**, a New Hampshire voluntary corporation, with a mailing address of 72 Spaulding Road, Northfield, Merrimack County, New Hampshire 03276, with **WARRANTY COVENANTS**, the following described property situated in Northfield, Merrimack County, New Hampshire:

A certain parcel or tract of land, with any buildings thereon, situated on Shaker Road, so-called, in Northfield, Merrimack County, New Hampshire, shown as **Tax Map R 14, Lot 6** on a plan entitled "Tax Map R14, Lot 6 Boundary Survey for Linnia Riley, Shaker Road & NH Route 140, Merrimack Co., Northfield, N.H., Scale 1" = 100', dated April 30, 2001, prepared by David B. Krause, LLS, and recorded in the Merrimack County Registry of Deeds as **Plan No. 15801**, further bounded and described as follows:

Beginning on Shaker Road at a 3/4" x 0.7' steel rebar set 6-29-2001; thence running along Shaker Road North 23° 01' 38" West 592.82 feet to a 6" x 6" x 0.2' buried NH Highway Bound found; thence continuing along Shaker Road North 09° 42' 03" East 120.54 feet to a 6" x 6" x 1.0' NH Highway Bound found; thence still along Shaker Road North 56° 26' 22" East 188.45 feet to a point on New Hampshire Route 140; thence along New Hampshire Route 140 the following courses:

- South 47° 47' 31" East 369.07 feet to a 6" x 6" x 0.5' NH Highway Bound found;
- South 51° 26' 17" East 311.24 feet to a 6" x 6" x 0.8' NH Highway Bound found;
- South 59° 47' 13" East 266.70 feet to a 6" x 6" x 0.7' NH Highway Bound found;
- South 63° 38' 20" East 268.00 feet to a 3/4" x 0.4' steel rebar;
- South 63° 38' 20" East 428.53 feet to a 3/4" x 0.7' steel rebar;
- South 63° 38' 20" East 211.11 feet to a 3/4" x 0.7' steel rebar;

Thence turning and running along land of Wilhemina Reed South 52° 01' 41" West 701.94 feet to a point in a stone wall; thence along Reed land and a stone wall South 52° 52' 45" West 181.82 feet to a point; thence turning and running North 33° 30' 40" West 1.15 feet to a 5/8" x flush iron rod; thence North 33° 30' 40" West 629.22 feet to a 5/8" x 0.1' iron rod; thence turning and running South 41° 57' 49" West 97.76 feet to a 7/8" x 0.6' steel rebar; thence turning and running North 33° 02' 48" West 104.00 feet to a 7/8" x flush steel rebar; thence running North

32° 59' 41" West 103.91 feet to a ½" drill hole in stone wall; thence along a stone wall North 30° 35' 44" West 122.64 feet to the end of the stone wall; thence North 29° 03' 38" West 76.21 feet to a ½" drill hole in stone wall; thence North 31° 27' 59" West 37.39 feet along a stone wall; thence still along the stone wall North 34° 11' 37" West 34.92 feet to a ½" drill hole in stone wall; thence turning and running along the stone wall South 50° 48' 42" West 45.33 feet to a point in the stone wall; thence along the stone wall South 53° 30' 00" West 133.36 feet to the ¾" x 0.7' steel rebar on Shaker Road, which is the point of beginning. Containing 21.232 acres, more or less.

This conveyance is subject to Current Use Taxation recorded in said Registry at Book 2358, Page 759.

Meaning and intending to describe and to convey all and the same premises that were conveyed to Frank M. Riley and Pauline F. Riley, Trustees of the Riley Family Revocable Trust of 2006, by deed of Frank M. Riley and Pauline F. Riley dated November 14, 2006 and recorded in the Merrimack County Registry of Deeds at Book 2945, Page 1101.

#### CERTIFICATE OF TRUSTEES

The undersigned trustees, as Trustees under the Riley Family Revocable Trust of 2006, created by Frank M. Riley and Pauline F. Riley, as grantors, under trust agreement dated November 14, 2006 (the "Trust"), hereby certify as follows:

1. The Trust is in full force and effect, has not been revoked as of the date hereof, nor has it been amended, altered or modified.
2. Frank M. Riley and Pauline F. Riley are the current and sole Trustees of the Trust.
3. The Trustees have been authorized by all of the owners of the beneficial interests in the Trust, in accordance with the terms of the Trust, to sell the real estate identified as 10-14 Shaker Road in Northfield, Merrimack County, New Hampshire.
4. The Trustees have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust; to execute and deliver any and all documents necessary to effectuate the transaction; and no purchaser or third party shall be bound to inquire whether the trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the trustees for a conveyance thereof.

Frank M. Riley and Pauline F. Riley, husband and wife, release all rights of homestead in the premises conveyed hereby.

EXECUTED this 26 day of June, 2017.

  
Frank M. Riley, individually

Frank M. Riley  
Frank M. Riley, Trustee of the Riley  
Family Revocable Trust of 2006

Pauline F. Riley  
Pauline F. Riley, individually

Pauline F. Riley  
Pauline F. Riley, Trustee of the Riley  
Family Revocable Trust of 2006

STATE OF NEW HAMPSHIRE  
COUNTY OF Merrimack

This instrument was acknowledged before me on this 26<sup>th</sup> day of June,  
2017, by Frank M. Riley, individually and as Trustee of the Riley Family Revocable Trust of  
2006.



Susan A. Manchester  
Notary Public/Justice of the Peace

My commission expires: \_\_\_\_\_  
AFFIX STAMP OR SEAL

STATE OF NEW HAMPSHIRE  
COUNTY OF Merrimack

This instrument was acknowledged before me on this 26<sup>th</sup> day of June,  
2017, by Pauline F. Riley, individually and as Trustee of the Riley Family Revocable Trust of  
2006.



Susan A. Manchester  
Notary Public/Justice of the Peace

My commission expires: \_\_\_\_\_  
AFFIX STAMP OR SEAL