

Roxanne Tufts-Keegan
Christine Maynard
Laura Parker



Board of Selectmen Regular Meeting

Minutes

Saturday, February 18, 2023 at 9:00 am

Meeting Location

182 Kings Highway, Middleton, New Hampshire 03887

1. Call to Order

Minutes:

Roxanne Tufts-Keegan called the meeting to order at 9:00 AM.

2. Pledge of Allegiance

3. Roll Call

Minutes:

BOS Members: Roxanne Tufts-Keegan-Present; Christine Maynard-Present; Laura Parker-Present
Budget Committee Members: Tracy Donovan-Laviolette-Present; Bonnie Gagnon-Present; Dan Saliga-Present; Craig Moody-Absent; Andrea Bowden-Present; Rebecca Eastman-Darrow-Present; Laura Parker-Present

Signature Action

4. Tax Recommittal Warrant

Minutes:

Andrea Bowden asked if Roy Parece does not get elected, will we have to do another Recommittal? R. Tufts-Keegan answered yes. Andrea Bowden asked if Roy Parece would be willing to stay on as Deputy if not elected. R. Tufts-Keegan answered yes.
Tax Recommittal Warrant signed by BOS (attached).

5. Letter to Sweets Logging & Land Clearing Re: 55 Jordan Drive

Minutes:

Letter to Sweets Logging & Land Clearing signed by BOS (attached).

Old Business

6. Warrant Articles

Minutes:

Revised Warrant Articles voted on by both BOS and Budget Committee (attached).

Warrant Articles for 2023

Article A: To see if the Town will vote to raise and appropriate the sum of two hundred thousand dollars (\$200,000) for the purpose of road construction and paving of various roads in town. This is a non-lapsing appropriation pursuant to RSA 32:7 VI and will not lapse until the road construction and paving is completed or December 31, 2027, whichever is sooner. (Majority Vote Required)
(tax rate/1000 \$1.07)

L. Parker made a motion to accept the article as amended, R. Tufts-Keegan seconded, motion carried.

Board of Selectmen Recommends (3-0)

A. Bowden made a motion to accept the article as amended, B. Gagnon seconded, motion carried.

Budget Committee Recommends (6-0)

Article B To see if the Town will vote to raise and appropriate the sum of Ten thousand dollars (\$10,000) to be added to the Highway Department Vehicle Capital Reserve Fund previously established. (Majority Vote Required)
(tax rate/1000 \$0.05)

L. Parker made a motion to accept the article as amended, C. Maynard seconded, motion carried.

Board of Selectmen Recommends (3-0)

A. Bowden made a motion to accept the article as amended, B. Gagnon seconded, motion carried.

Budget Committee Recommends (6-0)

Article C: To see if the Town will vote to raise and appropriate the sum of Ten thousand dollars (\$10,000) to be added to the Reevaluation Capital Reserve Fund previously established. (Majority Vote Required) (tax rate/1000 \$0.05)

L. Parker made a motion to accept the article as amended, C. Maynard seconded, motion carried.

Board of Selectmen Recommends (3-0)

A. Bowden made a motion to accept the article as amended, B. Gagnon seconded, motion carried.

Budget Committee Recommends (6-0)

Article D: To see if the Town will vote to raise and appropriate the sum of Five thousand dollars (\$5,000) to be added to the Self-Contained Breathing Apparatus Capital Reserve Fund previously established. (Majority Vote Required)

(tax rate/1000 \$0.02)

L. Parker made a motion to accept the article as amended, C. Maynard seconded, motion carried.

Board of Selectmen Recommends (3-0)

A. Bowden made a motion to accept the article as amended, D. Saliga seconded, motion carried.

Budget Committee Recommends (6-0)

Article E: To see if the Town will vote to raise and appropriate the sum of One thousand dollars (\$1,000) to be added to the Natural or Man-Made Disasters Capital Reserve Fund previously established. (Majority Vote Required)

(tax rate/1000 \$0.01)

C. Maynard made a motion to accept the article as amended, L. Parker seconded, motion carried.

Board of Selectmen Recommends (3-0)

A. Bowden made a motion to accept the article as amended, B. Gagnon seconded, motion carried.

Budget Committee Recommends (6-0)

Article F: To see if the Town will vote to raise and appropriate the sum of Twenty thousand dollars (\$20,000) to be added to the Fire Department Replacement Vehicle Capital Reserve Fund previously established. (Majority Vote Required)
(tax rate/1000 \$0.11)

C. Maynard made a motion to accept the article as amended, L. Parker seconded, motion carried.

Board of Selectmen Recommends (3-0)

A. Bowden made a motion to accept the article as amended, B. Gagnon seconded, motion carried.

Budget Committee Recommends (6-0)

Article G: To see if the Town will vote to raise and appropriate the sum of Ten thousand dollars (\$10,000) to be added to the Public Safety Complex Capital Reserve Fund previously established. (Majority Vote Required)
(tax rate/1000 \$0.05)

L. Parker made a motion to accept the article as amended, C. Maynard seconded, motion carried.

Board of Selectmen Recommends (3-0)

A. Bowden made a motion to accept the article as amended, D. Saliga seconded, motion carried.

Budget Committee Recommends (6-0)

Article H: To see if the Town will vote to establish a Medical Equipment Capital Reserve Fund under the provisions of RSA 35:1 for the purpose of purchasing new medical equipment for Middleton Fire and Rescue and raise and appropriate the sum of Ten-thousand dollars (\$10,000) to be placed in this fund. Furthermore, to name the Board of Selectmen as agents to expend from said fund.
(Majority Vote Required) (tax rate/1000 \$0.05)

L. Parker made a motion to accept the article as amended, C. Maynard seconded, motion carried.

Board of Selectmen Recommends (3-0)

A. Bowden made a motion to accept the article as amended, B. Gagnon seconded, motion carried.

Budget Committee Recommends (6-0)

Article I: To see if the Town will vote to raise and appropriate the sum of Forty-five thousand dollars (\$45,000) to purchase an air compressor for the Fire Department, with said funds to come from the unassigned fund balance. No amount to be raised by taxation. (Majority Vote Required)

C. Maynard made a motion to accept the article as amended, L. Parker seconded, motion carried.

Board of Selectmen Recommends (3-0)

A. Bowden made a motion to accept the article as amended, D. Saliga seconded, motion carried.

Budget Committee Recommends (6-0)

Article J: To see if the Town will vote to raise and appropriate the sum of Forty thousand dollars (\$40,000) to purchase a dump body and plow for the highway truck, with said funds to come from the unassigned fund balance. No amount to be raised by taxation. (Majority Vote Required)

L. Parker made a motion to accept the article as amended, C. Maynard seconded, motion carried.

Board of Selectmen Recommends (3-0)

A. Bowden made a motion to accept the article as amended, B. Gagnon seconded, motion carried.

Budget Committee Recommends (6-0)

Article K To see if the Town will vote to raise and appropriate the sum of Eighty-four thousand eight hundred and eighty dollars (\$84,880) to hire and outfit two (2) new EMT (or higher) Per Diem hires for Monday-Friday daytime coverage, with

said funds to come from the unassigned fund balance. No amount to be raised from taxation. (Majority Vote Required)

L. Parker made a motion to accept the article as amended, C. Maynard seconded, motion carried.

Board of Selectmen Recommends (3-0)

D. Saliga made a motion to accept the article as amended, R. Eastman-Darrow seconded, motion carried.

Budget Committee Recommends (3-3)

Article L: To see if the Town will vote to raise and appropriate the sum of Fifteen thousand dollars (\$15,000) to purchase an Automatic Compression Unit used in life saving situations for the Middleton Fire and Rescue, with said funds to come from the unassigned fund balance. No amount to be raised from taxation. (Majority Vote Required)

L. Parker made a motion to accept the article as amended, C. Maynard seconded, motion carried.

Board of Selectmen Recommends (3-0)

A. Bowden made a motion to accept the article as amended, D. Saliga seconded, motion carried.

Budget Committee Recommends (6-0)

Article M: To see if the Town will vote to raise and appropriate the sum of Fifty thousand dollars (\$50,000) for the purpose of construction, drainage, and paving of the Old Town Hall Parking Lot, with said funds to come from the unassigned fund balance. No amount to be raised from taxation. This is a non-lapsing appropriation pursuant to RSA 32:7 VI and will not lapse until the project is completed or December 31, 2028, whichever is sooner. (Majority Vote Required)

L. Parker made a motion to accept the article as amended, C. Maynard seconded, motion carried.

Board of Selectmen Recommends (3-0)

A. Bowden made a motion to accept the article as amended, B. Gagnon seconded, motion carried.

Budget Committee Recommends (6-0)

Article N To see if the Town will vote to change the office of town treasurer from an elected position to an appointed position in accordance with RSA 41:26-e. Such appointment shall be made in accordance with RSA 669:17-d by the Select Board. Such appointment shall be made in writing and shall include the compensation to be paid. If approved, the person holding the elected office shall continue to hold such office until the next annual town election following the vote.

(Majority Vote Required)

L. Parker made a motion to accept the article as amended, C. Maynard seconded, motion carried.

Board of Selectmen Recommends (3-0)

A. Bowden made a motion to accept the article as amended, B. Gagnon seconded, motion carried.

Budget Committee Recommends (6-0)

Article O: To see if the Town will vote to authorize the Board of Selectmen in accordance with RSA 41:11-a, to enter into multi-year lease agreements, on such terms and conditions as the Selectmen deem appropriate, for the placement of cellular communications facilities on portions of town owned real property located in the Tanglewood property. Such properties are specifically described as being portions of Map 7, Lot 23 OR Map 8, Lot 18. (Majority Vote Required)

L. Parker made a motion to accept the article as amended, C. Maynard seconded, motion carried.

Board of Selectmen Recommends (3-0)

A. Bowden made a motion to accept the article as amended, B. Gagnon seconded, motion carried.

Budget Committee Recommends (6-0)

Article P: To see if the Town will vote to raise and appropriate the sum of Twenty-seven thousand four hundred fifty-six dollars (\$27,456) for Town Clerk/Tax Collector compensation with the expectation of providing a minimum of twenty-four (24) hours of service per week in accordance with RSA 41:25. (Majority Vote Required)

L. Parker made a motion to accept the article as amended, C. Maynard seconded, motion carried.

Board of Selectmen Recommends (3-0)

A. Bowden made a motion to accept the article as amended, D. Saliga seconded, motion carried.

Budget Committee Recommends (6-0)

Article Q: To see if the Town will vote to return the following Town Property to the existing Town Forest under RSA 31:110, to be managed by the Town Conservation Commission under the provisions of RSA 31:112:II and to authorize the placement of any proceeds which may accrue from said forest management into the conservation fund, which shall be allowed to accumulate from year to year as provided by RSA 31:113. (Majority Vote Required)

Map 22 Lot 030 Approximately 19.8 acres on Piper Mountain Road

L. Parker made a motion to accept the article, R. Tufts-Keegan seconded, motion carried.

Board of Selectmen Recommends (3-0)

No Budget Committee Recommendation due to being a non-fiscal article.

RECOMMITTAL WARRANT
UNREDEEMED TAXES
STATE OF NEW HAMPSHIRE

Strafford, ss:

1. To Roy Parece, Collector of Taxes for the Town of Middleton, in said county:
2. In the name of said State you are directed to collect payments in redemption for the tax lien executed on May 12, 2021 in the list herewith committed to you, said unredeemed accounts amounting in all to the sum of Thirty-Eight Thousand Eight Hundred Forty-Five and 4/100 Dollars (\$38,845.04) with interest thereon at the rate of Fourteen (14%) percent per annum from May 12, 2021 on all sums not paid on or before that day.
3. And we further order you to pay all monies collected to the Treasurer of said town at least on a weekly basis when receipts exceed \$1,500.00 or more often when directed by the Commissioner of Revenue Administration.
4. Given under our hands and seal at Middleton, New Hampshire, this 18th day of February in the year 2023.

Roxanne Sykes

James Parker
Chas M. Mays (Seal)
Selectmen of Middleton, New Hampshire

RECOMMITTAL WARRANT

PROPERTY TAX LEVY

STATE OF NEW HAMPSHIRE

Strafford, ss:

1. To Roy Parece, Collector of Taxes for the Town of Middleton, in said county:
2. In the name of said State you are hereby directed to collect the property taxes in the list herewith committed to you, the same being the uncollected balance of the warrant as committed to Diana Bourdeau, Collector of Taxes for the year 2022, and amounting in all to the sum of Three Hundred Ninety-Six Thousand Six Hundred Twenty-Six and 22/100 Dollars (\$396,626.22) with interest thereon at the rate of Eight (8%) percent per year commencing thirty (30) days from the date of the original commitment.
3. And we further order you to pay all monies collected to the Treasurer at least on a weekly basis when receipts exceed \$1,500.00 or more often when directed by the Commissioner of Revenue Administration.
4. Given under our hands and seal at Middleton, New Hampshire, this 18 day of February in the year 2023.

Roxanne Syta

G. M. Maynard (Seal)

Rama Parker
Selectmen of Middleton, New Hampshire



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

February 18, 2023

Lynn Sweet
Sweets Logging & Land Clearing, Inc.
PO Box 234
Strafford, NH 03884

Re: Request for Access off Jordan Road for Harvesting Map 2, Lot 7

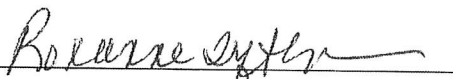
Dear Lynn,

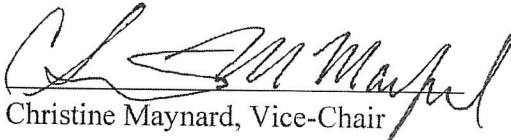
After careful consideration, the Board of Selectmen have decided to deny your request to use Jordan Drive and/or Holiday Drive as access for timber harvesting on Map 2, Lot 7.

We have listened to our citizen's concerns as well as researched the property files. We were able to trace the deeds back to a Survey Map registered at Strafford County Registry of Deeds that shows the Right of Way to Silver Street through Map 1, Lot 11. Furthermore, we found that Map 1, Lot 11 is owned by Mo Y. Wong, which is the same owner as Map 2, Lot 7 that you are looking to purchase. Our suggestion to you would be to make use of this Right of Way, details of which could be worked out in your purchase of the property from Mr. Wong.

Respectfully,

Town of Middleton Board of Selectmen


Roxanne Tufts-Keegan, Chair


Christine Maynard, Vice-Chair


Laura Parker, Member



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

February 18, 2023

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PO Box 234
Strafford, NH 03884

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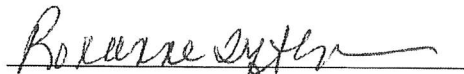
Dear Lynn,

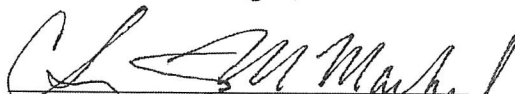
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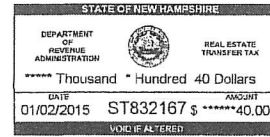
Respectfully,

Town of Middleton Board of Selectmen


Roxanne Tufts-Keegan, Chair


Christine Maynard, Vice-Chair


Laura Parker, Member



After recording, return to:
Robinson, Boesch, Sennott & Masse, P.A.
195 New Hampshire Avenue, Suite 255
Portsmouth, NH 03801

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **MO Y. WONG**, married, of 110 F.W. Hartford Drive, Portsmouth, New Hampshire 03801, for consideration paid, grant to **MO Y. WONG, TRUSTEE OF THE MO Y. WONG LIVING REVOCABLE TRUST OF 2006**, u/d/t dated August 9, 2006, having an address of 110 F.W. Hartford Drive, Portsmouth, New Hampshire 03801, with **WARRANTY COVENANTS**, the following described premises:

Three certain tracts or parcels of land situated in Middleton, County of Strafford and State of New Hampshire, and more particularly bounded and described as follows:

Tract I: A certain tract of land with the buildings thereon, situate in Middleton, in the County of Strafford and State of New Hampshire, on the Easterly side of Silver Street Road, so called, bounded and described as follows, to wit:

Bounded Northerly by land formerly owned by Thomas M. Davis and land now or formerly of William F. Thayer; Easterly by land formerly owned by Mark D. Goodall; Southerly by land formerly owned by Frank R. Copp to land of Charles Tibbetts; thence Northerly by said Tibbetts land as the stone wall now runs, twenty-two rods; thence Westerly by the stone wall, but Tibbetts land, to said Silver Street Road; thence bounded Westerly by said Silver Street.

Containing seventy-five acres, more or less.

Tract II: Also one other tract of land situate in Middleton, in said County and State, bounded and described as follows, to wit: bounded on the West by the Silver Street Road, so called; Northerly by the Thomas M. Davis lot, so called; Easterly and Southerly by land now or formerly of William F. Thayer, formerly the Benjamin R. Colbath land.

inyw

Containing four acres, more or less.

Excepting and reserving from the operation of this deed a certain tract of land with the buildings thereon, included within the last mentioned bounds, the same being described as follows, to wit: beginning on the Northerly side line of the Silver Street Road, at the end of the wall at the Southwest corner of land formerly owned by Thomas M. Davis, and running Southerly by said road to land formerly owned by E. and F. Pearl, thence running Easterly by said Pearl land two hundred and thirty six feet to a stake and stones; thence running Northerly to a stake and stones at land of said Thomas Davis, so called; thence Westerly one hundred and thirty-four feet by said Davis land to said road at the bound begun at.

Also excepting and reserving from this conveyance Tract III, land in Milton New Hampshire as was conveyed to Isabel T. Fowler, Trustee of the Isabel T. Fowler Revocable Trust by Warranty Deed of Isabel T. Fowler, dated June 17, 1993, and recorded at Book 1684, Page 142, Strafford County Registry of Deeds.

Also a right of way over said excepted premises as conveyed to Ernest E. Kimball by said William F. Thayer and by said Kimball to Studley Box & Lumber Company, and by said Company to Charles F. and Merle B. Currier, and by said Curriers to this grantor.

Tract IV: Also one other certain tract or parcel of land situated in said Middleton, bounded and described as follows, to wit: Northerly and Easterly by land of the heirs of Jeremiah S. Colbath and land formerly of Moses Place; Southerly by land formerly of Mark Goodall; Westerly by land formerly of Thomas M. Davis.

Comprising seventy-five (75) acres, more or less. Also all our right, title and interest in and to a certain right-of-way reserved unto the late William F. Thayer to pass and repass with men and teams over and across adjoining land to the above described premises, said adjoining tract now being owned by Charles Currier, said right-of-way being reserved in the deed from William F. Thayer to Ernest Kimball dated June 21, 1906, recorded in Strafford County Records, Book 344, Page 244.

Meaning and intending to convey land described by metes and bounds as belonging to Charles Currier in two parcels and rights-of-way shown and described on a plan showing land of Charles F. and Merle B. Currier in Middleton, N.H., prepared by E.B. Hodgins, P.E., dated April 18, 1970, recorded in the Strafford County Registry of Deeds.

One parcel being ninety-seven (97) acres, more or less, and the other parcel being sixty-seven (67) acres, more or less.

Excepting and reserving from the above described parcels that which was conveyed to New Hampshire Conservation Office Relief Association, Inc. by Warranty Deed from Harold E. Fowler and Isabel T. Fowler, dated March 15, 1984, and recorded at Book 1126, Page 260, in the Strafford County Registry of Deeds.

myw

SUBJECT TO all easements, covenants and restrictions of record, if any.

SUBJECT TO all mortgages and encumbrances of record, if any.

Meaning and intending to describe and convey the same premises as conveyed to Mo Y. Wong by deed of Isabel T. Fowler, Trustee of the Isabel T. Fowler Revocable Trust, dated December 30, 1994 and recorded in the Strafford County Registry of Deeds at Book 1785, Page 0292.

This is not homestead property.

This deed was prepared from information supplied by the Grantor herein and no independent title examination has been conducted.

THIS IS A CONTRACTUAL TRANSFER, SUBJECT TO MINIMUM TRANSFER TAX. THE TRUST HAVING BEEN CREATED AND FUNDED FOR ESTATE PLANNING PURPOSES AS A TESTAMENTARY SUBSTITUTE; REV. 802.02 (c)(2).

EXECUTED this 30th day of December, 2014.

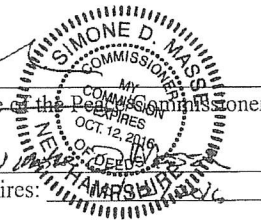
Charles L. Rugg
Witness

Mo Y. Wong
Mo Y. Wong

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss

On this 30th day of December, 2014, before me, personally appeared Mo Y. Wong, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

Simone D. Masopust
Notary Public/Justice of the Peace
of Deeds
Printed Name: Simone D. Masopust
My Commission expires: OCT 12, 2016



WARRANTY DEED

KNOW EVERYONE BY THESE PRESENTS that I, ISABEL T. FOWLER, a widow, of Winter Garden, Florida, for consideration paid, grant to ISABEL T. FOWLER, as Trustee of the "ISABEL T. FOWLER REVOCABLE TRUST DATED FEBRUARY 13, 1991," having a mailing address of 1631 State Road 535, Winter Garden, County of Orange and State of Florida, with WARRANTY COVENANTS, four certain tracts or parcels of land situated in Middleton and Milton, County of Strafford and State of New Hampshire, and more particularly bounded and described as follows:

TRACT I:

A certain tract of land situate in Middleton, County of Strafford and State of New Hampshire, on the easterly side of Silver Street Road, so-called, bounded and described as follows, to wit: bounded northerly by land formerly owned by Thomas M. Davis and land now or formerly of William F. Thayer; easterly by land formerly owned by Mark D. Goodall; southerly by land formerly owned by Frank R. Copp to land of Charles Tibbetts; thence northerly by said Tibbetts land as the stone wall now runs twenty-two rods; thence westerly by the stone wall, by Tibbetts land, to said Silver Street Road; thence bounded westerly by said Silver Street Road. Containing seventy-five (75) acres, more or less.

TRACT II:

A certain tract of land situate in Middleton, County of Strafford and State of New Hampshire, bounded and described as follows, to wit: bounded on the west by the Silver Street Road, so-called; northerly by the Thomas M. Davis lot, so-called; easterly and southerly by land now or formerly of William F. Thayer, formerly the Benjamin R. Colbath land. Containing four (4) acres, more or less.

But, excepting and reserving from the operation of this deed a certain tract of land with buildings thereon, included within the last mentioned bounds, the same being described as follows, to wit: beginning on the northerly sideline of the Silver Street Road, at the end of the wall at the southwest corner of land formerly owned by Thomas M. Davis, and running southerly by said road to land formerly owned by E. and F. Pearl; thence running easterly by said Pearl land two hundred thirty-six feet to a stake and stones; thence running northerly to a stake and stones at land of said Thomas Davis, so-called; thence westerly one hundred thirty-four feet by said Davis land to said road at the bound begun at. Containing one (1) acre, more or less.

Also a right-of-way over said excepted premises as conveyed to Ernest E. Kimball by said William F. Thayer and by said Kimball to Studley Box & Lumber Company, and by said Company to Charles F. and Merle B. Currier, and by said Curriers to this grantor.

1993 JUL 13 AM 10:45
REGISTER OF DEEDS

009214

8X1684P60142

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION REAL ESTATE TRANSFER TAX

XXXX THOUSAND XXX HUNDRED AND X42 DOLLARS

MO	DAY	YR	AMOUNT
7	13	93	103416 \$ 42.00

VOID IF ALTERED

BRUCE K. JOHNSON-ATTORNEY AT LAW-HOMESTEAD PLACE-P.O. BOX 817-ALTON, N.H. 03809

WARRANTY DEED

Isabel T. Fowler to
Isabel T. Fowler as Trustee of the
"ISABEL T. FOWLER REVOCABLE TRUST DATED FEBRUARY 13, 1991"

TRACT III:

A certain tract or parcel of land situate partly in Middleton and partly in Milton, both in said County and State, bounded and described as follows, to wit: beginning at the corner of land now or formerly of Winslow Gilmore, and land formerly of George M. Tibbets, said tract is bounded on the west by a line running northerly along the line of said Tibbets land and land now or formerly of Laura H. Copp to a stake and stones at land now or formerly of Eleazer Pearl; on the north by land formerly of said Eleazer Pearl and now or formerly of Charles F. and Merle B. Currier, to land now or formerly of Mark D. Goodall's heirs; on the east by land of said Goodall heirs, now or formerly of John Gilman, to land now or formerly of said Winslow Gilmore; on the south by land now or formerly of said Gilmore to the point begun at. Containing fifteen (15) acres, more or less.

Also conveying a right-of-way over the pathway as it now exists between said conveyed land and the highway known as Silver Street (Road) across land now or formerly of Frank Parkhurst, and more particularly described in deed of Charles W. Sanborn to Frank W. Parkhurst, dated May 6, 1918, recorded in the Strafford County Records in Book 384, Page 72.

TRACT IV:

A certain tract or parcel of land situate in Middleton, County of Strafford and State of New Hampshire, bounded and described as follows, to wit: northerly and easterly by land now or formerly of the heirs of Jeremiah S. Colbath and land formerly of Moses Place; southerly by land formerly of Mark Goodall; westerly by land formerly of Thomas M. Davis. Comprising seventy-five (75) acres, more or less.

Also all my right, title and interest in and to a certain right-of-way reserved unto the late William F. Thayer to pass and repass with men and teams over and across adjoining land to the above-described premises, said adjoining tract now or formerly owned by Charles Currier, said right-of-way being reserved in the deed from William F. Thayer to Ernest Kimball dated June 21, 1906, recorded in the Strafford County Records in Book 344, Page 244.

Meaning and intending to convey land described by metes and bounds as belonging to Charles Currier in two parcels and rights-of-way shown and described on a plan showing land of Charles F. and Merle B. Currier in Middleton, N.H., prepared by E. B. Hodgins, P.E., dated April 18, 1970, recorded in the Strafford County Registry of Deeds, one parcel being ninety-seven (97) acres, more or less, and the other parcel being sixty-seven (67) acres, more or less.

For my title, see deed of Charles F. and Merle B. Currier to Harold E. Fowler and myself, dated June 18, 1970, and recorded in the Strafford County Registry of Deeds in Book 812, Page 334. The said Harold E. Fowler is now deceased and said grantor is the surviving joint tenant.

BK1684 PGO143

WARRANTY DEED

Isabel T. Fowler to
Isabel T. Fowler as Trustee of the
"ISABEL T. FOWLER REVOCABLE TRUST DATED FEBRUARY 13, 1991"

This in not now nor has it ever been homestead property as to this grantor.

WITNESS my hand this 17th day of June, 1993.

Isabel T. Fowler
Isabel T. Fowler

STATE OF NEW HAMPSHIRE
County of Belknap, ss.

June 17, 1993

Personally appeared Isabel T. Fowler, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed same for the purposes therein contained, before me.

Bruce K. Johnson
Notary Public
My commission expires 10/26/93



Leo Lewis
REGISTER OF DEEDS
STRAFFORD COUNTY

881684 PC0144

WARRANTY DEED
(Statutory Form, N. H. RSA 477:27)

FOR CONSIDERATION PAID, I/We

0539458794

Isabel T. Fowler, Trustee of the Isabel T. Fowler
Revocable Trust

PO Box 770494, Winter Garden, FL 34777
grant(s) to

Mo Y. Wong, married

110 Hartford Drive, Portsmouth, NH 03801

with WARRANTY COVENANTS, ~~as joint tenants with rights of survivorship.~~

Three certain tracts or parcels of land situated in Middleton, County of
Strafford and State of New Hampshire, and more particularly bounded and
described as follows:

Tract I: A certain tract of land with the buildings thereon, situate in
Middleton, in the County of Strafford and State of New Hampshire, on the
Easterly side of Silver Street Road, so called, bounded and described as
follows, to wit:

Bounded Northerly by land formerly owned by Thomas M. Davis and land now
or formerly of William F. Thayer; Easterly by land formerly owned by Mark D.
Goodall; Southerly by land formerly owned by Frank R. Copp to land of Charles
Tibbetts; thence Northerly by said Tibbetts land as the stone wall now runs,
twenty-two rods; thence Westerly by the stone wall, but Tibbetts land, to
said Silver Street Road; thence bounded Westerly by said Silver Street.
Containing seventy-five acres, more or less.

Tract II: Also one other tract of land situate in Middleton, in said
County and State, bounded and described as follows, to wit: bounded on the
West by the Silver Street Road, so called; Northerly by the Thomas M. Davis
lot, so called; Easterly and Southerly by land now or formerly of William F.
Thayer, formerly the Benjamin R. Colbath land.
Containing four acres, more or less.

Excepting and reserving from the operation of this deed a certain tract
of land with the buildings thereon, included within the last mentioned
bounds, the same being described as follows, to wit: beginning on the
Northerly side line of the Silver Street Road, at the end of the wall at the
Southwest corner of land formerly owned by Thomas M. Davis, and running
Southerly by said road to land formerly owned by E. and F. Pearl, thence
running Easterly by said Pearl land two hundred and thirty six feet to a
stake and stones; thence running Northerly to a stake and stones at land of
said Thomas Davis, so called; thence Westerly one hundred and thirty-four
feet by said Davis land to said road at the bound begun at.

Also excepting and reserving from this conveyance Tract III, land in
Milton New Hampshire as was conveyed to Isabel T. Fowler, Trustee of the
Isabel T. Fowler Revocable Trust by Warranty Deed of Isabel T. Fowler, dated
June 17, 1993, and recorded at Book 1684, Page 142, Strafford County Registry
of Deeds.

~~Containing one acre more or less.~~ Also a right of way over said excepted
premises as conveyed to Ernest E. Kimball by said William F. Thayer and by
said Kimball to Studley Box & Lumber Company, and by said Company to Charles
P. and Merle E. Currier, and by said Curriers to this grantor.

Tract IV: Also one other certain tract or parcel of land situated in
said Middleton, bounded and described as follows, to wit: Northerly and
Easterly by land of the heirs of Jeremiah S. Colbath and land formerly of
Moses Place; Southerly by land formerly of Mark Goodall; Westerly by land
formerly of Thomas M. Davis.

Comprising seventy-five (75) acres, more or less. Also all our right,
title and interest in and to a certain right-of-way reserved unto the late
William F. Thayer to pass and repass with men and teams over and across
(See Attached)

94 DEC 30 PM 2:42
REGISTER OF DEEDS
STRAFFORD COUNTY

019114

Granite Title Services, Rochester, N.H. 03867

BK 1785960292

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
XXX3 THOUSAND	XX6 HUNDRED AND X40 DOLLARS
12-30-94	161787 \$3640.00
VOID IF ALTERED	

adjoining land to the above described premises, said adjoining tract now being owned by Charles Currier, said right-of-way being reserved in the deed from William F. Thayer to Ernest Kimball dated June 21, 1906, recorded in Strafford County Records, Book 344, Page 244.

Meaning and intending to convey land described by metes and bounds as belonging to Charles Currier in two parcels and rights-of-way shown and described on a plan showing land of Charles F. and Merle B. Currier in Middleton, N.H., prepared by E.B. Hodgins, P.E., dated April 18, 1970, recorded in the Strafford County Registry of Deeds.

One parcel being ninety-seven (97) acres, more or less, and the other parcel being sixty-seven (67) acres, more or less.

Excepting and reserving from the above described parcels that which was conveyed to New Hampshire Conservation Office Relief Association, Inc. by Warranty Deed from Harold E. Fowler and Isabel T. Fowler, dated March 15, 1984, and recorded at Book 1126, Page 260, in the Strafford County Registry of Deeds.

Meaning and intending to describe and convey a portion of the same premises conveyed to Isabel T. Fowler, Trustee of the Isabel T. Fowler Revocable Trust by Warranty Deed of Isabel T. Fowler, dated June 17, 1993, and recorded at Book 1684, Page 142, Strafford County Registry of Deeds.

I/We Isabel T. Fowler, Trustee of the Isabel T. Fowler Revocable Trust release to said grantee(s) all rights of homestead and other interests therein.

Signed this 30th day of December 19 94

Isabel T. Fowler

Isabel T. Fowler, Trustee of the Isabel T. Fowler Revocable Trust

BK 1785 PG 0293

State of New Hampshire
County of Strafford

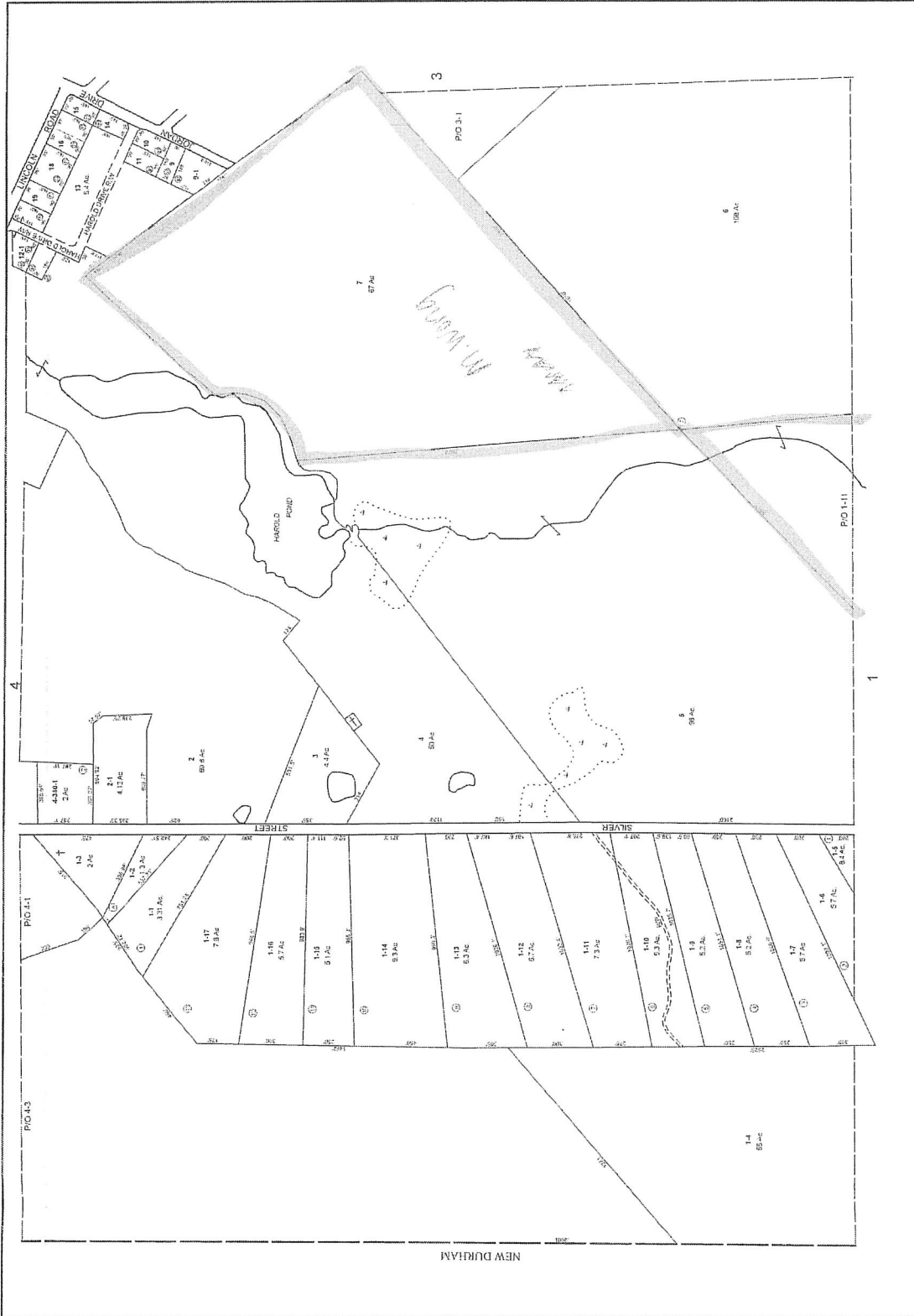
The foregoing warranty deed was acknowledged before me this 30th day of December 19 94 by Isabel T. Fowler, Trustee of the Isabel T. Fowler Revocable Trust

[Signature]
Justice of the Peace/Notary Public

WARRANTY DEED
Le... [Signature]
REGISTER OF DEEDS
STRAFFORD COUNTY

Premises:

A. 14 -
Granite Title Services
60 Farmington Road
Rochester, NH 03867



PREPARED FOR THE BOARD OF SELECTMEN, TOWN OF MIDDLETON, NEW HAMPSHIRE
 THE PLANES AND SURVEYING ENGINEERS
 GEORGE W. LITTLE AND SONS
 OFFICE, 100 STATE STREET, MIDDLETON, N.H.

REVIEWED & REPRINTED BY
CAI Technologies
 10000 Rte. 102, Suite 100, Middleton, NH 03755
 TEL: 603-883-8888 FAX: 603-883-8889

LEGEND
 PARCEL NUMBER:
 ADJACENT MAPS: 2
 WATER: - - - - -

SCALE: 1" = 200'
 0 50 100 150 200 250 300 350 400 450 500
 FEET
 0 10 20 30 40 50
 METERS
 REVISED TO: APRIL 1, 2022

MIDDLETON
 NEW HAMPSHIRE

INDEX DIAGRAM

MAP NO **2**

IN MIDDLETON, N.H.

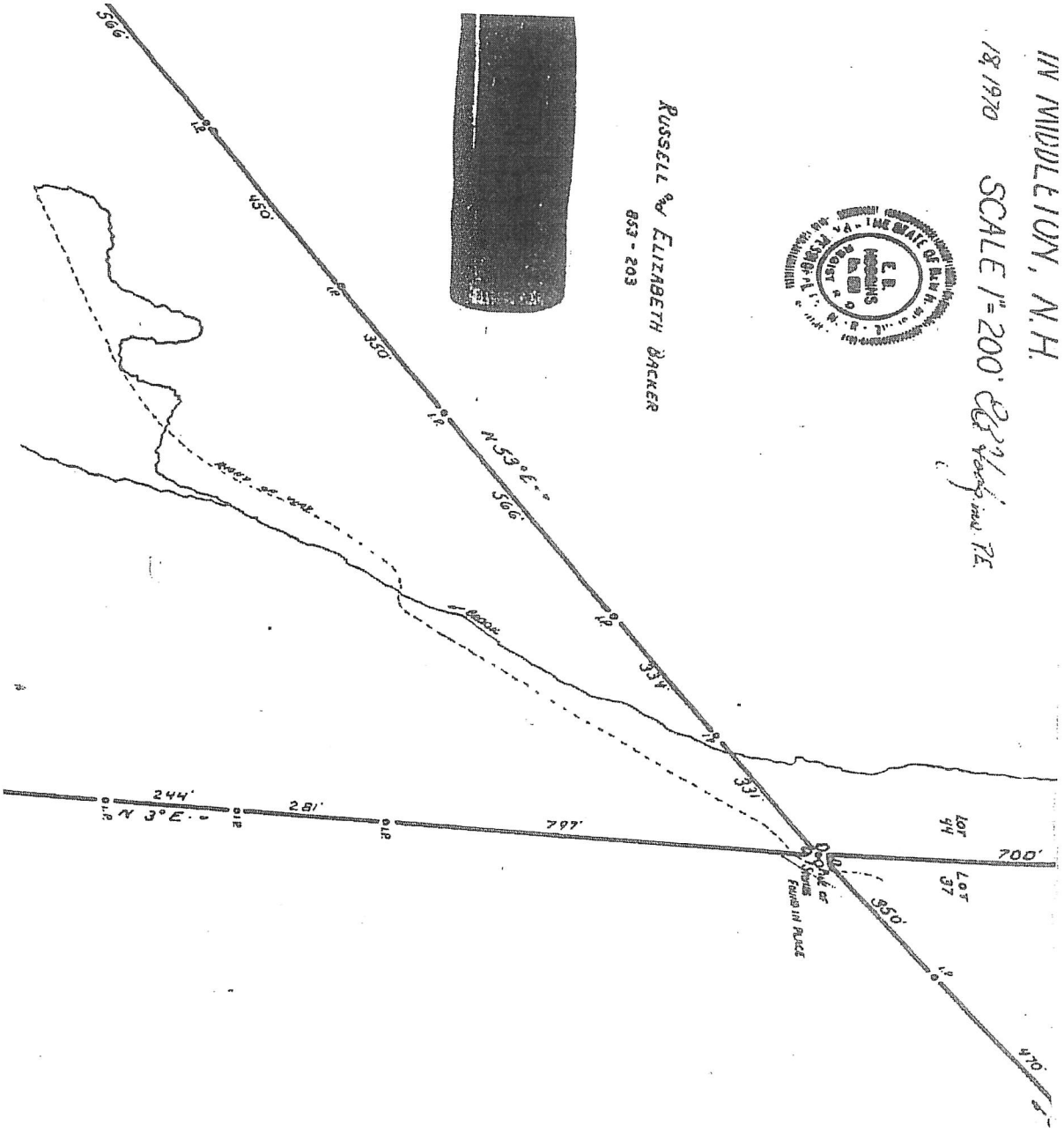
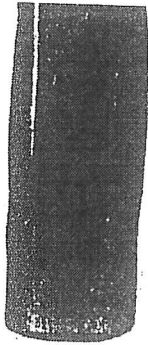
18, 1970

SCALE 1" = 200'

E. B. Gilman
REGISTERED PROFESSIONAL ENGINEER



RUSSELL & ELIZABETH BAKER
853 - 203



JOHN G GIL
599-432

RUSSELL AND ELIZABETH BACKER
853 - 203

