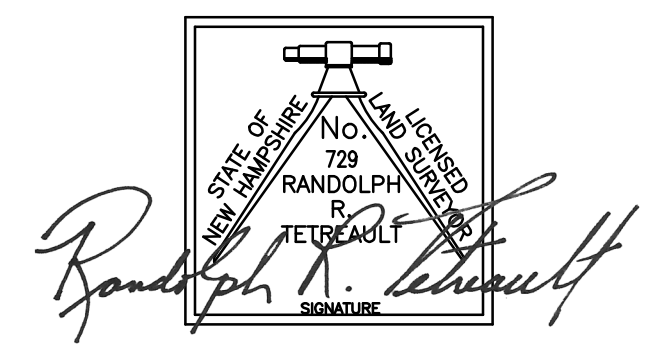
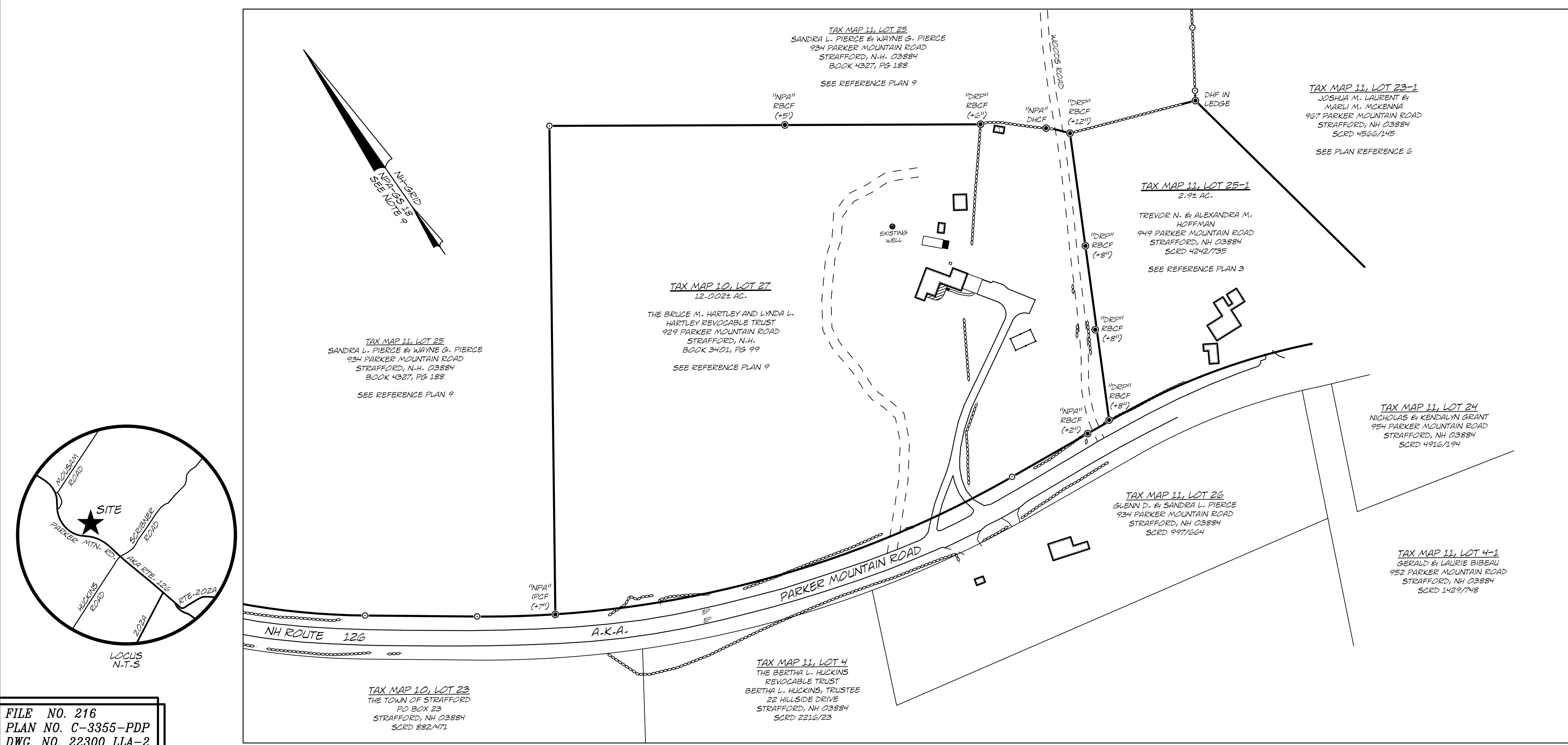


- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO ACCOMPANY AN "AFTER THE FACT" LOT LINE ADJUSTMENT APPLICATION, BY DEPICTING THE AREA CONVEYED FROM TAX MAP 11, LOT 25-1 TO TAX MAP 10, LOT 27 BY A DEED DATED SEPTEMBER 20, 1996 AND RECORDED AT THE SCRD IN BOOK 1889, PAGE 127.
 2. EXISTING TOTAL PARCEL AREA: MAP 10, LOT 27 - 12.002± ACRES
MAP 11, LOT 25-1 - 2.901± ACRES
 3. PARCELS ARE ZONED AGRICULTURAL / RESIDENTIAL
 4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 2 ACRES, FRONTAGE = 200'
 5. BUILDING SETBACKS: FY. = 40', SY. = 25', RY. = 25', WETLANDS = 50'
(ULTIMATE CERTIFICATION AND VERIFICATION OF THE ZONE DESIGNATION AND APPLICABLE LOCATION OF BUILDING SETBACK REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE ZONING OFFICER IN THE SUBJECT MUNICIPALITY.)
 6. THE LOTS ARE SERVICED BY ON LOT WELLS AND SEWAGE DISPOSAL SYSTEMS.
 7. A PORTION OF TAX MAP 10, LOT 27 IS LOCATED WITHIN ZONE "A" AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 05/17/2005 COMMUNITY PANEL 3301700170D.
 8. BEARINGS SHOWN ON THIS PLAN REFER TO GRID NORTH, NH STATE PLANE (NAD83), BASED ON GPS OBSERVATIONS TAKEN OCTOBER 20TH, 2022. DISTANCES SHOWN ARE GROUND DISTANCES.
 9. A PORTION OF TAX MAP 10, LOT 27 IS IN CURRENT USE TAXATION.
- REFERENCE PLANS:
1. "COMPASS AND TAPE PERIMETER OF: VAUGHAN KETCHUM LOT IN: STRAFFORD NH"
DATED: AUGUST 1976 BY D. R. POPPEMA, ELS
RECORDED: SCRD 18-59
 2. "PROPOSED BOUNDARY ADJUSTMENT FOR: PHYLLIS LYNBOURS - IN STRAFFORD NH"
DATED: DECEMBER 1985 BY DONALD R. POPPEMA, ULS
RECORDED: SCRD 28A-32
 3. "PROPOSED SUBDIVISION OF PHYLLIS LYNBOURS LOT IN STRAFFORD NH"
DATED: NOVEMBER, 1987 BY DONALD R. POPPEMA, ULS
RECORDED: SCRD 33-149
 4. "SUBDIVISION AND LOT LINE ADJUSTMENT PLAN - STRAFFORD, STRAFFORD COUNTY - NEW HAMPSHIRE - PREPARED FOR HERBERT & IDAMAY SCRIBNER"
DATED: NOVEMBER 15, 1996 BY DEVIS/DREW LLC
RECORDED: SCRD 49-20, 49-21, 49-22
 5. "LOT LINE ADJUSTMENT BETWEEN TAX MAP 10, LOTS 14, 20, 21, & TAX MAP 14, LOT 1 - NH ROUTE 126, (AKA) PARKER MOUNTAIN ROAD & MOUSAM ROAD - STRAFFORD, STRAFFORD COUNTY - NEW HAMPSHIRE PREPARED FOR: HERMAN J. & JEANNE C. GROTH"
DATED: OCTOBER 3, 2011 BY GEOMETRES BLUE HILLS LLC
RECORDED: SCRD 104-80
 6. "SUBDIVISION PLAN - LAND OF S & L SWEET PROPERTIES, LLC - PARKER MOUNTAIN ROAD - STRAFFORD, NH - TAX MAP 11, LOT 23"
DATED: DECEMBER 17, 2013 BY BERRY SURVEYING AND ENGINEERING
RECORDED: SCRD 107-49
 7. "STATE OF NEW HAMPSHIRE - STATE HIGHWAY DEPARTMENT - PLAN AND PROFILE OF PROPOSED U.S. WORKS PROGRAM HIGHWAY PROJECT NO. WFSO 281 - PARKER MOUNTAIN ROAD - AS BUILT PLANS"
DATED: 1935 BY THE NH HIGHWAY DEPARTMENT
 8. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - PLANS OF PROPOSED F.A.S. PROJECT NO. S281(4) - N.H. PROJECT NO. S-3193 - PARKER MOUNTAIN ROAD"
DATED: MARCH, 1956 BY THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS.
 9. "LOT LINE ADJUSTMENT PLAN - 929 PARKER MOUNTAIN ROAD - STRAFFORD - STRAFFORD COUNTY - NEW HAMPSHIRE - FOR: BRUCE M. & LYNDIA L. HARTLEY AND SANDRA L. & WAYNE G. PIERCE"
DATED: JANUARY 2023 BY NORWAY PLAINS ASSOCIATES, INC.
RECORDED: SCRD PLAN 12851



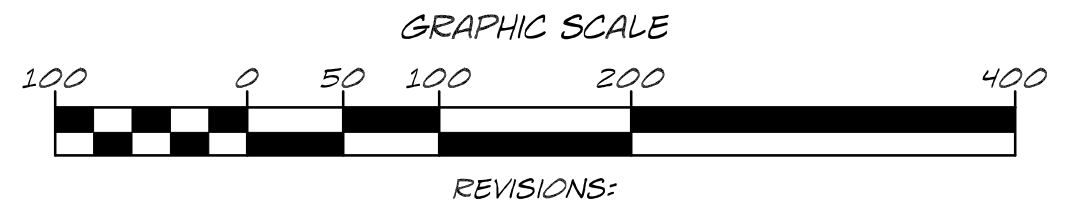
FINAL APPROVAL BY
STRAFFORD PLANNING BOARD

CHAIRMAN DATE:

TAX MAP 10, LOT 27
OWNER OF RECORD:
THE BRUCE M. HARTLEY AND LYNDIA L.
HARTLEY REVOCABLE TRUST
929 PARKER MOUNTAIN ROAD
STRAFFORD, N.H.
BOOK 3401, PG 99

TAX MAP 11, LOT 25-1
OWNER OF RECORD:
TREVOR N. & ALEXANDRA M. HOFFMAN
949 PARKER MOUNTAIN ROAD
STRAFFORD, N.H.
BOOK 4242, PG 735

PARCEL DISPOSITION PLAN
929 & 949 PARKER MOUNTAIN ROAD
STRAFFORD
STRAFFORD COUNTY
NEW HAMPSHIRE
FOR:
BRUCE M. & LYNDIA L. HARTLEY
AND
TREVOR N. & ALEXANDRA M. HOFFMAN
1" = 100' JANUARY 2023



FILE NO. 216
PLAN NO. C-3355-PDP
DWG. NO. 22300 LLA-2
DRAWN BY: AFR

SUBDIVISION APPLICATION

for the Town of Strafford, New Hampshire

Subdivision Name: The Bruce M. Hartley & Lynda L Hartley Rev. Trust
Subdivider Name: The Bruce M. Hartley & Lynda L Hartley Rev. Trust
Land Surveyor: Randolph R. Tetreault of Norway Plains Associates, INC.
Tax Map(s) 10 Lot(s) 27

For Office Use:

Application Date: _____

Application Fee Paid: _____

NOTES: *All fees are due when application is filed. Please be aware that the Planning Board may require additional studies and/or verification inspections. Costs shall be borne by the applicant in accordance with NH RSA 676:4 and Strafford Subdivision Regulations Paragraph 2.5.7.*

The following information must be filed with your application:

SUBMISSION ITEMS:

- ☒ 3 full-size plan sets, 3 reduced size plan sets, PDF plan set ☒ Deed photocopy
☒ State Approvals ☒ Deed restrictions (if any)
☒ Complete abutter's mailing list **with** 3 sets of mailing labels

PLAN CHECKLIST:

Reference Information

- ☐ Owner's name and address
☐ Tax Map and Lot number
☐ Subdivision name
☐ Locus Map
☐ Total Tract Acreage
☐ North arrow
☐ Bar scale
☐ Plan date
☐ Tract boundaries (all metes & bounds, and corners)
☐ All abutting owners
☐ Reference plans for previous adjacent subdivisions
☐ Surveyor's seal ☐ Wetland Scientist's seal
☐ Deed reference
☐ Current Use status
☐ Plan set note along with plan for recording

Natural Features

- ☐ Water courses
☐ Wetland delineation
☐ Exposed ledge
☐ Floodplain statement and/or zones
☐ Shoreland protection zones
☐ Soils classifications
☐ Test pit log & locations
☐ Perc test data

Physical Features

- ☐ Topographic contours
☐ Elevations
☐ Stonewalls
☐ Cemeteries
☐ All existing buildings
☐ Buildings w/in 100' of tract
☐ Roads and driveways w/in 200'
☐ Existing culverts and bridges

Subdivision Information

General:

- ☐ Lot lines (metes & bounds, corners)
☐ Individual lot acreages
☐ Lot numbering
☐ All corner monuments identified

Subdivision Roadways:

- ☐ Proposed rights of way
☐ Names of proposed roads
☐ Plans, profiles, cross-sections
☐ Drainage, culverts, erosion control
☐ Professional Engineer's stamp

Setback Lines:

- ☐ Building
☐ Septic
☐ 75' well radius

Easements:

- ☐ Access easement layout and specs
☐ Utility easement layout and specs
☐ Pedestrian ways and/or recreational trails
☐ Conservation easement area(s) and reference info

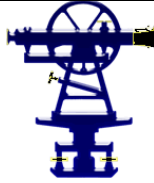
Other:

- ☐ Deed restrictions or protective covenants
☐ Community or public areas
☐ Total open space acreage

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
Continental Blvd. (0367)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098
arowe@norwayplains.com



P. O. Box 268
31 Mooney Street
Alton, NH 03809
Phone & Fax: (603) 875-3948
www.norwayplains.com
rtetreault@norwayplains.com

April 26, 2023

Blair Haney, Town Contract Planner
Strafford Regional Planning Commission
150 Wakefield Street, #12
Rochester, NH 03867

NARRATIVE:

Re: Proposed Lot Line Adjustment

**Owner 1: The Bruce M. Hartley and Lynda L. Hartley Revocable Trust
Tax Map 10, Lot 27, 929 Parker Mountain Road, Strafford, NH**

**Owner 2: Trevor N. & Alexandra M. Hoffman
Tax Map 11, Lot 25-1, 949 Parker Mountain Road, Strafford, NH**

Dear Mr. Haney:

We are submitting to you today an application for a lot line adjustment between Tax Map 10, Lot 27 & Tax Map 11, Lot 25-1. This application is rather unique as it seeks to gain "after the fact" approval for a lot line adjustment that took place in the year 1996. Please allow me to try to give you a brief history of how the parties ended up here.

In December of 1987 the planning board approved a subdivision plan prepared for Phyllis Lynbourg by Donald Poppema (SCRD Plan 33-149). This subdivision created what is now Tax Map 11, Lot 25-1 by subdividing three acres around her home, out of what is now Tax Map 11, Lot 25. For clarity, Phyllis Lynbourg was the mother of both Lynda Hartley & Sandra Pierce. In 1987 when the subdivision was approved, a barn existed on what is now Tax Map 11, Lot 25. Mr. Poppema drafted the property lines to jog around the barn, respecting the 25' side setback line for structures.

Upon Phyllis's passing, the property was passed down to her two daughters, Lynda Hartley & Sandra Pierce. During the probate process the two women were advised by an attorney that as the barn no longer existed, they should draft a deed to straighten the property line before selling their mothers home. On September 20th 1996, Lynda Hartley and Sandra Pierce signed a warranty deed (SCRD Book 1889, Page 127) that did just that, conveying the triangular portion of the lot to Lynda Hartley and Her Husband Bruce as the abutting land owners, and therefore straightening the line between the two parcels. Phyllis's home was later sold out of the family. At the time, no one thought of seeking planning board approval for this adjustment, which is now causing a title issue for Mrs. Hartley as she is preparing to sell her home located at 929 Parker Mountain Road, (Tax Map 10, Lot 27). We have prepared plans that demonstrate the adjustment made by deed in 1996 and ask the board for their blessing some twenty-seven years after the land was conveyed.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

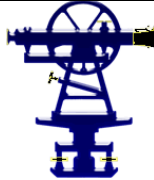
By: 

Ashley F. Rowe, Nh Designer of Disposal Systems #1857

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
Continental Blvd. (0367)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098
arowe@norwayplains.com



P. O. Box 268
31 Mooney Street
Alton, NH 03809
Phone & Fax: (603) 875-3948
www.norwayplains.com
rtetreault@norwayplains.com

January 4, 2023

Blair Haney, Town Contract Planner
Strafford Regional Planning Commission
150 Wakefield Street, #12
Rochester, NH 03867

WAIVER REQUEST:

Re: **Proposed Lot Line Adjustment**

Owner 1: The Bruce M. Hartley and Lynda L. Hartley Revocable Trust
Tax Map 10, Lot 27, 929 Parker Mountain Road, Strafford, NH

Owner 2: Trevor N. & Alexandra M. Hoffman
Tax Map 11, Lot 25-1, 949 Parker Mountain Road, Strafford, NH

Dear Mr. Haney:

Bruce M. & Lynda L. Hartley as Trustees of The Bruce M. Hartley and Lynda L. Hartley Revocable Trust as Well as Trevor N. & Alexandra M. Hoffman are seeking planning board approval for a Lot Line Adjustment that was performed by deed in 1996 between their two lots located on Parker Mountain Road. At this time, they would respectfully like to request the following waivers from the Town of Strafford Subdivision Regulations:

2.7.1 (E) – REQUIREMENTS FOR COMPLETED APPLICATIONS

Section 2.7.1(E) requires ... watercourses, ponds or standing water, rock ledges, stone walls, graveyards, and other essential features on-site; topographic contours; soils classifications; location of soil and groundwater test pits; percolation test data; proposed lot lines; proposed lot areas (acres); lot numbering; building lines (setbacks to front, side and rear boundaries and to wetlands); septic setback line to wetlands. For large lots, sufficient topographical and soils information must be provided to confirm minimum lot size and building area.

2.7.1 (M) – REQUIREMENTS FOR COMPLETED APPLICATIONS

Section 2.7.1(M) requires That wetlands across the entire subject parcel be field delineated by a NH Certified Wetland Scientist and be graphically depicted on the plans.

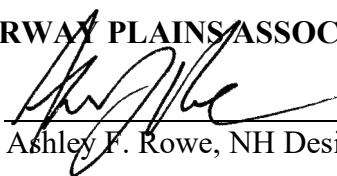
The conveyance to straighten the lot line between the two subject parcels for which we are seeking planning board approval took place in 1996, since then Tax Map 11, Lot 25-1 has been sold multiple times. At this point, both of the subject parcels have existed in this state with this common boundary line for 27 years, the approval being sought is merely to clear up any title issues caused by the lack of approval in the nineties. Both parcels have recorded plans depicting their boundaries, both plans depict the wetland boundaries on the lot, the stone walls, and the major site features, and there is no proposed construction, as both lots are already developed. Given this as well as the fact that the land has long since been conveyed and reversing the adjustment made by deed at this point is not possible, the expense of providing this information for planning board review at this time seems that it would pose an unnecessary financial hardship to the applicants. We feel that granting these waivers would not be contrary to the spirit of the ordinance as the spirit of the ordinance is to

ensure proposed lots are suitable for development. As previously stated, the subject parcels have existed in this configuration for roughly twenty-seven years.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By:



Ashley F. Rowe, NH Designer of Disposal Systems #1857



Norway Plains Associates, Inc.
2 Continental Blvd., PO Box 249
Rochester, NH 03866

Abutters List

APRIL 26, 2023

Property Owner: BRUCE M. & LYNDIA HARTLEY / TREVOR N. & ALEANDRA M. HOFFMAN

Subject Property: 929 & 949 PARKER MOUNTAIN ROAD, STRAFFORD NH 03884

TAX MAP 10, LOT 27 / TAX MAP 11, LOT 25-1

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
11	25-1	TREVOR N. & ALEXANDRA M. HOFFMAN	949 PARKER MOUNTAIN ROAD, STRAFFORD NH 03884
10	27	THE BRUCE M. HARTLEY & LYNDIA L. HARTLEY REVOCABLE TRUST	929 PARKER MOUNTAIN ROAD, STRAFFORD NH 03884
11	23-1	JOSHUA M. LAURENT & MARLI M. MCKENNA	967 PARKER MOUNTAIN ROAD STRAFFORD, NH 03884
11	24	NICHOLAS & KENDALYN GRANT	954 PARKER MOUNTAIN ROAD STRAFFORD, NH 03884
11	4-1	GERALD & LAURIE BIBEAU	952 PARKER MOUNTAIN ROAD STRAFFORD, NH 03884
11	26	GLENN D. & SANDRA L. PIERCE	934 PARKER MOUNTAIN ROAD STRAFFORD, NH 03884
11	4	THE BERTHA L. HUCKINS REVOCABLE TRUST BERTHA L. HUCKINS, TRUSTEE	22 HILLSIDE DRIVE STRAFFORD, NH 03884
10	23	THE TOWN OF STRAFFORD	PO BOX 23 STRAFFORD, NH 03884
11	25	SANDRA L. PIERCE & WAYNE G. PIERCE	934 PARKER MOUNTAIN ROAD STRAFFORD, N.H. 03884
SURVEYOR		NORWAY PLAINS ASSOCIATES, INC. RANDOLPH R. TETREAU, LLS	PO BOX 249 ROCHESTER, NH 03866-0249

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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2 Continental Blvd.
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603-335-3948
www.norwayplains.com



P.O. Box 268
31 Mooney Street
Alton, NH 03809-0268
603-875-3948

April 26, 2023

Blair Haney, Town Contract Planner
Strafford Regional Planning Commission
150 Wakefield Street, #12
Rochester, NH 03867

LETTER OF AUTHORIZATION:

Re: Proposed Lot Line Adjustment

Owner 1: The Bruce M. Hartley and Lynda L. Hartley Revocable Trust
Tax Map 10, Lot 27, 929 Parker Mountain Road, Strafford, NH

Owner 2: Trevor N. & Alexandra M. Hoffman
Tax Map 11, Lot 25-1, 949 Parker Mountain Road, Strafford, NH

Dear Mr. Haney:

I, Lynda L. Hartley, as a Trustee of The Bruce M. Hartley & Lynda L. Hartley Revocable Trust, hereby authorize Norway Plains Associates, Inc. and its professionals as a decision-making representative and designate them as signatories for The Bruce M. Hartley & Lynda L. Hartley Revocable Trust during The Bruce M. Hartley & Lynda L. Hartley Revocable Trust Lot Line Adjustment project.

Sincerely,

Lynda L. Hartley, Trustee
The Bruce M. Hartley & Lynda L. Hartley Revocable Trust

Signature: _____

Lynda L. Hartley

Date: _____

5/2/2023

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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April 26, 2023

Blair Haney, Town Contract Planner
Strafford Regional Planning Commission
150 Wakefield Street, #12
Rochester, NH 03867

LETTER OF AUTHORIZATION:

Re: Proposed Lot Line Adjustment

Owner 1: The Bruce M. Hartley and Lynda L. Hartley Revocable Trust
Tax Map 10, Lot 27, 929 Parker Mountain Road, Strafford, NH

Owner 2: Trevor N. & Alexandra M. Hoffman
Tax Map 11, Lot 25-1, 949 Parker Mountain Road, Strafford, NH

Dear Mr. Haney:

I, Lynda L. Hartley, as a Trustee of The Bruce M. Hartley & Lynda L. Hartley Revocable Trust, hereby authorize Norway Plains Associates, Inc. and its professionals as a decision-making representative and designate them as signatories for The Bruce M. Hartley & Lynda L. Hartley Revocable Trust during The Bruce M. Hartley & Lynda L. Hartley Revocable Trust Lot Line Adjustment project.

Sincerely,

Lynda L. Hartley, Trustee
The Bruce M. Hartley & Lynda L. Hartley Revocable Trust

Signature: _____

Lynda L. Hartley

Date: _____

5/2/2023

FEE BREAKDOWN

JN 22300
APRIL 26, 2023

THE BRUCE M. HARTLEY & LYNDAL. HARTLEY REVOCABLE TRUST &
TREVOR N. & ALEXANDRA M. HOFFMAN

*MAP 10, LOT 27 / MAP 11, LOT 25-1
929 & 949 PARKER MOUNTAIN ROAD,
STRAFFORD, NH*

BOUNDARY ADJUSTMENT: \$250 application fee
\$250 Total

Owner, Applicant, Abutter, and Surveyor Notification: \$15.00 per certified letter
\$15 X 10 = \$150

Newspaper Notice: \$175

Total – \$575

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, SANDRA L. PIERCE, married, of HC 71, Box 14, Center Strafford, County of Strafford, State of New Hampshire 03815, for consideration paid, grant to **BRUCE M. HARTLEY and LYNDAL. HARTLEY**, husband and wife, of HC 71, Box 5A, Center Strafford, County of Strafford, State of New Hampshire 03815, as joint tenants with rights of survivorship, and not as tenants in common, **with warranty covenants**, the following:

A certain triangular shaped tract of land in the Town of Strafford, County of Strafford, State of New Hampshire, situate off the northeasterly side of Route 126 and shown on a plan of land entitled, "Proposed Subdivision of Phyllis Lynbourg Lot, Strafford, N.H." by Donald R. Poppema dated November, 1987, recorded as Plan No. 33-149, Strafford County Registry of Deeds.

Said parcel of land is a portion of a 50-foot right of way shown on said plan and is all of the land situate northwesterly of a line running from a point in a stone wall located on the northeasterly side of Route 126 and running N 44° 45' 00" E to a point at a stone wall at other land of Sandra L. Pierce and Lynda L. Hartley acquired by Warranty Deed of Phyllis F. Lynbourg dated February 23, 1988, recorded at Book 1372, Page 740, Strafford County Registry of Deeds.

The purpose of this deed is to adjust the boundary between abutting land owners.

Meaning and intending to convey a portion of the premises described in the Warranty Deed of Phyllis F. Lynbourg to Lynda L. Hartley and Sandra L. Pierce dated February 23, 1988, recorded at Book 1372, Page 740, Strafford County Registry of Deeds.

This is a non-contractual transfer and not subject to transfer tax imposed under RSA 78-B.

Said property is not homestead property.

EXECUTED this 20 day of September, 1996.

Sandra L. Pierce
Sandra L. Pierce

96 SEP 25 PM 12:41
REGISTER OF DEEDS
STRAFFORD COUNTY

013301

BK1889PG0127

STATE OF NEW HAMPSHIRE

COUNTY OF STRAFFORD

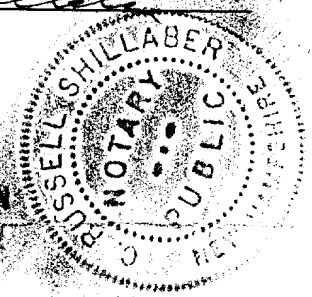
The foregoing instrument was acknowledged before me this 20
day of September, 1996 by Sandra L. Pierce.

C. Russell Shillaber

Notary Public

My Commission Expires:

C. RUSSELL SHILLABER
NOTARY PUBLIC - MY COMMISSION
EXPIRES SEPTEMBER 29, 1998




BK 1889PG0128

97 MAR -3 PM 12:34
REGISTER OF DEEDS
STRAFFORD COUNTY

002229

BK 1913 PG 0358

FIDUCIARY DEED

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
XXXX THOUSAND XX9 HUNDRED AND X50 DOLLARS		
03-03-97	254807	\$ 950.00
VOID IF ALTERED		

KNOW ALL MEN BY THESE PRESENTS that I, **Lynda L. Hartley** of Center Strafford, Strafford County, New Hampshire, as **Executrix of the Estate of Phyllis F. Lynbourg**, late of Center Strafford, Strafford County, New Hampshire, Strafford County Probate Court File No. 1996-0422, by consent of the Legatees and other powers, for Ninety Five Thousand Dollars (\$95,000) paid, grant to **Caryl E. Ahern and David J. Hoyt** of 20 Prospect Street, Milford, Hillsborough County, New Hampshire, as joint tenants with rights of survivorship:

A certain tract of land, together with the buildings thereon, in the Town of Strafford, County of Strafford, State of New Hampshire, as more particularly shown on a plan of land entitled, "Proposed Subdivision of Phyllis Lynbourg Lot, Strafford, N.H." by Donald R. Poppema dated November, 1987, recorded as Plan No. 33-149, and more particularly bounded and described as follows:

Beginning at a rebar set in the base of a stone wall on the northeasterly side of Route 126; thence N 44° 45' 00" E 138.3 feet along land of these grantors to a rebar set in the ground; thence continuing on the same course 120 feet, more or less, to another rebar set in the ground; thence continuing on the same course still along land of these grantors 174.5 feet to a rebar set in the base of a stone wall at the southwesterly sideline of other land of these grantors; thence S 48° 08' 17" E along said stone wall and other land of these grantors 212.05 feet to a drill hole set at a turn in said stone wall; thence S 09° 09' 34" W along land now or formerly of Pitman 469.03 feet to a rebar set on the northeasterly sideline of Rout 126; thence turning and running along the northeasterly side of Route 126 491.94 feet, more or less, to the point of beginning.

Meaning and intending to convey a portion of the premises described in the Warranty Deed of Henry A. Vollbrecht to Phyllis (Foss) Lynbourg and William B. Lynbourg dated September 26, 1939, recorded at Book 491, Page 346, Strafford County Registry of Deeds. William B. Lynbourg died January 26, 1984 leaving Phyllis F. Lynbourg surviving owner. See Estate of Phyllis F. Lynbourg, Strafford County Probate No. 1996-0422. See also deed of Sandra L. Pierce to Bruce M. Hartley and Lynda L. Hartley dated September 20, 1996, recorded at Book 1889, Page 127, Strafford County Registry of Deeds.

Said property is not homestead property.

Signed this 3rd day of MARCH, 1997.

Estate of Phyllis F. Lynbourg

By: Lynda L. Hartley
Lynda L. Hartley, Executor

STATE OF NEW HAMPSHIRE

COUNTY OF Rockingham

This foregoing instrument was acknowledged before me this

3rd day of MARCH, 1997, by Lynda L.
Hartley, Executor under the will of Phyllis F. Lynbourg.

C. Russell Shillaber
Justice of the Peace/Notary Public
My Commission Expires:


C. RUSSELL SHILLABER
NOTARY PUBLIC - MY COMMISSION
EXPIRES SEPTEMBER 29, 1998



BK1913PG0359

Prepared and Return to:
C. Russell Shillaber, Esquire
Wensley, Jones & Azarian
40 Wakefield Street
PO Box 1500
Rochester, NH 03866-1500

PD 18
SC 2

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION			REAL ESTATE TRANSFER TAX
***** THOUSAND		* HUNDRED AND 40 DOLLARS	
MO.	DAY	YR.	AMOUNT
07	10	2006	778718 \$ *****40.00
VOID IF ALTERED			

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT We, **BRUCE M. HARTLEY and LYNDIA L. HARTLEY**, married, of 929 Parker Mountain Road, Strafford, County of Strafford, State of New Hampshire 03884, for consideration paid, grant to **BRUCE M. HARTLEY and LYNDIA L. HARTLEY, TRUSTEES OF THE BRUCE M. HARTLEY AND LYNDIA L. HARTLEY REVOCABLE TRUST u/a/d May 5, 2006, and their successors**, of 929 Parker Mountain Road, Strafford, County of Strafford, State of New Hampshire 03884, **with warranty covenants:**

TRACT I: A certain parcel of land located on the northerly side of Route 126 in Strafford, Strafford County, New Hampshire, being the "Lynbourg to Hartley" lot as shown on a plan entitled, "Proposed Boundary Adjustment for Phyllis Lynbourg in Strafford NH by Donald R. Poppema L.L.S." dated December 1985, to be recorded, bounded and described as follows:

Beginning at a re-bar set at the base of a stonewall and the southwesterly corner of land of Phyllis Lynbourg; thence running along the northerly side of Route 126, North 68° 48' West, 240.0 feet along a stonewall to the junction with another stonewall and the southeasterly corner of land of Bruce M. and Lynda L. Hartley, 270.9 feet to a point; thence continuing along said stonewall North 56° 40' East, 306.6 feet to a re-bar set at the junction with another stonewall and land of said Lynbourg; thence turning and running along said Lynbourg land South 44° 56' East along a stonewall 19.7 feet to a point; thence continuing along said stonewall South 30° 12' East, 117.1 feet to a re-bar set at the base of said stonewall; thence turning and running South 44° 45' West along the westerly sideline of Lynbourg land 174.5 feet to a re-bar set; thence turning and running South 88° 34' West still along Lynbourg land 86.9 feet to a re-bar set; thence turning and running South 01° 27' West still along Lynbourg land 92.1 feet to a re-bar set; thence turning and running South 44° 45' West still along Lynbourg land 138.3 feet to the point of beginning.

Containing 2 acres, more or less.

Subject to an easement 50' in width running in a northeasterly direction from Route 126 for access to other land of Lynda L. Hartley and Sandra L. Pierce described in the deed of Phyllis F. Lynbourg dated February 23, 1988, recorded at Book 1372, Page 740, Strafford County Registry of Deeds.

Meaning and intending to hereby describe and convey the same premises as conveyed in Corrective Warranty Deed from Phyllis F. Lynbourg to Bruce M. Hartley and Lynda L. Hartley

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REGISTER OF DEEDS
STRAFFORD COUNTY

015531

BK 3401 PG 0099

dated March 27, 1986 and recorded in the Strafford County Registry of Deeds on April 4, 1986 at Book 1218, Page 769. See also deed recorded at Book 1215, Page 512.

TRACT II: A certain parcel of land situated Northerly from the Ridge Road, so-called, running from Center Strafford over Parker Mountain to Barnstead, the same sometimes having been known as the Town Marsh or Meadow, Strafford, Strafford County, New Hampshire, bounded and described as follows:

Beginning on the Northerly side of said highway at the Southwesterly corner of land formerly of George Rowe now of William Lymbourg; thence running Northeasterly by said Lymbourg land eight-three (83) rods, more or less; thence turning and running Northwesterly by land of said Lymbourg and land now or formerly of one Ketcham; thence turning and running Southwesterly by said Ketcham land to land formerly of Aaron Foss, later of Victor Caverly, and more recently of Walter P. Weidman; thence turning and running Southeasterly and then Southwesterly by said Caverly-Weidman land to the aforesaid highway; thence turning and running Southeasterly by said highway to the point of beginning.

Meaning and intending to hereby describe and convey the same premises as conveyed in Warranty Deed from Robert Hussey to Bruce M. Hartley and Lynda L. Hartley dated February 15, 1984 and recorded in the Strafford County Registry of Deeds on February 17, 1984 at Book 1123, Page 564.


TRACT III: A certain tract or parcel of land situated on Bow Lake, Strafford, County of Strafford and State of New Hampshire, bounded and described as follows:

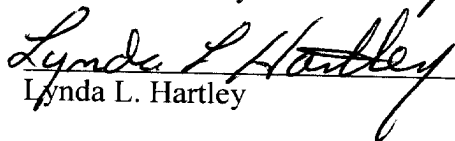
Beginning at a point on the Northerly side of Water Street at land now or formerly of Irene Bourque; thence running seventy-six (76) feet, more or less, along said Bourque land to a point on the Southerly side of the right of way at an iron pipe; thence running along the Southerly side of the right of way one hundred fifty (150) feet, more or less, to an iron pipe; thence southeasterly along land now or formerly of Wylie One hundred thirty-three (133) feet, more or less, to a point on the Northerly side of Water Street; thence along Water Street one hundred fifty (150) feet, more or less, to the point of beginning.

This is not the homestead property of the grantors herein.

Meaning and intending to hereby describe and convey the same premises as conveyed in Warranty Deed from Philip C. Nute and Dorothy M. Nute dated June 5, 1973 and recorded in the Strafford County Registry of Deeds on June 11, 1973 at Book 926, Page 499.

EXECUTED this 29 day of ^{June}~~May~~ 2006.


Bruce M. Hartley

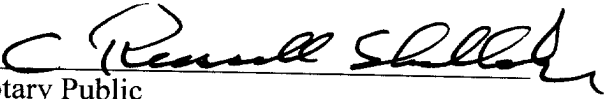

Lynda L. Hartley

BK 3401 PG 0100

STATE OF NEW HAMPSHIRE

COUNTY OF STRAFFORD

The foregoing instrument was acknowledged before me this 29 day of ^{June}~~May~~ 2006 by
Bruce M. Hartley and Lynda L. Hartley.



Notary Public

Print Name: _____

My Commission Expires: _____

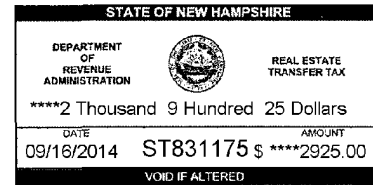
C. RUSSELL SHILLABER

Notary Public - New Hampshire

My Commission Expires October 8, 2008

BK3401PG0101

Return to:
Trevor N. Hoffman
Alexandra M. Hoffman
949 Parker Mountain Road
Strafford, NH 03884



WARRANTY DEED

Caryl E. Ahern, single, of 1465 Hooksett Road #395, Hooksett NH 03106, for consideration paid grant to Trevor N. Hoffman and Alexandra M. Hoffman, husband and wife, of 949 Parker Mountain Road, Strafford NH 03884, as joint tenants with rights of survivorship, with warranty covenants;

A certain tract of land, together with the buildings thereon, in the Town of Strafford, County of Strafford, State of New Hampshire, as more particularly shown as Lot 1 on a plan of land entitled, "Proposed Subdivision of Phyllis Lynbourg Lot, Strafford, N.H." by Donald R. Poppema, LLS, dated November, 1987, Scale 1" = 30', and recorded with the Strafford County Registry of Deeds as Plan No. 33-149, to which plan reference may be made for a more particular description.

Subject to any and all matters as shown on Plan No. 33-149 and Plan No. 28A-32.

Subject to Current Use Taxation recorded on March 11, 1981 in Book 1062, Page 0078.

Meaning and intending to describe and convey the same premises conveyed to Caryl E. Ahern by Quitclaim Deed from Caryl E. Ahern and David J. Hoyt, dated September 27, 2001 and recorded in Book 2387, Page 0712 of the Strafford County Registry of Deeds. Also see Fiduciary Deed from Lynda L. Hartley, Executrix of the Estate of Phyllis F. Lynbourg, dated March 3, 1997 and recorded in Book 1913, Page 0358 of the Strafford County Registry of Deeds.

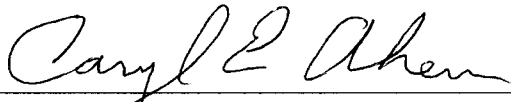
The property is not the residence of the grantor and is not subject to homestead rights.

949 Parker Mountain Road, Strafford, NH 03884

Buyer Initials: *Am H*
TNH

TGR

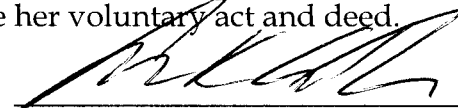
Executed this 12th day of September, 2014.

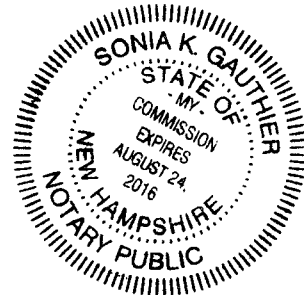

Caryl E. Ahern

STATE OF NEW HAMPSHIRE

Hillsborough, SS

Then personally appeared before me on this 12th day of September, 2014, the said Caryl E. Ahern and acknowledged the foregoing to be her voluntary act and deed.


Notary Public/Justice of the Peace
My commission expires:



Buyer Initials: *AmH*
TNH