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Catherine A. Berube

Register of Deeds, Strafford County

TRANS TAX ST866778

86.00

WARRANTY DEED

City of Rochester, a municipal corporation, with an address of 31 Wakefield Street, Rochester, Strafford County, State of New Hampshire, for consideration paid, grants to **Nathan M. Gray and Kari L. Gray**, husband and wife, of 345 Dry Hill Road, Barrington, County of Strafford, State of New Hampshire, as joint tenants with rights of survivorship, with WARRANTY COVENANTS, the following described premises:

Parcel 1

A certain tract of land located on Dry Hill Road in the Town of Barrington, County of Strafford, State of New Hampshire and depicted as **Tax Map 201 Lot 20** on a plan entitled "Lot Line Adjustment Plan located off Dry Hill Road, Barrington, Strafford County, New Hampshire for Nathan M. & Kari L. Gray & City of Rochester" prepared by Stonewall Surveying and Berry Surveying & Engineering dated March 7, 2025, last revised May 22, 2025 and recorded at the Strafford County Registry of Deeds as Plans #13529 through #13533 and more particularly described as follows:

Beginning at a drill hole with nail and washer found on the northerly sideline of Dry Hill Road at the southwest corner of the land herein conveyed and at the southeasterly corner of land now or formerly owned by Nathan M. & Kari L. Gray

Thence running N 32°10'09" E along a stonewall and land of said Gray a distance of 20.36 feet to a drill hole set at the intersection of a stonewall;

Thence running N 31°51'22" E along said stonewall and land of said Gray a distance of 295.11 feet to a point;

Thence running N 33°04'44" E along said stonewall and land of said Gray a distance of 93.35 feet to a point;

Thence running N 35°15'55" E along said stonewall and land of said Gray a distance of 53.89 feet to a drill hole found at the corner of a stonewall and at land now or formerly owned by the City of

Rochester;

Thence running N 35°28'22" E by land of said City a distance of 92.86 feet to an iron rod with survey disc #931 set at the base of a 13" Maple with wire;

Thence running N 31°46'14" E by land of said City and partially by a stonewall a distance of 146.92 feet to a point at the end of a stonewall;

Thence running N 35°32'56" E by land of said City a distance of 101.84 feet to an iron rod found;

Thence running N 34°13'41" E by land of said City a distance of 82.24 feet to a 13" Maple with wire;

Thence running N 35°21'11" E by land of said City a distance of 173.00 feet to an iron rod with survey disc #931 set;

Thence running S 49°49'56" E by land of said City a distance of 234.37 feet to a drill hole set in boulder;

Thence continuing S 49°49'56" E by land of said City a distance of 225.00 feet to an iron rod with survey disc #931 set;

Thence continuing S 49°49'56" E by land of said City a distance of 225.00 feet to an iron rod with survey disc #931 set on the northerly sideline of Dry Hill Road;

Thence running S 64°34'40" W along the northerly sideline of Dry Hill Road and partially along a stonewall a distance of 385.09 feet to an iron rod with survey disc #931 set;

Thence running S 72°38'59" W along the northerly sideline of Dry Hill Road a distance of 139.54 feet to an iron rod with survey disc #931 set;

Thence continuing S 72°38'59" W along the northerly sideline of Dry Hill Road a distance of 558.37 feet to an iron rod with survey disc #931 set;

Thence running S 54°22'05" W along the northerly sideline of Dry Hill Road a distance of 116.23 feet to the drill hole with nail and washer found at the point of beginning, containing 368,570 square feet or 8.46 acres of land.

Meaning and intending to convey a portion of the premises conveyed to City of Rochester by Warranty Deed of Joshua R. DiJoseph and Jessica L. Sutton dated September 15, 2015 and recorded at the Strafford County Registry of Deeds Book 4324, Page 292.

Parcel 2

A certain tract of land located off and not adjacent to Dry Hill Road in the Town of Barrington, County of Strafford, State of New Hampshire and depicted as **Tax Map 201 Lot 18** on a plan entitled "Lot Line Adjustment Plan located off Dry Hill Road, Barrington, Strafford County, New Hampshire for Nathan M. & Kari L. Gray & City of Rochester" prepared by Stonewall Surveying and Berry Surveying & Engineering dated March 7, 2025, last revised May 22, 2025 and recorded at the Strafford County Registry of Deeds as Plan #13532 and more particularly described as follows:

Beginning at an iron rod with survey disc #931 set at the easterly corner of the land herein conveyed at lands owned by the City of Rochester, said point being N 49°49'56" W by land of said City a distance of 684.37 feet from an iron rod with survey disc #931 set on the northerly sideline of Dry Hill Road, the last iron rod further being S 64°34'40" W a distance of 82.36 feet from an iron rod with survey disc #931 set on the Townline between the City of Rochester and the Town of Barrington;

Thence running N 49°49'56" W by land of said City a distance of 209.14 feet to an iron rod with survey disc #931 set;

Thence continuing N 49°49'56" W by land of said City a distance of 209.14 feet to a drill hole set in boulder;

Thence running S 46°13'14" W by land of said City a distance of 280.56 feet to an iron rod with survey disc #931 set;

Thence continuing S 46°13'14" W by land of said City a distance of 237.88 feet to an iron rod with survey disc #931 set;

Thence continuing S 46°13'14" W by land of said City a distance of 237.88 feet to an iron rod with survey cap #931 in drill hole found in base rock at land now or formerly owned by Nathan M. & Kari L. Gray;

Thence running S 70°21'37" E by land of said Gray a distance of 17.34 feet to a point;

Thence running S 69°13'44" E by stonewall and land of said Gray a distance of 47.92 feet to a point;

Thence running S 68°53'51" E by stonewall and land of said Gray a distance of 133.68 feet to a point;

Thence running S 72°10'04" E by stonewall and land of said Gray a distance of 62.18 feet to an iron rod with survey disc #931 set;

Thence continuing S 72°10'04" E by stonewall and land of said Gray a distance of 46.52 feet to a point;

Thence running S 69°17'32" E by stonewall and land of said Gray a distance of 121.83 feet to a point;

Thence running S 58°01'41" E by stonewall and land of said Gray a distance of 65.84 feet to a point;

Thence running S 50°49'59" E by stonewall and land of said Gray a distance of 89.96 feet to a drill hole found in the corner of a stonewall at other land of the City of Rochester;

Thence running N 35°28'22" E by land of said City a distance of 92.86 feet to an iron rod with survey disc #931 set at the base of a 13" Maple with wire;

Thence running N 31°46'14" E by land of said City and partially by a stonewall a distance of 146.92 feet to a point at the end of stonewall;

Thence running N 35°32'56" E by land of said City a distance of 101.84 feet to an iron rod found;

Thence running N 34°13'41" E by land of said City a distance of 82.24 feet to a 13" Maple with wire;

Thence running N 35°21'11" E by land of said City a distance of 173.00 feet to the iron rod with survey disc #931 set at the point of beginning, containing 317,370 square feet or 7.29 acres of land.

Both parcels are subject to flowage, drainage, and rights of way as conveyed to the Rochester Aqueduct and Water Company as described in deed of James F. Foss dated July 11, 1895 and recorded at Book 281, Page 202.

Reserving to Felker, et als the right to retain or flow and run water through said premises as more particularly described in deed of Tremblay and Bent to Gray recorded at Book 4902, Page 818.

Meaning and intending to convey a portion of the premises conveyed to the City of Rochester by Warranty Deed of Loren Preston and Joan Preston dated January 12, 1990 and recorded at the Strafford County Registry of Deeds Book 1489, Page 309.

Dated this 12th day of August, 2025.

City of Rochester

By: Kathryn Ambrose
Kathryn Ambrose
City Manager

State of New Hampshire
County of Stafford

On this 12th day of August, 2025, before me, the undersigned notary public, personally appeared Kathryn Ambrose duly authorized City Manager of the City of Rochester proven to me through satisfactory evidence of identification, which was driver license, to be the persons whose names are signed, and acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed.

Tammy A. Melnick
Notary Public:
My commission expires:

