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Doc # 0000765 Feb 19, 2008 2:20 PM
Coos County Registry of Deeds
Carole A. Lamirande
Carole A. Lamirande, Registrar

STATE ARCHIVES VOL 22 PA 13

RETURN TO:
William Carpenter
DRED
PO Box 1856
Concord, NH 03302-1856

**This transfer is exempt from
the payment of real estate
transfer tax pursuant to
NH RSA 78-B:2, I.**

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the Mount Washington Railway Company, with its principal office at Route 302, Bretton Woods, NH 03575, Coos County, hereinafter referred to as the "Grantor" for consideration paid, grants, with **WARRANTY COVENANTS**, to the State of New Hampshire, Department of Resources and Economic Development, with its principal office at 172 Pembroke Road, P.O. Box 1856, Concord, NH 03302-01856, Merrimack County hereinafter referred to as the "Grantee":

A certain piece of property located in Sargents Purchase, Coos County, State of New Hampshire and more particularly bounded and described as follow:

Beginning at a "PK nail" to be set in ledge at the base of a stonewall corner located on the northerly sideline of the land now or formerly of the Mt. Washington Railway Company, said point being located 25' from the center line of the Mount Washington Railway tracks, and approximately 50' northeast of the corner of the "old" Summit House building (since removed);

Thence turning and running along the new boundary line between the State of NH-DRED and the Mt. Washington Railway Company, N48°30'27"W±, 25.00'± to a "PK nail" to be set in ledge;

Thence turning and running along the new boundary line between the State of NH-DRED and the Mt. Washington Railway Company, N27°26'38"E±, 25.00'± to a "PK nail" to be set in ledge;

Thence turning and running along the new boundary line between the State of NH-DRED and the Mt. Washington Railway Company, N48°30'27"W±, 55.00'± to a "PK nail" to be set in ledge, at or near, the original boundary line between the State of NH-DRED and land formerly of Marshfield, Inc., now Mt. Washington Railway Company;

Thence turning and running in a southwesterly direction, along the lot line to be abandoned, approximately 50', to the southwest corner of the original Marshfield, Inc parcel;

Thence turning and running in a southeasterly direction, along the lot line to be abandoned, approximately 80', to the southeast corner of the original Marshfield, Inc

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parcel, said point being located 25' from the center line of the Mount Washington Railway Company tracks;

Thence turning and running in a northeasterly direction, and being 25' off the center line of Mount Washington Railway Company tracks, approximately 25'±, to the point of beginning. Said property contains approximately .077 acres±.

Meaning and intending to convey a portion of the property conveyed to Marshfield, Inc. by the Trustees of Dartmouth College, dated April 21, 1964 and recorded in the Coos County Registry of Deeds, Book 481, Page 96.

Reference is made to a plan on file with the State of New Hampshire, Department of Resources and Economic Development entitled Boundary Line Adjustment-Mount Washington Railway to the State of NH-DRED dated October, 2007.

The Grantor herein reserves from the foregoing conveyance an easement to construct a railroad siding across the subject premises. Said siding to consist of a railroad bed and rail lines as well as any switching mechanism considered necessary to operate said siding. The Grantor also reserves the right to cross and re-cross said premises with the people and equipment necessary for the purpose of constructing the railroad siding for use of the Mount Washington Railway Company. This reservation shall not interfere with the Grantee's purpose in acquiring the subject parcel as a ground base for a power transfer building, and all associated improvements, necessary to service Mount Washington State Park. Any exercise of this reserved right by the Grantor that requires relocation of property of the Grantee shall be at the expense of the Grantor.

This conveyance was authorized by a vote of the Governor and Council at the Executive Council Chambers, Concord, New Hampshire on May 2, 2007, as Agenda Item # 50.

EXECUTED this 15TH day of January 2008.

By: Wayne Presby
Wayne Presby, President
Authorized Agent of Mount Washington
Railway Company

STATE OF NEW HAMPSHIRE
COOS COUNTY, SS.

The forgoing instrument was executed before me this 15TH day of January 2008 by the above named Wayne Presby.

J S Dineen
Notary Public

My Commission Expires: 3/5/2008



SK1210 PG 718