

WARRANTY DEED

I, Charles W. Whitaker, of North Conway, Town of Conway, Carroll County, State of New Hampshire, for consideration paid, grant to The Town of Conway, a municipal corporation in said Carroll County, State of New Hampshire, with WARRANTY covenants,

A certain tract of land situated Easterly of the Maine Central Railroad and Westerly of the Kearsarge Road, so-called, in North Conway, Town of Conway, Carroll County, State of New Hampshire, bounded and described as follows:

Beginning at a point on the Easterly line of said Maine Central Railroad land at the Northwest corner of land of Abbott Gardner,

Thence Easterly along land of said Gardner, Oak Street, land of Gordon, and Milburn Roberts, a total distance of 650 feet, more or less, to the ~~Southwest~~ ^{LINE} corner of land of Burke;

Thence Northerly along land of Burke, Lutz, and Mather a total distance of 750 feet, more or less, to the Northwest corner of said Mather land;

Thence Easterly 650 feet, more or less, along said Mather land to the Westerly side of said Kearsarge Road;

Thence Northerly 225 feet, more or less, along said Kearsarge Road to land of Doyle;

Thence Westerly along land of Doyle and Stiles a total distance of 750 feet, more or less, to the Southwest corner of said Stiles land;

Thence Northerly on land of Stiles and land of Winwood Lodge, Inc., a total distance of 1,150 feet, more or less, to land of Lynch;

Thence Westerly along land of Lynch and land of Bancroft a total distance of 2,600 feet, more or less, to the Easterly line of said Maine Central Railroad land;

Thence Southeasterly 2,500 feet, more or less, along said Maine Central Railroad land to the point of beginning.

Meaning and intending to convey the Whitaker Lot, so-called, shown as Lot #12, Map #19, on the Town of Conway Tax Map, dated 1969, excluding the Rye Field, so-called.

I acquired title to said land under ARTICLE FIFTH of the Will of my father, James W. Whitaker. See Carroll County Probate Records, Index #10,237.

This conveyance is SUBJECT TO rights acquired by the White Mountain Power Company under condemnation proceedings.

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CARROLL COUNTY REGISTRY
RECEIVED 21. M. July 23, 1971
Pacey, Dealer

Warranty Deed, continued.

This conveyance is SUBJECT ALSO TO the following conditions, which shall be construed as covenants running with the land:

1. The land conveyed herein shall be used for public recreational purposes and shall be maintained forever in a wild and natural state. All cutting of timber and brush shall be consistent with good forestry practices and must be approved by the Conway Conservation Commission or the Town of Conway Selectmen.

2. Motor vehicles shall not be allowed on said property except for maintenance purposes.

3. Shooting with any weapon or firearm on or into said property shall not be allowed except under the supervision of a conservation officer.

4. Signs on the property shall be kept at a minimum and conform with accepted conservation practices.

5. The Grantor, Charles W. Whitaker, reserves to himself and his heirs the right to cut wood from said property, for domestic use only. All such cutting must be approved by the Conway Conservation Commission or the Town of Conway Selectmen. Charles W. Whitaker further reserves the right to remove from the granite quarry on said premises any granite stone that has been quarried prior to the date of this deed.

6. The North Conway Public Library shall have the right, at any time, upon the approval of the Conway Conservation Commission, or the Town of Conway Selectmen, to remove from the quarry on said property all the granite stone said Library may need for the purpose of constructing an addition to said Library. The North Conway Public Library, in its discretion, shall determine the price to be paid for any granite so removed from said quarry.

The Town of Conway shall exercise reasonable diligence in maintaining said conditions.

The Grantor does not warrant the boundary lines of said property. This conveyance is made subject to whatever facts an accurate survey of said property would show.

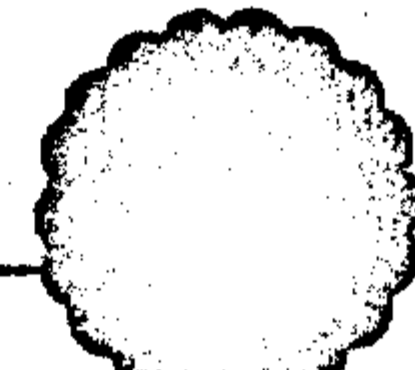
TOGETHER WITH all appurtenances thereto, including any and all rights of way leading to and from said property.

Grantor, Charles W. Whitaker, is a single man.

WITNESS my hand and seal this 15th day of July, 1971.

Witness:

[Signature]

Charles W. Whitaker 

STATE OF NEW HAMPSHIRE
CARROLL, SS.

July 15, 1971.

Then personally appeared Charles W. Whitaker and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, [Signature]
Justice of the Peace - ~~Notary Public~~.