

OWNER INFORMATION		SALES HISTORY		PRICE GRANTOR	
JEFFREY COLE BUILDERS, LLC					
140 RAYMOND ROAD					
NOTTINGHAM, NH 03290					
Date	Book	Page	Type	Price	Grantor
08/31/2020	6158	2447	Q V	250,000	BURGESS, HOLLIS
03/31/2000	3386	0999	U V 38		

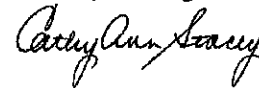
LISTING HISTORY		NOTES	
07/11/16	JBVL	VACANT; WOODS; ROLLING TOPO; PUBLIC SERVICE R/W ACROSS CENTER OF LAND; 2000 REDUCE ACREAGE; 3/11 DEED FROM ROBERTSON TO ROBERTSON AS TRUSTEE OF KAREN ROBERTSON LIVING TRUST (BK 5199 PG 0803)	
05/16/16	INSP	MARKED FOR INSPECTION	
04/06/00	ALPR		
10/04/96	BH		

EXTRA FEATURES VALUATION								
Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value	Notes
BUILDING DEPARTMENT COPY								

LAND VALUATION														
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
UNMNGD PINE	2,000 ac	135,000	E	100	55	100	90	90 -- ROLLING	100	60,100	100	Y	282	
UNMNGD PINE	12,320 ac	x 2,500	X	100				85 -- MODERATE	100	26,200	50	Y	1,449	
UNMNGD PINE	1,000,000 ff	x 60	E	100				85 -- MODERATE	100	51,000	0	N	0	
UNPRODUCTIVE	2,000,000 ff	x 60	E	100				85 -- MODERATE	100	102,000	0	N	0	
UNMNGD HARDWD	7,670 ac	x 2,500	X	100				85 -- MODERATE	100	16,300	50	Y	439	
UNPRODUCTIVE	9,190 ac	x 2,500	X	100				85 -- MODERATE	100	19,500	100	Y	169	
														2,339
														275,100

Zone: C/I COMM/IND DIST Minimum Acreage: 2.00 Minimum Frontage: 200
 Site: UND/WDS Driveway: UNDEVELOPED Road: PAVED

MUNICIPAL SOFTWARE BY AVITAR			
TOWN OF NOTTINGHAM NEW HAMPSHIRE			
PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2018	\$ 0	\$ 0	\$ 2,157
			Parcel Total: \$ 2,157
2019	\$ 0	\$ 0	\$ 2,052
			Parcel Total: \$ 2,052
2020	\$ 0	\$ 0	\$ 2,339
			Parcel Total: \$ 2,339



LCHIP	ROA512601	25.00
TRANSFER TAX	RO099434	3,750.00
RECORDING		18.00
SURCHARGE		2.00

Return to:
Jeffrey Cole Builders, LLC
140 Raymond Road
Nottingham, NH 03290

Transfer Tax: 3,750.00 WARRANTY DEED

HOLLIS A. BURGESS a/k/a HOLLIS A. BURGESS, JR., of 103 South Street, Concord, New Hampshire 03301, and **KAREN ROBERTSON, TRUSTEE OF THE KAREN ROBERTSON LIVING TRUST**, of 6123 Kansas Street, Vancouver, Washington 98661, for consideration paid, do hereby grant to

JEFFREY COLE BUILDERS, LLC, a New Hampshire Limited Liability Company, of 140 Raymond Road, Nottingham, NH 03290,

with **WARRANTY COVENANTS**

A certain tract of land, with any buildings or other improvements thereon, located on the Southerly side of Route 4 and the Westerly side of Smoke Street in Nottingham, Rockingham County, New Hampshire, more particularly bounded and described as follows:

Bounded Northerly by the Turnpike Road (Route 4) leading from Durham to Northwood; and

Bounded Westerly by land now or formerly of David H. and Linda R. Hanson, land now or formerly of Newmarket Manufacturing Company and land formerly of Joseph F. Hayes; and

Bounded Southerly by the old road which leads from West Nottingham to Lee Hill; and

Bounded Easterly by the cross road (Smoke Street) which connects said old road with said Turnpike Road (Route 4).

Excepting and reserving from said tract the parcel Karen Robertson and Hollis A. Burgess conveyed to the State of New Hampshire by deed dated October 16, 1996, and November 6, 1996, recorded in Rockingham County Registry of Deeds in Book 3187, Page 260, to which

reference may be made for a more particular description. See also Plan D-25081 recorded in Rockingham County Registry of Deeds.

The tract remaining after the out conveyance in Book 3187, Page 260, contains 30 acres, more or less.

Meaning and intending to describe the same premises conveyed to Hollis A. Burgess by virtue of a Warranty Deed from Marguerite C. Burgess to Karen Robertson and Hollis A. Burgess dated December 11, 1984 and recorded with the Rockingham County Registry of Deeds at Book 2527, Page 250; and the same premises conveyed to Karen Robertson, Trustee of the Karen Robertson Living Trust u/d/t dated October 19, 2010 by virtue of a Quitclaim Deed from Karen Robertson dated October 19, 2010 and recorded with said Deeds at Book 5199, Page 803; see also Quitclaim Deed from Karen Robertson to Philip G. Robertson and Karen Robertson dated April 21, 1999 and recorded with said Deeds at Book 3386, Page 999; Karen Robertson being the surviving joint tenant, Philip G. Robertson having died on March 13, 2009; see death certificate recorded on or near even date; see also Warranty Deed from Marguerite C. Burgess to Karen Robertson and Hollis A. Burgess dated December 11, 1984 and recorded with said Deeds at Book 2527, Page 250.

This is not homestead property.

Executed under seal this 28th day of August, 2020.

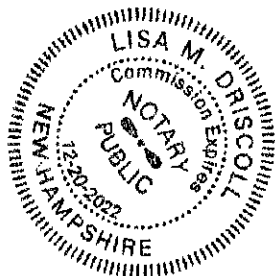
Hollis A. Burgess
HOLLIS A. BURGESS

STATE OF NH

Merrimack, ss.
County

August 28th, 2020

Then personally appeared before me, the said Hollis A. Burgess and acknowledged the foregoing to be his voluntary act and deed.



Lisa M. Driscoll
Notary Public:
My commission expires: 12/20/22

I, Karen Robertson, Trustee of the Karen Robertson Living Trust, has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

EXECUTED UNDER SEAL THIS 26th DAY OF AUGUST, 2020.

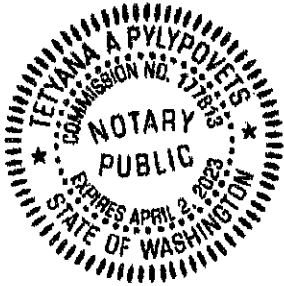
Karen B. Robertson
KAREN ROBERTSON, TRUSTEE OF THE
KAREN ROBERTSON LIVING TRUST

STATE OF Washington

Clark, ss.
County

August 26th, 2020

Then personally appeared before me, the said Karen Robertson, Trustee of the Karen Robertson Living Trust and acknowledged the foregoing to be her voluntary act and deed.



Tetyana A. Pylpovets
Notary Public: Tetyana A. Pylpovets
My commission expires: April 2nd, 2023