

ROAD EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Robin S. Comeau, Trustee of Five C's Family Trust II**, created u/d/t dated August 2, 2002, of 176 Stevens Hill Road, Nottingham, New Hampshire 03290, for minimum consideration paid, grant to the **Town of Nottingham, New Hampshire**, a municipality, with a mailing address of 139 Stage Road, Nottingham, New Hampshire 03290, an easement described as follows:

A road easement along Grantor's property shown as Tax Map 49, Lot 4 and 4-1 on a plan entitled "A Survey and Plat of a Subdivision Prepared for the Owner of Record Five C's Family Trust II situated in the Town of Nottingham, NH, Tax Map 49, Lot 4, Scale: 1" = 60', dated 5/11/22, Last Revised 12/7/22" Prepared by Blaisdell Survey, LLC" and recorded in the Rockingham County Registry of Deeds as Plan #D-43756, to which plan reference is made for a full description of the easement area. Said easement contains 1,327 square feet according to said plan.

This easement gives the Grantee the right to all uses associated with the highway or right-of-way, including the construction of the highway, travel lanes, sidewalks, drainage, lighting, slopes, snow storage, and other similar road and right-of-way uses.

Grantee, its successors and/or assigns shall also have the right to enter the easement area with individuals and machinery to do any maintenance and/or repair work required or permitted within the easement area and upon any disruption of the easement area caused by the Grantee's uses, Grantee shall repair, regrade, or reseed, as appropriate.

Grantor, its successors and/or assigns shall not construct any structures, fences, signs, improvements, or landscaping with the easement area or make any other improvements in the easement area that will interfere with the Grantee's exercise of its rights to the easement area.

This easement shall run with the land, being a burden upon the land of Grantor, its heirs, successors and assigns, and a benefit to the Grantee.

Subject to all rights, restrictions and easements of record.

This is a transfer pursuant to NH RSA 78-B:2 I; therefore, no tax stamps are required.

Meaning and intending to describe a portion of the premises conveyed to Grantor by deed of Paul D. Comeau and Robin S. Comeau dated August 2, 2002 and recorded in the Rockingham County Registry of Deeds at Book 3812, Page 0366.

The undersigned is the currently acting Trustee under the **FIVE C'S FAMILY TRUST II**, created under Declaration of Trust dated August 2, 2002, and any amendments thereto or restatements thereof, and hereby certifies that said trust declaration has not been revoked and remains in full force and effect, and that the undersigned Trustee has full and absolute power in said declaration 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 this _____ day of February, 2023.

FIVE C'S FAMILY TRUST II

Witness

By: _____
Robin S. Comeau, Trustee
Duly Authorized

STATE OF _____
COUNTY OF _____, **SS.**

February _____, 2023

Then appeared the above-named **Robin S. Comeau, duly authorized Trustee of FIVE C'S FAMILY TRUST II**, known to me or satisfactorily proven through proof of identification (i.e. her driver's license) to be the individual who executed the foregoing instrument, and acknowledged same to be her voluntary act and deed.

Before me,

Notary Public
Print Name: _____
My Commission Expires: _____

[Seal]

APPROVAL AND ACCEPTANCE

The undersigned, being all of the Members of the Nottingham, New Hampshire Board of Selectmen, after reviewing the foregoing Road Easement Deed, hereby accept same on behalf of the Town of Nottingham.

Executed this _____ day of _____, 2023.

Nottingham Board of Selectmen

Donna Danis, Chair/Member

Anthony Dumas, Member

Benjamin Bartlett, Member

Tiler Eaton, Member

John Morin, Member

**STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.**

_____, 2023

Then appeared the above-named **Donna Danis, Anthony Dumas, Benjamin Bartlett, Tiler Eaton and John Morin, being all of the Members of the Nottingham, New Hampshire Board of Selectmen**, known to me or satisfactorily proven through proof of identification (i.e. their driver's licenses) to be the individuals who executed the foregoing instrument, and acknowledged same to be their voluntary act and deed in said capacity for the purposes therein contained.

Before me,

Notary Public

Print Name: _____

My Commission Expires: _____

[Seal]

#2023-455