





*Cathy Ann Seacey*

RECORDING 18.00  
SURCHARGE 2.00

Atty. Keri J. Marshall  
ENV



CORRECTIVE DEED

(Reference is also made to the Deed recorded on June 25, 2018 and recorded at the Rockingham County Registry of Deeds at Book 5924, Page 458., which deed incorrectly named the Grantor)

KNOW EVERYONE, that Susan Ann Diamond Johnston, (a/k/a Susan D. Johnston) Successor Trustee of the Ralph B. Diamond Trust under Indenture of Trust dated August 23, 1995, having been duly sworn and with full power to execute this Deed pursuant to the Terms of the Ralph B. Diamond Trust, of which she is the only beneficiary, with Warranty Covenants, for consideration paid grant to Susan Ann Diamond Johnston, Trustee of the Susan Johnston Living Trust, having an address at 39 Mooers Road, Nottingham, NH 03290, made by Susan Ann Diamond Johnston as said Trustee, as Grantee, the following described premises:

Four certain parcels of land with the buildings hereon, situated in Nottingham, in the County of Rockingham and The State of New Hampshire, on the westerly side of Pawtuckaway Pond, so-called, and bounded and described as follows:

Parcel 1: A parcel shown as Lot #2 on Plan of Land of G. M. Mooers, Nottingham New Hampshire, John H Dudley, C.E., and further bounded and described as follows:

Easterly by Pawtuckaway Pond, one hundred (100) feet; Southerly by land of Mooers, one hundred (100) feet; and Northerly by Lot #1 on said plan, one hundred (100) feet. Containing approximately 10,000 square feet.

The Southeasterly corner of the premises hereby conveyed is 559.2 feet N 28° W from a point on a stone wall as shown on said plan.

Together with a right of way for all purposes for which rights of way in this vicinity are ordinarily used over the road as it is now laid out from Westerly boundary of the premises conveyed to what is known as the Mountain Road.

For source of title, see deed to Ralph B. Diamond and Evelyn T. Diamond, dated February 1, 1951, recorded in Rockingham Records, Book 1200, Page 447.

Parcel 2: A certain parcel of land being shown as Lot #1A on Plan of Land of G.M. Mooers, Nottingham, NH, John H. Dudley, C.E., and further bounded and described as follows:

Northerly by other land of Diamond; Easterly by Pawtuckaway Pond, one hundred (100) feet; Westerly by Shore Road, approximately one hundred (100) feet; and Southerly by land

formerly of Mooers, approximately one hundred (100) feet. Containing approximately 10,000 square feet.

Together with a right of way for all purposes for which rights of way in this vicinity are ordinarily used over Shore Road as it now laid out from the Westerly boundary of the premises conveyed to what is known as the Mountain Road.

For source of title, see deed to Ralph B. Diamond and Evelyn T. Diamond, dated January 17, 1951, recorded in Rockingham Records, Book 1200, Page 445.

Parcel 3: A certain parcel of land, bounded and described as follows:

Commencing at the Southwest corner of land of Diamond, thence running westerly fifty (50) feet, more or less, by land formerly of Mooers to a road; thence turning and running Northerly two hundred (200) feet, more or less, to land formerly of Mooers; thence turning and running Easterly fifty (50) feet, more or less, to the Northwest corner of land of Diamond; thence turning and running Southerly two hundred (200) feet, more or less, by land of Diamond to the point of beginning.

For source of title, see deed to Ralph Diamond and Evelyn Diamond, undated, but acknowledgment dated March 30, 1954, recorded in Rockingham Records, Book 2246, Page 41.

Parcel 4: A certain parcel of land bounded and described as follows:

Beginning at the shore of Pawtuckaway Lake by land of Diamond at an iron stake; thence in a Westerly direction along land of Diamond 190 feet, more or less, to an iron stake; thence in a Northwest direction 20 feet, more or less, to an iron stake; thence along land formerly Mooers in a Northeast direction 117 feet more or less, to an iron stake ; thence in an Easterly direction along land of formerly of Mooers 100 feet, more or less, to an iron stake by the shore of Pawtuckaway Lake; along the shore of Pawtuckaway Lake 100 feet, more or less, to the point of beginning.

For source of title, see deed to Ralph B. Diamond and Evelyn T. Diamond, dated September 3, 1971, recorded in Rockingham Records, Book 2246, Page 40.

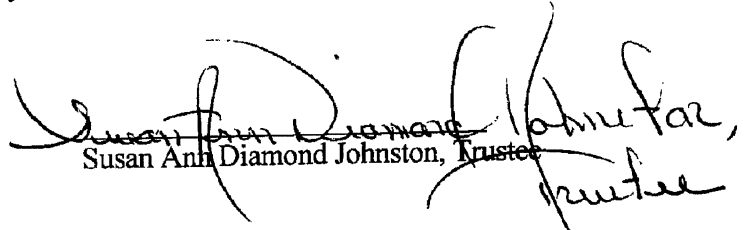
Meaning and intending to convey and hereby conveying the same premises described in a deed from Ralph B. Diamond and Evelyn T. Diamond dated September 7, 1995 to Ralph B. Diamond, Trustee of the Ralph B. Diamond Trust and recorded with the Rockingham County Registry of Deeds at Book 3117, Page 2555. Reference is also made to the Deed recorded on June 6, 25, 2018 and recorded at the Rockingham County Registry of Deeds at Book 5924, Page 458.

### **TRUSTEES' CERTIFICATE**

The undersigned, who is the trustee under the Ralph B. Diamond Trust on June 11, 2020, had the 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.

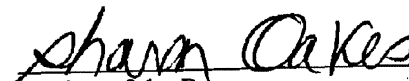
  
\_\_\_\_\_  
Witness

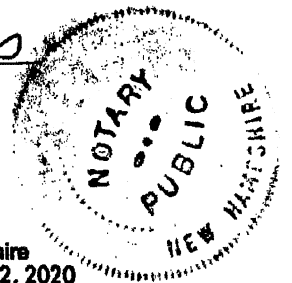
  
Susan Ann Diamond Johnston, Trustee

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

On this 11<sup>th</sup> day of June, 2020, personally appeared the above-named Susan Ann Diamond Johnston, known to me, or satisfactorily proven, to be the persons whose name is subscribed to the foregoing and acknowledged that she executed the same for the purposes therein contained.

Before me,

  
Justice of the Peace  
My Comm. expires:



SHARON OAKES  
Notary Public - New Hampshire  
My Commission Expires December 2, 2020

This is a noncontractual transfer and exempt from transfer tax pursuant to RSA 78-B:2 IX

Deed prepared by:

Marshall Law Office  
47 Depot Road  
East Kingston, NH 03827  
(603) 642 5311

209

1200 445

# Know all men by these presents

that I, GORDON M. MOOERS, of Melrose, Middlesex County, Massachusetts

for and in consideration of the sum of  
TWO HUNDRED (\$200.00) Dollars to me

in hand, before the delivery hereof, well and truly paid by RALPH B. DIAMOND of said Melrose and his wife EVELYN T. DIAMOND, jointly, with the right of survivorship,

have remised, released, and forever quitclaimed, and by these presents do remise, release and forever quitclaim unto the said RALPH B. DIAMOND and EVELYN T. DIAMOND, husband and wife, jointly, with the right of survivorship; and their heirs and assigns forever

a certain tract or parcel of land situate on the westerly side of Pawtuckaway Pond, Township of Nottingham, County of Rockingham, State of New Hampshire, and shown as Lot #1A on Plan of Land of G. M. Mooers, Nottingham, N.H., John H. Dudley, C.E., and further bounded and described as follows:-

NORTHERLY by land conveyed by the grantor to the grantees by deed recorded Book 972, Page 382, one hundred (100) feet;

EASTERLY by Pawtuckaway Pond, one hundred (100) feet;

WESTERLY by Shore Road, approximately one hundred (100) feet; and

SOUTHERLY by land of the grantor, approximately one hundred (100) feet.

Containing approximately 10,000 square feet.

Together with a right of way for all purposes for which rights of way in this vicinity are ordinarily used over Shore Road as it is now laid out from the westerly boundary of the premises conveyed to what is known as the Mountain Road.

Title reference: Book 865, Page 208



*Del. to  
Sunter*

*111 Recy  
stamp  
\$ .55*



1209

1200 446

To have and to hold the said remised premises, with all the privileges and appurtenances thereunto belonging, to the said grantees and their heirs and assigns forever; and I do hereby covenant with the said grantees that I will warrant and defend the said premises to the said grantees their heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under me.

And I, MABEL B. MOOERS

wife of the said GORDON M. MOOERS

for the consideration aforesaid, do hereby release to the said grantees, my right of DOWER in the beforementioned premises.

And we, and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said granted premises, and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the General Laws of the State of New Hampshire, or any act in amendment thereof or any other Statute of said State.

In witness whereof we have hereunto set our hands and seals, this seventeenth

day of January in the year of our Lord 1951

Signed, sealed and delivered in presence of

Richard R. Sargent  
Thomas L. Thistle

Gordon M. Mooers  
Mabel B. Mooers



State of

Middlesex ss.

COMMONWEALTH OF MASSACHUSETTS

January 17, 1951

Personally appeared the above named GORDON M. MOOERS

and acknowledged the foregoing to be his voluntary act and deed - Before me:

Thomas L. Thistle Notary Public - Justice of the Peace

My commission expires October 29, 1954

Received and recorded Mar. 3, 10:05 A.M., 1951.



105

102

210

1200 447

*Del. to  
Grant*

KNOW ALL MEN BY THESE PRESENTS that I, RALPH B. DIAMOND, of Melrose, Middlesex County, Massachusetts, for and in consideration of one dollar and other valuable considerations to me in hand, before the delivery hereof, well and truly paid by RALPH B. DIAMOND and EVELYN T. DIAMOND, husband and wife, of said Melrose, have remised, released, and forever quitclaimed, and by these presents do remise, release and forever quitclaim unto the said RALPH B. DIAMOND and EVELYN T. DIAMOND, husband and wife, jointly, with the right of survivorship, and their heirs and assigns forever a certain tract or parcel of land situate on the westerly side of Pawtuckaway Pond, Township of Nottingham, County of Rockingham, State of New Hampshire, and shown as Lot #2 on Plan of Land of G. M. Mooers, Nottingham, New Hampshire, John H. Dudley, C.E., and further bounded and described as follows:-

- EASTERLY by Pawtuckaway Pond, one hundred (100) feet;
  - SOUTHERLY by land of Mooers, one hundred (100) feet;
  - WESTERLY by land of Mooers, one hundred (100) feet; and
  - NORTHERLY by Lot #1 on said plan, one hundred (100) feet.
- Containing approximately 10,000 square feet.

The southeasterly corner of the premises hereby conveyed is 559.2 feet N 28° W from a point on a stone wall as shown on said plan. Together with a right of way for all purposes for which rights of way in this vicinity are ordinarily used over the road as it is now laid out from the westerly boundary of the premises conveyed to what is known as the Mountain Road. Title Reference: Volume 972, Page 382.



To have and to hold the same remised premises, with all the privileges and appurtenances thereunto belonging, to the said grantees and their heirs and assigns forever; and I do hereby covenant with the said grantees that I will warrant and defend the said premises to the said grantees, their heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under me. Documentary stamps not required.

And I, EVELYN T. DIAMOND, wife of the said RALPH B. DIAMOND, for the consideration aforesaid, do hereby release to the said grantees, my right of DOWER and all other interests, in the beforementioned premises.

And we, and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said granted premises, and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the General Laws of the State of New Hampshire, or any act in amendment thereof or any other Statute of said State.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this first day of February in the year of our Lord 1951.

Signed, sealed and delivered in the presence of:

*Thomas E. Thistle* \_\_\_\_\_ *Ralph B. Diamond* \_\_\_\_\_   
*Evelyn T. Diamond* \_\_\_\_\_ 

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

February 1, 1951

Personally appeared the above named RALPH B. DIAMOND and acknowledged the foregoing to be his voluntary act and deed, before me



*Thomas E. Thistle*  
Thomas L. Thistle Notary Public

My commission expires October 29, 1954

Received and recorded Mar. 3, 10:05 A.M., 1951.



**OWNER INFORMATION**

**JOHNSTON, SUSAN, LIVING TRUST**  
 JOHNSTON, SUSAN ANN DIAMOND TRUSTEE  
 39 MOOERS ROAD  
 NOTTINGHAM, NH 03290

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
06/19/2020	6129	0001	U154		1 JOHNSTON, SUSAN, LIVING
06/25/2018	5924	458	U144		1 DIAMOND, RALPH TRUST

**LISTING HISTORY**

Date	Description
06/10/19	RWVL
02/05/19	INSP MARKED FOR INSPECTION
01/25/16	DMPR
04/10/15	DMPR
02/20/14	JBVM
03/13/13	DMPR
04/06/12	DMPR
04/08/11	DMPL



**NOTES**  
 BROWN; INCL LOTS 23, 24, 23A; GD BEAM WORK; 6/06-DNPU DOCK; 10/06 CTR OF HOUSE GUTTED; 2010 RVW BA FIX CT; 4/11 NC; WF ADJ TO 300' PER DEEDS; 2/14 DNV/HO STATES KITCHEN DONE; PU OPF. FIX SKETCH; 4/15 PU GEN EST NC TO UC; 1/2016 NOH, EST INT=100%, SM SECT ON 13X16 NEEDS SIDING=DNPU AS UC, 13X26 ADDTN=1/4 LOG SIDING=AVG EXT; EFF 4/17 ADJ WF COND UPDATED MODEL; 6/19; NC TO SIDING @ REAR; INT COND=GD; REPLACING OPF; EXT COND STILL GD;

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-CUST	1				100	5,000.00	100	5,000	
SHED-WOOD	144	12	x	12	171	10.00	75	1,847	
								<b>6,800</b>	

**MUNICIPAL SOFTWARE BY AVITAR**

**TOWN OF NOTTINGHAM**  
**NEW HAMPSHIRE**

**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2021	\$ 213,000	\$ 6,800	\$ 431,100
	Parcel Total: \$ 650,900		
2022	\$ 213,000	\$ 6,800	\$ 431,100
	Parcel Total: \$ 650,900		
<b>2023</b>	<b>\$ 213,000</b>	<b>\$ 6,800</b>	<b>\$ 431,100</b>
	<b>Parcel Total: \$ 650,900</b>		

**LAND VALUATION**

**Zone: R-AG RES/AGR DIST** Minimum Acreage: 2.00 Minimum Frontage: 200 Site: AVERAGE Driveway: DIRT/GRAVEL Road: DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES WTRFRNT	1.200 ac	133,400	D	90	100	95	95	95 --MILD	100	102,900	0	N	102,900	
PAWLUCKAWAY	300.000 wf	AVERAGE, MAIN BODY WITH VU						90 -- ROLLING	100	328,200	0		300/AVG/AVG/GD/N	
	<b>1.200 ac</b>									<b>431,100</b>			<b>431,100</b>	

**LAST REVALUATION: 2020**

Year	Building	Features	Land
2021	\$ 213,000	\$ 6,800	\$ 431,100
	Parcel Total: \$ 650,900		
2022	\$ 213,000	\$ 6,800	\$ 431,100
	Parcel Total: \$ 650,900		
<b>2023</b>	<b>\$ 213,000</b>	<b>\$ 6,800</b>	<b>\$ 431,100</b>
	<b>Parcel Total: \$ 650,900</b>		