



New Hampshire Fish and Game Department

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March 6, 2020

His Excellency, Governor Christopher T. Sununu
And the Honorable Council
State House
Concord, New Hampshire 03301

REQUESTED ACTION

Authorize the New Hampshire Fish and Game Department to accept the donation of a parcel of land in the Town of Newfields, New Hampshire pursuant to RSA 4:8, from Patricia C. Manley, Trustee of the Lucille A. Legault Revocable Trust of 2010, upon Governor and Council approval through April 30, 2020.

EXPLANATION

There are five small waterfront lots on the western side of the Squamscott River in Newfields, just south of the railroad trestle, that appear to have been created as waterfowl hunting sites for private individuals in the early 20th century. Two of the lots (Long and Cheney) were transferred to the Department in 2018. A third is being offered to the department as a donation from the heirs of Lucille A. Legault.

The Great Bay National Estuarine Research Reserve has been using these lots to post scientific instrumentation to record changes in water levels at the mouth of the Squamscott River, and the lots are of scientific interest for monitoring how marshes are changing in Great Bay. The lots will be open to the public for hunting and fishing, and will help protect one of the most critical habitats for fish and birds in the seacoast area.

Respectfully submitted,

Glenn Normandeau
Executive Director

Kathy Ann LaBonte
Chief, Business Division

REGION 1

629B Main Street
Lancaster, NH 03584-3612
(603) 788-3164
FAX (603) 788-4823
email: reg1@wildlife.nh.gov

REGION 2

PO Box 417
New Hampton, NH 03256
(603) 744-5470
FAX (603) 744-6302
email: reg2@wildlife.nh.gov

REGION 3

225 Main Street
Durham, NH 03824-4732
(603) 868-1095
FAX (603) 868-3305
email: reg3@wildlife.nh.gov

REGION 4

15 Ash Brook Court
Keene, NH 03431
(603) 352-9669
FAX (603) 352-8798
email: reg4@wildlife.nh.gov

STATE OF NEW HAMPSHIRE

Inter-Department Communication

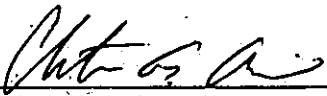
DATE February 27, 2020

FROM: Christopher G. Aslin **AT (OFFICE)** Department of Justice
Senior Assistant Attorney General Environmental Protection Bureau

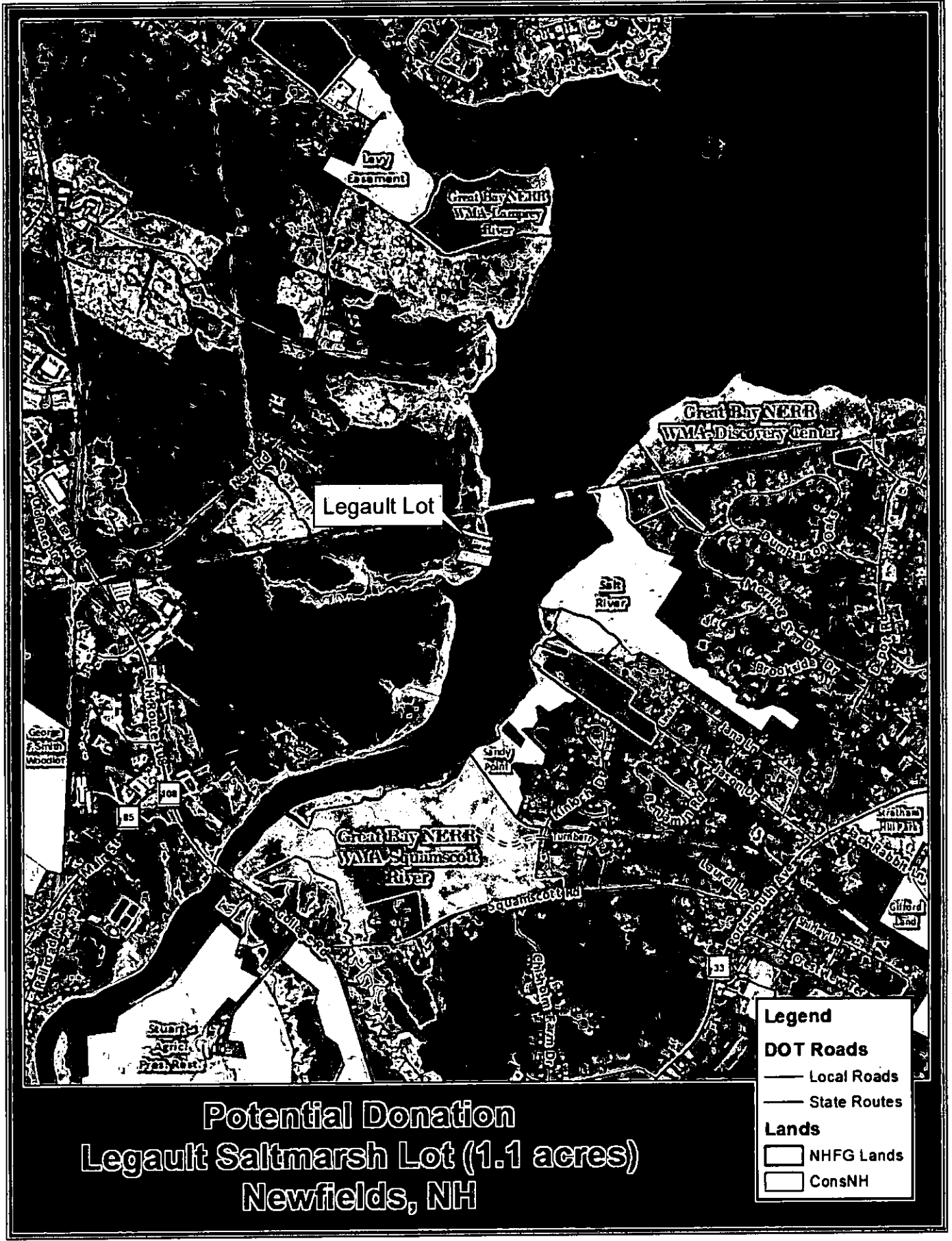
SUBJECT: Legault Revocable Trust acquisition, Town of Newfields

TO: Elizabeth McNaughten, Land Agent
New Hampshire Fish and Game Department

The Office of the Attorney General has reviewed the Warranty Deed and supporting materials for the property located in the Town of Newfields, New Hampshire owned by the Lucille A. Legault Revocable Trust of 2010. The Warranty Deed is approved for form and substance only. Following Governor and Council approval, please submit the fully executed Warranty Deed to this Office for approval of execution prior to recordation in the Registry of Deeds.



Christopher G. Aslin



Potential Donation
 Legault Saltmarsh Lot (1.1 acres)
 Newfields, NH

Legend

DOT Roads

- Local Roads
- State Routes

Lands

- NHFG Lands
- ConsNH

This is a conveyance to an Instrumentality of the State of New Hampshire which is exempt from the New Hampshire Real Estate Transfer Tax pursuant to New Hampshire RSA 78:b(2), I and from the LCHIP surcharge pursuant to RSA 478:17-g II.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that Patricia C. Manley, Trustee of the Lucille A. Legault Revocable Trust of 2010, of 3 Camelot Court, Town of Nottingham, County of Rockingham and State of New Hampshire 03290, hereinafter called the GRANTOR, for consideration paid grants to the State of New Hampshire acting by and through its Fish and Game Department, with an address of 11 Hazen drive, City of Concord, County of Merrimack, State of New Hampshire, 03301, hereinafter the STATE, the following:

A certain lot or tract of land in the Town of Newfields, County of Rockingham, State of New Hampshire being more particularly bounded and described as follows:

Beginning at the Southeast corner of the land herein conveyed, thence running in a Westerly direction bounded Southerly by the Colcord Marsh so called a distance of Twenty-five (25) feet more or less; thence turning and running in a Northerly direction a distance of Twenty-five (25) feet more or less; thence turning and running Easterly direction a distance of Twenty-five (25) feet more or less; thence running in a Southerly direction bounded Easterly by the Swampscott River, so called a distance of Twenty-five (25) feet more or less to the point of beginning.

Being the same property conveyed by deed from Llewellyn and Dorothy Jordan, to Lucille Hamel (aka Lucille A. Legault) dated October 22, 1951, and recorded July 31, 1997 at Book 3229, Page 1323. See also Deed of Lucille A. Legault, aka Lucille Hamel to Robert L. Legault and Lucille A. Legault, as joint tenants, dated March 7, 1953, recorded in the Rockingham County Registry of Deeds at Book 1275, Page 274. Further, see Deed of Lucille A. Legault to Lucille A. Legault, Trustee of the Lucille A. Legault Revocable Trust of 2010, dated November 2, 2010, recorded in the Rockingham County Registry of Deeds at Book 5194, Page 2986. The above described tract is Parcel II in said Deed.

Robert L. Legault died October 1, 1986, leaving Lucille A. Legault as surviving joint tenant of the above described premises. Lucille A. Legault died on April 30, 2019 and Patricia C. Manley is Successor Trustee of the Lucille A. Legault Revocable Trust of 2010. The Town of Newfields has designated in its tax records the above premises as Map 201, Lot 18; no warranties or representations are given as to the accuracy of Town's tax records.

Further conveying to the Grantee any right, title or interest which the Grantor has in any right of way benefitting the above premises. Reference to a potential right of way to the described premises, is made in a deed from Arthur J. Trottier to Llewelyn and Dorothy Jordan, recorded December 7, 1944 at Book 1014, Page 468, in the Rockingham County Registry of Deeds. Further reference to a right of way is made in a deed from Deed of Llewelyn and Dorothy Jordan to Andrew and Elizabeth Townsend, recorded September 18, 1953 at Book 1294, Page 492, where specific reference is made to a right of way held by Legault. No covenant warranty or representations are made as to the Grantor's title to any right of way referenced in the described deeds.

SELLER:

Patricia C. Manley, Trustee of the
Lucille A. Legault Revocable Trust of 2010

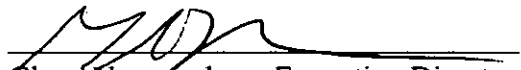
STATE OF _____
COUNTY OF _____

I, hereby certify that Patricia C. Manley, Trustee of the Lucille A. Legault Revocable Trust, personally appeared before me on this ____ day of _____, 2020, (known to me or satisfactorily proven) to be the person described in the foregoing instrument and acknowledged that she executed the same in the capacity therein stated and for the purpose therein contained.

Notary Public/Justice of the Peace
My Commission Expires:

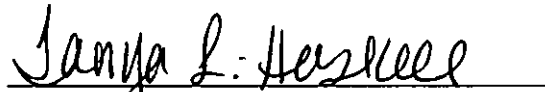
ACCEPTED: STATE OF NEW HAMPSHIRE, FISH & GAME DEPARTMENT

The State of New Hampshire, acting through its Fish and Game Department on this day 11 of March, 2020.


Glenn Normandeau, Executive Director

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

Personally appeared before me on this 11th day of March, 2020, Glenn Normandeau, who acknowledges himself to be the Executive Director for the New Hampshire Fish and Game Department, and as such is duly authorized to executed the foregoing instrument for the purposes therein contained, by signing his name on behalf of the State of New Hampshire.


Notary Public/Justice of the Peace
My Commission Expires:

TANYA L. HASKELL, Notary Public
My Commission Expires November 4, 2020

NH Fish and Game Commission acceptance: December 11, 2019

Approved by the Governor and Executive Council: _____, Item # _____