



New Hampshire Fish and Game Department

HEADQUARTERS: 11 Hazen Drive, Concord, NH 03301-6500
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FAX (603) 271-1438

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March 29, 2018

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 (NHFG) to accept the no-cost transfer of 15.56 acres in Newfields, New Hampshire, from Francesco Swanson of Manchester. No funding required

EXPLANATION

NHFG is seeking authority to accept the no-cost transfer of 15.56 acres in Newfields along the Piscassic River, adjacent to the Piscassic River Wildlife Management Area. The acceptance of this property will add an additional 800 feet on both sides of the Piscassic River to the wildlife management area. This transfer is a condition of the Town of Newfields approval of a subdivision of other lands of the Grantor.

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 March 26, 2018

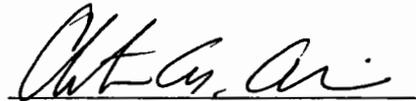
FROM: Christopher G. Aslin
Assistant Attorney General

AT (OFFICE) Department of Justice
Environmental Protection Bureau

SUBJECT: Transfer of 15.56 acres in Newfields, NH

TO: Richard Cook, Land Agent
New Hampshire Fish and Game Department

The Office of the Attorney General has reviewed the title work, Warranty Deed, Partial Mortgage Release, and supporting documents, as outlined in your memo dated February 22, 2018, for the property located in the Town of Newfields, New Hampshire owned by Franscesco Swanson, and pursuant to RSA 212:7 approves the title of the property for acquisition. The Warranty Deed provided is approved for form and substance only. Following approval by Governor and Council, the fully executed Warranty Deed should be submitted to this office for approval of execution prior to recording in the Registry of Deeds.



Christopher G. Aslin

THIS IS A CONVEYANCE TO AN INSTRUMENTALITY OF THE STATE OF NEW HAMPSHIRE WHICH IS EXEMPT FROM THE NEW HAMPSHIRE REAL ESTATE TRANSFER TAX PUSUANT TO NEW HAMPSHIRE RSA 78-b:2, I AND FROM THE LCHIP SURCHARGE PUSUANT TO RSA 478:17-g, II.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS FRANCISCO SWANSON of 360 Harvey Road, Manchester, County of Hillsborough and State of New Hampshire with Warranty covenants (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, Concord, County of Merrimack, State of New Hampshire 03301 (the State), the following:

A certain tract or parcel of land situated in the Town of Newfields, County of Rockingham and State of New Hampshire shown as "Proposed Area Conveyed to NH Fish & Game 677,923 SF 15.56 Ac", Sheet 2 of 3 on a plan entitled Lot Line Adjustment Plan, Plan for Dexter Estates Homeowners Association, Inc. Piscassic Road (Rt. 87), Newfields, NH and recorded at the Rockingham County Registry of Deeds as Plan # D-40447 and further described in Exhibit A attached hereto.

Meaning and intending hereby to convey a portion of the lands and premises conveyed by Warranty Deed to Francisco Swanson dated October 30, 2017 and recorded in the Rockingham County Registry of Deeds Book 5867, Page 1330 on October 31, 2017.

IN WITNESS WHEREOF, we have hereto set our hands on this ___ day of January, 2018.

SELLER:

Francisco Swanson

STATE OF NEW HAMPSHIRE
COUNTY OF _____

I, hereby certify that Francisco Swanson, personally appeared before me on this ___ day of _____, 2018, (known to me or satisfactorily proven) to be the person described in the foregoing instrument and acknowledged that he 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

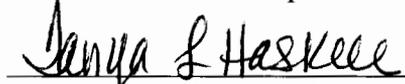
The State of New Hampshire, acting through its Fish and Game Department on this day 2 of April, 2018.



Glenn Normandeau, Executive Director

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

Personally appeared before me on this 2nd day of April, 2018, 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

Approved by the Governor and Executive Council: _____, 2018, Item ____.

EXHIBIT A

A certain tract or parcel of land situated in the Town of Newfields, County of Rockingham and State of New Hampshire shown as "Proposed Area Conveyed to NH Fish & Game 677,923 SF 15.56 Ac", Sheet 2 of 3 on a plan entitled Lot Line Adjustment Plan, Plan for Dexter Estates Homeowners Association, Inc. Piscassic Road (Rt. 87), Newfields, NH and recorded at the Rockingham County Registry of Deeds as Plan # D-40447 and further described below:

Beginning at the southwestern corner of the property at a rebar found:

Thence turning N03°39'36"W 82.08 feet to a rebar found;
Thence turning N08°09'49"W 122.47 feet to a stump with barb wire;
Thence turning N05°56'00"W 95.20 feet to an 18 inch maple with barb wire
Thence turning N06°40'16" W 297.85 feet to a stump with barb wire;
Thence turning N05°42'35"W 147.81 feet to a 12 inch maple with barb wire;
Thence turning N87°27'36"E 59.56 feet to a rebar found;
Thence turning N83°25'13"E 67.30 feet to a 30 inch maple with barb wire;
Thence turning N71°04'34"E 202.58 feet to a 10 inch pine with barb wire;
Thence turning N44°05'19"E 59.07 feet to a 12 inch pine with barb wire;
Thence turning N18°34'57"E 166.48 feet to a stump with barb wire;
Thence turning S70°48'07"E 438.25 feet to a 28 inch pine tree with barb wire;
Thence turning S38°34'38"E 207.36 feet to a point;
Thence turning S66°22'23"E 168.48 feet to an iron pin;
Thence turning S 38°11'11"W 676.96 feet to rebar found;
Thence turning N50°26'36"W 72.26 feet to a rebar found;
Thence turning N67°23'38"W 28.03 feet to a point; along a barb wire fence;
Thence turning S80°24'27"W 55.96 feet to a point along a barb wire fence;
Thence turning N84°04'36"W 18.75 feet to a point along a barb wire fence;
Thence turning S83°39'40"W 80.41 feet to a point along a barb wire fence;
Thence turning S79°02'34"W 59.28 feet to a point along a barb wire fence;
Thence turning S56°13'55"W 101.76 feet to a point along a barb wire fence;
Thence turning S66°43'34"W 116.94 feet to a point along a barb wire fence;
Thence turning S69°42'47"W 93.07 feet to a point along a barb wire fence;
Thence turning S88°07'45"W 33.21 feet to the point of beginning.

Meaning and intending to describe a portion of the land purchased by Francisco Swanson from Real Estate Advisors Inc., recorded at the Rockingham County Registry of Deeds October 31, 2017. Book 5867, Page 1330.

PARTIAL MORTGAGE RELEASE

WHEREAS on October 30, 2017 Francisco Swanson of 360 Harvey Road, City of Manchester, County of Hillsborough and State of New Hampshire purchased from Real Estate Advisors, Inc., a New Hampshire corporation located at 76 Exeter Road, Town of Newmarket, County of Rockingham and State of New Hampshire, a certain tract or parcel of land situated in the Town of Newfields, County of Rockingham and State of New Hampshire by warranty deed recorded at the Rockingham County Registry of Deeds Book 5867, Page 1330.

WHEREAS on said date the said parties entered into a mortgage agreement which encumbers the entire purchased property by a mortgage deed recorded at the Rockingham County Registry of Deeds, Book 5867, Page 1332.

WHEREAS it had been the intention of Real Estate Advisors Inc to transfer 15.56 acres of the purchased property to the New Hampshire Fish and Game Department.

WHEREAS it is the intention of Francisco Swanson to transfer the said 15.56 acres to the New Hampshire Fish and Game Department.

NOW THEREFORE Real Estate Advisors hereby releases the following described property from said mortgage deed:

A certain tract or parcel of land situated in the Town of Newfields, County of Rockingham and State of New Hampshire shown as "Proposed Area Conveyed to NH Fish & Game 677,923 SF 15.56 Ac", Sheet 2 of 3 on a plan entitled Lot Line Adjustment Plan, Plan for Dexter Estates Homeowners Association, Inc. Piscassic Road (Rt. 87), Newfields, NH and recorded at the Rockingham County Registry of Deeds as Plan # D-40447 and further below:

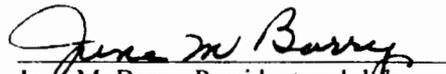
Beginning at the southwestern corner of the property at a rebar found:
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Thence turning N06°40'16" W 297.85 feet to a stump with barb wire;
Thence turning N05°42'35"W 147.81 feet to a 12 inch maple with barb wire:
Thence turning N87°27'36"E 59.56 feet to a rebar found;
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Thence turning S69°42'47"W 93.07 feet to a point along a barb wire fence;
Thence turning S88°07'45"W 33.21 feet to the point of beginning.

Meaning and intending to release a portion of the land purchased by Francisco Swanson from Real Estate Advisors Inc., recorded at the Rockingham County Registry of Deeds October 31, 2017. Book 5867, Page 1330.

IN WITNESS WHEREOF the mortgagee has hereunto set its hand by its duly authorized office the 19th day of February, 2018.

REAL ESATATE ADVISORS, INC.


June M. Barry, President and duly
authorized officer

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham s.s Date: March 19th 2018

Then appeared the above named June M. Barry, known to me or satisfactorily proven through proof of identification to be president and duly authorized office of Real Estate Advisors, Inc. who executed the foregoing instrument and acknowledged the forgoing to be her and the cororation's voluntary act and deed for the purpose therein contained, before me.

LISA M. MCKENZIE, Notary Public
My Commission Expires June 21, 2022


Name
Notary Public
My commission expires:

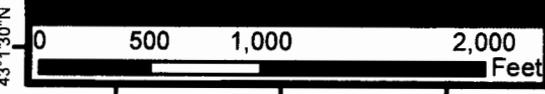
Piscassic River WMA - Morrill acquisition

Background: USDA NAIP 2014 (summer, leaf-on)

71°0'10"W 71°0'0"W 70°59'50"W 70°59'40"W 70°59'30"W 70°59'20"W 70°59'10"W 70°59'0"W

LEGEND

-  Parcel boundary
-  Proposed Acquisition



71°0'10"W 71°0'0"W 70°59'50"W 70°59'40"W 70°59'30"W 70°59'20"W 70°59'10"W 70°59'0"W

43°2'40"N
43°2'30"N
43°2'20"N
43°2'10"N
43°2'0"N
43°1'50"N
43°1'40"N
43°1'30"N

43°2'40"N
43°2'30"N
43°2'20"N
43°2'10"N
43°2'0"N
43°1'50"N
43°1'40"N
43°1'30"N