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STATE OF NEW HAMPSHIRE
DEPARTMENT of RESOURCES and ECONOMIC DEVELOPMENT
DIVISION OF FORESTS AND LANDS
172 Pembroke Road P.O. Box 1856 Concord, New Hampshire 03302-1856

603-271-2214
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www.nhdf.org

March 26, 2014

Her Excellency, Governor Margaret Wood Hassan
and the Honorable Executive Council
State House
Concord, New Hampshire 03301

REQUESTED ACTION

Pursuant to RSA 4:8 and RSA 227-H:6 , authorize the Department of Resources and Economic Development , Division of Forests and Lands to accept the donation of approximately 74 acres of undeveloped forestland abutting Low State Forest in the Town of Bradford, from the Farrar and Brodeur families. 0% State Funds.

EXPLANATION

The Department of Resources and Economic Development (DRED), Division of Forests and Lands has received an offer through the family's legal representatives from the law firm of Ransmeier & Spellman PC, to donate approximately 74 acres (by deed) of forestland in memory of Virginia Brodeur. The property directly abuts Low State Forest on two sides in Bradford, NH.

After a careful review by DRED staff it was agreed that these parcels would be a good addition to Low State Forest for the following reasons:

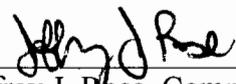
- Will add timber resources to the existing forest management area;
- Will protect wildlife habitat for noted bear activity on the property; and
- Will help protect water quality of Sand Brook

Your approval shall be subject to the two deeds final approval by the Department of Justice.

Respectfully submitted,

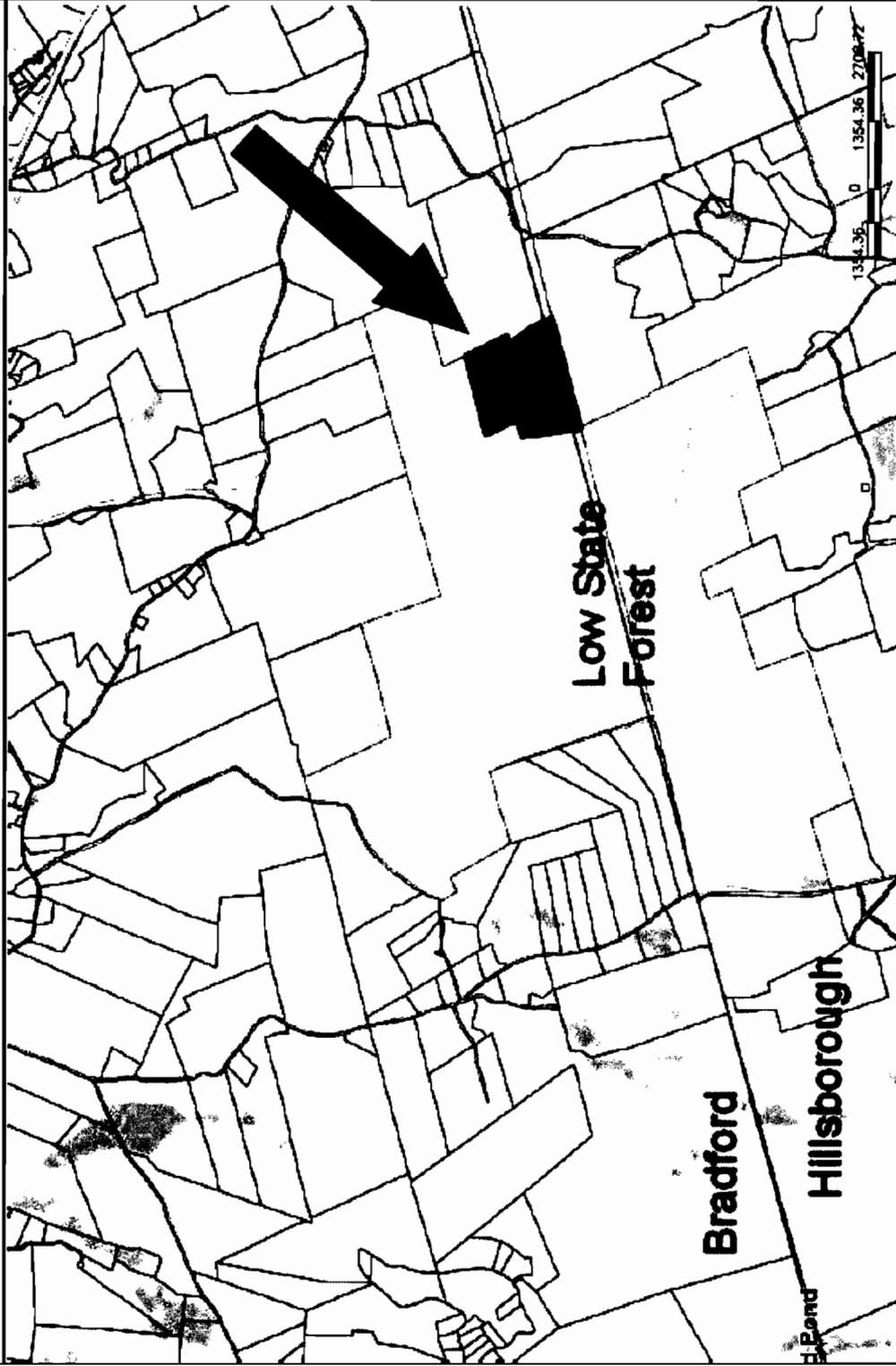
Approved by,


Brad W. Simpkins, Interim Director


Jeffrey J. Rose, Commissioner



DRA Web GIS



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits of jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys and historical analyses of sites may differ from the maps.

DRAFT FIDUCIARY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Cynthia A. Spencer, Ancillary Executrix of the Estate of Virginia A. Brodeur**, with an address of 112 Clubhouse Road, Warwick, Kent County, Rhode Island 02817 (See 6th Circuit Court, Probate Division Docket #317-2013-ET-00178) (the “Estate”), by the powers granted in the Will, under RSA 559:18 and every other power, for consideration paid, grants to **The State of New Hampshire, through its Department of Resources and Economic Development**, with a principal office at 172 Pembroke Road, P.O. Box 1856, Concord, Merrimack County, New Hampshire 03301, all right, title and interest of the Estate (being an undivided one-half (1/2) interest therein) in and to the following tracts or parcels of land located in the Town of Bradford, Merrimack County, New Hampshire, as described below and known in the Town of Bradford Tax Records as Map 15, Lot 2, as well as all rights and easements appurtenant thereto (some located in the Town of Hillsborough, in Hillsborough County, New Hampshire) (collectively hereinafter sometimes referred to as the “Premises”):

TRACT ONE: A certain tract or parcel of land located in Bradford, Merrimack County, New Hampshire, bounded and described as follows: Beginning at the southwesterly corner of said premises and running northerly by land now or formerly of James Rice of Hopkinton to other land now or formerly of said Rice; thence easterly by said Rice Land; thence southerly from the southeast corner of a pasture now or formerly of said Rice to a stake and stones; thence easterly to land formerly of Henry J. Brown now or formerly owned by Rial Rowe; thence southerly by said Brown or Rowe land to land formerly of Mrs. Judson Gould now or formerly owned by George E. Patch; thence westerly by said Gould or Patch land to the bound first mentioned; containing forty-five acres, be the same more or less, and being the first tract described in deed of Stillman H. Baker to Alden P. Farrar dated February 15, 1904, and recorded in Hillsborough County Registry of Deeds, Vol. 624, Page 302; and being the Tenth Tract described in the deed of Merton D. Farrar to Charles P. Farrar dated July 25, 1921, and recorded in Merrimack County Records at Vol. 450, Page 392.

TRACT TWO: A certain tract or parcel of land located in Bradford, Merrimack County, New Hampshire, bounded and described as follows: Beginning at a stake and stones at the southwest corner of said tract or parcel; thence running northerly by land formerly of Stephen Farrar and land now or formerly of the said James Rice of Hopkinton to land now or formerly of James W. Colby of Henniker; thence easterly by land now or formerly of said Colby to land formerly of the said Henry J. Brown now or formerly owned by the said Rial Rowe; thence southerly by land now or formerly of said Rowe to the southeasterly corner of said lot; thence westerly by said Rowe land and land formerly of Stephen Farrar to the bound first mentioned; containing thirty-two acres be the same more or less. Being the second tract described in the above-mentioned deed of Stillman H. Baker to the said Alden P. Farrar dated February 15, 1904, and recorded in the said Records of Hillsborough, Vol. 624, Page 302, and also described in deed of Jonathan Clement & als to the said Stephen Farrar and the said Alden P. Farrar, dated May 7, 1866, and recorded in the Registry of Deeds for said County of Merrimack, Vol. 185, Page 187; and being the Eleventh Tract described in the deed of the said Merton D. Farrar to the said

Charles P. Farrar dated July 25, 1921, and recorded in said Records of Merrimack Lib. 450, Fol. 392.

The Estate's title in the tracts of land hereby conveyed is derived under the Will of Paul C. Farrar, duly probated in Warwick Probate Court, Kent County, Rhode Island, of which authenticated copies of the Will and Probate are on file in the Merrimack County, New Hampshire, Probate Court. The title of Paul C. Farrar, late of Warwick, Rhode Island, is derived from deed of Elizabeth Farrar Wade et al. to Paul C. Farrar, dated May 19, 1958, recorded in Merrimack County Registry of Deeds at Vol. 836, Page 127, and recorded in Hillsborough County Registry of Deeds at Vol. 1554, Page 377, in which the said tracts appear as the Sixth Tract and the Seventh Tract.

ALSO CONVEYING the Grantor's right, title and interest in and to any and all rights of way, easements, and other rights appurtenant to the above-described tracts of land. These rights of way include, without limitation, any rights of way over property in Hillsborough, in the County of Hillsborough and State of New Hampshire, more particularly described in the Seventh Tract of land in the Deed of Elizabeth Farrar Wade et al. to Paul C. Farrar, dated May 19, 1958, referenced above. Any rights of way, easements, or other rights hereby conveyed are transferred subject to any conditions or agreements applicable to them.

Virginia A. Brodeur died testate on May 24, 2012 and is duly probated in the 6th Circuit Court, Probate Division as file # 317-2013-ET-00178. Consents of Melissa Brodeur, Administratrix of the Estate of Scott H. Brodeur, Paul C. Brodeur and Cynthia A. Spencer, all the heirs of Virginia A. Brodeur are attached hereto and made a part hereof.

This is a noncontractual transfer which is exempt from real estate transfer tax under New Hampshire RSA 78-B:2, IX. As a transfer to the State of New Hampshire, this transfer is also exempt from the LCHIP surcharge pursuant to RSA 478:17-g, II(a).

THIS IS NOT HOMESTEAD PROPERTY.

Dated this _____ day of _____, 2014.

Estate of Virginia A. Brodeur

By: _____
Cynthia A. Spencer, Ancillary Executrix

STATE OF RHODE ISLAND
COUNTY OF _____

On this _____ day of _____, 2014, before me the undersigned officer, personally appeared **Cynthia A. Spencer, Ancillary Executrix of the Estate of Virginia A. Brodeur**, who executed the foregoing instrument voluntarily as her free act and deed in the capacity aforesaid. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any)**:

- My personal knowledge of the identity of said person **OR**
- The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- The following identification documents:
(driver's license, passport, other _____).

Notary Public/Justice of the Peace
My Commission Expires: _____

Note: This deed was prepared by Ransmeier & Spellman P.C. at the request of the Grantor and for its benefit. It was based solely on information provided by the Grantor. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the said Ransmeier & Spellman P.C. makes no representations as to any matters concerning title.

510816/11485 001

CONSENT

I, **Cynthia A. Spencer** residual beneficiary under the Will of Virginia A. Brodeur, hereby consent to the transfer of the real property interests described above as the Premises in Bradford and Hillsborough, New Hampshire to The State of New Hampshire, through its Department of Resources and Economic Development.

Dated this _____ day of _____, 2014.

Witness

Cynthia A. Spencer

CONSENT

I, **Paul C. Brodeur** residual beneficiary under the Will of Virginia A. Brodeur, hereby consent to the transfer of the real property interests described above as the Premises in Bradford and Hillsborough, New Hampshire to The State of New Hampshire, through its Department of Resources and Economic Development.

Dated this _____ day of _____, 2014.

Witness

Paul C. Brodeur

CONSENT

I, **Melissa Brodeur, Administratrix of the Estate of Scott H. Brodeur**, residual beneficiary under the Will of Virginia A. Brodeur, hereby consent to the transfer of the real property interests described above as the Premises in Bradford and Hillsborough, New Hampshire to The State of New Hampshire, through its Department of Resources and Economic Development.

Dated this _____ day of _____, 2014.

Estate of Scott H. Brodeur

Witness

By: _____
Melissa Brodeur, Administratrix

DRAFT QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, **KIRK C. FARRAR**, of 2646 Churchwell Lane, Tucker, DeKalb County, State of Georgia 30084, **NORMAN S. FARRAR**, of 2235 Greenview Drive, Carrollton, Denton County, State of Texas 75010, **MARK P. FARRAR**, of 2395 Delaware Avenue, Space 74, Santa Cruz, Santa Cruz County, State of California 95060-2750, **KAREN E. FARRAR**, of 559 Live Oak Court, Martinez, Columbia County, State of Georgia 30907, and **BRUCE P. FARRAR**, of 2706 Jacques Lane, McKinney, Collin County, State of Texas 75070, for consideration paid, WITH QUITCLAIM COVENANTS, grants to **The State of New Hampshire, through its Department of Resources and Economic Development**, with a principal office at 172 Pembroke Road, P.O. Box 1856, Concord, Merrimack County, New Hampshire 03301, all of our right, title and interest (being collectively an undivided one-half (1/2) interest therein) in and to the following tracts or parcels of land located in the Town of Bradford, Merrimack County, New Hampshire, as described below and known in the Town of Bradford Tax Records as Map 15, Lot 2, as well as all rights and easements appurtenant thereto (some located in the Town of Hillsborough, in Hillsborough County, New Hampshire) (collectively hereinafter sometimes referred to as the "Premises"):

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MEANING and INTENDING to describe and convey all of the Grantors' right, title and interest in the property described and conveyed in the Quitclaim Deed of Norman C. Farrar to Kirk C. Farrar, Norman S. Farrar, Mark P. Farrar, Karen E. Farrar, and Bruce P. Farrar as joint tenants with rights of survivorship, dated November 15, 1997 and recorded on January 5, 1998 in the Merrimack County Registry of Deeds, Book 2082, Page 1782; and recorded on January 29, 1998 in the Hillsborough County Registry of Deeds, Book 5896, Page 1623. See also Will of Paul C. Farrar, duly probated in Warwick Probate Court, Kent County, Rhode Island, of which authenticated copies of the Will and Probate are on file in the Merrimack County, New Hampshire, Probate Court. The title of Paul C. Farrar, late of Warwick, Rhode Island, is derived from deed of Elizabeth Farrar Wade et al. to Paul C. Farrar, dated May 19, 1958, recorded in Merrimack County Registry of Deeds at Vol. 836, Page 127, and recorded in Hillsborough County Registry of Deeds at Vol. 1554, Page 377, in which the said tracts appear as the Sixth Tract and the Seventh Tract.

ALSO CONVEYING the Grantor's right, title and interest in and to any and all rights of way, easements, and other rights appurtenant to the above-described tracts of land. These rights of way include, without limitation, any rights of way over property in Hillsborough, in the County of Hillsborough and State of New Hampshire, more particularly described in the Seventh Tract of land in the Deed of Elizabeth Farrar Wade et al. to Paul C. Farrar, dated May 19, 1958, referenced above. Any rights of way, easements, or other rights hereby conveyed are transferred subject to any conditions or agreements applicable to them.

This is a noncontractual transfer which is exempt from real estate transfer tax under New Hampshire RSA 78-B:2, IX. As a transfer to the State of New Hampshire, this transfer is also exempt from the LCHIP surcharge pursuant to RSA 478:17-g, II(a).

THIS IS NOT HOMESTEAD PROPERTY OF ANY PARTY HERETO.

Dated as of the dates set forth below.

Kirk C. Farrar

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 2014, before me the undersigned officer, personally appeared **Kirk C. Farrar**, who executed the foregoing instrument voluntarily as his free act and deed. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any):**

- My personal knowledge of the identity of said person **OR**
- The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- The following identification documents:
(driver's license, passport, other _____).

Notary Public/Justice of the Peace
My Commission Expires: _____

Note: This deed was prepared by Ransmeier & Spellman P.C. at the request of the Grantor and for its benefit. It was based solely on information provided by the Grantor. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the said Ransmeier & Spellman P.C. makes no representations as to any matters concerning title.

Norman S. Farrar

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 2014, before me the undersigned officer, personally appeared Norman S. Farrar, who executed the foregoing instrument voluntarily as his free act and deed. The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- My personal knowledge of the identity of said person OR
- The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me OR
- The following identification documents:
(driver's license, passport, other _____).

Notary Public/Justice of the Peace
My Commission Expires:

Note: This deed was prepared by Ransmeier & Spellman P.C. at the request of the Grantor and for its benefit. It was based solely on information provided by the Grantor. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the said Ransmeier & Spellman P.C. makes no representations as to any matters concerning title.

Mark P. Farrar

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 2014, before me the undersigned officer, personally appeared Mark P. Farrar, who executed the foregoing instrument voluntarily as his free act and deed. The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- My personal knowledge of the identity of said person OR
- The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me OR
- The following identification documents:
(driver's license, passport, other _____).

Notary Public/Justice of the Peace
My Commission Expires:

Note: This deed was prepared by Ransmeier & Spellman P.C. at the request of the Grantor and for its benefit. It was based solely on information provided by the Grantor. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the said Ransmeier & Spellman P.C. makes no representations as to any matters concerning title.

Karen E. Farrar

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 2014, before me the undersigned officer, personally appeared Karen E. Farrar, who executed the foregoing instrument voluntarily as her free act and deed. The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- My personal knowledge of the identity of said person OR
- The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me OR
- The following identification documents:
(driver's license, passport, other _____).

Notary Public/Justice of the Peace
My Commission Expires:

Note: This deed was prepared by Ransmeier & Spellman P.C. at the request of the Grantor and for its benefit. It was based solely on information provided by the Grantor. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the said Ransmeier & Spellman P.C. makes no representations as to any matters concerning title.

Bruce P. Farrar

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 2014, before me the undersigned officer, personally appeared Bruce P. Farrar, who executed the foregoing instrument voluntarily as his free act and deed. The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- My personal knowledge of the identity of said person OR
- The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me OR
- The following identification documents:
(driver's license, passport, other _____).

Notary Public/Justice of the Peace
My Commission Expires:

Note: This deed was prepared by Ransmeier & Spellman P.C. at the request of the Grantor and for its benefit. It was based solely on information provided by the Grantor. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the said Ransmeier & Spellman P.C. makes no representations as to any matters concerning title.

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