

Return To:

Donald Cady  
1348 South Hemlock Rd.  
Charlestown, NH 03603

248-4

38-24-3



## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, **ROBERT C. METCALF**, Trustee of the **Robert C. Metcalf Irrevocable Trust Dated October 30, 1992**, Charlestown, NH, for consideration paid, grant to **DONALD C. CADY**, of 35 Garnett Street, Sunapee, NH 03782, with **WARRANTY** covenants, the following described premises:

A certain tract or parcel of land situated in Charlestown, County of Sullivan and State of New Hampshire, shown as Lot #3 on a plan entitled: "Subdivision of Land, Robert C. & Rosamond S. Metcalf, Charlestown, NH", dated November 5, 1989, surveyed by George B. Porter, which plan is recorded in Plan Book 4, Map 9, of the Sullivan County Registry of Deeds. Lot #3 may be more particularly described as follows:

Beginning at iron pin at the southwest corner of Lot #2; thence South  $83^{\circ} 20'$  East 239.1 feet to an iron pin; thence North  $05^{\circ} 10'$  East 242.4 feet to an iron pin; thence South  $82^{\circ} 45'$  East 636.8 feet along lot #2; thence partially along a stone wall South  $81^{\circ} 36'$  East 204.0 feet to a point at the northeasterly corner of the premises herein conveyed; thence partially along a stone wall South  $13^{\circ} 24'$  West 609.7 feet along Hemlock Road to an iron pin; thence North  $75^{\circ} 47'$  W. 762.0 feet to an iron pin; thence North  $05^{\circ} 10'$  East 175.9 feet to an iron pin; thence North  $83^{\circ} 20'$  West 239.1 feet to an iron pin; thence North  $05^{\circ} 10'$  East 100 feet to the point or place of beginning. Said Lot #3 is said to contain 12.0 acres, more or less.

Together with the premises located on easterly side of Hemlock Road, also shown as Lot #3 on the above-referenced plan, further described as follows:

Beginning at an iron pin on the easterly side of Hemlock Road; thence northerly along the easterly side of Hemlock Road approximately 402 feet to a point in the center line of a farm road; thence easterly along the center line of the farm road 110 feet to a point; thence South  $10^{\circ} 30'$  West 400 feet to an iron pin; thence North  $79^{\circ} 30'$  West 110.00 feet to the point or place of beginning.

Being portion of the premises conveyed by Carlton E. Bowman and Florence V. Bowman to Robert C. Metcalf and Rosamond S. Metcalf, by deed dated May 22, 1967, recorded in Vol. 442, Page 485 of the Sullivan County Registry of Deeds. See also deed of Robert C. Metcalf and Rosamond S. Metcalf to Robert C. Metcalf, Trustee of the Robert C. Metcalf Irrevocable Trust Dated October 30, 1992, dated November 12, 1993, recorded in Vol. 1017, Page 12 of the same said registry.

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