

**E- Doc # 230000830
Book 9677 Page 1816**

**01/10/2023 11:49:40 AM
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**Mary Ann Crowell
Register of Deeds, Hillsborough County
LCHIP HIA697328 25.00
TRANS TAXHI151094 345,000.00**

Return to:

150 Dow Associates LLC
340 Commercial Street
Manchester, NH 03101

T/S: \$345,000.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **150 Realty, LLC**, a New Hampshire limited liability company, having an address of 126 Daniel Street, Suite 200, Portsmouth, New Hampshire 03801, for consideration paid, grant to **150 Dow Associates LLC**, a New Hampshire limited liability company, having an address of 340 Commercial Street, Manchester, New Hampshire 03101, with **QUITCLAIM COVENANTS**, all its right, title and interest in and to the following described premises located in the City of Manchester:

A certain parcel of land in Manchester, Hillsborough County, New Hampshire, along with all improvements and buildings thereon located on the easterly side of Commercial Street, more particularly described as follows:

Beginning at a point set at the northeasterly corner of the parcel on the southerly sideline of Dow Street and westerly sideline of the Boston and Maine Railroad; thence

S 07° 49' 50" E a distance of 754.90 feet along said railroad to the northerly sideline of North Bedford Street (a/k/a Kidder Street Extension), to a stone bound; thence

S 82° 10' 10" W a distance of 50.00 feet along the westerly sideline of said North Bedford Street, to a point; thence

S 07° 49' 50" E a distance of 149.61 feet along the westerly sideline of said North Bedford Street, to a point; thence

Southwesterly by a curve to the right having a radius of 136.02 feet, a length of 56.09 feet along said North Bedford Street, to a point; thence

Southeasterly by a curve to the left having a radius of 186.02 feet, a length of 41.75 feet along

said North Bedford Street, to a point; thence

S 82° 07' 15" W a distance of 99.38 feet to a point; thence

N 77° 46' 35" W a distance of 41.23 feet to a point; thence

N 08° 24' 05" W a distance of 68.42 feet along the easterly sideline of said Commercial Street, to a drill hole set; thence

N 08° 18' 00" W a distance of 436.51 feet along the easterly sideline of said Commercial Street, to a drill hole set; thence

N 08° 08' 35" W a distance of 81.98 feet along the easterly sideline of said Commercial Street, to a drill hole set; thence

N 08° 40' 25" W a distance of 98.08 feet along the easterly sideline of said Commercial Street, to a drill hole set; thence

N 08° 23' 25" W a distance of 93.90 feet along the easterly sideline of said Commercial Street, to a drill hole set; thence

N 08° 06' 25" W a distance of 101.30 feet along the easterly sideline of said Commercial Street, to a drill hole set; thence

N 08° 24' 30" W a distance of 106.11 feet along said Commercial Street, to the intersection of the southerly side of Dow Street, to a point; thence

N 81° 51' 10" E a distance of 220.42 feet along said southerly sideline of Dow Street to the point of beginning.

Meaning and intending to describe Parcel 3-30 comprised of sub parcels 3-30.2, 3-30.3, 3-30.4, 3-30.5 as shown on the Manchester Housing Authority's Plan of Amoskeag Mill Yard Project, dated December 5, 1974, recorded with the Hillsborough County Registry of Deeds as Plan #10239.

Meaning and intending to describe a portion of Amoskeag Industries Lot #5173 described as Tract "A" in deed from Amoskeag-Lawrence Mills, Inc. to Dow-State Realty Corp. recorded as Book 1480, Page 0239, also being a portion of the property conveyed by Deed of the Manchester Housing Authority to One Dow Court, Inc. at Book 3438, Page 0827. See Certificate of Merger from State of New Hampshire, dated December 29, 1969, and recorded with the Hillsborough


County Registry of Deeds at Book 2091, Page 193, and Certificate of Name Change from the State of New Hampshire, dated January 20, 1984, and recorded with the Hillsborough County Registry of Deeds at Book 3120, Page 0847.

Meaning and intending to describe and convey the same premises conveyed to the herein Grantor by deed of One Dow Court Inc. dated January 31, 2017 and recorded in the Hillsborough County Registry of Deeds on January 31, 2017 at Book 8941, Page 1458, and by deed of Harbour Links Estates, LLC dated July 28, 2021 and recorded in the Hillsborough County Registry of Deeds on July 28, 2021 at Book 9504, Page 0079.

Executed this 6th day of January 2023.

150 REALTY, LLC

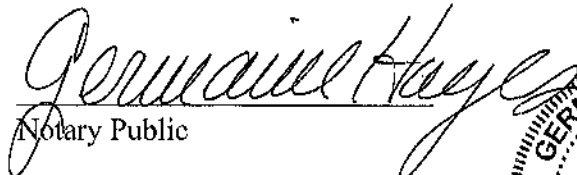
By: Its Sole Manager
CARLISLE CAPITAL CORPORATION



Mark M. Graham, Vice President

**STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM**

On the 6th day of January 2023, before me, personally appeared, Mark M. Graham, in his capacity as Vice President of Carlisle Capital Corporation, the Sole Manager of 150 Realty, LLC, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument in his aforementioned capacity and acknowledged that he executed the same for the purposes therein contained as his free act and deed.


Notary Public