

**ACQUISITION FROM THE
TOWN OF MADISON**

MADISON

CARROLL COUNTY REGISTRY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That the TOWN OF MADISON, a municipal corporation, with a mailing address of P.O. Box 248, Madison, New Hampshire 03849, for consideration paid, grants to the STATE OF NEW HAMPSHIRE, with QUITCLAIM COVENANTS,

A certain tract or parcel of land being a railroad corridor, known as the Conway Branch, as identified on certain plans entitled "B & M Valuation Section V4.1-N.H., Maps 57-66" and being more particularly described in a Quitclaim Deed from the Boston & Maine Corporation to the Town of Madison dated February 6, 1987 and recorded at the Carroll County Registry of Deeds at Book 1215, Page 480, subject to the following provisions:

SUBJECT TO AND TOGETHER WITH all rights that the Town of Madison has in an equity action entitled Town of Madison v. Estate Heirs and Assigns of Charles McKenny, et al., being Carroll County Superior Court Docket No. 87-E-086.

SUBJECT TO AND TOGETHER WITH all rights that the Town of Madison has in an equity action entitled Town of Madison v. Donald and Ann McGarity, being Carroll County Superior Court Docket No. 93-E-108.

SUBJECT TO a pedestrian crossing from land of the Town of Madison abutting New Hampshire Route 41 to land of the Town of Madison known as Point Beach. This reservation shall be subject to the understanding that any future railroad operator, be it the State of New Hampshire or a lessee/assignee of the State of New Hampshire, shall be obligated to construct and maintain, if necessary, a safe pedestrian crossing at this location. In the event such a railroad operator constructs a crossing, and either permanent or temporary easements are required from the Town of Madison to permit the construction of the same, the Town by this provision will agree to provide those easements as reasonably requested.

Less that area known as Monument Beach, the metes and bounds of which are identified on a plan entitled "Plan of the Town of Madison's B&M Railroad Corridor, Silver Lake Village, January 1993", as prepared by H. Edmund Bergeron Civil Engineers, P.A. dated September 8, 1993, the same to be subject to easement for railroad use only encumbering that portion of Monument Beach being within fifteen (15) feet from the centerline of the present railroad track.

MEANING AND INTENDING to describe and convey the same premises as conveyed to the grantor by deed dated February 6, 1987 and recorded at Book 1215, Page 480, of the Carroll County Registry of

BK 1599 PG 649

Deeds. This conveyance is made as authorized by affirmative vote of the Town on Article 32, at Annual Town Meeting on March, 1993.

The within conveyance is exempt from real estate transfer taxes pursuant to RSA 78-B:2(I).

WITNESS its hand this 7th day of November, 1994.

TOWN OF MADISON
By its Board of Selectmen

Percy Hill
Percy Hill, Chairman

Henry S. Hubbell
Henry S. Hubbell

Richard Eldridge
Richard Eldridge

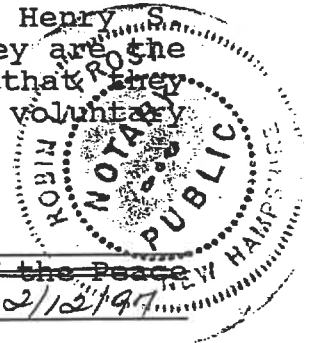
STATE OF NEW HAMPSHIRE
CARROLL, SS.

Personally appeared the above named Percy Hill, Henry S. Hubbell, and Richard Eldridge, and acknowledged that they are the Selectmen for the Town of Madison, and acknowledged that they executed the foregoing instrument as their and the Town's voluntary act and deed, this 7th day of November, 1994.

Before me,

Robin L. Frost

Notary Public/~~Justice of the Peace~~
My Commission Expires: 2/12/97



F:\CLIENT\RFC\MADISON\RAILROAD\DOT.QCD

RECEIVED
CARROLL COUNTY REGISTRY

015364

1994 DEC 08 PM 4:13

Alban A. Brookes
REGISTER OF DEEDS

BK 1598 PA 050