

Eastman #1

973/83

EAA-1364

# KNOW ALL MEN BY THESE PRESENTS

That Albert T. Eastman and Gertrude R. Eastman, both single

of Easton County of Grafton

in the State of New Hampshire (hereinafter called the grantor) in consideration of one dollar and other valuable considerations paid by the Public Service Company of New Hampshire, a corporation having a principal place of business at Manchester, in the County of Hillsborough, and the State of New Hampshire (hereinafter called the grantee), the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the grantee, its successors and assigns, the right to erect, repair, maintain, rebuild, operate and patrol electric transmission and distribution lines, consisting of suitable and sufficient poles and towers, with suitable foundations, together with wires strung upon and extending between the same, for the transmission of electric current, together with all necessary cross-arms, braces, anchors, wires and guys, over and across a strip of land 75 feet in width being a part of the lands owned by the grantor in the town of Easton and county of Grafton, bounded and described as follows:

A certain tract of land, with the buildings thereon, bounded and described as follows:

Known as the Francis Whitcomb place, lying on the westerly side of the Highway leading from Easton to Franconia, bounded northerly by land of Henry Clark and Mrs. A. W. Bell; westerly by land of D. J. Whittier; southerly by land of C. A. Young; easterly by said Highway.

A certain tract or parcel of land, situated in said Easton, and known as the easterly, or lower, half of the Randall Lot, so-called, situated in the sixth range first division of lot number eleven in said Easton, the said lot being bounded on the north by the land of Ed. S. Leighton, westerly by land of Mrs. Wilfred Glover, southerly by land of Charles Young, and easterly by land of Wilbur P. Bell.

Meaning and intending the same premises deeded to Arthur Kease by deed of Wilbur P. Bell, dated February 19, 1927, recorded in Grafton County Registry, Book 608, Page 272.

Being a part of the same premises described in deed of Louise V. Morse, Idm of Estate of Albert Eastman and Gertrude Eastman, dated September 11, 1915 and recorded in the Grafton County Registry of Deeds, Book 762, Page 257.

Said 75 foot strip of land across the above described premises shall extend 75 feet westerly and 150 feet easterly of a line bounded and described as follows:

Beginning at a point in the northerly lounlery fence of above described premises at land of Ruskin, said point of beginning being 2113 feet westerly along said fence from the southeast corner of said Ruskin land; thence running S 22° 00' W 1163 feet to the southerly boundary of said premises at land of Young, containing 6 acres, more or less.

Meaning and intending to include and only to include all that part of the above described premises that lies 75 feet westerly and 150 feet easterly of said line or said line extended.



Eastman #2

773/84

This conveyance shall include (1) the right to cut, trim and remove all trees and underbrush, and to remove all structures or obstructions, which are now or may hereafter be found within the limits of the above described right of way strip and (2) the right to remove from the premises of the grantor above described such trees as in the judgment of the grantee may interfere with or endanger said lines or their operation.

In consideration aforesaid, the grantor, on behalf of the grantor and the heirs, legatees, devisees, administrators, executors, successors and assigns of the grantor, agrees that all timber and wood on the above described strip cut by the grantee shall become the property of the grantee.

And the parties hereto, by delivering and accepting this deed, agree that all agreements, understandings and negotiations, written or verbal, heretofore made or entered into by the parties hereto or their representatives with respect to this conveyance are hereby waived and cancelled, and that there are no agreements, promises, representations or understandings with respect to this conveyance not herein mentioned.

To have and to hold to the grantee, its successors and assigns forever.

The grantor covenants and agrees that They has a full right, title and authority to convey the foregoing rights and privileges and will defend same to said grantee against the lawful claims or demands of all persons.

Art-1, ..... wife of said ..... hereby releases all my rights of dower in the foregoing premises so far as affected by this conveyance.

Art-2, ..... husband of said ..... hereby releases all my rights of curtesy in the foregoing premises so far as affected by this conveyance.

WITNESS my hand and seal this 28th day of September, 1947

In the presence of  
R. Emory Smith  
R. Emory Smith  
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Albert Eastman  
Bertrude R. Eastman  
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The State of New Hampshire  
Grafton SS.  
September 28, 1947

Albert Eastman  
Bertrude R. Eastman  
personally appeared and acknowledged the foregoing to be their voluntary act and deed.  
Before me, R. Emory Smith  
Notary Public



Received May 28, 1948 8:00 A. M.  
Recorded and examined, Attest  
F. J. Shores Register