

Docket Number: 201900020990
Recorded in Merrimack County, NH
Susan Cragin, Register
BK: 3654 PG: 498. 11/8/2019 8:59 AM
RECORDING \$22.00
SURCHARGE \$2.00

Mark Dunn

CONFIRMATORY/CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **LINDA S. KING, EXECUTRIX OF THE ESTATE OF GEORGE D. HARDING**, 6th Circuit Court Probate Division (Merrimack County Probate Court), Docket #317-2019-ET-00446, given with Consent of Heirs pursuant to NH RSA 559:18, being married, of 12 Elm Street, Apartment D, Northfield, NH 03276 for consideration paid grants to **TROY R. BURKE**, a single person, of 74 Bailey Road, Chichester, NH 03258, with **WARRANTY COVENANTS:**

A certain tract or parcel of land situate in the Village of Penacook in the **City of Concord, County of Merrimack and State of New Hampshire** formerly known as 507 South Main Street but presently an unnumbered lot on the east side of Village Street f/k/a South Main Street, bounded and described as follows:

Beginning at a tack hub stake on the east side of South Main Street (n/k/a Village Street) right-of-way, said stake is bearing N 16° 25' W a distance of 200 feet along the east side of said South Main Street (n/k/a Village Street) from a stone bound at the north side of the Hobart Street right-of-way;

1. Thence running S 73° 35' E a distance of 100 feet to a second tack hub stake;
2. Thence turning and running N 16° 25' W a distance of 125 feet to a third tack hub stake;
3. Thence turning and running N 73° 35" W a distance of 100 feet to fourth tack hub stake, said fourth stake is at the east side of South Main Street (n/k/a Village street) right-of-way;
4. thence turning and running S 16° 25' E a distance of 125 feet along the east side of the South Main Street (n/k/a Village Street) right-of-way to the point of beginning. Containing 12,500 square feet, more or less.

Meaning and intending to describe and convey the same premises as described in the Warranty Deed of Clifton M. Lambert to George D. Harding and Rita M. Harding, as joint tenants with rights of survivorship, dated August 25, 1964 and recorded at Book 950, Page 11 in the Merrimack County Registry of Deeds. Rita M. Harding passed away on December 15, 2011. George D. Harding passed away on November 23, 2014. See Estate of George D. Harding, 6th Circuit Court Probate Division (Merrimack County Probate Court), Docket #317-2019-ET-00446.

Pursuant to Paragraph 2 of the Will of George D. Harding, Linda S. King, being the sole child of George & Rita Harding and being the sole legatee under said Will, does hereby consent as the sole Heir/Legatee of George D. Harding to the conveyance of the aforesaid property.

This deed is given by the aforesaid Estate for the purpose of correcting the Warranty Deed of Linda S. King, Executrix of the Estate of George D. Harding to Troy Burke dated September 6, 2019 and recorded at Book 3645, Page 2697 in the Merrimack County Registry of Deeds. Said deed, by error, mistake, misfortune and omission, only conveyed Lots 37 & 38, Plan 428 which is a small triangular parcel on the south side of Abbott Road (f/k/a Sewells Falls Road on Plan 428). Said Lot was known historically as 6 Abbott Road. George D. and Rita M. Harding, as joint tenants with rights of survivorship, took title to said Lots 37 & 38 by virtue of a Warranty Deed of Arthur J. Hugron dated November 28, 1960 and recorded at Book 872, Page 253 in said Registry. As noted above, in the meaning and intending paragraph of this deed, George and Rita Harding took in title to the property herein described and conveyed by the deed at Book 950, Page 11.

From the date of the two deeds into the Hardings in 1960 and 1964, noted above, until April 1, 2009, the City of Concord carried both lots as separate tax lots. On April 1, 2009, the City of Concord merged the property herein conveyed (and described at Book 950, Page 11) with the property on Abbott Road (taxed as 6 Abbott Road) described at Book 872, Page 253. The City of Concord then described/defined said new merged lot on the City of Concord Assessors Cards as 6 Abbott Road, Tax Lot 192/P-104, combining both lots into one tax lot/tract.

By error, mistake, misfortune and omission the Estate of George D. Harding failed to describe the property herein conveyed (and described at Book 950, Page 11) when Linda S. King, Executrix of the Estate of George D. Harding gave its deed to Troy Burke at Book 3645, Page 2697 to which \$1,253.00 in transfer stamps were affixed representing a purchase price of \$83,500.00.

It was the intent of both the Estate of George D. Harding and of Troy Burke to purchase both tracts of land owned by the Estate of George Harding being the property described at Book 872, Page 253 and at Book 950, Page 11. Unfortunately only the property described at Book 872, Page 253 was granted and conveyed at Book 3645, Page 2697, leaving the property described at Book 950, Page 11 owned by the Estate and unconveyed as of the date of this deed.

The purpose of this deed is to correct the oversight caused by the deed at Book 3645, Page 2697 and convey the property described at Book 950, Page 11. Consequently, this deed is a Corrective e Deed and is exempt from transfer stamps because of the full amount of stamps of \$1,253 affixed to the deed at Book 3645, Page 2697.

THIS IS VACANT LAND AND IS NOT HOMESTEAD PROPERTY

I, Linda S. King, being the sole child of George & Rita Harding and being the sole Legatee u/w/o George D. Harding, do hereby consent to the conveyance of this property by the Executrix of the Estate of George D. Harding.

Witness our hands this 7th day of November, 2019.

ESTATE OF GEORGE D. HARDING

Troy Burke
Witness

Linda S. King
Linda S. King, Executrix

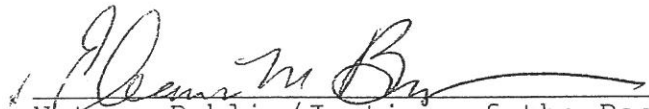
Witness

Linda S. King
Linda S. King, Individually

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS

On this the 17th day of November, 2019, before me, the undersigned officer, personally appeared Linda S. King, in her capacity as Executrix of the Estate of George D. Harding, and individually. known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same, in her capacity as Executrix of the Estate of George D. Harding, and individually, for the purposes therein contained.

Before me,



Notary Public/Justice of the Peace
Printed Name: Eleanor M. Bezanson
My Commission Expires: 11/19/2019

