

TOWN OF JACKSON - PLANNING BOARD
PO Box 268, Jackson, NH 03846

VOLUNTARY MERGER APPLICATION
Pursuant to RSA 674:39-A

Date 3-26-2020

Property Owner(s) Name(s): Byron E Woodman, Jr. Trust of 1992
(PRINT clearly in black ink)

Byron E Woodman, Jr. Trustee

Property Owner(s) Mailing Address: 801 Main Street

Concord, MA 01742

PARCELS AFFECTED BY THIS VOLUNTARY MERGER:

Street Address Mountain View Road

Tax Map # V-6 Lot # 14

Tax Map # V-6 Lot # 15

Tax Map # V-6 Lot # 16

Tax Map # _____ Lot # _____

Note: to be filled out by Planning Board:

Deed Book & Page # _____

Deed Book & Page # _____

Deed Book & Page # _____

Deed Book & Page # _____

I(We) understand that no such merged parcels within the Town of Jackson, NH shall hereafter be separately transferred without prior subdivision approval from the Jackson Planning Board.

I(We) understand that a copy of this note will be filed with the Carroll County Registry of Deeds and a copy of the same shall be forwarded to the assessing officials, c/o Jackson Selectmen, PO Box 268, Jackson, NH 03846.

**TOWN OF JACKSON
VOLUNTARY MERGER APPLICATION
Pursuant to RSA 674:39-A**

I(We) further certify that merger of these lots does not create a violation of the current ordinances and regulations of the Town of Jackson, New Hampshire.

Enclosed with this application is: a check payable to Town of Jackson for \$36.

Signature of Property Owner(s) Byron E. Woodman Jr Trustee
(Please sign on line and PRINT name below)

Print Name: Byron E Woodman Jr Trustee

Signature of Property Owner(s) _____
(Please sign on line and PRINT name below)

Print Name: _____

Signature of Property Owner(s) _____
(Please sign on line and PRINT name below)

Print Name: _____

Signature of Property Owner(s) _____
(Please sign on line and PRINT name below)

Print Name: _____

For Planning Board Use only:

Date Received 4/7/2020 Fee Paid \$ \$36.00 Date of PB Review _____

Endorsed by _____ Print Name _____
(Planning Board Chair)

cc: Selectmen, Assessors, file

(Rev. 02/2020)

17



V 3492 / P 729

V 3492 / P 732 (Includes 15' Row)

$$V_{3207} / p_{22}$$

Return to:

Cynthia L. Worthen, Esquire

Pierce Atwood LLP

One New Hampshire Avenue, Suite 350

Portsmouth, NH 03801

LCHIP

CAA115339

25.00

Lisa Scott

Lot 14

THIS TRANSFER IS EXEMPT FROM THE REAL ESTATE
TRANSFER TAX PURSUANT TO RSA 78-B:2, IX

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS, that, **Byron E. Woodman, Jr. and Peter R. Johnson, Trustees of The Joyce T. Woodman Trust of 1988**, dated July 21, 1988, residuary beneficiary of the real estate under Will of Joyce T. Woodman, see Case No. 312-2016-ET-00088, 3rd Circuit – Probate Division - Ossipee, with a mailing address of 801 Main Street, Concord, Massachusetts 01742 for consideration paid, grant to **Byron E. Woodman, Jr., Trustee of The Byron E. Woodman, Jr. Trust of 1992**, dated January 14, 1992, with a mailing address of 801 Main Street, Concord, Massachusetts 01742, with **Quitclaim Covenants**, the following described premises:

A certain parcel of land situated Westerly of the Dundee Road in the Town of Jackson, Carroll County, New Hampshire, and being Lot 14 on a certain map entitled "Revised Map of Mountain View Development, Dundee Road, Jackson, N.H., Land of Donald A. Chase and Donald A. Chase, Jr. Revised October 21, 1965 as to Lots 13, 14, 15 and 16" recorded in Carroll County Registry of Deeds, Book 7, Page 56, being more particularly bounded and described as follows:

Beginning at the Easterly corner of Lot 14, on said map, and the Northerly corner of Lot 13;

Thence, running North 41 degrees West a distance to the Southerly line of Lot 16 as shown on said plan;

Thence, turning and running North 75 degrees West a distance along Lot 16 to the point at the Westerly corner of Lots 14 and 16;

Thence, turning and running South 45 degrees East a distance of two hundred and sixty-three (263) feet to a point at the Northwesterly line of Lot 13;

Thence, turning and running North 45 degrees East a distance of one hundred and thirteen (113) feet to the point and place of beginning.

Intending to convey and hereby conveying Lot 14 as shown on said plan however otherwise bounded, measured or described.

The premises are conveyed subject to a right of way, for the benefit of Lots 14, 15 and 16, over the fifteen foot strip of land which is shown on said Plan and which runs Northwesterly along the Southwesterly

sideline of Lot 15. The said right of way shall be used for all purposes for which roads are used in the Town of Jackson.

The said premises are conveyed subject to and with benefit of easements, restrictions and rights of record insofar as the same are in force and applicable.

This is not homestead property.

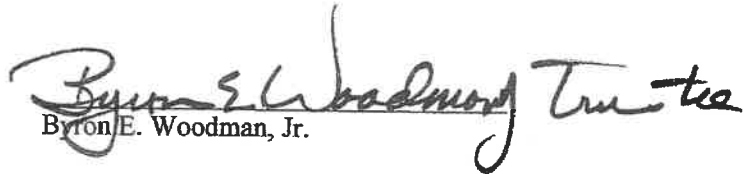
No independent title examination was conducted in the preparation of this deed.

Meaning and intending to describe and convey the same premises conveyed to the Grantor by deed of Byron E. Woodman and Ethel B. Woodman dated April 30, 1982 and recorded in the Carroll County Registry of Deeds at Book 853, Page 92.

TRUSTEES' CERTIFICATE

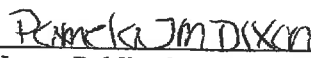
The undersigned, Byron E. Woodman, Jr. and Peter R. Johnson, Co-Trustees of The Joyce T. Woodman Trust of 1988, created under trust agreement dated July 21, 1988, hereby certify that we are the Trustees and thereto have full and absolute power in said Trust Agreement, to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the Trustees for a conveyance thereof. The Trust Agreement has not been amended in any way that affects this authority.

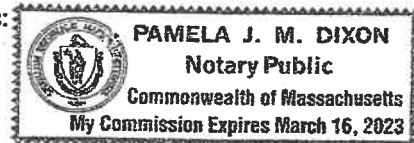
Signed this 26th day of FEBRUARY, 2020.


Byron E. Woodman, Jr.

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

On this 26 day of FEBRUARY, 2020, before me, the undersigned notary public, personally appeared **BYRON E. WOODMAN, JR., TRUSTEE OF THE JOYCE T. WOODMAN TRUST OF 1988**, proved to me through satisfactory evidence of identification, which was: ☐ a picture driver's license from _____, or ☐ other form of photo identification, to wit _____, or ☒ personally known to the undersigned Notary Public, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed.


Notary Public, Commonwealth of Massachusetts
Printed Name:
My Commission Expires:



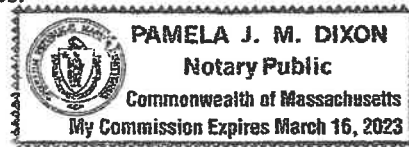
Signed this 26 day of February, 2020.

Peter R. Johnson
Peter R. Johnson

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex

On this 26 day of February, 2020, before me, the undersigned notary public, personally appeared **PETER R. JOHNSON, TRUSTEE OF THE JOYCE T. WOODMAN TRUST OF 1988**, proved to me through satisfactory evidence of identification, which was: ☐ a picture driver's license from _____, or ☐ other form of photo identification, to wit _____, or ☒ personally known to the undersigned Notary Public, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed.

Pamela JM Dixon
Notary Public, Commonwealth of Massachusetts
Printed Name:
My Commission Expires:



Return to:

Cynthia L. Worthen, Esquire

Pierce Atwood LLP

One New Hampshire Avenue, Suite 350

Portsmouth, NH 03801

Lisa Scott

LCHIP

CAA115340

25.00

LOT 15

THIS TRANSFER IS EXEMPT FROM THE REAL ESTATE
TRANSFER TAX PURSUANT TO RSA 78-B:2, IX

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS, that, **Byron E. Woodman, Jr. and John L. Koenig, Trustees of The Ann B. Woodman Trust of 2003**, dated May 27, 2003, with a mailing address of 801 Main Street, Concord, Massachusetts 01742, for consideration paid, grant to **Byron E. Woodman, Jr., Trustee of The Byron E. Woodman, Jr. Trust of 1992**, dated January 14, 1992, with a mailing address of 801 Main Street, Concord, Massachusetts 01742, with **Quitclaim Covenants**, the following described premises:

A certain parcel of land situated westerly of the Dundee Road in the Town of Jackson, Carroll County, New Hampshire, and being Lot 15 on a certain map entitled "Revised Map of Mountain View Development, Dundee Road, Jackson, N.H., Land of Donald A. Chase and Donald A. Chase, Jr. Revised October 21, 1965 as to Lots 13, 14, 15 and 16" recorded in Carroll County Registry of Deeds, Book 7, Page 56, being more particularly bounded and described as follows:

Beginning at the Southeasterly corner of Lot 17, on said map, and the Easterly corner of Lot 15, which point is also on the westerly side of a certain right of way running Westerly from the Dundee Road, so-called;

Thence, running North 55 degrees West a distance of one hundred seventy nine (179) feet to a point;

Thence, turning and running Southwesterly a distance of one hundred thirty-five (135) feet along Lot 16 to a point;

Thence, turning and running North 75 degrees West a distance to the point of intersection with the Southwesterly sideline of the fifteen foot strip of land as shown on said plan;

Thence, turning and running South 41 degrees East a distance along Lots 14 and 13 to the Westerly side of the said right of way running Westerly from the Dundee Road;

Thence, turning and running North 43 degrees East to the point and place of beginning.

Intending to convey and hereby conveying Lot 15 as shown on said plan however otherwise bounded, measured or described.

The premises are conveyed subject to a right of way, for the benefit of Lots 14, 15 and 16, over the fifteen foot strip of land which is shown on said Plan and which runs Northwesterly along the Southwesterly sideline of Lot 15. The said right of way shall be used for all purposes for which roads are used in the Town of Jackson.

The said premises are conveyed subject to and with benefit of easements, restrictions and rights of record insofar as the same are in force and applicable.

This is not homestead property.

No independent title examination was conducted in the preparation of this deed.

Meaning and intending to describe and convey the same premises conveyed to the Grantor by deed of Byron E. Woodman, Jr., dated September 20, 2012 and recorded in the Carroll County Registry of Deeds at Book 3029, Page 355.

TRUSTEES' CERTIFICATE

The undersigned, Byron E. Woodman, Jr. and John L. Koenig, Trustees of The Ann B. Woodman Trust of 2003, created under trust agreement dated May 27, 2003, hereby certify that we are the Trustees and thereto have full and absolute power in said Trust Agreement, to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the Trustees for a conveyance thereof. The Trust Agreement has not been amended in any way that affects this authority.

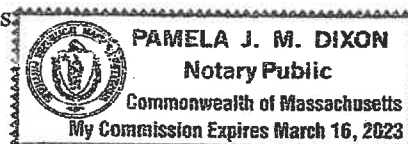
Signed this ²⁶ day of FEBRUARY, 2020.

Byron E. Woodman, Jr.
Byron E. Woodman, Jr.

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex

On this 26 day of FEBRUARY, 2020, before me, the undersigned notary public, personally appeared **BYRON E. WOODMAN, JR., TRUSTEE OF THE ANN B. WOODMAN TRUST OF 2003**, proved to me through satisfactory evidence of identification, which was: ☐ a picture driver's license from _____, or ☐ other form of photo identification, to wit _____, or ☒ personally known to the undersigned Notary Public, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed.

Pamela J. M. Dixon
Notary Public, Commonwealth of Massachusetts
Printed Name:
My Commission Expires



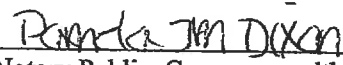
Signed this 26 day of February, 2020.



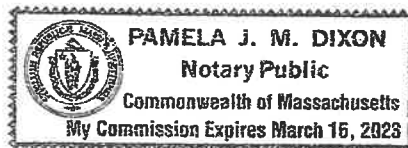
John L. Koenig

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex

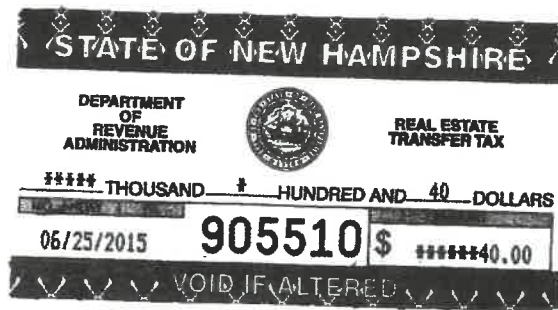
On this 26 day of February, 2020, before me, the undersigned notary public, personally appeared **JOHN L. KOENIG, TRUSTEE OF THE ANN B. WOODMAN TRUST OF 2003**, proved to me through satisfactory evidence of identification, which was: ☐ a picture driver's license from _____, or ☐ other form of photo identification, to wit _____, or ☒ personally known to the undersigned Notary Public, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed.



Notary Public, Commonwealth of Massachusetts
Printed Name:
My Commission Expires:



Return to:
Cynthia L. Worthen, Esq.
Pierce Atwood LLP
One New Hampshire Avenue, Suite 350
Portsmouth, NH 03801



Lot 16

Doc # 0005592 Jun 25, 2015 1:03 PM

Register of Deeds, Carroll County

Lisa Scott



**TRANSFER FOR ESTATE PLANNING PURPOSES
MINIMUM TRANSFER TAX**

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS, that I, **BYRON E. WOODMAN, JR.**, married, of 58 Cressbrook Road, Concord, Middlesex County, Massachusetts 01742, for consideration paid, grant to **BYRON E. WOODMAN, JR., TRUSTEE OF THE BYRON E. WOODMAN, JR. TRUST OF 1992 U/T/D JANUARY 14, 1992, AS AMENDED BY FIRST AMENDMENT DATED MAY 27, 2003**, with a mailing address of 58 Cressbrook Road, Concord, Middlesex County, Massachusetts 01742 with Quitclaim Covenants, the following described premises:

A certain parcel of land situated Westerly of the Dundee Road in the Town of Jackson, Carroll County, New Hampshire, and being Lot 16 on a certain map entitled "Revised Map of Mountain View Development, Dundee Road, Jackson, N.H., Land of Donald A. Chase and Donald A. Chase, Jr. Revised October 21, 1965 as to Lots 13, 14, 15 and 16" recorded in Carroll County Registry of Deeds, Book 7, Page 56, being more particularly bounded and described as follows:

Beginning at the Northeasterly corner of Lot 16, on said map, and the Northwesterly corner of Lot 15;

Thence, running North 55 degrees West a distance of one hundred fifty nine (159) feet to a point;

Thence, turning and running South 41 degrees West a distance of two hundred seventeen (217) feet to a point;

Thence, turning and running South 75 degrees East a distance of one hundred and seventy five (175) feet to a point;

BK3207PG 022

Thence, turning and running in a straight line one hundred and thirty five (135) feet to the point and place of beginning.

Intending to convey and hereby conveying Lot 16 as shown on said plan however otherwise bounded, measured or described.

The said premises are conveyed subject to and with benefit of easements, restrictions and rights of record insofar as the same are in force and applicable.

Meaning and intending to convey the same premises conveyed to Byron E. Woodman, Jr. and Joyce T. Woodman by deed of Byron E. Woodman and Ethel B. Woodman, dated November 17, 1981 and recorded in Book 841, Page 13 of the Carroll County Registry of Deeds. Joyce T. Woodman died on April 21, 2015 and Byron E. Woodman, Jr. acquired title as surviving joint tenant. See Death Certificate of Joyce T. Woodman recorded in the Carroll County Registry of Deeds of near or even date.

The within conveyed premises are not homestead property of the Grantor or his spouse.

Subject to all mortgages and encumbrances of record, if any.

No independent title examination was conducted in the preparation of this deed.

Signed this 16th day of JUNE, 2015.

Witness

Byron E. Woodman, Jr.

**COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX COUNTY**

On this 16th day of JUNE, 2015, before me, the undersigned notary public, personally appeared **BYRON E. WOODMAN, JR.**, personally known to me to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Pamela J.M. Dixon

Notary Public:

My Commission Expires:



PAMELA J.M. DIXON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 1, 2016