

# PUBLIC AUCTION

## (3) TOWN OWNED PROPERTIES IN TAMWORTH, NH SINGLE FAMILY HOME & (2) VACANT LOTS

Saturday, May 13, 2023 @ 10:00 AM  
(Registration from 9:00 AM)

Sale to be held at:

**KENNETH A BRETT SCHOOL**  
881 Tamworth Road, Tamworth, NH



**ID#23-115** · We have been retained by the Town of Tamworth to sell at PUBLIC AUCTION these (3) town-owned properties. These properties appeal to investors, builders, or abutters.

### Sale #1: 725 Gardner Hill Road (Tax Map 407, Lot 26)



1966 built conventional style home on a 0.5± acre lot located just off Rt. 113 with beautiful views of Mt. Chococura · Home offers 1,662± SF GLA, 3 BR, 1 BA and Electric Heat · Features include attached 2-car garage, rear porch, and deck. Served by shared well and septic (condition unknown). Assessed Value: \$134,700. 2022 Taxes: \$3,202. **PREVIEW:** Friday May 5 from 11AM-1PM and by appointment with auctioneer. **DEPOSIT: \$5,000.**

### Sale #2: 725 Turkey Street (Tax Map 215, Lot 1)

Vacant 1.15± acre lot located at the corner of Turkey Street and Sunnyside Avenue. Great building lot as former home and barn have been torn down and lot is cleared · Property has well and septic (condition unknown). Assessed Value: \$44,200. 2022 Taxes: \$1,051. **PREVIEW:** Lot is marked and a drive-by is recommended. **DEPOSIT: \$5,000.**

### Sale #3: Gilman Valley Road (Tax Map 208, Lot 4)

Vacant 0.15± acre lot located just off Rt. 25 with Stony Brook running through lot · Lot is heavily wooded, wet and slopes down from the road · Assessed Value: \$9,400. 2022 Taxes: \$223. **PREVIEW:** Lot is marked and a drive-by is recommended. **DEPOSIT: \$1,000.**

## 10% BUYER'S PREMIUM DUE AT CLOSING

**PREVIEW SALE 1:** Friday May 5 from 11AM-1PM and by appointment with auctioneer.

**PREVIEW SALES 2 & 3:** Lots are marked and a drive-by is recommended.

**TERMS:** \$5,000.00 non-refundable deposit for Sales 1 & 2 and \$1,000.00 for Sale 3 by cash, certified/bank check or other tender acceptable to the Town of Tamworth at time of sale, balance of purchase price along with buyer's premium due within 30 days from the sale date. Conveyance by Quitclaim Deed. Sales are subject to Town confirmation. The Town of Tamworth reserves the right to reject any and all bids. All properties sold "AS IS, WHERE IS" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

*All information herein is believed but not warranted to be correct. All interested parties are advised to do their own due diligence relative to the buildability/non-buildability of any lot and all matters they deem relevant.*

**PLOT PLANS, PHOTOS, BROCHURE, AND MORE DETAILS ARE AVAILABLE ON OUR WEBSITE**



**JSJ Auctions**  
SINCE 1982



45 Exeter Road, Epping, NH 03042, NH Lic. #2279  
603-734-4348 • [www.jsjauctions.com](http://www.jsjauctions.com)

**AGREEMENT OF SALE AND DEPOSIT RECEIPT**

BE IT KNOWN that on this the \_\_\_ day of \_\_\_\_\_, 2023, the undersigned Buyer was the high qualified bidder at an auction conducted by the Town of Tamworth for the following described property owned by the Town of Tamworth (Seller):

WITNESSETH that Seller agrees to sell and convey by Quitclaim Deed, without covenants and subject to any rights of tenancy, use or possession, easements, prior land use restrictions and approvals existing in the chain of title, and Buyer agrees to buy the below described property and any improvements thereon located in the Town of Tamworth.

**Description of Property:** Tax Map ID: \_\_\_\_\_ Street Address: \_\_\_\_\_

**Purchase Price/High Bid:** \$ \_\_\_\_\_

**Amount of Deposit:** \$ \_\_\_\_\_

Cash  Check (No. \_\_\_\_\_)

**Buyer's Premium:** \_\_\_\_\_ (Additional 10% of the Purchase Price, due at closing)

**Balance Due at Closing:** Balance due is the total of Purchase Price + the Buyer's Premium + state transfer tax (the greater of 0.75% of Purchase Price or \$20.00) + all recording fees, + Sellers closing expenses including legal fees, minus Amount of Deposit.

**Buyer:** (Bidder No. \_\_\_\_\_) (1) \_\_\_\_\_ (2) \_\_\_\_\_

**Take Title As:**  Joint Tenants with Rights of Survivorship  Tenants in Common  Other/TBD

**SSN/Fed. I.D. #s:** (1) \_\_\_\_\_ (2) \_\_\_\_\_

**BUYER(S) FULL LEGAL NAME(S)** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**DEED and TITLE:** Buyer acknowledges that the Town of Tamworth is conveying the property AS IS, WHERE IS, WITH ALL FAULTS, without warranties and with no representations as to the quality of title being conveyed or the quality of the Property being purchased. Buyer further acknowledges that no representations have been made as to whether the Property is suitable for building or any other use or purpose that the Buyer intends for the Property.

Buyer acknowledges that Buyer shall pay real estate taxes assessed as of April 1, 2023, regardless of whether the Buyer owns the Property as of April 1, 2023, pro-rated as of the date of closing. Buyer further acknowledges that the Property is sold subject to matters of record which may have survived Seller's acquisition of the property. Additionally, any examination of the title shall be at Buyer's sole option and expense.

**POSSESSION AND TRANSFER OF TITLE:** Closing shall be on or before thirty (30) days after the date of this Agreement at a time and place agreed upon by the parties, but in no event shall Buyer take possession of the Property until after the deed is recorded. TIME IS OF THE ESSENCE.

**LIQUIDATED DAMAGES:** In the event the Buyer fails to provide the balance due as provided in this Agreement, the Seller, in its sole discretion, may keep the deposit as reasonable liquidated damages, or may

bring an action for specific performance. In the event of Buyer's default or failure to close, Seller reserves the right, without qualification, to sell the Property to the next highest qualified bidder.

**RADON GAS, ARSENIC AND LEAD NOTIFICATION:** Pursuant to RSA 477:4-a, Buyer acknowledges the following notifications:

Radon: Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

Arsenic: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations ([www.des.nh.gov](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

Lead: Before 1978, paint containing lead may have been used in structures. Exposure to lead from the presence of flaking, chalking, chipping lead paint or lead paint dust from friction surfaces, or from the disturbance of intact surfaces containing lead paint through unsafe renovation, repair or painting practices, or from soils in close proximity to the building, can present a serious health hazard, especially to young children and pregnant women. Lead may also be present in drinking water as a result of lead in service lines, plumbing and fixtures. Tests are available to determine whether lead is present in paint or drinking water.

**REPRESENTATIONS AND ACKNOWLEDGEMENTS:** The parties agree and acknowledge that all representations, statements, and agreements heretofore made between the parties hereto are merged into this Agreement, which alone fully and completely expresses their respective obligations. This Agreement is entered into by each party after opportunity for investigation, with neither party relying on any statements or representations not embodied in this Agreement made by the other or on their behalf. Should any provision of this Agreement or any portion of any provision of this Agreement be held invalid or unenforceable according to law, the remaining portions hereof shall not be affected thereby but shall continue in full force and effect. The waiver by any party of any breach of any provision of this Agreement shall not operate as, or be construed as, a waiver of any subsequent breach thereof. Time is of the essence as to all deadlines set forth in this Agreement. The property is subject to all applicable provisions of federal, state and local laws, ordinances and regulations that may be in effect as of the date of closing. This Agreement is governed by and construed in conformance with the laws of the State of New Hampshire

**ADDITIONAL PROVISIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Executed this \_\_\_ day of \_\_\_\_\_ 2023.

TOWN OF TAMWORTH

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Duly Authorized

Witness: \_\_\_\_\_  
(signature)

\_\_\_\_\_  
(print name)

**Buyer certifies having read the foregoing and agrees to its terms.**

BUYER


By: \_\_\_\_\_

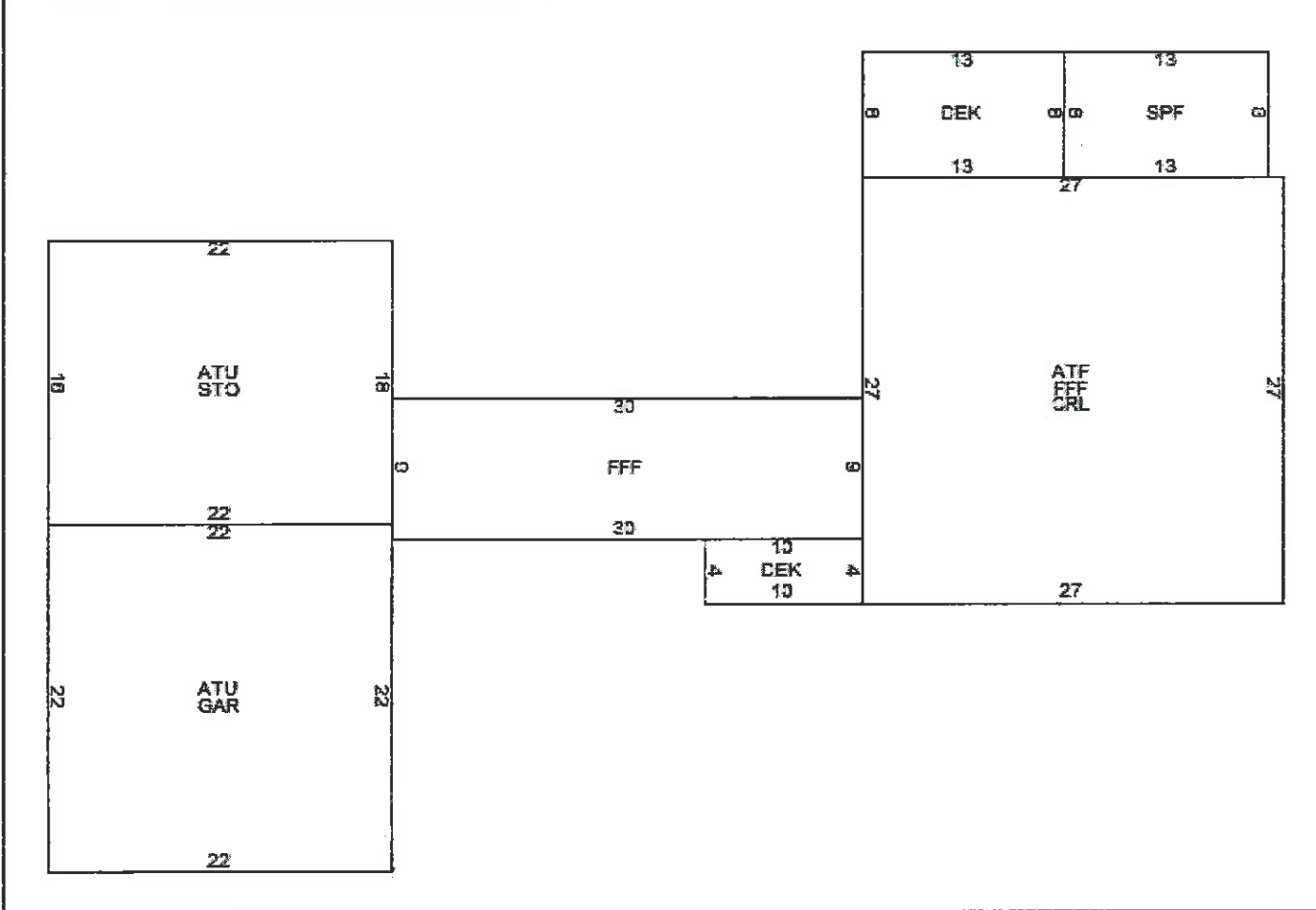
Its: \_\_\_\_\_

Witness: \_\_\_\_\_  
(signature)

\_\_\_\_\_  
(print name)

OWNER INFORMATION			SALES HISTORY					PICTURE							
<b>TAMWORTH, TOWN OF</b>  84 MAIN STREET  TAMWORTH, NH 03886			<b>Date</b>	<b>Book</b>	<b>Page</b>	<b>Type</b>	<b>Price</b>	<b>Grantor</b>							
			08/05/2022	3682	1090	Q I	1	DURINGER, THEODORE							
			06/20/2003	2167	0626	Q I	130,000	BRADFORD, MURIEL V.							
LISTING HISTORY			NOTES												
12/29/20	BJLO	EXT ONLY	UC=2%=UNFIN. FLOOR UPSTAIRS, WILL NOT BE FINISHED BY 4-04. UST CONVERTED TO SHOP 2005: SQUARED OFF SKETCH, CHG'D UC TO FD, NO CHANGES 2007: ADJ'D SKETCH, LISTING & OUTBLDG LEAN-TO=NO VALUE 12/20 LT ON GAR N/V, DEL SHED BIL												
10/17/06	BF00	MEASUR+LISTED													
03/11/05	BF00	MEASUR+LISTED													
01/22/04	KS00	MEASUR+LISTED													
EXTRA FEATURES VALUATION												MUNICIPAL SOFTWARE BY AVITAR			
<b>Feature Type</b>	<b>Units</b>	<b>Lngh x Width</b>	<b>Size Adj</b>	<b>Rate</b>	<b>Cond</b>	<b>Market Value</b>	<b>Notes</b>					<b>TAMWORTH ASSESSING OFFICE</b>			
LAND VALUATION												LAST REVALUATION: 2019			
<b>Zone: TAMWORTH</b>			<b>Minimum Acreage: 1.00</b>			<b>Minimum Frontage: 100</b>			<b>Site: FAIR Driveway: GRAVEL/DIRT Road: PAVED</b>						
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC</b>	<b>Adj</b>	<b>Site</b>	<b>Road</b>	<b>DWay</b>	<b>Topography</b>	<b>Cond</b>	<b>Ad Valorem</b>	<b>SPI</b>	<b>R</b>	<b>Tax Value</b>	<b>Notes</b>	
EXEMPT-MUNIC	0.500 ac	45,000	E	100	100	100	100	90 -- ROLLING	150	60,800	0	N	60,800	VIEW	
	<b>0.500 ac</b>									<b>60,800</b>			<b>60,800</b>		

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS				
	TAMWORTH, TOWN OF  84 MAIN STREET  TAMWORTH, NH 03886	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">District</th> <th style="width:50%;">Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			Model: 1.5 STORY FRAME CONVENTION Roof: GABLE OR HIP/ASPHALT Ext: BELOW AVG Int: WALL BOARD Floor: INLAID SHT GDS/CARPET Heat: ELECTRIC/RAD ELECT  Bedrooms: 3 Baths: 1.0 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators:  Quality: B1 AVG-10 Com. Wall: Size Adj: 0.9872 Base Rate: EHS 95.00 Bldg. Rate: 0.6685 Sq. Foot Cost: \$ 63.51
		District	Percentage				
PERMITS							
Date	Permit ID	Permit Type	Notes				



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	729	0.25	182
FFF	FIRST FLOOR FIN	999	1.00	999
CRL	CRAWL SPACE	729	0.05	36
ATU	ATTIC	880	0.10	88
STO	STORAGE	396	0.25	99
DEK	DECK/ENTRANCE	144	0.10	14
SPF	SCREEN PORCH	104	0.25	26
GAR	GARAGE	484	0.45	218
<b>GLA:</b>		<b>1,181</b>	<b>4,465</b>	<b>1,662</b>

2019 BASE YEAR BUILDING VALUATION		
Market Cost New:		<b>\$ 105,554</b>
Year Built:		<b>1966</b>
Condition For Age:	FAIR	<b>28 %</b>
Physical:		
Functional:	FUNC	<b>2 %</b>
Economic:		
Temporary:		
Total Depreciation:		<b>30 %</b>
Building Value:		<b>\$ 73,900</b>



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: MAY 1, 1992

COMPLETION DATE: APRIL 15, 1993

PRODUCED IN 1993 BY

**CAI Technologies**  
Precision Mapping. Geospatial Solutions.

11 Pleasant Street, Littleton, NH 03561  
800.322.4540 - www.cai-tech.com

**LEGEND**

AREA SURVEYED	..... AC	EXEMPT PROPERTY	..... (E)
AREA CALCULATED	..... AC	SUBDIVISION LOT NO.	..... (L)
RECORD DIMENSION	..... 100'	RIGHT OF WAY/ACCESS	..... (RW)
SCALED DIMENSION	..... 100'S	COMMON OWNERSHIP	..... (CO)
MATCH LINE	..... (M.L.)	WETLANDS	..... (W)
WATER	..... (W)	LOT/RANGE	..... (LR)
PRIMARY BUILDING	..... (PB)		

SCALE: 1" = 400'

FEET: 0 200 400 800 1,200

METERS: 0 100 200 300

REVISED TO: APRIL 1, 2021

PROPERTY MAPS

**TAMWORTH**

NEW HAMPSHIRE

INDEX DIAGRAM

403	402	401
406	407	408
411	410	409

MAP NO.

**407**



**TAX COLLECTOR'S DREED**

KNOW ALL MEN BY THESE PRESENTS that I, Kim Trammell, Tax Collector for the Town of Tamworth, in the County of Carroll, and State of New Hampshire for the year 2022, by the authority vested in me by the laws of the State, and in consideration of **Four Thousand ninety-five dollars and 12/100 Dollars (\$4,095.12)** paid to me by the Town of Tamworth, located at 84 Main Street, Tamworth, NH 03886, do hereby sell and convey to the said Town of Tamworth, its successors, heirs and assigns a certain tract or parcel of land, with buildings thereon, situated in the Town of Tamworth, NH, aforesaid, to have and to hold with the appurtenances forever, taxed by the Assessing Officials in 2019 to:

**Theodore Edward Duringer**

located at **725 GARDNER HILL ROAD** and described in the Warrant Books as:

**Account # 5928 Serial # 0199 Map 407 Lot 026 L/B 725 GARDNER HILL ROAD**

Meaning and intending to describe and convey the same premises conveyed to Theodore Edward Duringer by Warranty Deed from Muriel V Bradford dated June 20<sup>th</sup>, 2003, and recorded in the Carroll County Registry of Deeds on June 20, 2003 at Book 2167 Page 0626

This deed is the result of the tax lien execution held at the Tax Collector's Office located at 84 Main Street in the Town of Tamworth, New Hampshire, on the **06<sup>th</sup> day of May 2020**, and recorded at the Carroll County Registry of Deeds at Book 3504, Page 667.

And I do hereby covenant with the said Town of Tamworth that in making this conveyance, I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in the manner aforesaid.


In Witness Whereof, I have hereunto set my hand and seal, the **03<sup>rd</sup> day of August**, in the year of our Lord, Two Thousand and Twenty-Two.

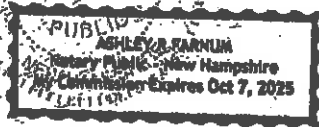
  
\_\_\_\_\_  
Kim Trammell, Tax Collector

State of New Hampshire, County of Carroll SS

August 03, 2022

Personally appearing Kim Trammell, above named, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me

  
\_\_\_\_\_  
Notary of the Peace/Notary Public





401  
24  
S# 199

1690

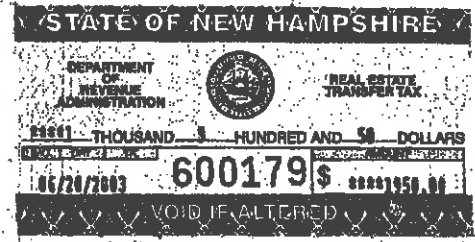
5928

DDK

J

012960

RECEIVED  
CARROLL COUNTY REGISTRY  
2003 JUN 20 PM 4:12  
*Lucian O. Brooks*  
REGISTER OF DEEDS



ABOVE SPACE FOR RECORDING

**WARRANTY DEED**

I, MURIEL V. BRADFORD, a single woman, of Tamworth, New Hampshire, for consideration paid, grant to THEODORE EDWARD DURINGER, of 108-07 85<sup>th</sup> Avenue, Richmond Hill, New York 11418, with WARRANTY COVENANTS, the following described real property situate in the Town of Tamworth, County of Carroll and State of New Hampshire, to wit:

A certain parcel of land with buildings thereon located in Tamworth, County of Carroll and State of New Hampshire, and being Lot #14 as shown on plan entitled "Chocoria Highfields, Tamworth, New Hampshire, Stephen H. Boomer, Surveyor, May 1964" bounded and described as follows:

Beginning at a point at Gardner Hill Road at Lot #15 and running in a general Northeasterly direction along Lot #15, 150 feet to a point; thence turning and running South 62° East, along land now or formerly of Henry S. Maxfield Real Estate, Inc., 150 feet to Lot #13; thence turning and running in a general Southwesterly direction along Lot #13, 150 feet to said road; thence turning and running in a general Northwesterly direction along said Gardner Hill Road, 150 feet to the point of beginning.

GRANTING ALSO to the Grantee, his heirs and assigns, the right to draw water from the well situate on the above described property; reserving however, to the Developer, its successors and assigns, title to such pumps, pipes and other equipment as are now on said property, together

ROBERT ZIMMERMANN  
ATTORNEY AT LAW  
11 NORTH WAY  
TAMWORTH, NH 03866

BR 2167PG0626

maintaining and repairing and replacing said pumps, pipes and other equipment; also reserving the right to enter upon said premises for the purpose of installing a storage tank (below ground) and other equipment for the purpose of supplying water to lot owners other than the grantee, his heirs and assigns.

MEANING AND intending to convey those premises conveyed to William H. Bradford and Muriel V. Bradford by Warranty Deed of Henry S. Maxfield Real Estate, Inc. dated October 3, 1966 and recorded in the Carroll County Registry of Deeds at Book 407, Page 431. Grantor is conveying as the surviving joint tenant.

IN WITNESS whereof the undersigned has caused these presents to be signed this

28<sup>th</sup> day of June 2003.

*Muriel V. Bradford*  
MURIEL V. BRADFORD  
~~BY: CAROL BRADFORD QUELLETTE~~  
~~ATTORNEY IN FACT~~

STATE OF NEW HAMPSHIRE )  
  ) SS:  
COUNTY OF CARROLL      )

BEFORE ME personally appeared ~~CAROL BRADFORD QUELLETTE, Attorney in~~  
~~fact for~~ MURIEL V. BRADFORD, and she acknowledged that she executed the foregoing instrument as her voluntary act and deed.

Dated this 28<sup>th</sup> day of June 2003.

*Jay E. Mullen*  
NOTARY PUBLIC *Justin & the Blade*  
Com. exp. 4-6-04

BR 216 PG 0627

ROBERT ZIMMERMANN  
ATTORNEY AT LAW  
11 NORTH WAY  
TAMWORTH, NH 05886

FIDUCIARY DEED

*(Handwritten mark)*

JOHN DAWE ESTATE TO: ROBIN GORDON 4120

BK 1585 Pg 159

KNOW ALL PERSONS BY THESE PRESENTS, that I, Judith E. Bauer, executrix under the Will of John S. Dawe, Jr., late of Tamworth, NH, by the power conferred by the Carroll County Probate Court, docket number 23,991, and every other power, for SEVENTY THOUSAND and no/100 DOLLARS (\$70,000.00) paid, grant to Robin J. Gordon, of mailing address: PO Box 2011, North Conway, NH 03860, the following:

A certain piece or parcel of land with the buildings thereon, situated in the Town of Tamworth, County of Carroll and State of New Hampshire, bounded and described as follows:

Beginning at an iron pin in the ground on Gardner Hill Road at the southeasterly corner of land now or formerly of Muriel Bradford and shown as Lot #14 on Plan entitled, "Chocorua Highfield, Tamworth, N.H.", recorded in Carroll County Registry of Deeds in Plan Book 22, Page 6; thence running North 24° East along said Lot #14 one hundred fifty feet (150'), more or less, to the northeasterly corner of said Lot #14; thence turning North 62° West for one hundred fifty feet (150'), more or less, along Lot #14 to the northwesterly corner of said lot; thence turning North 24° East along land now or formerly of Lawrence and Helen Nickerson for three hundred feet (300'), more or less, to land now or formerly of Savard; thence turning and running southeasterly along said Savard land South 77° 30' East three hundred feet (300'), more or less, to a point at Lot C as shown on said plan; thence turning south and running along the land now or formerly of Biemann, shown as Lot C on said plan, three hundred fifty feet (350'), more or less, to the northeasterly corner of Lot #12 as shown on above-mentioned plan; thence turning southwesterly along Lot #11 for one hundred fifty feet (150'), more or less, to a stake set in the ground on the northerly side of Gardner Hill Road; thence turning northwesterly along said road three hundred feet (300'), more or less, to the point of beginning.

Meaning and intending hereby to convey Parcel B as shown on said plan of Chocorua Highfields which includes Lots #12 and #13 and additional land in back of Lots #12, #13, and #14 to land of said Savard as shown on said plan and marked "B".

Subject to the restrictions that there be no mobile homes or trailers on said land.

Granting, also, to the grantees, their heirs and assigns, the right to draw water from the well situate on Lot #14, and title to such pumps, pipes and other equipment as are now on said property, together with the right to enter upon said property with men and equipment for the purposes of maintaining and repairing and replacing said pumps, pipes and other equipment.

MTG: NORTHEAST MORTGAGE, INC  
P.O. BOX 5137  
DES MOINES, IA 50306-5137  
# 69,785

1994-2004

SCHROEDER, McLETCHIE & CLOUGH ATTORNEYS AT LAW OSSIPEE, NEW HAMPSHIRE 03864 605-639-2266

005997

RECEIVED CARROLL COUNTY REGISTRY 1994 AUG 12 AM 9:31 *Heun O. Brooks* REGISTER OF DEEDS

STATE OF NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION REAL ESTATE TRANSFER TAX \*\*\*\*\* THOUSAND 7 HUNDRED AND 00 DOLLARS MO. DAY YR. AMOUNT 08/12/1994 140323 \$ 70000.00 VOID IF ALTERED

X 407 / 27

Meaning and intending to describe and convey those premises conveyed to John S. Dawe and Ruth M. Dawe by Warranty Deed from Carol S. Kent, dated May 4, 1978, recorded at Book 702, Page 93, Carroll County Registry of Deeds. Ruth M. Dawe died January 2, 1987, see death certificate recorded at Book 1208, Page 368. John S. Dawe, grantee above, is one and the same person as John S. Dawe, Jr.

EXECUTED by me, Judith E. Bauer, Executrix under the Will of John S. Dawe, Jr., this 6<sup>th</sup> day of July, 1994.

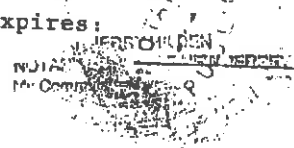
Judith E. Bauer, Exec.  
Judith E. Bauer, Executrix under the Will of John S. Dawe, Jr.

STATE OF NEW JERSEY  
County of: BERLEN

July 6, 1994

Personally appeared Judith E. Bauer and acknowledged herself to be the Executrix under the Will of John S. Dawe, Jr., and she further acknowledged the foregoing instrument by her made to be her voluntary act and deed in said capacity.

Before me,

Jean Hildes  
Notary Public  
My commission expires:  


BK 1585 Pg 160