

Transfer Tax: \$ _____

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

FORECLOSURE DEED

Northway Bank, a banking institution organized and existing under the laws of the State of New Hampshire and having a mailing address of 3424 White Mountain Highway, North Conway, New Hampshire (03860), holder of a Mortgage from Edward Francis Tierney, III and Danielle B.

Tierney dated June 30, 2020, and recorded on July 7, 2020, in the Coos County Registry of Deeds at Book 1539, Page 1 (the "Mortgage Deed"), by the power conferred by said mortgage and every other power, for consideration paid in the amount of _____

THOUSAND DOLLARS (\$ _____ .00), grants to **Northway Bank**, a banking institution organized and existing under the laws of the State of New Hampshire and having a mailing address of 3424 White Mountain Highway, North Conway, New Hampshire (03860), the premises conveyed by said mortgage situated at 654 Titus Hill Road and Titus Hill Road (TM 418, Lot 17.5), **Town of Columbia**, County of Coos, State of New Hampshire and any other property related thereto and encumbered by said mortgage and more particularly described as follows:

A certain parcel of land, with the buildings and improvements thereon, situate in the Towns of Colebrook and Columbia, County of Coos, and State of New Hampshire, and being more particularly bounded and described as follows:

Beginning at an iron pipe standing in the southerly limits of the right-of-way of the Titus Hill Road, so-called, said pipe being the northwesterly corner of the herein described property; thence on a bearing of South 31 degrees West a distance of 701 feet to an iron pipe standing in a stone wall; thence on a bearing of North 62 degrees 30' West and along the Colebrook-Columbia Town Line a distance of 84 feet to an iron pipe; thence on a bearing of South 27 degrees 30' West and along the lands now or formerly of Lawrence Kelsea a distance of 3,570 feet to an iron pipe; thence on a bearing of South 62 degrees 30' East along lands now or formerly of Kilburn Covell a distance of 1,835 feet to an iron pipe; thence on a bearing of North 27 degrees 30' East along the

lands formerly of Gerald Richards and Lyford Parker a distance of 3,359 feet to an iron pipe standing in a stone wall and also the southerly limits of the right-of-way of the Titus Hill Road, so-called; thence along the southern limits of the right-of-way for the aforementioned road a distance of 1,979 feet to the point of beginning.

The following parcels and rights are specifically EXCEPTED AND RESERVED from this conveyance:

1. Titus Hill Cemetery Lot
2. A certain parcel of land approximately $\frac{1}{4}$ acre in size commencing at a point on the southwesterly limits of the Titus Hill Road, so-called; thence westerly 82 feet to a certain iron pipe driven into the ground; thence southerly 153 feet to another certain iron pipe; thence easterly 82 feet to an iron pipe; thence northerly along said Titus Hill Road a distance of 153 feet to the point of beginning, being the "Prosper House and Lot" as shown on surveyors map hereafter referred to.
3. Such spring rights as may exist for the supplying of water to the excepted Parcel No. 2 above and/or to others.
4. Also excepting and reserving Lots 1,2,3,and 4 and premises conveyed to Leonard Klebe (1.53 acres) as shown on the plan entitled "Boundary Line Adjustment and Subdivision Plan for Rena Zimmerman, Titus Hill Road, Colebrook and Columbia, NH" surveyed by F.W. Cowan & Sons, August 18, 1998, scale: 1 inch- 100 feet, approved by the Colebrook Planning Board September 15, 1998 9#546) and the Columbia Planning Board September 15, 1998 (#98-2) and recorded in the Coos County Registry of Deeds as Plan 1216.

TOGETHER WITH a fifty foot (50') right-of-way across Lot 4 of the aforementioned subdivision as reserved by Rena Zimmerman by her Warranty Deed to Maurice Goes E. and Beverly Davis, recorded at the Coos County registry of Deeds Volume 925, Page 902, for vehicular and pedestrian access legal desc. to and from Titus Hill Road, said right-of-way being more particularly described and shown on the "Boundary Line Adjustment and Subdivision Plan for Rena Zimmerman", which plan by reference is incorporated herein.

SUBJECT TO the "Town Line Note" and "Note about Zimmerman Boundaries" as set forth at length on the aforesaid plan, to the extent it modifies and corrects the perimeter description of the property of the grantor.

SUBJECT TO and TOGETHER WITH those matters shown on a plan entitled "Plan of Subdivision of Land of Edward Francis Tierney & Danielle B. Tierney South of Titus Hill Road, Columbia, Coos County New Hampshire" dated August 10, 2022 and recorded at the Coos County Registry of Deeds as Plan No. #4773

MEANING AND INTENDING to describe and convey the same premises conveyed by Quitclaim Deed of Edward Francis Tierney, III and Danielle B. Tierney to Edward F. Tierney and Eoin Fitzgerald dated March 2, 2022 and recorded at the Coos County Registry of Deeds in Book 1599, Page 477

This is not homestead property.

The premises are sold SUBJECT TO all unpaid taxes, and to existing liens which take precedence over the Mortgage Deed, if any, and to easements and encumbrances of record. The property is sold "AS IS, WHERE IS".

[Signatures on following page]

WITNESS my hand and seal this ____ day of _____, 2024.

NORTHWAY BANK

Witness:
Print Name:

By: Thomas Kaseta
Its: Senior Vice President

STATE OF NEW HAMPSHIRE
COUNTY OF _____

On this ____ day of _____, 2024, before me, the undersigned notary public, personally appeared **Thomas Kaseta, in the capacity as Senior Vice President of Northway Bank**, and acknowledged the foregoing instrument to be his and the Bank's free act and deed.

Before me,

Notary Public/Justice of the Peace
My Commission Exp. _____
Print/Type Name: _____