



# State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES  
25 Capitol Street - Room 120  
Concord, New Hampshire 03301  
[Office@das.nh.gov](mailto:Office@das.nh.gov)

Charles M. Arlinghaus  
Commissioner  
(603) 271-3201

Joseph B. Bouchard  
Assistant Commissioner  
(603) 271-3204

Catherine A. Keane  
Deputy Commissioner  
(603) 271-2059

July 19, 2021

His Excellency, Governor Christopher T. Sununu  
and the Honorable Council  
State House  
Concord, New Hampshire 03301

## REQUESTED ACTION

The Department of Administrative Services ("DAS" or "the Department"), for itself and on behalf of the State of New Hampshire and the Trustees of the Community College System of New Hampshire (CCSNH), pursuant to RSA 21-I:11, 1(c)(3), requests authorization for the DAS Commissioner to execute on behalf of the State of New Hampshire the attached four (4) confirmatory deeds memorializing for title purposes the transfer of substantially all real property comprising and traditionally associated with the Berlin Campus of White Mountains Community College from the State of New Hampshire to the Trustees of the CCSNH, as effectuated in 2011 by RSA 188-F:1-a, together with any other instruments, affidavits, certificates, or documents as may be required to clear title in anticipation of the proposed sales of two (2) component parcels of land to private buyers and the proposed transfer to the City of Berlin of a third component parcel of land. Effective upon Governor and Council Approval.

The Department further requests authorization, also pursuant to RSA 21-I:11, 1(c)(3), to waive on behalf of the State of Hampshire the State's right of first refusal under RSA 188-F:6, XIII-a with regard to the three (3) parcels of land in Berlin proposed to be sold or transferred by the Trustees of the CCSNH.

## EXPLANATION

On July 17, 2007 the former Department of Regional Community Technical Colleges (DRCTC) ceased to be an executive agency of the State of New Hampshire and became the Community College System of New Hampshire, a separate and distinct corporate entity, pursuant to Laws 2007, Chapter 361. Four years later RSA 188-F:1-a was enacted to complete the transition by effectuating the transfer of ownership of all real and personal property of the former DRCTC to the Trustees of the CCSNH. By operation of Laws 2011, 199:4, the effective date of such transfer was August 19, 2011. Included among the real property of the former DRCTC is the Berlin Campus of White Mountains Community College (WMCC).

In March 2021 two (2) parcels of land in Berlin went under contract to be sold by the Trustees of the CCSNH, both parcels having been determined to be surplus to the current and future needs of WMCC and the CCSNH. During the same time frame, the Trustees of the CCSNH proposed to complete a previously requested lot line adjustment with the City of Berlin to accommodate the long-time encroachment onto abutting WMCC land of the City's water reservoir tank located on the southerly side of Cates Hill Road. However, in order to sell or transfer any of these parcels, the CCSNH Trustees must be able to demonstrate clean title. The purpose of the attached confirmatory deeds is to supplement RSA 188-F:1-a, which effectuated the transfer of the Berlin Campus, with a description of the property transferred sufficient for title purposes, and to adequately document the transfer in the Coos County Registry of Deeds. The attached confirmatory deeds document not only the three (3) parcels of land currently proposed to be sold or transferred, but also the land that will continue to be used by the CCSNH as the Berlin Campus of WMCC.

According to RSA 188-F:6, XIII-a: "the state shall retain the right of first refusal in any proposed sale of real property" acquired pursuant to RSA 188-F:1-a by the Trustees of the CCSNH. However, the statute provides no guidance with respect to the process by which the State shall determine whether to exercise its right of first refusal. By email dated July 2, 2021 to Department of Natural and Cultural Resources staff and by email dated July 6, 2021 to New Hampshire Fish and Game, Department of Transportation, Department of Health and Human Services, Department of Corrections, Department of Safety, and Department of Military Affairs and Veterans Services staff, DAS advised the recipient State agencies of the limited opportunity to exercise the State's right of first refusal and thereby purchase either or both parcels of land proposed to be sold by the Trustees of the CCSNH at their corresponding contract price(s). DAS further urged agency recipients to respond no later than July 31, 2021 with any interest in exercising the right of first refusal. As of the date of this letter, no State agency has expressed any affirmative interest in acquiring either parcel. The lot line adjustment "parcel" was not offered to other agencies in part because it is not being "sold" (by its language the RSA 188-F:6, XIII-a right of first refusal arises only in the context of a proposed "sale") and in part because it is not presently suitable for any use other than as the current site of the City's existing water reservoir tank.

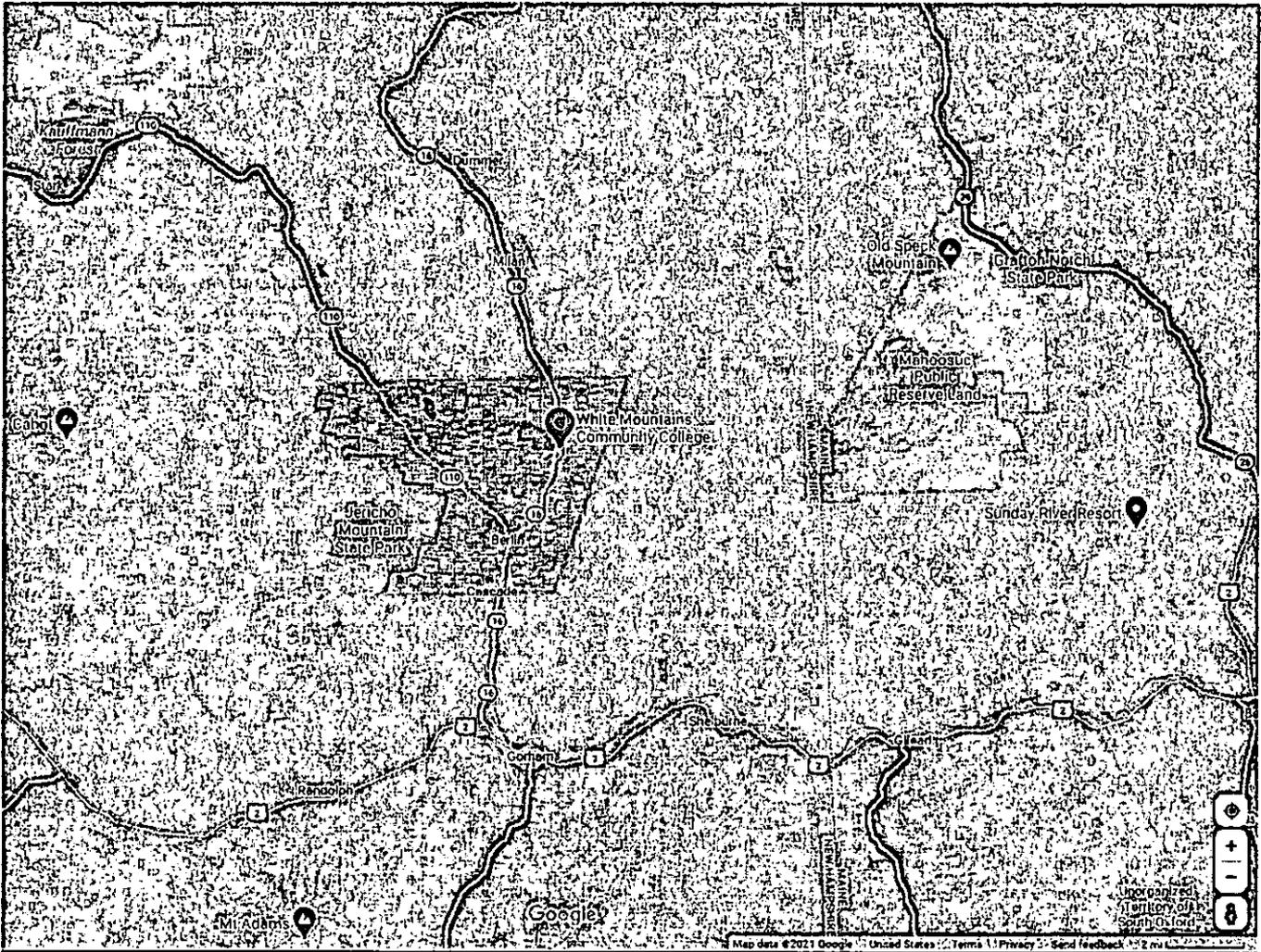
The DAS Commissioner is the appropriate person to execute the attached confirmatory deeds by virtue of RSA 21-I:11, 1(c)(3), which provides that DAS shall have "custody of all state owned or rented real property not specifically charged to some other department." Similarly, unless another State agency notifies DAS on or before July 31 of its interest in exercising the State's right of first refusal, DAS proposes to waive such right on behalf of the State pursuant to RSA 21-I:11, 1(c)(3) in the three (3) parcels of land proposed to be sold or transferred by the Trustees of the CCSNH.

Respectfully submitted,



Charles M. Arlinghaus  
Commissioner

Attachments



**General Location of the Berlin Campus of White Mountains Community College  
Riverside Drive and Cates Hill Road, Berlin, NH**

Google Maps



**White Mountains Community College Berlin Campus Land  
Riverside Drive and Cates Hill Road, Berlin, NH**

**City of Berlin GIS Map Satellite View with Tax Map Overlay**

(Two parcels of land under contract to be sold are shaded and outlined above. The proposed boundary line adjustment will increase the size of the City of Berlin's parallelogram-shaped water reservoir tank parcel shown above on the southerly side of Cates Hill Road to less than double its current area. The main WMCC Berlin Campus parcel, to be retained by the Trustees of the CCSNH, is shown in the lower right corner above, along the Androscoggin River.)



Return to:

Orr & Reno, P.A.  
P.O. Box 3550  
Concord, NH 03302-3550  
(MOC)

### CONFIRMATORY DEED

The **STATE OF NEW HAMPSHIRE**, acting through its Department of Administrative Services (as the successor State agency to the former Department of Regional Community Technical Colleges for certain limited purposes defined in NH RSA 21-I:11, I(c)(3)), as authorized by the Governor and Executive Council on \_\_\_\_\_, 2021 (Meeting Agenda Item # \_\_\_\_\_), with a mailing address of Department of Administrative Services, Office of the Commissioner, 25 Capitol Street, Concord, New Hampshire 03301 (the "State"), hereby confirms a prior legislative grant effectuated by NH RSA 188-F:1-a, such prior grant having been given for valuable consideration, to the **BOARD OF TRUSTEES OF THE COMMUNITY COLLEGE SYSTEM OF NEW HAMPSHIRE**, a body politic and corporate established by NH RSA 188-F:1, with a mailing address of Office of the General Counsel, Community College System of New Hampshire, 26 College Drive, Concord, New Hampshire 03301-7407 (the "Grantee"), of the following described property located in the City of Berlin, County of Coos, State of New Hampshire (the "Premises"):

The following described parcel of land is part of Lots 4, 5 and 6, Range 3 and Lot 4, Range 4 and is located on the southerly side of Cates Hill Road and the westerly side of New Hampshire Route 16 in Berlin, Coos County, New Hampshire.

**Beginning** at a point at the intersection of the line between Lot 6 Range 3 and Lot 5 Range 3 of the lots and ranges of the City of Berlin and the southerly sideline of Cates Hill Road witnessed by a concrete monument located South 17° 05' 05" West, 3.25 feet distant;

Thence easterly along the southerly sideline of Cates Hill Road the following six courses:

1. The arc of a curve to the right for 144.66 feet to a point; said curve has a radius of 2586.03 feet and a chord of South 75° 25' 19" East, 144.64 feet;
2. South 73° 49' 10" East, 599.07 feet to a point;
3. The arc of a curve to the left for 168.21 feet to a point; said curve has a radius of 242.07 feet and a chord of North 86° 16' 24" East, 164.85 feet;
4. North 66° 21' 58" East, 259.83 feet to a point;
5. The arc of a curve to the right for 468.45 feet to a point; said curve has a radius of 568.24 feet and a chord of North 89° 58' 59" East, 455.29 feet; and
6. South 66° 24' 00" East, 212.14 feet to a concrete monument with an aluminum disk;

Thence along land of City of Berlin Water Works Department the following three courses:

1. South 54° 55' 00" West for 220.04 feet to a concrete monument with an aluminum disk;
2. South 66° 36' 09" East 219.70 feet to an iron pipe;
3. North 55° 03' 57" East for 220.30 feet to a stone monument with an aluminum disk;

Thence easterly along the southerly sideline of Cates Hill Road for the following five courses:

1. South 67° 40' 47" East, 184.60 feet to a point;
2. South 66° 40' 18" East, 402.52 feet to a point;
3. The arc of a curve to the left for 509.67 feet to a point; said curve has a radius of 5196.92 feet and a chord of South 69° 28' 52" E, 509.46 feet;
4. South 72° 17' 27" East, 365.54 feet to a point;
5. The arc of a curve to the right for 423.37 feet to an iron pipe; said curve has a radius of 1775.00 feet and a chord of South 65° 27' 28" East, 422.37 feet;

Thence southerly and easterly along land of Coos County Nursing Home for the following thirteen courses:

1. South 19° 27' 29" West, 659.42 feet to an iron pipe;
2. South 13° 57' 38" East, 165.12 feet to a rebar/cap;
3. South 37° 07' 50" East, 134.69 feet to a rebar/cap;
4. South 39° 56' 58" East, 46.93 feet to a rebar/cap;
5. South 46° 13' 56" East, 120.59 feet to a rebar/cap;
6. South 47° 35' 51" East, 73.43 feet to a rebar/cap;
7. South 82° 06' 04" East, 40.69 feet to a rebar/cap;
8. South 87° 13' 00" East, 126.89 feet to a rebar/cap;
9. North 70° 57' 19" East, 73.68 feet to a rebar/cap;
10. North 58° 51' 24" East, 68.97 feet to a rebar/cap;
11. North 69° 47' 44" East, 163.67 feet to a rebar/cap;

12. North 84° 18' 44" East, 70.90 feet to a rebar/cap;
13. South 85° 28' 42" East, 90.32 feet to a rebar/cap;

Thence South 17° 48' 27" West along an undeveloped 50 foot wide access road for 37.77 feet to a point in the thread of a small brook;

Thence westerly and southerly along land of John W. Diamond and Barbara A. Diamond and the thread of said brook, the following four courses:

1. North 62° 45' 57" West, 39.55 feet to a point;
2. North 89° 06' 52" West, 74.70 feet to a point;
3. South 70° 17' 52" West, 41.51 feet to a point;
4. South 78° 44' 53" West, 32.81 feet to a point;

Thence South 11° 15' 07" East along land of said Diamond for 5.85 feet to an iron pipe;

Thence South 21° 44' 39" West along land of said Diamond for 189.41 feet to an iron pipe;

Thence South 71° 11' 29" West along the end of Twitchell Lane for 59.56 feet to an iron pipe;

Thence northwesterly and southerly along land of Luc E. Raymond and Beverly J. Raymond the following three courses:

1. North 63° 08' 02" West, 81.30 feet to an iron pipe;
2. South 02° 24' 08" East, 292.36 feet to an iron pipe;
3. South 01° 11' 54" East, 200.51 feet to an iron pipe;

Thence South 01° 22' 27" East along the end of an undeveloped street for 25.10 feet to a rebar/cap;

Thence South 02° 23' 37" East along said end for 25.05 feet to an iron pipe;

Thence South 02° 25' 03" East along land of State of NH White Mountains Community College for 214.95 feet to an iron pipe;

Thence South 86° 31' 49" East along land of said State of NH White Mountains Community College for 300.00 feet to a rebar/cap;

Thence South 86° 31' 49" E along land of said State of NH White Mountains Community College for 419.34 feet to an iron pipe;

Thence South 01° 13' 32" East along the westerly sideline of Riverside Drive-NH Route 16 for 65.08 feet to a point;

Thence southerly along the westerly sideline of Riverside Drive-NH Route 16, the arc of a curve to the right for 371.44 feet to a point; said curve has a radius of 1586.85 feet and a chord of South 05° 28' 38" West, 370.59 feet;

Thence South 12° 26' 29" West along the westerly sideline of Riverside Drive-NH Route 16 for 209.28 feet to an iron pipe;

Thence North 78° 01' 10" West along land of Robert C. Libbett Jr. for 203.50 feet to an iron pipe;

Thence South 10° 43' 39" West along land of said Robert C. Libbett Jr. for 93.18 feet to an iron pipe;

Thence South 86° 40' 34" West along land of Thomas M. Rozek and land of Rozek Family Revocable Trust for 975.81 feet to an iron pipe;

Thence South 87° 43' 58" West along land of said Rozek Family Revocable Trust and land of Barry J. Kelley for 1733.67 feet to an iron pipe;

Thence westerly and northerly along land of Barry J. Kelley the following five courses:

1. South 86° 08' 39" West, 321.87 feet to an iron pipe;
2. North 35° 46' 17" East, 193.94 feet to an iron pipe in mound of stones;
3. North 41° 30' 04" West, 426.54 feet to an iron pipe;
4. North 14° 22' 03" East, 858.70 feet to an iron pipe at the corner of Lots 4 and 5, Ranges 3 and 4;
5. South 86° 45' 28" West, 2272.41 feet to a concrete monument with brass cap at the corner of Lots 5 and 6, Ranges 3 and 4;

Thence North 18° 15' 45" East along land of Daniel L. Cotnoir and Lynn P. Cotnoir for 1083.86 feet to an iron pipe with bronze cap;

Thence South 87° 34' 08" West along land of said Cotnoir for 330.00 feet to a rebar/cap;

Thence northerly along land of Godbout Irrevocable Trust for the following three courses:

1. North 17° 05' 05" East, 660.00 feet to a rebar/cap;
2. North 87° 34' 08" East, 330.00 feet to a rebar/cap;
3. North 17° 05' 05" East, 884.93 feet to the point of beginning.

**MEANING AND INTENDING** to describe a parcel of land containing 12,532,132 S.F. or 287.70 Acres, more or less, shown as lot "139-2" or "Tax Map 139, Lot 2" on plat no. 20-021.2, prepared by York Land Services, LLC, titled "Plat of Property Surveyed for State of New Hampshire, White Mountains Community College Parcels, Tax Map 139 Lot 2 & Tax Map 403 Lot 21, Cates Hill Road & Route 16 (Riverside Dr.), Berlin, New Hampshire," dated September 24, 2020, recorded in the Coos County Registry of Deeds as Plan # \_\_\_\_\_.

All courses of this description are referenced to New Hampshire State Plane Grid NAD83.

Meaning and intending to convey a portion of the premises conveyed to the State of New Hampshire by fiduciary deed of Perne R. Hutchinson, Executor under the Will of Anne R. Twitchell, dated June 8, 1972, and recorded in the Coos County Registry of Deeds at Book 548, Page 179 (being all of Parcel No. 2 and a portion of Parcel No. 3 therein).

The Premises are known as 2021 Riverside Drive, Berlin Tax Map 139, Lot 2.

The Premises are conveyed subject to any easements, liens, restrictions, or encumbrances of record.

The Premises are not homestead property.

Any proposed sale of the Premises by the Grantee shall be subject to NH RSA 188-F:6, XIII-a.

The purpose of this deed is to confirm a portion of the wholesale transfer of real property from the State of New Hampshire to the Grantee effectuated by NH RSA 188-F:1-a, the effective date of such transfer being August 19, 2011, pursuant to 2011 NH Laws 199:4.

This deed is confirmatory and is therefore exempted from the application of the real estate transfer tax pursuant to NH RSA 78-B:2, V.

[see next page for signatures]

Dated this \_\_\_\_ day of \_\_\_\_\_, 2021.

STATE OF NEW HAMPSHIRE  
By and through its  
DEPARTMENT OF ADMINISTRATIVE  
SERVICES

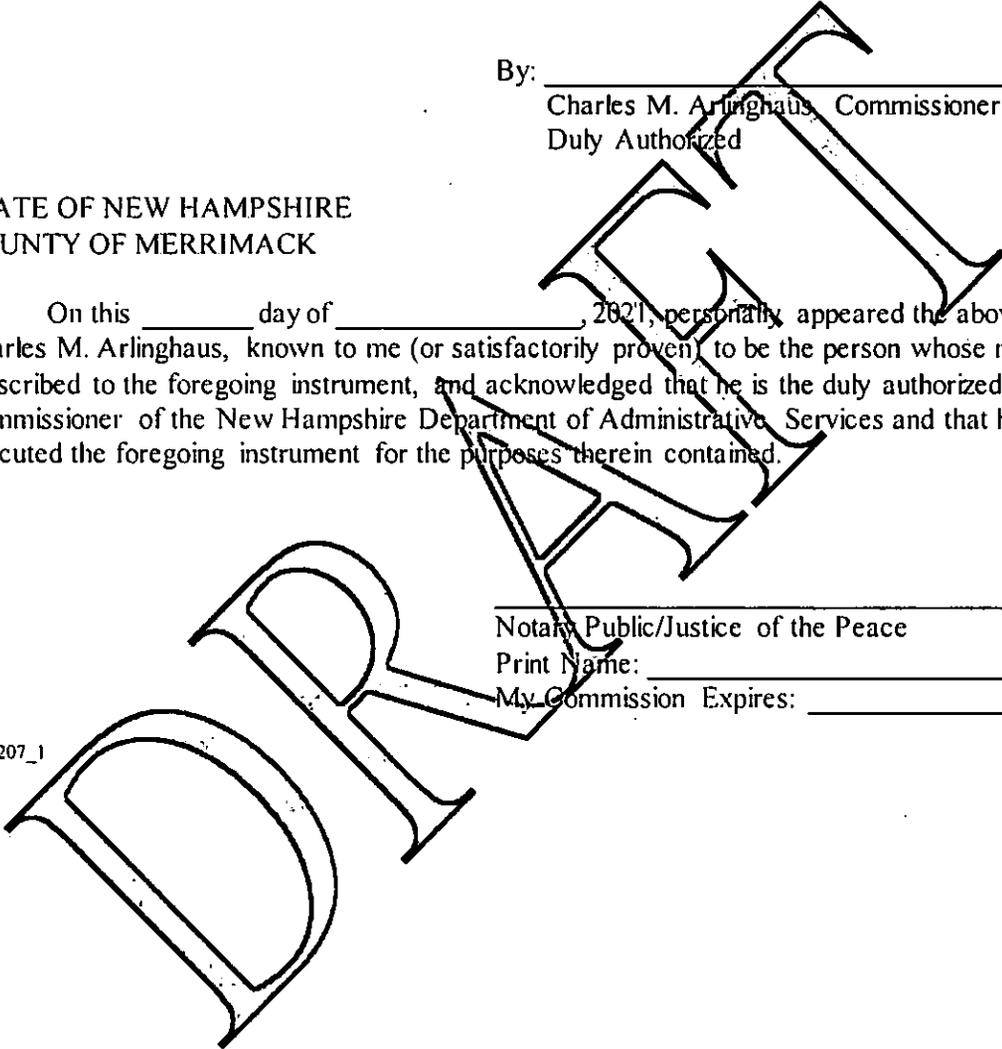
By: \_\_\_\_\_  
Charles M. Arlinghaus, Commissioner  
Duly Authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

On this \_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared the above-named Charles M. Arlinghaus, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he is the duly authorized Commissioner of the New Hampshire Department of Administrative Services and that he executed the foregoing instrument for the purposes therein contained.

\_\_\_\_\_  
Notary Public/Justice of the Peace  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

3112207\_1



Return to:

Orr & Reno, P.A.  
P.O. Box 3550  
Concord, NH 03302-3550  
(MOC)

**CONFIRMATORY DEED**

The **STATE OF NEW HAMPSHIRE**, acting through its Department of Administrative Services (as the successor State agency to the former Department of Regional Community Technical Colleges for certain limited purposes defined in NH RSA 21-I:11, I(c)(3)), as authorized by the Governor and Executive Council on \_\_\_\_\_, 2021 (Meeting Agenda Item # \_\_\_\_\_), with a mailing address of Department of Administrative Services, Office of the Commissioner, 25 Capitol Street, Concord, New Hampshire 03301 (the "State"), hereby confirms a prior legislative grant effectuated by NH RSA 188-F:1-a, such prior grant having been given for valuable consideration, to the **BOARD OF TRUSTEES OF THE COMMUNITY COLLEGE SYSTEM OF NEW HAMPSHIRE**, a body politic and corporate established by NH RSA 188-F:1, with a mailing address of Office of the General Counsel, Community College System of New Hampshire, 26 College Drive, Concord, New Hampshire 03301-7407 (the "Grantee"), of the following described property located in the City of Berlin, County of Coos, State of New Hampshire (the "Premises"):

The following described parcel of land located on the northerly sideline of Cates Hill Road, in Berlin, Coos County, New Hampshire, bounded and described as follows:

**Beginning** at a rebar with aluminum cap located on the northerly sideline of Cates Hill Road on the line between Lot 6 Range 3 and Lot 5 Range 3 of the lots and ranges of the City of Berlin;

Thence North  $17^{\circ} 01' 42''$  East along land of Marcel Lettre et. Al for 435.68 feet to a concrete monument;

Thence North  $85^{\circ} 47' 12''$  East along land of Barry J. Kelley, on the line between Lot 5 Range 2 and Lot 5 Range 3 for 686.13 feet to a rebar/cap;

Thence easterly along land of said Kelley on the centerline of "Old Cates Hill Road" for the following five courses:

1. South  $65^{\circ} 50' 48''$  East, 117.56 feet to a rebar/cap;
2. South  $64^{\circ} 50' 05''$  East, 120.13 feet to a point;
3. South  $57^{\circ} 15' 11''$  East, 75.24 feet to a rebar/cap;
4. South  $52^{\circ} 37' 23''$  East, 292.31 feet to a rebar/cap;
5. South  $48^{\circ} 48' 21''$  East, 390.04 feet to a rebar/cap;

Thence westerly along the northerly sideline of Cates Hill Road for the following six courses:

1. North  $66^{\circ} 24' 00''$  West, 42.00 feet to a point;
2. The arc of a curve to the left for 509.25 feet to a point; said curve has a radius of 617.74 feet and a chord of South  $80^{\circ} 58' 39''$  West, 494.96 feet;
3. South  $66^{\circ} 21' 58''$  West, 259.83 feet to a point;
4. The arc of a curve to the right for 133.81 feet to a point; said curve has a radius of 192.57 feet and a chord of South  $86^{\circ} 16' 24''$  West, 131.14 feet;
5. North  $73^{\circ} 49' 10''$  West, 599.07 feet to a point;
6. The arc of a curve to the left for 143.92 feet to the **point of beginning**; said curve has a radius of 2635.53 feet and a chord of North  $75^{\circ} 23' 02''$  West, 143.91 feet.

Meaning and intending to describe a parcel of land containing 666,480 S.F. or 15.30 Acres, more or less, shown as lot "403-21" or "Tax Map 403, Lot 21" on plat no. 20-021.2, prepared by York Land Services, LLC, titled "Plat of Property Surveyed for State of New Hampshire, White Mountains Community College Parcels, Tax Map 139 Lot 2 & Tax Map 403 Lot 21, Cates Hill Road & Route 16 (Riverside Dr.), Berlin, New Hampshire," dated September 24, 2020, and recorded in the Coos County Registry of Deeds as Plan # \_\_\_\_\_.

Meaning and intending to convey a portion of the premises conveyed to the State of New Hampshire by fiduciary deed of Perne R. Hutchinson, Executor under the Will of Anne R. Twitchell, dated June 8, 1972, and recorded in the Coos County Registry of Deeds at Book 548, Page 179 (being Parcel No. 1 therein).

The Premises are known as Cates Hill Road, Berlin Tax Map 403, Lot 21.

The Premises are conveyed subject to any easements, liens, restrictions, or encumbrances of record.

The Premises are not homestead property.

Any proposed sale of the Premises by the Grantee shall be subject to NH RSA 188-F:6, XIII-a.

The purpose of this deed is to confirm a portion of the wholesale transfer of real property from the State of New Hampshire to the Grantee effectuated by NH RSA 188-F:1-a, the effective date of such transfer being August 19, 2011, pursuant to 2011 N.H. Laws 199:4.

This deed is confirmatory and is therefore excepted from the application of the real estate transfer tax pursuant to NH RSA 78-B:2, V.

[see next page for signatures]

DRAFT

Dated this \_\_\_\_ day of \_\_\_\_\_, 2021.

STATE OF NEW HAMPSHIRE  
By and through its  
DEPARTMENT OF ADMINISTRATIVE  
SERVICES

By: \_\_\_\_\_  
Charles M. Arlinghaus, Commissioner  
Duly Authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

On this \_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared the above-named Charles M. Arlinghaus, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he is the duly authorized Commissioner of the New Hampshire Department of Administrative Services and that he executed the foregoing instrument for the purposes therein contained.

\_\_\_\_\_  
Notary Public/Justice of the Peace  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

3113487\_1

Return to:

Orr & Reno, P.A.  
P.O. Box 3550  
Concord, NH 03302-3550  
(MOC)

## CONFIRMATORY DEED

The **STATE OF NEW HAMPSHIRE**, acting through its Department of Administrative Services (as the successor State agency to the former Department of Regional Community Technical Colleges for certain limited purposes defined in NH RSA 211:11, I(c)(3)), as authorized by the Governor and Executive Council on \_\_\_\_\_, 2021 (Meeting Agenda Item # \_\_\_\_\_), with a mailing address of Department of Administrative Services, Office of the Commissioner, 25 Capitol Street, Concord, New Hampshire 03301 (the "State"), hereby confirms a prior legislative grant effectuated by NH RSA 188-F:1-a, such prior grant having been given for valuable consideration, to the **BOARD OF TRUSTEES OF THE COMMUNITY COLLEGE SYSTEM OF NEW HAMPSHIRE**, a body politic and corporate established by NH RSA 188-F:1, with a mailing address of Office of the General Counsel, Community College System of New Hampshire, 26 College Drive, Concord, New Hampshire 03301-7407 (the "Grantee"), of the following described property located in the City of Berlin, County of Coos, State of New Hampshire (the "Premises"):

Beginning at a point in the easterly sideline of New Hampshire Route 16 about four hundred (400') feet southerly of the main building of the TWITCHELL FARM, so-called, said point being in the division line of land now or formerly of the Public Service Co. of New

Hampshire; thence running easterly about two hundred (200') feet and southerly about one hundred twenty-four (124') by said Public Service Company land to land of the Brown Paper Co.; thence running easterly about five hundred (500') feet by land of the Brown Paper Co. to the Androscoggin River; thence running northerly by the Androscoggin River to a point in the extension in the easterly direction, of the southerly sideline of Twitchell Lane; thence running westerly with said extension to the easterly sideline of Route 16; thence running southerly with the sideline of Route 16 to the point of beginning. Containing fifteen (15) acres, more or less, and subject to such rights-of-way easements as are presently being enjoyed by abutting owners and other Grantees of record.

The Premises are known as 2020 Riverside Drive, Berlin Tax Map 139, Lot 21.

A plan showing the above-described tract of land entitled: "Plat and Topo Plan of Proposed Building Site", dated September 26, 1964, Location, Twitchell Farm, Route 16, Berlin, New Hampshire, is on file in the records of the N.H. Department of Public Works & Highways.

Subject to the conditions set forth in the warranty deed from Anne R. Twitchell to the State of New Hampshire dated October 26, 1964 and recorded in the Coos County Registry of Deeds at Book 486, Page 186.

Meaning and intending to convey the premises conveyed to the State of New Hampshire by warranty deed of Anne R. Twitchell, dated October 26, 1964, and recorded in the Coos County Registry of Deeds at Book 486, Page 186.

The Premises are conveyed subject to any easements, liens, restrictions, or encumbrances of record. The Premises are subject to the Shoreland Water Quality Protection Act, NH RSA Chapter 483-B.

The Premises are not homestead property.

Any proposed sale of the Premises by the Grantee shall be subject to NH RSA 188-F:6, XIII-a.

The purpose of this deed is to confirm a portion of the wholesale transfer of real property from the State of New Hampshire to the Grantee effectuated by NH RSA 188-F:1-a, the effective date of such transfer being August 19, 2011, pursuant to 2011 N.H. Laws 199:4.

This deed is confirmatory and is therefore excepted from the application of the real estate transfer tax pursuant to NH RSA 78-B:2, V.

[see next page for signatures]

Dated this \_\_\_\_ day of \_\_\_\_\_, 2021.

STATE OF NEW HAMPSHIRE  
By and through its  
DEPARTMENT OF ADMINISTRATIVE  
SERVICES

By: \_\_\_\_\_  
Charles M. Arlinghaus, Commissioner  
Duly Authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

On this \_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared the above-named Charles M. Arlinghaus, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he is the duly authorized Commissioner of the New Hampshire Department of Administrative Services and that he executed the foregoing instrument for the purposes therein contained.

\_\_\_\_\_  
Notary Public/Justice of the Peace  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

3115132\_1

Return to:

Orr & Reno, P.A.  
P.O. Box 3550  
Concord, NH 03302-3550  
(MOC)

### CONFIRMATORY DEED

The **STATE OF NEW HAMPSHIRE**, acting through its Department of Administrative Services (as the successor State agency to the former Department of Regional Community Technical Colleges for certain limited purposes defined in NH RSA 211:11, 1(c)(3)), as authorized by the Governor and Executive Council on \_\_\_\_\_, 2021 (Meeting Agenda Item # \_\_\_\_\_), with a mailing address of Department of Administrative Services, Office of the Commissioner, 25 Capitol Street, Concord, New Hampshire 03301 (the "State"), hereby confirms a prior legislative grant effectuated by NH RSA 188-F:1-a, such prior grant having been given for valuable consideration, to the **BOARD OF TRUSTEES OF THE COMMUNITY COLLEGE SYSTEM OF NEW HAMPSHIRE**, a body politic and corporate established by NH RSA 188-F:1, with a mailing address of Office of the General Counsel, Community College System of New Hampshire, 26 College Drive, Concord, New Hampshire 03301-7407 (the "Grantee"), of the following described property located in the City of Berlin, County of Coos, State of New Hampshire (the "Premises"):

A certain piece or parcel of land, with the buildings thereon, being a part of Lot Four (4), Range (4), in said Berlin, bounded and described as follows:

Beginning at an iron pin on the westerly sideline of the road leading from Berlin to Milan, said pin being the southeast corner of property conveyed by Anne R. Twitchell to Norma Ordway about 1965, recorded in Volume 497, Page 304, and said pin being southerly fifty (50) feet from the northeast corner of said Ordway lot, said corner being the point where the westerly sideline of said road from Berlin to Milan intersects the southerly side of Twitchell Lane or West Road, so-called; thence North seventy-three degrees West (N 73° W) one hundred ninety (190) feet along said Ordway's south line to an iron pin being the southwest corner of said Ordway lot; thence running northerly and parallel to said road running from Berlin to Milan fifty-eight and three tenths (58.3) feet to an iron pin on the southerly side line of Twitchell Lane, said pin being the northwest corner of said Ordway lot; thence North sixty-seven degrees West (N 67° W) one hundred seventy and five tenths (170.5) feet to an iron pin fifty (50) feet southerly from the southwest corner of the property conveyed by Anne R. Twitchell to Dr. Peter Maffeo; thence North seventy-one degrees fifteen minutes West (N 71° 15' W) and parallel with said Maffeo's south line three hundred sixty-five (365) feet to an iron pin; thence turning a right angle and running southerly two hundred fifteen and five tenths (215.5) feet to an iron pin, thence turning and running South sixty-eight degrees thirty minutes East (S 68° 30' E) seven hundred eighteen (718) feet, more or less, to an iron pin on the westerly sideline of said highway running from Berlin to Milan; thence northerly along the westerly sideline of said highway one hundred eighty-four and three tenths (184.3) feet to the point of beginning.

The Premises are comprised of two (2) tax parcels known as 2021 Riverside Drive, Berlin Tax Map 139, Lot 3, and 15 Twitchell Lane, Berlin Tax Map 139, Lot 5.

Together with the right to use, in common with others, a driveway along the southerly side of the Premises from the main highway, westerly three hundred (300) feet. Also, the right to the water line from the main highway to the house on said lot. Also, the right to maintain drainage as it now exists from the septic tank on said lot southerly to the main highway.

Together with the right to use, in common with others entitled thereto, Twitchell Lane and Twitchell Lane Extension for ingress to and egress from the within described Premises.

Meaning and intending to convey the same premises conveyed to the State of New Hampshire by warranty deed of Howard T. Woodward and Harriet W. Woodward, dated June 6, 1972, and recorded in the Coos County Registry of Deeds at Book 548, Page 181.

The Premises are conveyed subject to any easements, liens, restrictions, or encumbrances of record.

The Premises are not homestead property.

Any proposed sale of the Premises by the Grantee shall be subject to NH RSA 188-F:6, XIII-a.

The purpose of this deed is to confirm a portion of the wholesale transfer of real property from the State of New Hampshire to the Grantee effectuated by NH RSA 188-F:1-a, the effective date of such transfer being August 19, 2011, pursuant to 2011 N.H. Laws 199:4.

This deed is confirmatory and is therefore excepted from the application of the real estate transfer tax pursuant to NH RSA 78-B:2, V.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2021.

STATE OF NEW HAMPSHIRE  
By and through its  
DEPARTMENT OF ADMINISTRATIVE  
SERVICES

By: \_\_\_\_\_  
Charles M. Arlinghaus, Commissioner  
Duly Authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

On this \_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared the above-named Charles M. Arlinghaus, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he is the duly authorized Commissioner of the New Hampshire Department of Administrative Services and that he executed the foregoing instrument for the purposes therein contained.

\_\_\_\_\_  
Notary Public/Justice of the Peace  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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