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New Hampshire Fish and Game Department

HEADQUARTERS: 11 Hazen Drive, Concord, NH 03301-6500
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August 25, 2022

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

REQUESTED ACTION

Authorize the New Hampshire Fish and Game Department (NHFG), to acquire fee title to 46.7+/- acres in the Town of Canaan, New Hampshire from the Law Office of Margaret A. Jacobs (Vendor Code 157706.), who is acting as agent for the Mascoma Watershed Conservation Council, for \$13,000. Effective upon Governor and Council approval through December 31, 2022.

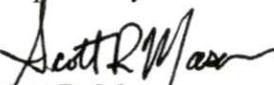
Funding for this purchase is available as follows:

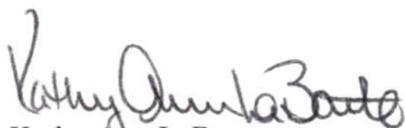
<u>03 75 75 751520-2155 Wildlife Program – Wildlife Habitat Conservation</u>		<u>FY2023</u>
020-07500-21550000-033-500150	Land Acquisitions & Easements	\$13,000

EXPLANATION

NHFG proposes to purchase fee title to 46.7+/- acres in the Town of Canaan. This parcel abuts property currently owned by the Department: the H.L. Webster Wildlife Management area on the south, and the Mascoma River Wildlife Management Area on the north. This additional acreage will create a 256+/- acre contiguous parcel of conserved land connecting two individual WMAs into one. This will provide increased opportunity for wildlife habitat management and public access for hunting, fishing and other wildlife related recreational activities.

Respectfully submitted,


Scott R. Mason
Executive Director


Kathy Ann LaBonte
Chief, Business Division

REGION 1

629B Main Street
Lancaster, NH 03584-3612
(603) 788-3164
FAX (603) 788-4823
email: reg1@wildlife.nh.gov

REGION 2

PO Box 417
New Hampton, NH 03256
(603) 744-5470
FAX (603) 744-6302
email: reg2@wildlife.nh.gov

REGION 3

225 Main Street
Durham, NH 03824-4732
(603) 868-1095
FAX (603) 868-3305
email: reg3@wildlife.nh.gov

REGION 4

15 Ash Brook Court
Keene, NH 03431
(603) 352-9669
FAX (603) 352-8798
email: reg4@wildlife.nh.gov

Inter-Department Communication

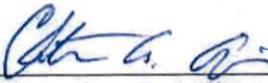
DATE: August 4, 2022

FROM: Christopher G. Aslin **AT (OFFICE)** Department of Justice
Senior Assistant Attorney General Environmental Protection Bureau

SUBJECT: **Mascoma WMA Addition Acquisition, Town of Canaan**

TO: Elizabeth McNaughten, Land Agent
Facilities & Land Division
Fish & Game Department

The Office of the Attorney General has reviewed the Warranty Deed and supporting documents provided in connection with the above referenced acquisition and approves the acquisition for form and substance only. Please note that once approved by Governor and Council, and signed by all parties, the Warranty Deed should be returned to this office for final review of execution before it is recorded in the appropriate county registry of deeds.



Christopher G. Aslin

The within conveyance is a transfer to the State of New Hampshire and pursuant to RSA 78-b:2(1) it is exempt from the New Hampshire real estate transfer tax. This transfer is also exempt from the LCHIP surcharge pursuant to the New Hampshire RSA 478:17-g, II(a).

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS **MASCOMA WATERSHED CONSERVATION COUNCIL, INC.**, with a mailing address of P.O. Box 704, Enfield, New Hampshire 03748 (the "Grantor"), for consideration paid, grants to the **STATE OF NEW HAMPSHIRE** acting by and through its **NEW HAMPSHIRE FISH AND GAME DEPARTMENT**, with an address of 11 Hazen Drive, Concord, County of Merrimack, State of New Hampshire 03301 (the "NHFG"), the following:

A certain tract of land in the Town of Canaan, County of Grafton, State of New Hampshire, identified as Tax Map 6, Lot 80 (the "Property") bounded and described as follows:

1. Beginning at a stone post standing on the easterly bank of the Mascoma River;
2. South 84° East to a stone post standing near the company barn, so called;
3. Southeast to a stone post standing on the bank of Mud Pond Brook, so called;
4. Westerly by said Mud Pond Brook to the junction of said brook and Mascoma River to the first mentioned bound.

EXCEPTING and RESERVING a right of way across the described premises and granting a right of way across land now or formerly of Campbell dated November 9, 1917, and recorded in the Grafton County Registry of Deeds at Book 544, Page 234. The Grantor grants whatever right, title and interest, it might have without warranty of title to the right of way as mentioned in Deed at Book 544, Page 234.

For further description of land see Plan #414 recorded in the Registry.

This property is not homestead property.

Meaning and intending to convey the same premises conveyed by Fiduciary Deed to the Mascoma Watershed Conversation Council by Jeffery Urdan, as Administrator of the Estate of Stephan G. Rubinstein recorded at the Grafton County Registry of Deeds on September 5, 2018, at Book 4386, Page 602.

IN WITNESS WHEREOF, I hereby set my hand this _____ day of _____, 2022.

**MASCOMA WATERSHED CONSERVATION
COUNCIL, INC.**

By: Donald Lacey, Treasurer
Duly Authorized

State of New Hampshire
County of _____

Personally appeared before me on this _____ day of _____, 2022, Donald Lacey, who acknowledges himself to be the Treasurer of the Mascoma Watershed Conservation Council, Inc., and as such is duly authorized to executed the foregoing instrument for the purposes therein contained, by signing his name on behalf of the State of New Hampshire.

Notary Public/Justice of the Peace [seal]
My Commission Expires: _____

**ACCEPTED:
STATE OF NEW HAMPSHIRE
FISH AND GAME DEPARTMENT**

Scott R. Mason, Executive Director

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

Personally appeared before me on this _____ day of _____, 2022, Scott R. Mason, who acknowledges himself the Executive Director for the New Hampshire Fish and Game Department, and as such is duly authorized to executed the foregoing instrument for the purposes therein contained, by signing his name on behalf of the State of New Hampshire.

Notary Public/Justice of the Peace
My Commission Expires:

Approved by the Governor and Executive Council: _____, Item # _____

State of New Hampshire

Department of State

CERTIFICATE

I, David M. Scanlan, Secretary of State of the State of New Hampshire, do hereby certify that MASCOMA WATERSHED CONSERVATION COUNCIL is a New Hampshire Nonprofit Corporation registered to transact business in New Hampshire on December 31, 1998. I further certify that all fees and documents required by the Secretary of State's office have been received and is in good standing as far as this office is concerned.

Business ID: 307828

Certificate Number: 0005836798



IN TESTIMONY WHEREOF,

I hereto set my hand and cause to be affixed
the Seal of the State of New Hampshire,
this 28th day of July A.D. 2022.

A handwritten signature in black ink, appearing to read "David M. Scanlan".

David M. Scanlan
Secretary of State

CORPORATE RESOLUTION

I, Alice Schori, hereby certify that I am duly elected Secretary of the Mascoma Watershed Conservation Council. I hereby certify the following is a true copy of a vote taken at a meeting of the Board of Directors, duly called and held on July 30, 2022 at which a quorum of the Directors were present and voting.

VOTED: That Donald Lacey, Treasurer is duly authorized to enter into contracts or agreements on behalf of the Mascoma Watershed Conservation Council with the State of New Hampshire and any of its agencies or department and further is authorized to execute any documents which may in his judgment be desirable or necessary to affect the purpose of this vote.

I hereby certify that said vote has not been amended or repealed and remains in full force and effect as of the date of the contract to which this certificate is attached. I further certify that it is understood that the State of New Hampshire will rely on this certificate as evidence that the person listed above currently occupy the position indicated and that they have full authority to bind the corporation. To the extent that there are any limits on the authority of any listed individual to bind the corporation in contracts with the State of New Hampshire, all such limitations are expressly stated herein.

Dated: August 23, 2022

Attest: Alice Schori

Alice Schori, Secretary



**Mascoma Watershed
Conservation Council property
47 Acres**

Legend

- Mascoma Watershed Lot

Trails and Woods Rds

Type

- Trail
- Woods Rd
- Class VI Roads

DOT Roads

RTE

- Local Roads
- State Routes

Lands

Agency

- DRED Lands
- DRED CE Lands
- USACE Lands
- NHFG Lands
- ConsNH