



# State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES

25 Capitol Street

Concord, New Hampshire 03301

(603) 271-3201 | [Office@das.nh.gov](mailto:Office@das.nh.gov)

Charles M. Arlinghaus  
Commissioner

Catherine A. Keane  
Deputy Commissioner

Sheri L. Rockburn  
Assistant Commissioner

March 3, 2026

Her Excellency, Governor Kelly A. Ayotte  
and the Honorable Council  
State House  
Concord, New Hampshire 03301

## REQUESTED ACTION

Authorize the Department of Administrative Services (the "Department"), acting pursuant to RSA 21-I:11, I(c)(3) on behalf of the State of New Hampshire, to grant back to the City of Manchester any and all right, title, and interest of record that the State may have in and to certain tracts of land situated in the City of Manchester northwest of Interstate 293 between Dunbarton Road to the southwest and Hackett Hill Road to the east, which right, title, and interest of record was mistakenly transferred to the State by the City in 1974. This transfer is merely corrective in nature and thus offers no opportunity for the State to determine whether hunting or fishing would be allowed on the subject land.

## EXPLANATION

In November 2025, the Manchester law firm of Craig, Deachman & Associates, PLLC contacted the Department on behalf of its client and the City of Manchester to seek the State's assistance in correcting a defect in the City's title to certain tracts of land located northwest of Interstate 293 in Manchester that its client desires to purchase from the City. Without such assistance from the State, the prospective buyer's title insurance company will not insure the buyer's ownership interest in the land in question against certain claims arising through the State's record title upon the closing of the buyer's pending purchase from the City. This lack of insurability effectively lowers the market value of the property to be purchased, and it also significantly reduces the City's pool of interested buyers to whomever is willing to risk the loss of their entire investment in the property to third-party claims through the State's superior record title.

The City of Manchester mistakenly transferred the land in question to the State of New Hampshire in 1974 by Warranty Deed dated April 9, 1974, recorded in the Hillsborough County Registry of Deeds (HCRD) at Book 2362, Page 553. The City's apparent intention had been to transfer the land in question to the University of New Hampshire, which it tried to do again, after its failed first attempt, by "Corrected"

Warranty Deed dated September 20, 1974, recorded in the HCRD at Book 2377, Page 441. However, despite several succeeding years of possession and curtailed development of the subject land by the University of New Hampshire, before the land was eventually sold back to the City of Manchester, a corrective deed cannot be used to change the name of the grantee in an otherwise effective, unambiguous instrument, such as the April 9, 1974 Warranty Deed to the State. Hence the uninsurable defect in the City's title.

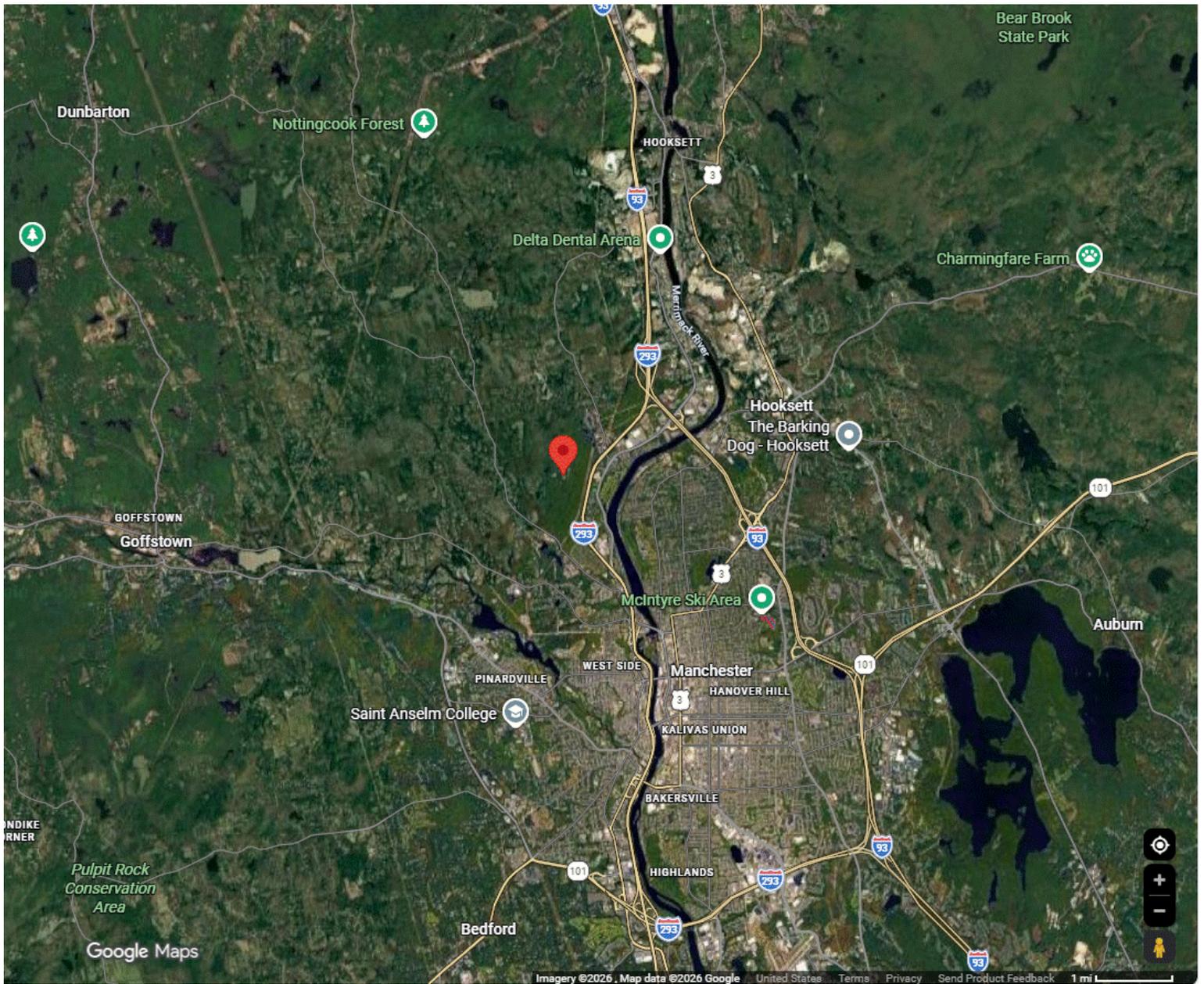
To the Department's knowledge, the State never took possession of the land in question in or since 1974, never used it, and never occupied it. The State never intended to acquire the property, and the City never intended to transfer it to the State. The foregoing has been confirmed, to the City's knowledge, by the City Solicitor's Office, which is directly involved in the anticipated sale of the land in question by the City of Manchester.

Based on the foregoing, authorization is hereby requested: to grant back to the City of Manchester, on behalf of the State of New Hampshire, the State's entire interest of record in the subject tracts of land.

Respectfully submitted,



Charles M. Arlinghaus  
Commissioner



Location of City of Manchester Land West of Interstate 293  
Between Dunbarton Road and Hackett Hill Road  
Manchester, New Hampshire  
Google Location Map

(approximate location marked by red pin near center of map detail above)



Aerial View of Approximate Location and Rough Extents of  
City of Manchester Land West of Interstate 293  
Between Dunbarton Road and Hacket Hill Road  
Manchester, New Hampshire  
City of Manchester GIS Aerial Imagery Map

(A very rough approximation of the subject land is outlined in yellow above. This is not an accurate display of applicable tract boundaries. Extents of the subject land as deeded to the State in 1974 do not appear to match current tax parcel configurations.)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that the City of Manchester, a municipal corporation established under the laws of the State of New Hampshire, of Manchester, County of Hillsborough and State of New Hampshire, grants with warranty covenants to the State of New Hampshire, several tracts of land with the buildings thereon situated in said Manchester and bounded and described as follows:

PARCEL I

Beginning at a stake and stones located on the easterly side of Black Brook; thence Northerly Three Hundred Thirty (330) feet to a stake and stones at land now or formerly of A. J. Richards; thence South 86° 10' East Twenty-four Hundred Seventeen (2417) feet to a stake and stones; thence South 1° 45' East Fourteen Hundred (1400) feet to a stake and stones on a ledge; thence South 73° West Fifteen Hundred Forty (1540) feet partly along a stone wall to the Easterly side of the Dunbarton Road; thence Northwesterly by said Easterly side of Dunbarton Road to the point where it is crossed by said Black Brook; thence Northerly by the Easterly bank of said Brook to the point of beginning, containing Eighty-six and one-tenth (86.1) acres. For title reference, see deed of Merrimack River Savings Bank to Louis Vogel and Edward G. Hadley dated June 11, 1934 and recorded in the Hillsborough County Registry of Deeds, Volume 938, Page 631 and quitclaim deed of Edward G. Hadley to the said Louis Vogel dated December 19, 1936 and recorded in the Hillsborough County Registry of Deeds, Volume 959, Page 278.

Meaning and intending to convey the premises referred to as Parcel No. 1 in the deed of Louis Vogel to the within grantor dated April 26, 1946 and recorded in the Hillsborough County Registry of Deeds, in Volume 1100, Page 383.

PARCEL II

Beginning at the intersection of the Easterly line of said Dunbarton Road with said stone wall; thence North 73° East Fifteen Hundred Forty (1540) feet to a stake

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and stones; thence North 71° East Eighteen Hundred (1800) feet to a stake and stones; thence South 1° 15' West Twenty-six Hundred Twenty (2610) feet to a stake and stones; thence South 71° West Twelve Hundred Ninety-four (1294) feet to the Easterly line of said Dunbarton Road; thence Northwesterly along said Easterly line of Dunbarton Road to the point of beginning, containing One Hundred Six and 75/100ths (106.75) acres. For title reference, see deed of Merrimack River Savings Bank to Louis Vogel and Edward G. Hadley dated June 11, 1934 and recorded in the Hillsborough County Registry of Deeds, Volume 938, Page 631 and deed of Edward G. Hadley to the said Louis Vogel dated December 19, 1936 and recorded in the Hillsborough County Registry of Deeds, Volume 959, Page 278.

Meaning and intending to convey the premises described as Parcel No. 2 in a deed of Louis Vogel to the within grantor of April 26, 1946 and recorded in Volume 1100, Page 383.

PARCEL III

Beginning at a stake and stones at the northeast corner of said lot, thence west, by land now or formerly owned by Daniel Farmer to the Northwest corner at a stake and stones; thence southerly by said Farmer lot to a pile of stones on a ledge, it being the southwest corner of said lot; thence easterly by land now or formerly owned by D. H. C. Parker and the Amoskeag Manufacturing Co., to a stake and stones at the southeast corner; thence northerly by land formerly owned by Jonas B. Bowman to the place of beginning, and being the "Page Lot", so called, as described in the deed of Fred B. Dunbar to Joseph Masse, dated June 3, 1902, and recorded in Hillsborough County Registry of Deeds Vol. 611, Page 138. For title reference, see the Estate of Joseph Masse in the Hillsborough County Registry of Probate, the deed of Peter Masse to Isabelle Masse dated August 30, 1940 and recorded in Volume 1007, Page 93 in the Hillsborough County Registry of Deeds.

Meaning and intending to convey the premises conveyed to the City of Manchester in a Tax Collector's Deed dated September 13, 1956 and recorded in Volume 1479, Page 154, Hillsborough County Registry of Deeds and containing 39 acres, more or less.

Excepting and reserving from Parcels I and II of this conveyance transmission line easements granted to the Public Service Company of New Hampshire and recorded in the Hillsborough County Registry of Deeds in Volume

730, Page 134, Volume 1493, Page 175, and Volume 1525, Page 107. Also excepting and reserving from Parcel III herein an easement granted by Joseph Masse to the New England Telephone and Telegraph Company recorded in said Registry in Volume 647, Page 90, if applicable.

WITNESS its seal this 9th day of April 1974

CITY OF MANCHESTER

*G. C. [Signature]*

By *[Signature]*  
Duly Authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this the 9th day of April 1974, before me, the undersigned officer, personally appeared *[Name]* of the City of Manchester, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated, for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

*G. C. [Signature]*  
Justice of the Peace  
Notary Public



CORRECTED  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that the City of Manchester, a municipal corporation established under the laws of the State of New Hampshire, of Manchester, County of Hillsborough and State of New Hampshire, grants with warranty covenants to the University of New Hampshire, a body politic and corporate, duly established by law, with a principal administrative office in Durham, County of Strafford, State of New Hampshire, several tracts of land with the buildings thereon situated in said Manchester, and bounded and described as follows:

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Beginning at a stake and stones located on the easterly side of Black Brook; thence Northerly Three Hundred Thirty (330) feet to a stake and stones at land now or formerly of A. J. Richards; thence South 86° 10' East Twenty-four Hundred Seventeen (2417) feet to a stake and stones; thence South 1° 45' East Fourteen Hundred (1400) feet to a stake and stones on a ledge; thence South 73° West Fifteen Hundred Forty (1540) feet partly along a stone wall to the Easterly side of the Dunbarton Road; thence Northwesterly by said Easterly side of Dunbarton Road to the point where it is crossed by said Black Brook; thence Northerly by the Easterly bank of said Brook to the point of beginning, containing Eighty-six and one-tenth (86.1) acres. For title reference, see deed of Merrimack River Savings Bank to Louis Vogel and Edward G. Hadley dated June 11, 1934 and recorded in the Hillsborough County Registry of Deeds, Volume 938, Page 631 and quitclaim deed of Edward G. Hadley to the said Louis Vogel dated December 19, 1936 and recorded in the Hillsborough County Registry of Deeds, Volume 959, Page 278.

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HILLSBOROUGH COUNTY  
REGISTRY OF DEEDS

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and stones; thence North 71° East Eighteen Hundred (1800) feet to a stake and stones; thence South 1° 15' West Twenty-six Hundred Twenty (2620) feet to a stake and stones; thence South 71° West Twelve Hundred Ninety-four (1294) feet to the Easterly line of said Dunbarton Road; thence Northwesterly along said Easterly line of Dunbarton Road to the point of beginning, containing One Hundred Six and 75/100ths (106.75) acres. For title reference, see deed of Merrimack River Savings Bank to Louis Vogel and Edward G. Hadley dated June 11, 1934 and recorded in the Hillsborough County Registry of Deeds, Volume 938, Page 631 and deed of Edward G. Hadley to the said Louis Vogel dated December 19, 1936 and recorded in the Hillsborough County Registry of Deeds, Volume 959, Page 278.

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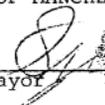
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730, Page 134, Volume 1493, Page 175, and Volume 1525, Page 107. Also excepting and reserving from Parcel III herein an easement granted by Joseph Masse to the New England Telephone and Telegraph Company recorded in said Registry in Volume 647, Page 90, if applicable.

This deed is given to correct a deed of the same property dated April 9, 1974, recorded in the Hillsborough County Registry of Deeds at Book 2362, Page 553, from the Grantor to the State of New Hampshire, executed in error, and there is no consideration for this deed.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the corporate seal of the CITY OF MANCHESTER to be affixed this 20 day of September, 1974.

CITY OF MANCHESTER

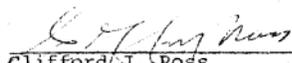
BY:   
Mayor



  
Witness

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this the 20 day of September, 1974, before me, Clifford J. Ross, the undersigned officer, personally appeared Sylvio L. Dupuis, who acknowledged himself to be the Mayor of Manchester, a municipal corporation, and that he, as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Mayor.

  
Clifford J. Ross  
Justice of the Peace

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