

STATUTE FORM OF WARRANTY DEED

(Corporate Grantor)

ABBOTT WORSTED MILLS, INC., a New Hampshire corporation with

a principal place of business in Wilton, County of Hillsborough, State of

New Hampshire, for consideration paid, grants to WILTON TOP COMPANY, INC.,

a New Hampshire corporation with a principal place of business in said Wilton,

New Hampshire (P.O. address: Wilton, New Hampshire 03086), with warranty

covenants, certain tracts of land and buildings located in the Town of Wilton,

County of Hillsborough, State of New Hampshire, bounded and described as

follows:

PARCEL 1

Beginning at a stake on the northerly side of New Hampshire State Highway Route 101, at the southeasterly corner of the premises being also the southwesterly corner of land of Wilton Top Company, Inc.;

Thence northwesterly by the curve of the northerly side of the State Highway right of way 300 feet to a stake;

Thence northwesterly by the northeast side of the State Highway right of way for the exit from Route 101 to Island Street 520 feet to a stake at the southeasterly side of Island Street;

Thence north 58-3/4° east 41 feet to a stake at land of Willette;

Thence north 88° east 231 feet by Willette, Paro, and Gingras land to another stake;

Thence north 79° east 160 feet by land of Gingras, Hillsborough Mills, and Edwards to a stone post;

Thence north 30° west 92'6" by said Edwards land to a stone post at land of Edwards and LaPonsie;

Thence north 58-3/4° east 130 feet to and by said LaPonsie land to a stone post;

Thence north 30° west 76 feet, more or less, by said LaPonsie land to a stone post on the southeasterly side of Island Street;

Thence north 58-3/4° east 41 feet by the southerly side of said road to a stone post at land of Hillsborough Mills;

Thence south 14-1/4° east 63'6" by said Hillsborough Mills land to a stone post;

Thence north 84-3/4° east 51' 3-3/8" to a stone post;

Thence south 5-1/4° east 55' 11" to a stone post;

Thence north 61-3/4° east 129 feet to a stone post;

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Thence north $5-1/4^\circ$ west $85' 11''$ to a stone post to the south-east corner of Parcel 2 below;

Thence continuing on the same course $14' 6''$ to a stone bound at the southwesterly end of Mill Street;

Thence north $84-3/4^\circ$ east crossing Mill Street 40 feet to a stone post at land of said Fred Paro and the southeasterly end of Mill Street, and at land of Hillsborough Mills;

Thence by said Hillsborough Mills land south $5-1/4^\circ$ east 52 feet to a stone post;

Thence south $16-3/4^\circ$ east 43 feet to a stone post;

Thence north $82-1/4^\circ$ east $106' 5''$ to an iron pin at the westerly bank of the Souhegan River;

Thence southerly by the river bank 40 feet more or less to an iron pin at land of Leonard J. Peterson;

Thence westerly parallel to and 16 feet northerly of the northerly side of an office building on said Peterson land 50.8 feet to a point on an extension of the westerly side of the office building and 16 feet from the northwest corner of said building;

Thence continuing on the same course $280' 9''$ to an iron pin;

Thence at an interior angle of 268° south $6-3/4^\circ$ east $107' 2''$ to a drill hole on top of a stone party wall;

Thence south $69-1/2^\circ$ east 107 feet along the top of the party wall to a drill hole at the top of the party wall;

Thence south 8° east 24 feet to a drill hole in another party wall;

Thence south 80° east 40.75 feet by the top of the party wall part way;

Thence by the ground part way and over another wall to an iron pin 11 inches from the base of the latter wall;

Thence south $9-1/4^\circ$ east 109.33 feet to a square head pin flush with the hot top 8.17 feet northerly of the bottom course of Wilton Top Company, Inc. building;

Thence by Wilton Top Company, Inc. south $81-1/4^\circ$ west 21 feet to an iron pin;

Thence south 6° west 348 feet by said Wilton Top Company, Inc. land to the point of beginning.

Containing $4-1/2$ acres, more or less, and being a part of Tract 1 described in deed recorded in Volume 919, page 577, Hillsborough County Registry of Deeds.

Together with and subject to the rights and reservations contained in said deed of Abbott Worsted Mills, Inc. to Leonard J. Peterson, dated in 1971 and recorded in the Hillsborough County Registry of Deeds.

Together with any rights which Abbott Worsted Mills, Inc. may have to any power lines, poles, transformer stations, or other similar equipment on the granted premises.

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PARCEL 2

Beginning at a stake on the southerly side of New Hampshire State Highway Route 101 at land of George Lynch, being the southeasterly corner of the granted premises;

Thence northwesterly by the southerly side of said highway right of way 340 feet to a stake at the easterly line of the old right of way of the Abbott Hill Road, so-called;

Thence southerly by said old Abbott Hill Road right of way 170 feet, more or less, to a stone bound at the northeasterly side of Kennedy Avenue and land of George Lynch;

Thence north $84-1/2^\circ$ east 250 feet by said George Lynch land to the point of beginning.

Containing one-half acre, more or less, and being a part of Tract 1 in deed recorded in Volume 919, Page 577 of the Hillsborough County Registry of Deeds.

PARCEL 3

Beginning at an iron pipe at the corner of the westerly line of Mill Street and the southerly line of Island Street;

Thence south $5-1/4^\circ$ east 154' 6" by said Mill Street and an extension of Mill Street to a stone post at Parcel 1 above and land of Hillsborough Mills;

Thence by said Hillsborough Mills land south $84-3/4^\circ$ west 65' 4-3/4" to a stone post;

Thence north $5-1/4^\circ$ west 123 feet to a stone post at the southerly side of Island Street;

Thence north $58-3/4^\circ$ east 72' 6" by said Island Street to the point of beginning.

Containing one-fifth of an acre, more or less, and being a part of Tract 1 in deed recorded in Volume 919, page 577 of the Hillsborough County Registry of Deeds.

PARCEL 4

Beginning at a stone post on the northwesterly side of Island Street, being the southeasterly corner of the premises and the southwesterly corner of land of Hillsborough Mills;

Thence north $55-1/4^\circ$ west 72' 3-1/2" by said Hillsborough Mills land to an iron pin at the top of the bank of the southerly side of the Souhegan River;

Thence southwesterly by the top of the bank of the southerly side of the Souhegan River 265 feet, more or less, to the base of the old dam;

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Thence southeasterly in line with the base of the old dam 60 feet, more or less, to the northwesterly side of Island Street;
 Thence northeasterly by the northwesterly line of Island Street 270 feet, more or less, to the point of beginning.

Containing one-third of an acre, more or less, and being a part of Tract 3 of deed recorded in Volume 919, Page 577 of the Hillsborough County Registry of Deeds.

PARCEL 5

Beginning at a stake on the northwesterly side of Island Street, being the southeasterly corner of the granted premises and the southwesterly corner of land now or formerly of Lacasse;

Thence southwesterly by the northwesterly line of said Island Street 104 feet to a stone bound at land of Phillip Foster;

Thence north 29° west 31 feet by said Phillip Foster land to an iron pin at the top of the bank on the southerly side of Souhegan River;

Thence northeasterly by the top of the banking on the southerly side of Souhegan River 104 feet, more or less, to a stake at land of Lacasse;

Thence south 29° east 40 feet by said Lacasse land to the point of beginning.

Being a part of Tract 3 in Volume 919, Page 577, of the Hillsborough County Registry of Deeds, and containing 3,600 square feet, more or less.

PARCEL 6

Beginning at the northeast corner of the premises on the northwesterly bank of the Souhegan River by land now or formerly of Albert Beard;

Thence north 25° 45' west 57 feet to a stone bound;

Thence by land now or formerly of Josiah Fleeman, the following courses and distances:

South 65° west 105 feet to a stone bound;

Thence 107 feet on the same course to another stone bound;

Thence 86 feet on the same course to a stone bound;

Thence south 65° 30' west 113 feet to a stone bound;

Thence south 66° 45' west 190 feet to a stone bound;

Thence continuing on the same course 33 feet to the northeasterly bank of the Souhegan River;

Thence by the bank of the Souhegan River to the point of beginning.

Being Tract 4 in deed recorded in Volume 919, Page 577 of the Hillsborough County Registry of Deeds, and containing 2 acres, more or less.

There are also hereby conveyed: the dam near said premises last above described and between the same and the opposite bank; together with the pond, the right of flowage and all water and flowage rights of every sort and description formerly belonging to the Wilton Manufacturing Company and/or the Souhegan Woolen Company, a New Hampshire corporation.

Meaning and intending to convey by this deed all of the remaining interest and lands of the Abbott Worsted Mills, Inc. in Hillsborough County.

IN WITNESS WHEREOF, the said Abbott Worsted Mills, Inc. has caused this deed to be signed by its duly authorized officer and to be sealed with its corporate seal this 29th day of December 1972.

ABBOTT WORSTED MILLS, INC.

By Samuel I. Abbott



STATE OF NEW HAMPSHIRE
Hillsborough, ss.

29th day of December 1972

Before me, the undersigned officer, personally appeared Samuel I. Abbott who acknowledged himself to be the President of Abbott Worsted Mills, Inc. and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Roy E. Clark
Notary Public / Justice of the Peace

