

Building Percent Good: 48

Replacement Cost

Less Depreciation: \$118,700

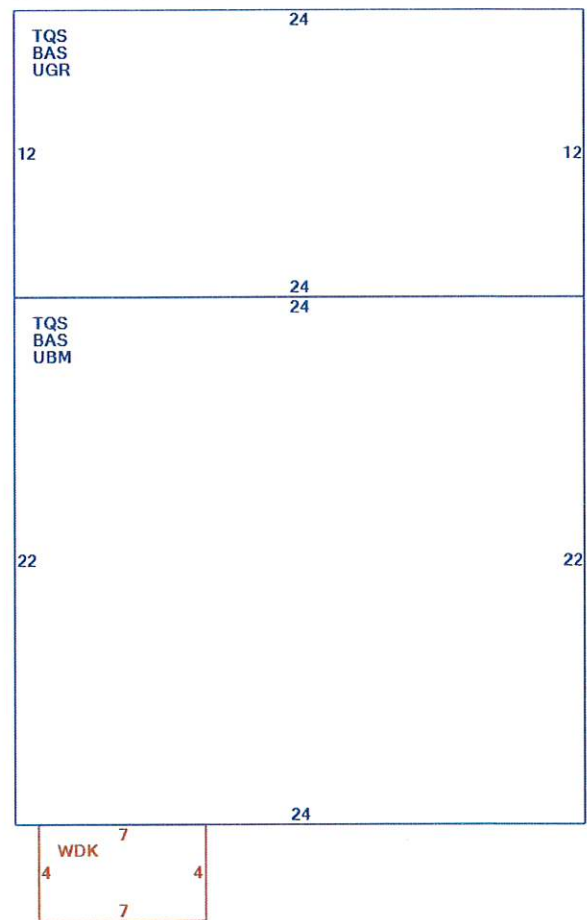
Building Attributes	
Field	Description
Style:	2 Unit
Model	Multi-Family
Grade:	C
Stories:	1.75
Occupancy	2
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Old Style
Kitchen Style:	Old Style
Num Kitchens	02
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Photo



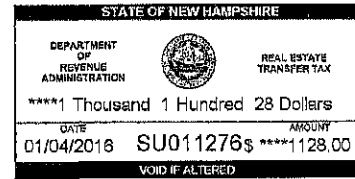
(https://images.vgsi.com/photos/ClaremontNHPhotos///0018/P6221015_18)

Building Layout



(ParcelSketch.ashx?pid=4430&bid=4698)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	816	816
TQS	Three Quarter Story	816	612
UBM	Basement, Unfinished	528	0
UGR	Basement Garage	288	0
WDK	Deck, Wood	28	0



WARRANTY DEED

KNOW ALL BY THESE PRESENTS THAT

ATTA ULLAH,

of Springfield, County of Windsor and State of Vermont,

Grantor, in the consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION**, paid to my full satisfaction by

FAROGH A. WIEN,

of Claremont, County of Sullivan and State of New Hampshire,

Grantee, by these presents does freely give, grant, sell, convey and confirm unto the said Grantee,

FAROGH A. WIEN,

an undivided one-half interest, as tenants in common,

his heirs and assigns forever, a certain piece of land in Claremont, County of Sullivan and State of New Hampshire, described as follows viz:

Being a one half interest as tenants in common with Grantor, in all and the same premises conveyed to Atta Ullah by Red Ribbon Properties by Warranty Deed dated September 9, 2005 and recorded in Book 1539, Page 416 of the Sullivan County Registry of Deeds, and therein described as follows:

"Two certain tracts or parcels of land with the buildings thereon situate in Claremont, in the County of Sullivan and State of New Hampshire, bounded and described as follows:

"TRACT #1: A certain tract or parcel of land with buildings thereon situate in said Claremont, bounded and described as follows:

"Commencing at the southeast corner of land formerly owned and occupied by William E. Tutherly as a homestead; thence easterly on Washington Street about five rods to an elm tree or to the stump of a former elm tree; thence in a northeast direction across the yard about thirteen rods to a stone monument placed in the ground; thence in a northwesterly direction on the margin of the Old Mill Pond to a maple tree plot; thence westerly to the land formerly of said William E. Tutherly; thence southerly on the east line of said William E. Tutherly land to the place of beginning.

"The within conveyance is also subject to a utility easement conveyed by Red Ribbon Properties to Connecticut Valley Electric Company, Inc. and Verizon New England, Inc. dated November 9, 2000, recorded in Sullivan County Registry of Deeds, Vol. 1244, Page 775.

"Reference is also made to a plan entitled "Boundary Plan of Land Owned by Red Ribbon Properties, Washington Street, Claremont, New Hampshire", prepared by Wayne C. McCutcheon, L.L.S., dated April 16, 1998, recorded in the Sullivan County Registry of Deeds in Pocket 5, Folder 3, No. 46 of Plan File 4.

"TRACT #2: A certain tract or parcel of land with buildings thereon situate in said Claremont and bounded and described as follows, viz: -

"Beginning at the southeast corner of land now or formerly of Sarah J. Hurd on Washington Street; thence easterly on said Washington Street to a butternut tree standing on the east side of Grandy Brook; thence northerly on the east bank of said brook at high water mark to a large elm tree standing on the east side of said brook a short distance below the mill dam; thence northerly about 4 rods to a stake and stones; thence westerly to said Hurd's northeast corner; thence southerly on said Hurd's east line to the place of beginning with the mill and appurtenances to the same belonging.

"Also the right to raise the dam on said premises and to pass over the land formerly owned by Frederick A. Henry to make repairs and lay pipes and control the spring as specified in deed of Frederick A. Henry and wife to Austin T. Cowles dated February 3, 1869, recorded in Book 91 on Page 596 of Sullivan County Records, to which reference is made for further description.

"Subject to an easement to New England Telephone and Telegraph recorded in Vol. 329, Page 409 of said Registry.

"Excepting and reserving from the above-described premises the portion thereof conveyed by Dyoll Robert Jolley to The State of New Hampshire by deed dated April 23, 1985 and recorded in said Registry, Vol. 776, Page 70.

"This conveyance is made subject to the slope, guardrail, embankment and drainage rights granted to the State of New Hampshire in the deed recorded in Vol. 776, Page 70.

"The within conveyance is subject to a Guardrail Easement given by Red Ribbon Properties to the City of Claremont dated November 14, 2000, recorded in said Registry, Vol. 1241, Page 833.

"The within conveyance is also subject to slope and embankment rights conveyed by Red Ribbon Properties to the City of Claremont by deed dated July 31, 2000, recorded in said Registry, Vol. 1231, Page 583.

"The within conveyance is also subject to a utility easement conveyed by Red Ribbon Properties to Connecticut Valley Electric Company, Inc. and Verizon New England Inc. dated November 9, 2000, recorded in said Registry, Vol. 1244, Page 775.

"Excepting and reserving from the within conveyance that portion containing approximately 418 square feet conveyed by Red Ribbon Properties to the City of Claremont by deed dated July 31, 2000, recorded in said Registry, Vol. 1231, Page 583.

"Reference is also made to a plan entitled "Boundary Plan of Land Owned by Red Ribbon Properties, Washington Street, Claremont, New Hampshire", prepared by Wayne C. McCutcheon, L.L.S., dated April 16, 1998, recorded in the Sullivan County Registry of Deeds in Pocket 5, Folder 3, No. 46 of Plan File 4."

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee,

FAROGH A. WIEN,
an undivided one-half interest, as tenants in common,

his heirs and assigns, to his own use and behoof forever; and

ATTA ULLAH,

the said Grantor, for himself and his heirs and assigns, does covenant with the said Grantee,

FAROGH A. WIEN,

his heirs and assigns, that until the ensealing of these presents, I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, FREE FROM EVERY ENCUMBRANCE; except as aforesaid, and I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.


IN WITNESS WHEREOF, I hereunto set my hand and seal this 30th day of December, 2015.



ATTA ULLAH

STATE OF VERMONT
WINDSOR COUNTY, SS.

At Springfield, in said County, this 30th day of December, 2015, personally appeared ATTA ULLAH and he acknowledged the above instrument by him sealed and subscribed to be his free act and deed.

Before me 

Notary Public
My Commission Expires: 02/10/2019

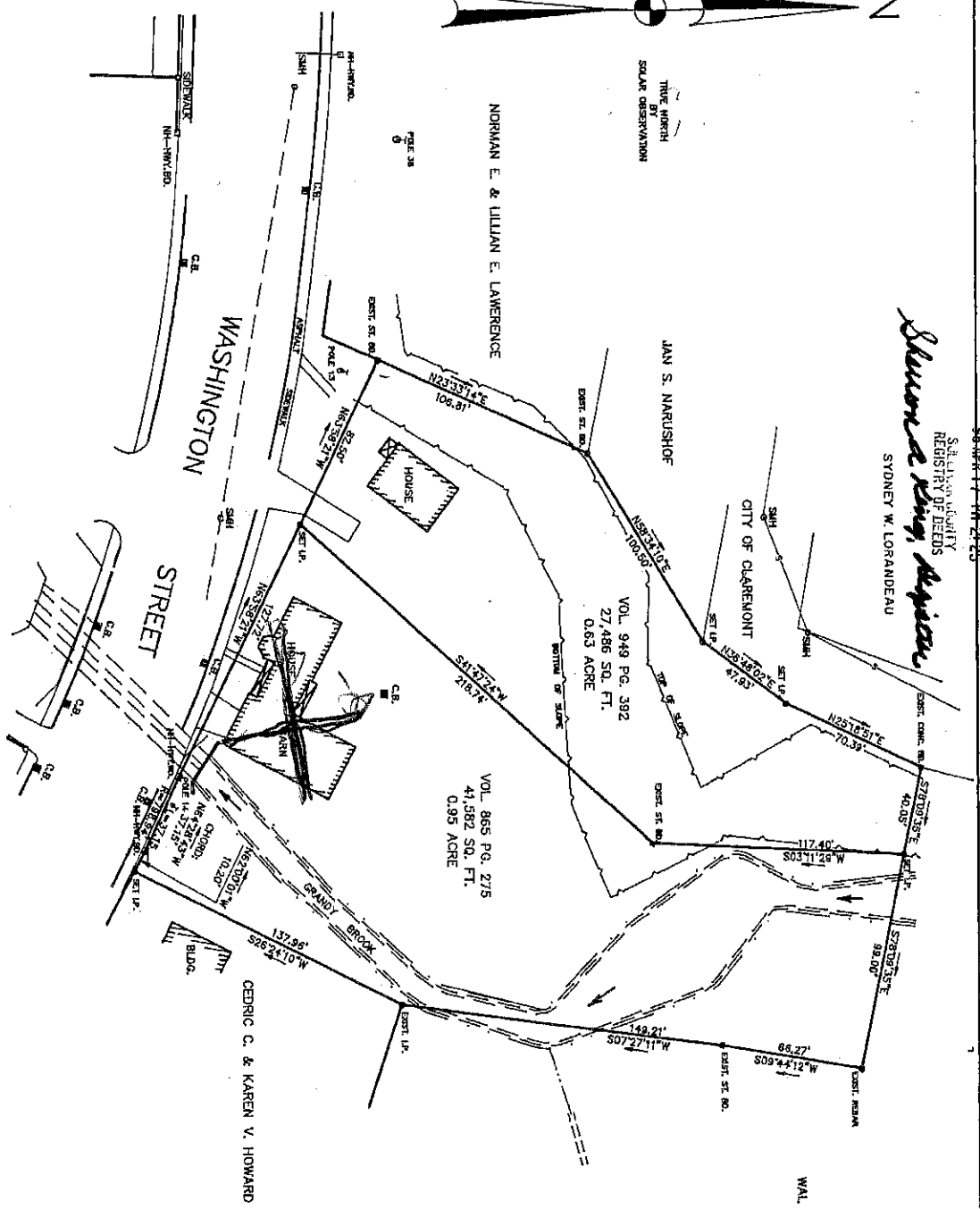
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Sydney W. Lorraine
SHERIFF'S OFFICE
REGISTRY OF DEEDS
SYDNEY W. LORRAINE AU



THE NORTH
BY
SOLAR OBSERVATION



BOUNDARY PLAN OF LAND
OWNED BY
RED RIBBON PROPERTIES
WASHINGTON STREET
CLAREMONT, NEW HAMPSHIRE

SCALE: 1"=40'

I HEREBY CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO N.H.S.A. TITLE LIV AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE RIGHTS AS THEY EXIST AND ARE NOT ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN FOR ESTABLISHMENT.
DATE: April 16, 1998
Wayne C. McCutcheon
LICENSED LAND SURVEYOR (SPL)

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT SHOWN HEREON, AND THIS PLAN IS MADE IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

SCALE: 1"=40'

APRIL 16, 1998

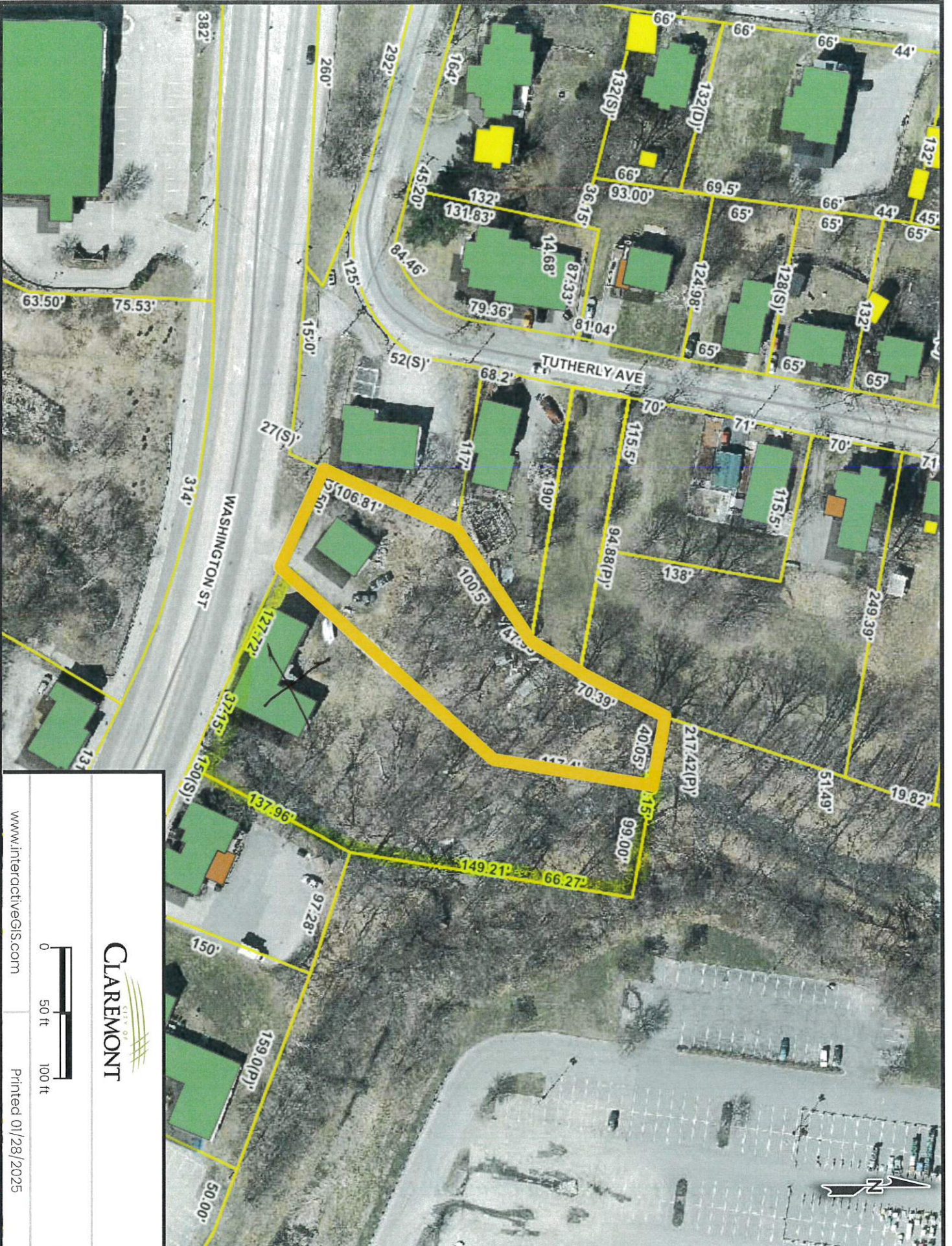
P5 E3
#46 OF4


- PLAN REFERENCES
- 1. PLAN OF LOTS ON ESTATE OF WILLIAM E. TUBERLY, CLAREMONT, N.H. DATED 1893.
 - 2. NEW HAMPSHIRE D.O.T. CITY OF CLAREMONT PROJ. NO. ME-M-509 (003)-C-2420-C.
 - 3. TESTING CONCEPTS PLAN PROPOSED SHOPPING CENTER CLAREMONT, N.H. DATED JUNE 4, 1992 BY HOLDEN ENGINEERING & SURVEYING.

DEED REFERENCES


- 1. KENNETH L. JOLLEY TO RED RIBBON PROPERTIES, VOL. 865 PG. CLAREMONT, N.H. DATED 1893.
- 2. DARTMOUTH BANK TO RED RIBBON PROPERTIES, VOL. 949 PG. CLAREMONT, N.H. DATED 1992.

WAYNE McCUTCHEON ASSOCIATES, INC
CLAREMONT, NEW HAMPSHIRE





 0 50 ft 100 ft



CLAREMONT

www.interactivegis.com

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