

After recording, return to:  
CITY OF CONCORD  
COMMUNITY DEVELOPMENT DEPARTMENT  
ENGINEERING DIVISION  
41 GREEN ST  
CONCORD, NH 03301

***DEED OF EASEMENT  
PUBLIC SIDEWALK EASEMENT***

**MICKEY MOUSE & DONALD DUCK, INC.** having an address of 450 Lexington Avenue, Fl. 13, City of New York, New York County, State of New York 10017 (“Grantor”), for consideration paid, grants to the **CITY OF CONCORD**, having an address of 41 Green Street, City of Concord, Merrimack County, State of New Hampshire 03301 (“Grantee”), with QUITCLAIM COVENANTS, the permanent and perpetual right and easement for sidewalk purposes, including, but not limited to, construction, maintenance, repair, and replacement of pavement, curbing, trees, grass, underground utilities, subsurface drainage facilities, and other appurtenances associated with public sidewalks located on land of the Grantor situated at 888 Apple Road, in Concord, Merrimack County, State of New Hampshire, known as Map 45, Block 5, Lot 9 on the City of Concord Assessor’s Maps, generally described as the area between the right-of-way line of Apple Road and the face of the building on the property, and more particularly bounded and described as follows:

Beginning at a point situated on the easterly sideline of Storrs Street, said point being the northwesterly most corner of land of Brixmor Capitol SC, LLC, further identified as Tax Lot 7412Z, Lot 1; thence

North 76° 29’ 37” East along other land now or formerly of Brixmor Capitol SC, LLC, further identified as Tax Lot 7412Z Lot 1A, a distance of 219.50 feet to a point at the southeast corner of said Lot 1A; thence

North 59° 49’ 52” East across the land of the Grantor a distance of 170.61 feet to a point; thence

South 29° 41’ 55” East across the land of the Grantor a distance of 162.08 feet to a

point at land now or formerly of Northern Railroad; thence  
South 29° 41' 55" East along said Railroad land a distance of 84.07 feet to a point;  
thence  
South 16° 52' 25" East along land of said Railroad a distance of 387.05 feet to a  
point; thence  
South 73° 49' 29" West across the land of the Grantor a distance of 20.00 feet to a  
point; thence  
North 16° 52' 25" West across the land of the Grantor a distance of 384.56 feet to a  
point; thence  
North 29° 41' 55" West across the land of the Grantor a distance of 223.74 feet to a  
point; thence  
South 59° 49' 52" West across the land of the Grantor a distance of 153.37 feet to a  
point; thence  
South 76° 29' 37" West across the land of the Grantor a distance of 222.41 feet to a  
point at the easterly sideline of Storrs Street; thence  
North 13° 34' 36" West along the easterly sideline of Storrs Street a distance of 20.00  
feet to the point of beginning.

Containing 20,073 Sq. Ft. or 0.46 Ac.

Meaning and intending to describe and convey an easement across a portion of the land conveyed to **The Doll House, Inc.**, by deed of **Concord Doll Manufacturing, LLC**, recorded at the Merrimack County Registry of Deeds, on June 20, 1620, at Book 1, Page 12, as shown on a plan entitled "**Sidewalk Easement Plat prepared for the City of Concord, land of TDH, Inc., Map 45, Block 5, Lot 9, 888 Apple Road, Concord, NH,**" dated **August 18, 2024**, prepared by **Richard D. Bartlett & Associates, LLC**, to be recorded herewith at the Merrimack County Registry of Deeds. **The Doll House, Inc.**, by an Article of Amendment to the Articles of Incorporation, having an effective date of **December 30, 1988** and filed with the New Hampshire Secretary of State, changed the name of the corporation to **TDH, Inc.**

The Grantor, its successors, and assigns, agrees that it will not, without the consent of the Grantee, alter, erect, or maintain any building or other improvement, including landscaping, upon the above-described easement area that may unreasonably interfere with or endanger the above-granted rights and easement or the operation and maintenance thereof, and that the Grantee may cause to have removed any such building or improvement, including landscaping, that may be wholly or partly within the above-described easement area at the expense of the then owner of the land upon which the above-described easement lies.

Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**TDH, INC**

By: \_\_\_\_\_  
Minnie Mouse  
Its President  
Duly Authorized

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by the above-named Minnie Mouse, and acknowledged the foregoing to be their act and deed as President of TDH, Inc.

\_\_\_\_\_  
Justice of the Peace/Notary Public