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Doc # 0010830 Sep 7, 2012 4:07 PM

Sean P. Aiton

Register of Deeds, Carroll County



WARRANTY DEED

EVA A. POWERS, TRUSTEE of THE EVA A. POWERS REVOCABLE TRUST OF 1992, a New Hampshire trust u/d/t dated January 3, 1992, as amended and restated, with an address of 135 Bow Street #5, Portsmouth, New Hampshire 03801, for consideration paid, grants to **BRIAN R. POST**, with an address of Post Office Box 174, Jackson, New Hampshire 03846, with Warranty Covenants, the following described premises:

A tract of land with any improvements thereon situated in Jackson, Carroll County, New Hampshire, shown as Lot #32 on a plan, entitled "H.H. Whitney, Jackson Heights, Black Mountain, Jackson, NH - Surveyed by Roger S Burnell, Conway, NH" said Plan approved by the Jackson Planning Board, December 14, 1972, and recorded in Carroll County Registry of Deeds in Plan Book 23, Page 5, said Lot #32 bounded and described as follows:

Beginning at an iron pipe at the North side of "Deer Run", so-called, said iron pipe being at the Southwest corner of land of George L. and Cale A. Jackson (Lot #31), and said iron pipe being at the Southeast corner of Lot #32 herein conveyed; bearing North 35° East, 199 feet to an iron pipe at the Northwest corner of said Lot #31; thence following land now or formerly of H. Holland Whitney and Helen E. Whitney (Lot #35), North 35° East 25 feet to a point; thence North 55° West, approximately 200 feet to a point; thence South 35° West, 25 feet to an iron pipe at the Northeast corner of land now or formerly of Justin and Kay A. Cross (Lot #33); thence along the same course, by said Lot #33, 173.5 feet to an iron pipe located 50 feet Northeast of a spike at the center of a circular turn-around at the West end of said "Deer Run"; thence Southeasterly along an arc 50 feet from said center spike, approximately 50 feet to a point on the northerly sideline of "Deer Run"; thence South 55° West by the northerly sideline of Deer Run, 155 feet to the iron pipe at the point of beginning.

Lot #32 is land only and is not subject to homestead.

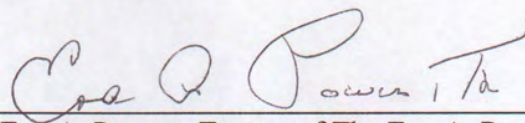
BK3023PG0206

Subject to and together with all restrictions, covenants, appurtenant rights and provisions contained in certain Declaration of Restrictions dated January 12, 1970, recorded in the Carroll County Registry of Deeds at Book 459, Page 452.

Meaning and intending to describe and convey Lot #32, being the second tract conveyed to Eva A. Powers, Trustee of The Eva A. Powers Revocable Trust of 1992 by Warranty Deed of Kaye A. Cross dated April 12, 1999 and recorded with the Carroll County Registry of Deeds at Book 1801, Page 815.

The undersigned trustee as Trustee of The Eva A. Powers Revocable Trust of 1992, a trust agreement created u/d/t dated January 3, 1992, by Eva A. Powers, as Grantor, and thereto has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

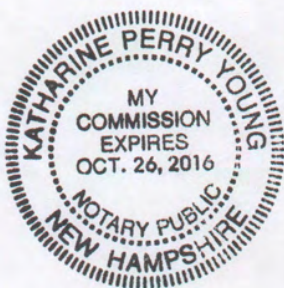
EXECUTED this 7th day of September, 2012.



Eva A. Powers, Trustee of The Eva A. Powers Revocable Trust of 1992

STATE OF NEW HAMPSHIRE
COUNTY OF Carroll

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 7th day of September, 2012, by Eva A. Powers, Trustee of the Eva A. Powers Revocable Trust of 1992, in said capacity of behalf of the Trust.



Katharine Perry Young

Notary Public/Justice of the Peace

Printed Name:

My Commission Expires: