

Return to:
One State Properties, LLC
1887 Whitney Mesa Drive, Unit 4440
Henderson, NV 89014

\$150.00

Carroll County NH Registry of Deeds
Book 3848 Page 0861 Page 1 of 2
eRecorded on 10/23/2025 at 09:56 AM
TID: 4318285 Doc # 202500099370
TT: 150.00 CA938004 LCHIP: 25.00 CAA174508

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Theodore John Falkowski**, single, of 141 Pineridge Trail, Pagosa Springs, CO 81147, for consideration paid grant(s) to **One State Properties, LLC**, an Alaska Limited Liability Company, of 1887 Whitney Mesa Drive, Unit 4440, Henderson, NV 89014, with WARRANTY COVENANTS:

A parcel of land located in Madison, Carroll County, New Hampshire, on the southerly side of Appenvell Way, so-called, being Lot No. A85 on a plan entitled "Section A, Eidelweiss, Great Northern Land Corporation, Madison, NH, H.B. Fosher, C.E." recorded in Book 10, page 30, further bounded and described as follows:

Beginning at a stake on the southerly side of said Appenvell Way at the northeast corner of the tract herein conveyed at the northerly corner of Lot No. A86 as shown on said plan, said point being also about 225 feet northwesterly along said Appenvell Way from Thusis Road, so-called;

Thence S 63° W 110 feet by said Lot No. A86 to a stake at Lot No. F1 as shown on plan of Section F, in Book 10, page 26;

Thence N 74° W 110 feet by said Lot No. F1 to a stake at Lot No. A84 as shown on plan of Section A;

Thence N 15° E 170 feet by said Lot No. A84 to a stake at the southerly side of Appenvell Way;

Thence southeasterly by said Appenvell Way 235 feet, more of less, to the point of beginning.

RE: 2025-73448

Being about 24,000 square feet.

Meaning and intending to describe and convey the same premises conveyed to Lois M.R. Falkowski by virtue of a Deed from Great Northern Land Corporation dated November 15, 1967 and recorded in the Carroll Registry of Deeds in Deed Book 423 at Page 71. The grantor herein obtained title through the Estate of Lois May Rice Falkowski (a/k/a Lois M.R. Falkowski), 3rd Circuit-Probate Division-Ossipee, Case NO. 312-2023-ET-00555.

This is not homestead property.

Executed this 10/21/2025.

Theodore John Falkowski

Theodore John Falkowski

State of New Hampshire

County of Hillsborough

Then personally appeared before me on this 10/21/2025 the said Theodore John Falkowski and acknowledged the foregoing to be his voluntary act and deed.

PAMELA J. KOEHLER
NOTARY PUBLIC, STATE OF NEW HAMPSHIRE
My Commission Expires March 9, 2027

PJ

Notary Public/Justice of the Peace
Commission expiration:

Notarized remotely online using communication technology via Proof.