

Alpine Title Services
6 Pleasant Street
Conway, NH 03818

E Doc # 2116903 11/08/2021 02:31:20 PM
Book 3631 Page 1085 Page 1 of 2
Register of Deeds, Carroll County

Lisa Scott

LCHIP CAA139305 25.00
TRANS TAX CA927342 374.00

T/S \$374

The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **PAUL J. OSSENBRUGGEN**, a single man, with a mailing address of 4993 Greenberry Drive, Clay, New York 13041, for consideration paid, grant to **JASON A. POULIOT** and **GAYLE P. POULIOT**, both having a mailing address of 102 Rutland Street, Watertown, Massachusetts 02472, as joint tenants with rights of survivorship, and not as tenants in common, with WARRANTY COVENANTS, the following:

A parcel of land located in Madison, Carroll County, New Hampshire being Lot numbered F45 on a plan entitled "West Part of Section F, Eidelweiss, Great Northern Land Corporation, Madison, New Hampshire, H.B. Foshier, C.E." recorded in Book 15, Page 18.

Subject to conditions, restrictions, easements, uses and provisions, as they may be in force and effect. Said original uses, conditions and provisions of record having an expiration date of December 31, 1985

There is conveyed herewith, in common others, a right of way for all purposes over and along the access road which leads easterly from the public highway known as Route 113 to the premises conveyed herein using existing roads for this purpose and subject to the rights of the grantor. Also granted in common with the grantor, its successors or assigns and all others lawfully entitled thereto is a right of way along existing roads to all areas presently designated by the grantor as common beach or recreational areas and also all areas to be set out in the future as beach or recreational areas as designated by grantor, subject to reasonable rules and regulations of seller, and such control of guests, lessees, invitees and trespassers as seller from time to time deems appropriate in its sole business discretion.

Meaning and intending to describe and convey those premises conveyed by Warranty Deed of Great Northern Land Corporation to Paul J. Ossenbruggen and Helene S. Ossenbruggen dated October 30, 1972 and recorded at the Carroll County Registry of Deeds at Book 528, Page 366. Helene S. Ossenbruggen died leaving Paul J. Ossenbruggen as surviving joint tenant, see Death

Certificate recorded at near or even date.

The above described is not homestead property of the grantor.

EXECUTED, this 3 day of November, 2021.

Paul J. Ossenbruggen
Paul J. Ossenbruggen

STATE OF New York

COUNTY OF Onondaga

The foregoing instrument was acknowledged before me this 3 day of November, 2021 by Paul J. Ossenbruggen known to me or satisfactorily proven by photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Mary E Doyle
Notary Public/Justice of the Peace

Printed Name: Mary E. Doyle

My Commission Expires: 9/28/2024

MARY E. DOYLE
Notary Public-State of New York
No. 01DO6409081
Qualified in Onondaga County
Commission Expires 9/28/2024