

Alpine Title Services
6 Pleasant Street
Conway, NH 03818
T/S \$675

Carroll County New Hampshire Registry of Deeds
Book 3774 Page 0582 Page 1 of 2
eRecorded on 06/07/2024 at 02:53 PM
TID: 4283158 Doc # 202400047210
TT: 675.00 CA934408 LCHIP: 25.00 CAA162487

The space above this line is reserved for recording information.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **ROBERT B. WEST, JR.**, a single person, with a mailing address of 2 Old Orchard Farm Road, Bristol Rhode Island, 02809, for consideration paid, grant to **JASON A. POULIOT**, with a mailing address of 102 Rutland Street, Watertown, Massachusetts, 02472, with **WARRANTY COVENANTS**, the following:

A parcel of land, together with the buildings thereon, located in Madison, Carroll County, New Hampshire being Lot Numbered F77 on a plan entitled "West Part of Section F, Eidelweiss, Great Northern Land Corporation, Madison, New Hampshire," recorded in Plan 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 with the Great Northern Land Corporation, its successors and assigns, 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 Great Northern Land Corporation. Also granted in common with Great Northern Land Traders, 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 Great Northern Land Corporation 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 Great Northern Land Corporation. 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.

Subject to flowage rights, easements of record and the right in Great Northern Land Corporation, its successors and assigns, to lay water pipes, gas lines, telephone lines, conduits, catch basins, drainage, and other like improvements within ten (10) feet of any boundary lines of the lot.

Subject to all easements, restrictions and covenants of record as of the date of this transfer.

Meaning and intending to describe and convey those premises conveyed by Warranty Deed of Richard B. Engle and Christine E. Engle to the Grantor herein dated February 16, 2021 and recorded at Carroll County Registry of Deeds at Book 3569 Page 751.

The above described is not homestead property of the grantor.


EXECUTED, this 5th day of June, 2024.


Robert B. West, Jr.

STATE OF Rhode Island COUNTY OF Bristol

The foregoing instrument was acknowledged before me this 5th day of June, 2024 by Robert B. West, Jr. 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.

Franklin C. Nelson III
State of Rhode Island
Notary Public
Commission No. 760170
My Commission Expires 01/03/2025


Notary Public/Justice of the Peace

Printed Name: Franklin C. Nelson III

My Commission Expires: 1/3/2025