

Lisa Scott

LCHIP CAA114550 25.00

TRANSFER TAX EXEMPT

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **Alan L. Shafner**, widower, having a mailing address of PO Box 458, Glen, County of Carroll, State of New Hampshire (03838), for consideration paid, grants to **Alan L. Shafner, Trustee of the Alan L. Shafner Revocable Trust dated u/d/t January 23, 2020**, having a mailing address of PO Box 458 Glen, County of Carroll, State of New Hampshire (03838), *with WARRANTY COVENANTS*:

A certain tract or parcel of land with the buildings thereon situated in the Village of Glen, **TOWN OF BARTLETT**, County of Carroll, State of New Hampshire, shown as Lot 235 on a plan entitled "Birchview by the Saco, Bartlett, N.H. – Division II, Phase I, Surveyed 1975 and 1976 by Douglas C. Burnell, Conway N.H.", said plan recorded in Carroll County Registry of Deeds, Plan Book 38, Page 30, more particularly bounded and described as follows:

LOT 235: Beginning at an iron pipe at the North side of Covered Bridge Lane, said iron pipe being at the Southwest corner of land now or formerly of Yvonne M. Redpath, (Lot #14, Div. I), and said iron pipe being at the Southeast corner of Lot #235 herein conveyed;

Thence bearing North 17 degrees 44 minutes 45 seconds East, by said Lot #14, a distance of 174.58 feet to an iron pipe at the Southwest corner of land now or formerly of Michael Angelis (Lot #15, Div. I), and the Southeast corner of land now or formerly of Paul E. and Lillian B. Fisher (Lot #233, Div. II);

Thence North 60 degrees 27 minutes 45 seconds West, by said Lot #233, a distance of 117.88 feet to an iron pipe at the Northeast corner of land now or formerly of Edouard W. LaCroix, Jr. (Lot #234);

Thence South 17 degrees 44 minutes 45 seconds West, by said Lot #234, a distance of 187.28 feet to an iron pipe at the North side of said Covered Bridge Lane;

Thence South 66 degrees 37 minutes 00 seconds East, by said Covered Bridge Lane, a distance of 115.95 feet to the point and place of beginning. Containing 0.48 acre.

ALSO hereby conveyed is the right, in common with others, to pass and repass over the access roads and rights of way now existing or hereafter acquired or constructed.

TOGETHER WITH the perpetual right, in common with others, to take water for domestic use from the Birchview Water system provided the Grantee(s) shall pay a proportional share of the cost of operation and maintenance of the portion of the water system used in common with others.

SUBJECT TO all restrictions, covenants and provisions contained in certain Declarations of Restrictions dated August 17, 1976, recorded in Carroll County Registry of Deeds, Book 633, Page 339.

MEANING AND INTENDING to describe and convey the same premises conveyed by Warranty Deed of Greg T. Jardis to Alan L. Shafner and Elisabeth A. Shafner dated September 14, 1997 and recorded at the Carroll County Registry of Deeds at Book 1715, Page 663. Elisabeth A. Shafner died on May 19, 2010. See Death Certificate of Elisabeth A. Shafner to be recorded herewith.

The foregoing deed is a non-contractual transfer, and therefore exempt from transfer tax pursuant to NH RSA 78-B:2(XXII).

<Signature and Acknowledgment on the following page>

Executed this 23rd day of January, 2020.

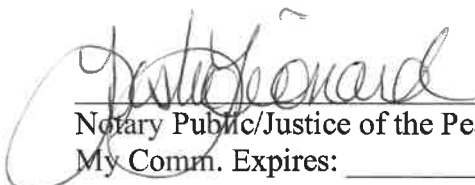

Alan L. Shafner

**STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL, SS**

On this 23rd day of January, 2020, before me, the undersigned notary public, personally appeared **Alan L. Shafner**, who proved to me through satisfactory evidence of identification to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Seal




Notary Public/Justice of the Peace
My Comm. Expires: _____
Print or Type Name: _____