

Book: 3420 Page: 1102

Transfer Tax: \$2,789.00

E Doc # 1812955 11/30/2018 01:17:06 PM  
Book 3420 Page 1102 Page 1 of 3  
Register of Deeds, Carroll County  
LCHIP CAA103055 25.00  
*Lisa Scott* TRANS TAX CA917210 2,789.00

### WARRANTY DEED

We, John C. Powers, Trustee of The John C. Powers Trust, u/d/t July 30, 2015, for consideration paid, grant to Gary Bent and Jennifer Bent, husband and wife, as joint tenants with rights of survivorship, now of 10 Alexander Avenue, Madison, New Hampshire 03875

with WARRANTY COVENANTS,

A certain tract or parcel of land with the buildings thereon, situate in the Town of Madison, County of Carroll, State of New Hampshire, being shown as Lot #3 on a plan entitled "Property of W. Richard Kitchen, Jr, and Jane A. Kitchen, Silver Lake, N.H., Alexander Avenue Subdivision, surveyed July 1968, by Roger S. Burnell, Conway, N.H.", said Lot #3 being more particularly bounded and described as follows:

Beginning at an iron pipe at the south side of Alexander Avenue, so-called, said iron pipe being at the northwest corner of Lot #2, and at the northeast corner of Lot #3 herein conveyed, bearing S 17 degrees W, by said Lot #2, 262.5 feet to an iron pipe on the north line of Lot #4; thence N 73 degrees W, by said Lot #4, 215.5 feet to an iron pipe at the east side of the Plains Road (Route 41); thence N 26 degrees 15' E, by Plains Road, 265.8 feet to an iron pipe at the intersection of said Plains Road and said Alexander Avenue, thence S 73 degrees E, by said Alexander Avenue, 168.3 feet to the bound begun at.

Being Lot #3, Section III.

SUBJECT TO Restrictions and Conditions - Alexander Avenue, Madison dated July 17, 1968 and recorded at the Carroll County Registry of Deeds at Book 434, Page 50 and as recited in Warranty Deed from W. Richard Kitchen, Jr. and Jane A. Kitchen to Rose C. Kelly, formerly known as Rose C. Wellwood dated February 10, 1969 and recorded in said Registry at Book 439, Page 419.

We, John C. Powers, Trustee of The John C. Powers Trust u/d/t July 30, 2015, certify as follows:

1. That we are the Trustees of the Trust; and
2. That the Trust has not been altered, amended or terminated or revoked; and

That we have been authorized and directed by the holders of 100% of the beneficial interest of said Trust to convey the Trust property known and numbered as 10 Alexander Madison, Carroll County, New Hampshire.

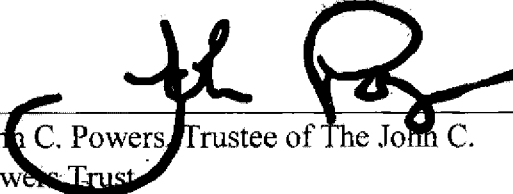
3. and to execute and deliver a warranty deed and any documents necessary or incidental to the transfer of the property.
4. Pursuant to RSA 564-A:7, the undersigned Trustees, as Trustees under the said Trust do have full and absolute power in said Trust agreement to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or their party shall be bound to inquire whether the Trustees have said power or is properly exercising said power or to see to the application of any trust assets paid to the Trustees for a conveyance hereof.

[SPACE INTENTIONALLY BLANK]

The Grantor herein hereby releases any and all homestead rights he may have in the above-referenced property and under the penalties of perjury state there is no other person entitled to claim the benefit of a homestead in the property.

Meaning and intending to be the same premises conveyed by deed of John C. Powers, dated November 22, 2016 and recorded with Rockingham County Registry of Deeds at Book 3297, Page 786.

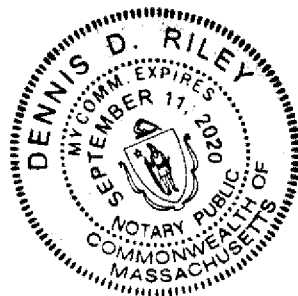
Witness our hands and seals this 28 day of November, 2018.


  
John C. Powers, Trustee of The John C.  
Powers Trust

**STATE OF NEW HAMPSHIRE**

County: Bristol

On this 28 day of November, 2018, before me, the undersigned notary public, personally appeared John C. Powers, Trustee of The John C. Powers Trust proved to me through satisfactory evidence of identification, which were MA License, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



  
Notary Public  
My Commission Expires: 9/11/2020