

E Doc # 1809271 09/04/2018 02:47:21 PM
Book 3406 Page 220 Page 1 of 3
Register of Deeds, Carroll County
Lisa Scott LCHIP CAA100458 25.00
TRANS TAX CA916321 2,175.00

Transfer Tax: \$2,175.00

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that, **Brenton Hanley and Susan K. Hanley, Trustees of the Fox Hill Realty Trust**, having a mailing address of 14 Foxhill Lane, East Sandwich, Massachusetts (02537), for consideration paid, grants to **LPS Holdings, LLC**, a New Hampshire limited liability company, having a mailing address of 3082 E. Main Street, Conway, New Hampshire (03818), *with WARRANTY COVENANTS*, the following:

A certain parcel or tract of land with the buildings thereon situate in **Conway**, County of Carroll, State of New Hampshire, in that part of said Town known as Conway Village or Conway Corner, and being and lying on the north side of Main Street in said Village and bounded and described as follows:

Beginning at the north side of Main Street on the east line of John T. Whitaker land; bearing North 16 degrees East on said Whitaker Line about 134 feet to a stone post in the corner of a fence; thence North 59 degrees 30 minutes East, 42.5 feet to a stone post; thence South 11 degrees 45 minutes West about 166 feet to the street; thence West by the Street 34 feet to the point of beginning.

ALSO as easement across property, now or formerly, of David E. Powers and Nancy M. Powers located on the northerly side of Main Street in Conway, County of Carroll and State of New Hampshire, said easement being described as follows:

An easement for the purposes of ingress and egress over the driveway as it presently exists from Main Street to the rear of property owned by the Grantor to the west of the premises owned by said Powers. This easement shall be used in common with said Powers, their heirs and assigns, subject to the obligation of said Powers to plow and otherwise maintain the driveway.

Warranty Deed

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MEANING AND INTENDING to describe and convey the same premises conveyed by Warranty Deed of David E. Powers and Nancy M. Powers to the Fox Hill Realty Trust dated September 12, 2005, and recorded in the Carroll County Registry of Deed at Book 2455, Page 873.

This is not homestead property.

The undersigned Trustees as Trustees under the Fox Hill Realty Trust created by Brenton Hanley and Susan K. Hanley as grantor under a Declaration of Trust dated August 19, 2002, and thereto having full and absolute power in Declaration of Trust to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the trustees for a conveyance of land.

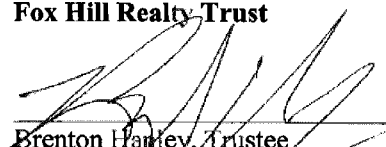
[signatures appear on the following page]

Warranty Deed

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Executed this 4th day of September, 2018.

Fox Hill Realty Trust


Brenton Hanley, Trustee

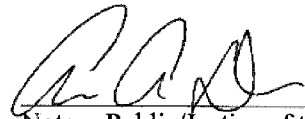

Susan K. Hanley, Trustee

**STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL**

Personally appeared the above named, **Brenton Hanley and Susan K. Hanley**, Trustees of the Fox Hill Realty Trust and acknowledged the foregoing instrument as theirs and the Trust's voluntary act and deed, before me this 4th day of September, 2018.

Seal:




Notary Public/Justice of the Peace
My Comm. Expires: November 8, 2022
Print or Type Name: Andrew A. Dean