



Carroll County NH ROD TID: 4226626 Bk:3650 Pg:0305
02/03/2022 03:03 PM Pg 1/3 Doc # 202200014660
LCHIP: 25.00 CAA142330
eRecorded

Transfer Tax: EXEMPT

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that, **James C. Arnold, Jr.**, a single man, having a mailing address of P.O. Box 1578, North Conway, New Hampshire (03860), for consideration paid, grants to **James C. Arnold, Jr., Trustee of JCA Realty Trust**, under Declaration of Trust dated February 3, 2022, having a mailing address of P.O. Box 1578, North Conway, New Hampshire (03860), **with WARRANTY COVENANTS**, the following:

A certain tract or parcel of land with the buildings thereon, situate in the **Town of Conway**, County of Carroll, State of New Hampshire, and being shown as Lot 79 on a plan entitled, "Subdivision & Boundary Line Adjustment, Property of Albert W. Dole & the Albert W. Dole Trust & James C. Arnold," dated July 16, 2004, revised through September 30, 2004, prepared by Ammonoosuc Survey Company, Inc., and recorded at the Carroll County Registry of Deeds at Plan Book 209, Page 43, and being more particularly bounded and described as follows:

Beginning at a point on the easterly sideline of Allard Farm Circuit, so-called, and being the southwest corner of the parcel herein conveyed; thence running along the easterly sideline of Allard Farm Circuit along an arc of a curve to the left with a radius of 325.00 feet a distance of 77.79 feet to a point; thence running North 06° 30' 59" West along the easterly sideline of Allard Farm Circuit a distance of 100.72 feet to a point; thence turning and running North 73° 55' 01" East a distance of 183.11 feet to an iron pipe set; thence running North 72° 21' 03" East a distance of 50.00 feet to an iron pipe set; thence turning and running South 16° 42' 31" East a distance of 215.83 feet to an iron pipe set; thence turning and running South 73° 18' 20" West a distance of 50.00 feet to an iron pipe found; thence running South 84° 02' 29" West a distance of 228.11 feet to a point, being the point and place of beginning. Containing a total of 1.18 acres, more or less.

Warranty Deed

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SUBJECT TO the Declaration of Easements and Restrictions, and any amendments or continuations thereof, dated June 15, 1968 and recorded at the Carroll County Registry of Deeds at Book 429, Page 200.

TOGETHER WITH the right to hook up to and use the water system in the "Birch Hill" development at no cost to the Grantee, its heirs or assigns, except the annual fee as provided in the restrictions.

The within conveyance is SUBJECT TO and TOGETHER WITH all plans, restrictions, conditions, and easements of record pertaining to the within described premises.

MEANING AND INTENDING to describe and convey the same premises conveyed by the following deeds: i) Warranty Deed of Ann P. Googins to James C. Arnold, Jr., by deed dated April 16, 1993 and recorded at the Carroll County Registry of Deeds at Book 1524, Page 431, and ii) Warranty Deed of Albert W. Dole, individually and as Trustee of the Albert W. Dole Trust, to James C. Arnold, Jr., by deed dated November 2, 2004 and recorded at the Carroll County Registry of Deeds at Book 2360, Page 505.

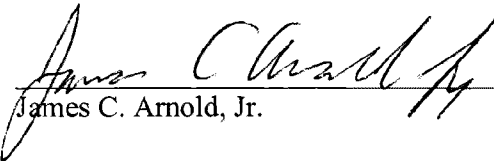
The within conveyance is a non-contractual transfer pursuant to NH RSA 78-B:2(IX); therefore, it is exempt from payment of transfer tax stamps.

[signatures appear on the following page]

Warranty Deed

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Executed this 3rd day of February, 2022.

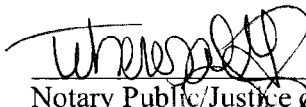

James C. Arnold, Jr.

**STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL**

Personally appeared the above named, **James C. Arnold, Jr.**, and acknowledged the foregoing instrument as his voluntary act and deed, before me this 3rd day of February, 2022.

Seal:




Notary Public/Justice of the Peace
My Comm. Expires: 2-03-2026
Print or Type Name: THERESA J. GRISEZ