

Carroll County NH Registry of Deeds
Book 3822 Page 0047 Page 1 of 5
eRecorded on 05/20/2025 at 10:46 AM
TID: 4306181 Doc # 202500040390
TT: 2,625.00 CA936760 LCHIP: 25.00 CAA170264

Transfer Tax: \$2,625.00

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

FIDUCIARY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Amanda Ryan, Administrator of the Estate of Jane A. Ryan** (3rd Circuit – Probate Division – Ossipee Case No. 312-2024-ET-00444), having a mailing address of 584 Middle Road, Unit 1, Waterboro, Maine (04087), for consideration paid, grants to **Christopher Shannon, Trustee of the 215 Hillside Avenue Realty Trust**, u/t/a dated May 6, 2025, having a mailing address of 19 Mabel Evans, Tamworth, New Hampshire (03886), all of the Estate's right, title and interest in and to the following real property:

“A certain tract of land situated in the **Town of Conway**, Carroll County, State of New Hampshire, described as follows in deed of Arthur L. Roberts to Chester C. Russell dated May 7, 1928, recorded in Carroll County Records, Book 180, Page 455:

‘A certain lot or parcel 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 Corner or Village and being and lying westerly of Washington Street and near Swift River and bounded and described as follows:

‘Beginning at a bound on the north line of land of James A. Carleton Est. said bound being six rods west of said Washington Street. Thence westerly on said Carleton's north line twelve rods to a bound. Thence northerly at right angles with the said Carleton line to Swift River. Thence down said River to a bound, thence on a parallel line with the said right angle line to the bound begun at. Also a right of way over the southerly side of land owned by Mary A. Coolidge from Washington

Street to above described lot, until a highway is laid out by said town. Meaning and intending to convey the same land that was deeded to me by Mary A. Coolidge by deed dated June 12, 1908. Also one other tract or parcel of land situate in Conway, County of Carroll, State of New Hampshire, in that part of said town known as Conway Village and being and lying on the northwesterly side of Washington Street near Swift River Bridge and on the northerly side of a new Street called Maple Street and bounded and described as follows; Commencing at the northwest corner of Washington Street and Oak Street, thence westerly on said Oak Street six rods to land of Charles H. Coolidge; thence northerly on said Coolidge's east line to Swift River, thence southeasterly by said River to said Washington Street near the northwest corner of Swift River Bridge, thence southwesterly on said Washington Street to the bound begun at.

'EXCEPTING THEREFROM a portion of the above property conveyed to the Town of Conway by the heirs of Beulah Russell by deed dated March 18, 1974, bounded and described as follows:

'A certain tract or parcel of land, situate in Conway, Carroll County, New Hampshire, more particularly bounded and described as follows:

'Beginning at a point on the westerly side of the relocated West Side Road, so-called, in Conway, New Hampshire, said point being located westerly of and at a distance of 135 feet perpendicular to construction center line Station 119 + 70; thence southeasterly to a point westerly of and at a distance of 45 feet perpendicular to construction center line Station 120 + 65; thence southerly to a point on the northerly right of way of Oak Street, said point being located westerly of and at a distance of 70 feet perpendicular to construction center line Station 121 + 70; thence southeasterly along said existing right of way of Oak Street to the intersection of this line with the westerly existing right of way line on old West Side Road, thence following along the existing right of way on the northerly side of West Side Road to the thread of stream of the Swift River; thence northwesterly along the thread of the river to the intersection with a line connecting the point 25 feet westerly of and perpendicular to construction center line Station 113 + 00.60 and the point located 135 feet westerly of and perpendicular to construction center line Station 119 + 70; thence southerly along the same connecting line to the point of beginning. This is as shown as Parcel #1 on construction plans, Project 2233 on file at the Bridge Division of the State of New Hampshire, Department of Public Works and Highways in Concord, New Hampshire.'''

MEANING AND INTENDING to describe and convey the same premises conveyed by Warranty Deed of Karen L. Derouin, formerly known as Karen L. Spoor, to Jane A. Ryan, by deed dated March 24, 2000 and recorded at the Carroll County Registry of Deeds at Book 1854, Page 596. Jane A. Ryan died on October 3, 2020.

I, Amanda Ryan, in her capacity as Administrator of the Estate of Jane A. Ryan, hereby release any and all homestead rights of Jane A. Ryan in the above-described premises.

<See next pages for signatures and acknowledgements and Consents of Heirs>

Executed this 19 day of May, 2025.

Estate of Jane A. Ryan


By: Amanda Ryan, Administrator

CONSENT OF HEIR

I, **Amanda Ryan**, having a mailing address of 584 Middle Road, Unit 1, Waterboro, Maine (04087), heir-at-law of the **Estate of Jane A. Ryan** (Carroll County, 3rd Circuit – Probate Division – Ossipee – Case Number 312-2024-ET-00444), hereby consent to sell my interest in the real estate owned by the decedent at the time of her death situate in the Town of Conway, County of Carroll, and State of New Hampshire, located at 215 Hillside Avenue, the Deed being recorded with the Carroll County Registry of Deeds at Book 1854, Page 596. The above-referenced premises is not the homestead of the undersigned.

STATE/Commonwealth of New Hampshire
COUNTY OF Carroll

On this 19 day of May, 2025, before me, the undersigned notary public, personally appeared **Amanda Ryan, individually and in her capacity as Administrator of the Estate of Jane A. Ryan**, and being duly authorized, who proved to me through satisfactory evidence of identification, which was a valid Driver's License or _____, to be the person whose name is signed on the preceding or attached document, and made oath that the foregoing is his and the Estate's voluntary act and deed.




Notary Public

Notary Public (Printed Name)

My commission expires: _____

<See next pages for additional Consents of Heir>

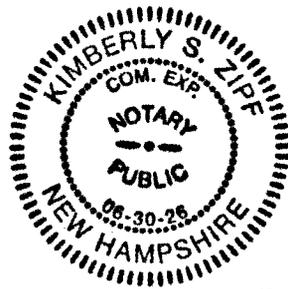
CONSENT OF HEIR

I, **Benjamin R. Simpson**, having a mailing address of 159 Woodland Grove Road, Center Conway, New Hampshire (03813), heir-at-law of the **Estate of Jane A. Ryan**, Carroll County, 3rd Circuit – Probate Division – Ossipee – Case Number 312-2024-ET-00444), hereby consent to sell my interest in the real estate owned by the decedent at the time of her death situate in the Town of Conway, County of Carroll, and State of New Hampshire, located at 215 Hillside Avenue, the Deed being recorded with the Carroll County Registry of Deeds at Book 1854, Page 596. The above-referenced premises is not the homestead of the undersigned.


Benjamin R. Simpson

**STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL**

On this 19th day of May, 2025, before me personally appeared the above-named, **Benjamin R. Simpson**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

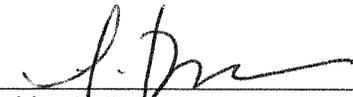



Notary Public
My Comm. Expires: 6/30/2026
Print or Type Name: Kimberly S. Zopf

<See next page for additional Consent of Heir>

CONSENT OF HEIR

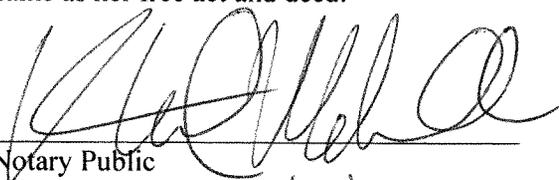
I, **Ashley E. Belanger**, having a mailing address of 11 Exchange Street, Apt. 3F, Portland, Maine (04101), heir-at-law of the **Estate of Jane A. Ryan**, Carroll County, 3rd Circuit – Probate Division – Ossipee – Case Number 312-2024-ET-00444), hereby consent to sell my interest in the real estate owned by the decedent at the time of her death situate in the Town of Conway, County of Carroll, and State of New Hampshire, located at 215 Hillside Avenue, the Deed being recorded with the Carroll County Registry of Deeds at Book 1854, Page 596. The above-referenced premises is not the homestead of the undersigned.



Ashley E. Belanger

STATE OF Maine
COUNTY OF Carroll

On this 16th day of May, 2025, before me personally appeared the above-named, **Ashley E. Belanger**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.



Notary Public
My Comm. Expires: 1/10/2027
Print or Type Name: Kevin Carl McConnell

KEVIN CARL MCCONNELL
Notary Public
Maine
My Commission Expires Jan. 10, 2027