



Carroll County NH ROD TID: 4227916 Bk:3653 Pg:0830
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Transfer Tax: 188.00 CA928306 LCHIP: 25.00 CAA142860
eRecorded

Alpine Title Services
6 Pleasant Street
Conway, NH 03818

T/S \$188

The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that We, **RALPH LUTJEN** and **PATRICE LUTJEN**, husband and wife, both with a mailing address of 37 Saint Moritz Drive, Madison, New Hampshire, 03849, for consideration paid, grant to **BKM REALTY HOLDINGS, LLC** a New Hampshire Limited Liability Company, with a mailing address of P.O. Box 742, Meredith, New Hampshire, 03253, with **WARRANTY COVENANTS**, the following:

PARCEL 1:

A parcel of land located in Madison, Carroll County, New Hampshire, on the Westerly side of St. Moritz Drive, so called, being lot numbered B385, on a plan entitled, "SECTION B, EIDELWEISS, GREAT NORTHERN LAND CORPORATION, MADISON, NEW HAMPSHIRE, H.B. FOSHER, C.E." recorded in Book 10, Page 29, further bounded and described as follows:

Beginning at a stake on the Westerly side of said St. Moritz Drive at the Northeast corner of the tract herein conveyed at the southeast corner of Lot B384 as shown on said plan, said point being also about 225 feet Southerly along said St. Moritz Drive from Basel Street, so called;

Thence West 265 feet by said Lot B384 to a stake at Lot B376 as shown on said plan;

Thence S15E 125 feet more or less by said Lot B376 and partly by Lot B374 as shown on said plan to a stake at Lot B386 as shown on said plan;

Thence East 210 feet by said Lot B386 to a stake at the Westerly side if said St. Moritz Drive;

Thence Northerly by said St. Moritz Drive 120 feet more or less to the point of beginning;
Being about 27,000 square feet.

Subject to conditions, restrictions, easements, uses and provisions, as they may be in force and effect. Said original uses, conditions and provisions of record having an expiration date of December 31, 1985

There is conveyed herewith, in common with the grantor, its successors and assigns, a right of way for all purposes over and along the access road which leads easterly from the public highway known as Route 113 to the premises conveyed herein using existing roads for this purpose and subject to the rights of the grantor. Also granted in common with the grantor, its successors or assigns and all others lawfully entitled thereto is a right of way along existing roads to all areas presently designated by the grantor as common beach or recreational areas and also all areas to be set out in the future as beach or recreational areas as designated by grantor, subject to reasonable rules and regulations of seller, and such control of guests, lessees, invitees and trespassers as seller from time to time deems appropriate in its sole business discretion.

PARCEL 2:

A parcel of land located in Madison, Carroll County, New Hampshire, on the Westerly side of St. Moritz Drive, so called, being lot numbered B386, on a plan entitled, "SECTION B, EIDELWEISS, GREATNORTHERN LAND CORPORATION, MADISON, NEW HAMPSHIRE, H.B. FOSHER, C.E." recorded in Book 10, Page 29, further bounded and described as follows:

Beginning at a stake on the Westerly side of said St. Moritz Drive, at the Northeast corner of the tract herein conveyed at the Southeast corner of Lot B385 as shown on said plan, said point being also about 350 feet Southerly along said St. Moritz Drive from Basel Street, so called;

Thence West 210 feet by said Lot B385 to a stake at Lot B374, as shown on said plan;

Thence S15E 125 feet more or less by said Lot B374 to a stake at Lot B373 as shown on said plan;

Thence South 120 feet by said Lot B373 to a stake at Lot B387 as shown on said plan;

Thence N79E 170 feet by said Lot B387 to a stake on the Westerly side of said St. Moritz Drive;

Thence Northerly 210 feet more or less by said St. Moritz Drive, to the point of beginning. Being about one acre.

Subject to conditions, restrictions, easements, uses and provisions, as they may be in force and effect. Said original uses, conditions and provisions of record having an expiration date of December 31, 1985

There is conveyed herewith, in common with the grantor, its successors and assigns, a right of way for all purposes over and along the access road which leads easterly from the public highway known as Route 113 to the premises conveyed herein using existing roads for this purpose and subject to the rights of the grantor. Also granted in common with the grantor, its successors or assigns and all others lawfully entitled thereto is a right of way along existing roads to all areas presently designated by the grantor as common beach or recreational areas and also

all areas to be set out in the future as beach or recreational areas as designated by grantor, subject to reasonable rules and regulations of seller, and such control of guests, lessees, invitees and trespassers as seller from time to time deems appropriate in its sole business discretion. Meaning and intending to describe and convey those premises conveyed by Quitclaim Deed of the Town of Madison to the Grantors herein dated February 24, 2009 and recorded at Carroll County Registry of Deeds at Book 2767 Page 572.

The above described is not homestead property of the grantors.

EXECUTED, this 23rd day of February, 2022.

Ralph Lutjen
Ralph Lutjen

Patrice Lutjen
Patrice Lutjen

STATE OF New Hampshire

COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 23rd day of February, 2022 by Ralph Lutjen and Patrice Lutjen known to me or satisfactorily proven by photo identification to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Britta Means
Notary Public/Justice of the Peace/Comm. Of Deeds

Printed Name: Britta Means

My Commission Expires: 6/30/26

