

255
Brenner Dr 107/72

Carroll County New Hampshire Registry of Deeds
Book 3795 Page 0904 Page 1 of 3
eRecorded on 10/31/2024 at 10:44 AM
TiD: 4293381 Doc # 202400096500
TT: 1,160.00 CA935536 LCHIP: 25.00 CAA166002

Transfer Tax: \$1,160.00

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

FIDUCIARY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I, Leslie Logan, Esq., Trustee of the Battersby Realty Trust, a Massachusetts Trust, having a mailing address of PO Box 8028, Bloomfield Hills, Michigan (48302-8028), for consideration paid, grants to William D. Cotter and Bridget M. Cotter, both having a mailing address of PO Box 261, Center Conway, New Hampshire (03813-0261), as Joint Tenants with Rights of Survivorship, *with FIDUCIARY COVENANTS*:

A certain lot or parcel of land, together with any improvements thereon, situated in the Town of Madison, County of Carroll, and State of New Hampshire, being Cottage Lot Numbered 3D as shown on a plan entitled, "A portion of Section D" of Pea Porridge Lake Development, bounded as follows in accordance with said plan:

Commencing at an iron pipe on the Southerly side of a roadway as shown on said plan at the Northeasterly corner of Lot 2D; thence South 18 degrees 2 minutes East by Lot 2D, a distance of one hundred twenty-five (125) feet to an iron pipe at the Southeast corner of said Lot 2D; thence North 71 degrees 58 minutes East, a distance of one hundred (100) feet to an iron pipe at the Southwestern corner of Lot 4D; thence North 18 degrees 2 minutes West by Lot 4D, a distance of one hundred twenty-five (125) feet to an iron pipe on the Southerly side of said roadway; thence South 71 degrees 58 minutes West by said roadway, a distance of one hundred (100) feet to the bound begun at.

Being the same premises conveyed to W. Russell Battersby and Dorothea P. Battersby, Trustees of the Battersby Realty Trust by Warranty Deed of William R. Battersby and Dorothea P.

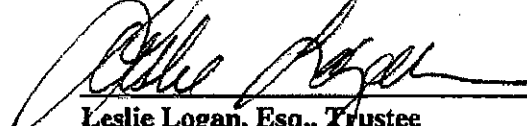
Battersby, dated May 9, 2000, and recorded with the Carroll County Registry of Deeds at Book 1861, Page 616.

This is not homestead property.

<SEE SIGNATURE AND JURAT ON FOLLOWING PAGE>

Executed this 29th day of October, 2024.

Battersby Realty Trust

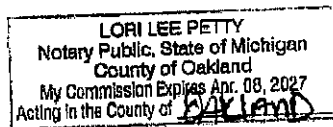

Leslie Logan, Esq., Trustee

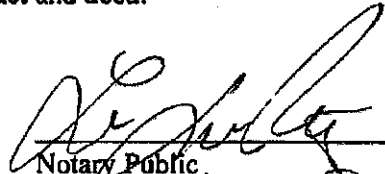
STATE OF MICHIGAN

COUNTY OF OAKLAND

On this 29th day of October, 2024, before me, the undersigned Notary Public, personally appeared **Leslie Logan, Esq., Trustee of the Battersby Realty Trust**, who proved to me through satisfactory evidence of identification, which was [] a valid Driver's License or [x] _____, to be the person whose name is signed above, and made oath that the foregoing is her and the trust's voluntary act and deed.

Seal:




Notary Public,
Lori Lee Petty
Notary Public (Printed Name)
My commission expires: 4-8-2027