

Transfer Tax: \$0.00



LCHIP CAA135425 25.00

TRUSTEE'S DEED OF DISTRIBUTION

KNOW ALL MEN BY THESE PRESENTS, that I, **EVE PERRY, TRUSTEE OF THE I. CHET PERRY DECLARATION OF TRUST**, grant to **EVE PERRY**, with an address of 3 Porter School Road, Barrington Hills, Illinois 60010 and **LONDON PERRY**, with an address of 615 Signal Hill Road, North Barrington, Illinois 60010, as beneficiaries of said Trust, as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, the following described real estate situated in the Town of Conway, County of Carroll, State of New Hampshire:

TRACT I

A certain tract or parcel of land, of some 10 acres, in Conway, Carroll County, New Hampshire, with two cottages thereon, being the same conveyed to Erma J. M. Perry, and her predeceased husband, Irving C. Perry, as joint tenants, by two deeds, the first from Ursula F. Porter, dated November 1, 1962, recorded in Carroll County Registry of Deeds, Book 365, Page 44, and the second from David S. Sands, et al., dated August 24, 1972, recorded in said Registry of Deeds, Book 523, Page 334. Reference to said deeds is made for a more complete description of the premises.

Meaning and intending to describe and convey the same premises belonging to the Grantor under the will of I. Chet Perry, having been duly probated in the 3rd Circuit Court – Probate Division – Ossipee, Case #312-2020-ET-00289. Further reference is made to deed from Dorothy G. Toy to I. Chester Perry dated March 15, 1996, and recorded in the Carroll County Registry of Deeds at Book 1651, Page 531, which conveyed a one-half interest in the premises and from which the above description is taken. The said I. Chester Perry's other one-half interest was had by inheritance from his mother Erma J. M. Perry. The said Erma J. M. Perry died September 13, 1993, intestate, a resident of Conway, New Hampshire, her estate having been duly administered in Carroll County Probate Court under Docket #1993-320. The said Erma J. Perry was a widow at her death and left as her sole heirs at law, her two children, the said I. Chester Perry and the said Dorothy G. Toy.

TRACT II

“A certain tract or parcel of land situated in the Town of Conway, County of Carroll and State of New Hampshire, off the West Side Road, so-called, and shown as Lot No. 107 on a plan entitled, “Birch Hill, Conway, N.H., Plan by Roger S. Burnell, Conway, N.H.” recorded in Carroll County Registry of Deeds, Plan Book 14, Page 68, being bounded and described as follows:

“Beginning at a point on the Easterly side of Acorn Link, so-called, at the Northwesterly corner of Lot No. 107 and running North 74 degrees East, approximately along Lot No. 107 approximately One Hundred Ninety (190) feet to a point at the common junction of Lots No. 107, 112 and land now or formerly of Irving Perry; thence South 14 degrees 30' East along land of said Perry, approximately One Hundred Eighty (180) feet to a point at the common junction of Lots No. 107, 106 and land now or formerly of said Perry; thence turning and running South 74 degrees West, approximately along Lot No. 107, approximately One Hundred Seventy-Five (175) feet to a point on the Easterly side of said Acorn Link; thence turning and running in a Northwesterly direction along said Acorn Link, approximately One Hundred Eighty-Two (182) feet to the point of beginning.

“SUBJECT TO Declaration of Easements and Restrictions dated June 15, 1968, recorded in Carroll County Registry of Deeds, Book 429, Page 200 and the Amendments thereto recorded in Carroll County Registry of Deeds, Book 440, Page 358, Book 460, Page 178 and Book 483, Page 308.

“TOGETHER WITH the right to hook up to and use the water system in said development at no cost to the Grantee, their heirs or assigns, except for the annual fee as provided in the restrictions.”

Meaning and intending to describe and convey the same premises belonging to the Grantor under the will of I. Chet Perry, having been duly probated in the 3rd Circuit Court – Probate Division – Ossipee, Case #312-2020-ET-00289. Further reference is made to deed from Daniel R. Sukis to I. Chester Perry dated September 14, 1998, and recorded in the Carroll County Registry of Deeds at Book 1773, Page 302, from which the above quoted description has been taken.

TRACT III

“A certain lot or parcel of land located in Conway, Carroll County, New Hampshire westerly and adjacent to West Side Road and being more particularly bounded and described as follows:

“Commencing at a 3 foot tall stone post marking the northeasterly corner of the within tract on the westerly edge of West Side Road and marking the common corner with land of G. Malcolm McNeil, et al; thence running westerly on a course of South 87° 20' 50" West 171.76 feet by land supposedly of said McNeil to a stone post marking common corner of the within grant and the northeasterlymost corner of the first parcel held of record by Elmer C. Haley et al by deed recorded at Book 378, Page 489; thence running southerly by land of said Haley on a course of South 21° 43' 10" East 24.29 feet across the right-of-way road of the within Grantee and to a stone post marking common corner between the within granted tract and the second parcel had by said Elmer C. Haley under deed above mentioned; thence running easterly by land supposedly of Elmer C. Haley et al bearing the second parcel in their deed on a course of North 85° 04' 08" East 166.96 feet to a stone post found marking common corner of the second parcel of land of said Haley on the westerly edge of said West Side Road as it marks the common corner with the land hereby granted; thence running northerly by the westerly edge of said West Side Road as the same trends

to the point of beginning which on a chord line between said corners on said West Side Road there is a course of North 13° 05' 01" West and a chord line distance of 16.60 feet.

“SAVING, EXCEPTING and RESERVING, nevertheless, the Grantee’s right-of-way over the within tract as heretofore conveyed of record by the Grantors predecessor-in-title, John H. Smith to the Grantee’s predecessor-in-title.”

“This deed description is taken from Plan of H. Edmund Bergeron Civil Engineers and is depicted on its Plan entitled “Right-of-Way & Boundary Plan of Land in Conway, NH Prepared for I. Chet Perry” dated September 29, 1995.”

Meaning and intending to describe and convey the same premises belonging to the Grantor under the will of I. Chet Perry, having been duly probated in the 3rd Circuit Court – Probate Division – Ossipee, Case #312-2020-ET-00289. Further reference is made to three deeds, each conveying a one-third interest in the premises from Sandra Lulay to I. Chester Perry dated May 22, 1996, recorded in the Carroll County Registry of Deeds at Book 1658, Page 618; from Marion T. Schroeder to I. Chester Perry dated September 9, 1996 and recorded in said Registry at Book 1670, Page 953; and from Martha Day Martin and Susan D. Wilton to I. Chester Perry dated August 27, 1996 and recorded in said Registry at Book 1670, Page 955, from which deeds the above quoted description has been taken.

This conveyance is a distribution from a trust to its beneficiaries and is exempt from transfer tax pursuant to RSA 78-B:2 (XI).

WITNESS my hand this 27 day of July, 2021.

[Signature]
Witness

Eve E. Perry
Eve Perry, Trustee of the
I. Chet Perry Declaration of Trust

STATE OF ILLINOIS
DECATUR, SS.

27 July, 2021

Personally appeared, Eve Perry, Trustee of the I. Chet Perry Declaration of Trust and acknowledged the foregoing instrument to be her free act and deed, acting in said capacity.

Before me, [Signature]
Notary Public

Print/Type Name of Notary: Bryan Frederick

My Commission Expires: 11 Feb 24

APP/Perry/Trust Deed-Eve&London

