

Return to:  
Lacey Pore and Thomas Pore  
12 Evergreen Drive  
Saco, Maine 04072

E Doc # 2009275 08/21/2020 08:06:46 AM  
Book 3524 Page 1067 Page 1 of 2  
Register of Deeds, Carroll County  
LCHIP CAA120733 25.00  
*Lisa Scott* TRANS TAX CA922318 4,830.00

T/S: \$4,830.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Betty Ann Copley Harris, Trustee of the Betty Ann Copley Harris Revocable Trust**, udt 09/24/2014 (aka: Batty Ann Copley Harris misspelling in the previous deed) of 2171 Lynx Run, North Port, FL 34288, for consideration paid grant(s) to **Lacey Pore and Thomas Pore**, wife and husband, of 12 Evergreen Drive, Saco, ME 04072, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain parcel of land located on the southerly side of Dundee Road in the Intervale Section of the Town of Bartlett, County of Carroll, State of New Hampshire known as Lot 79A and shown on a certain map entitled "Boundary Line Adjustment Plan of Lots 77, 78 & 79 Holiday Ridge Development, Bartlett, N.H. Scale 1" = 20', dated 9/8/86, H. Edmund Bergeron, Civil Engineers, P.A., North Conway, N.H." recorded in the Carroll County Registry of Deeds, Plan Book 93, Page 32, more particularly described as follows:

Beginning at an iron pipe to be set at the Southeast corner of subject parcel, thence continuing;

North 68 degrees 32 minutes 05 seconds West a distance of 205.61 feet along Holiday Ridge Road to an iron pipe to be set;

thence turning and running North 47 degrees 42 minutes 05 seconds East a distance of 115.32 feet to a 'Rebar End';

thence continuing North 68 degrees 59 minutes 30 seconds East a distance of 90.31 feet to a 'Rebar End';

thence turning and running South 18 degrees 36 minutes 50 seconds East a distance of 128.44 feet to a 'Rebar End';

thence continuing South 16 degrees 57 minutes 35 seconds West a distance of 66.54 feet to a point and place of beginning.

Said lot containing 0.489 acres, more or less.

The premises are conveyed subject to and with the benefit of all easements, restrictions, rights of way, takings, reservations, exceptions and covenants contained in the deed to the grantor herein and in all other instruments of record, to the extent now in force and applicable, but not intending hereby to recreate or extend restrictions, reservations, exceptions and covenants previously terminated or expired.

To have and to hold the said granted premises with all of the privileges and appurtenances thereof, to the said Grantee and the Grantee's heirs and assigns, to the Grantee's own use and behoof forever; and the said Grantor and the Grantor's heirs, executors and legal representatives, do covenant that until the signing and delivering of these presents, the Grantors are the sole owners of the interest herein conveyed and the Grantor has good right and title to convey the same in manner aforesaid, and that the Grantor hereby engages to warrant and defend the same against all lawful claims whatever.

Meaning and intending to describe and convey the same premises conveyed to Batty Ann Copley Harris, Trustee of the Betty Ann Copley Harris Revocable Trust, (Due to a typographical error Betty Ann Copley Harris was referred to as "Batty Ann Copley Harris") by virtue of a Warranty Deed of Henry F. Donovan and Heather M. Donovan, Trustees of the H&H Donovan Realty Trust, dated December 8, 2016 and recorded on December 13, 2016 in the Carroll County Registry of Deeds at Book 3301, Page 558. This property is not a homestead property.

The undersigned Betty Ann Copley Harris, Trustee of the Betty Ann Copley Harris Revocable Trust, udt 09/24/2014, is the Trustee at the time of this conveyance and has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust, and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

Executed this <sup>x</sup> 18<sup>th</sup> day of August, 2020.

Betty Ann Copley Harris Revocable Trust

By: <sup>x</sup> *Betty Ann Copley Harris, Trustee*  
Betty Ann Copley Harris, Trustee

State of <sup>x</sup> *Florida*  
County of <sup>x</sup> *Sarasota*

On this <sup>x</sup> 18<sup>th</sup> day of August, 2020, personally appeared the above named Betty Ann Copley Harris, Trustee of the Betty Ann Copley Harris Revocable Trust known to me or satisfactorily proven through proof of identification (i.e. her driver's license) to be the individual who executed the foregoing instrument, and swore to and acknowledged the same to be her voluntary act and deed in said capacity.

Before me,



Jera Lyn Stratton  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG071224  
Expires 2/8/2021

<sup>x</sup> *Jera Lyn Stratton*  
Notary Public/Justice of the Peace  
My commission expires:

*2/8/2021*