

E Doc # 2109237 06/18/2021 09:13:54 AM  
Book 3598 Page 669 Page 1 of 4  
Register of Deeds, Carroll County

*Lisa Scott* LCHIP CAA133573 25.00  
TRANS TAX CA925687 5,625.00

**Transfer Tax: \$5,625.00**

### WARRANTY DEED

**MARY A. BADGER** as Trustee of the **M. BADGER REVOCABLE TRUST**, dated January 2, 2000, as amended and restated, said trustee having a mailing address of P.O Box 146, Jackson, New Hampshire 03846, and **MARK W. KEENEY**, as Trustee of the **KEENEY FAMILY REALTY TRUST**, said trustee having an address of 1136 E. Roosevelt Avenue, Salt Lake City, UT 84105, for consideration paid, grant to, **THE LEDGE VIEW LODGES, LLC**, a New Hampshire limited liability company having an address of 4 Leary Lane, Middleton, Massachusetts 01949,

with **WARRANTY COVENANTS**:

“A certain piece or parcel of land and any buildings thereon located westerly of Route 16 in Intervale Section of the Town of Bartlett, County of Carroll, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point on the westerly line of land of the State of New Hampshire being Route 16, at the northerly line of land of William Zack; thence running westerly along line of Zack to the easterly line of the railroad right-of-way; thence turning and running northerly along the right-of-way to the south line of land of Dundee Management Corporation; thence turning and running easterly along line of land of Dundee Management Corporation to the westerly line of land of the State of New Hampshire, being the westerly line of the right-of-way of Route 16; thence turning and running southerly along the right-of-way to the point of beginning.

Together with all rights of access to the limited access highway known as Route 16.”

Mary A. Badger, as Trustee of the M. Badger Revocable Trust is conveying the one-half interest in the above property conveyed to her by deed of Mary A. Badger dated November 14, 2018 and recorded in the Carroll County Registry of Deeds at Book 3419, Page 104. Mark W. Keeney, as Trustee of the Keeney Family Realty Trust is conveying the one-half interest conveyed to him by deed of Marcia E. Keeney dated January 23, 2017 and recorded in said Registry at Book 3309, Page 962.

The undersigned Mary A. Badger, as Trustee under the M. Bader Revocable Trust dated January 2, 2000, as amended and restated, hereby certifies that she is the duly appointed and acting trustee under said trust, and thereto 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.

The undersigned Mark. W. Keeney, as Trustee under the Keeney Family Realty Trust hereby certifies that he is the duly appointed and acting trustee under said trust, and thereto 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.

The herein conveyed premises is not homestead property.

Witness our hands on the following separate signature pages.

Witness my hand this 16<sup>th</sup> day of June, 2021.

**M. BADGER REVOCABLE TRUST**

Wendy J. Holmes  
Witness

By: Mary A. Badger  
Mary A. Badger, Trustee

**STATE OF NEW HAMPSHIRE  
CARROLL, SS**

June 16<sup>th</sup>, 2021

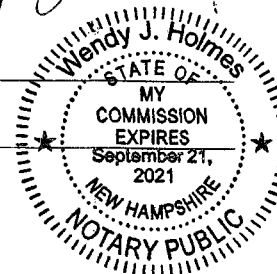
Personally appeared **Mary A. Badger, Trustee of the M. Badger Revocable Trust** and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said trust acting in her said capacity.

Before me,

Wendy J. Holmes  
Notary Public

Print or type name of Notary Public:

My Commission expires:



Witness my hand this 15 day of June, 2021.

**KEENEY FAMILY REALTY TRUST**

Janet R. Keeney  
Witness

By: Mark W. Keeney  
Mark W. Keeney, Trustee

STATE OF UTAH  
SALT LAKE, SS

June 15, 2021

Personally appeared **Mark W. Keeney, Trustee of the Keeney Family Realty Trust** and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said trust acting in his said capacity.

Before me, Janet R. Keeney  
Notary Public

Print or type name of Notary Public: LAUREN A DOLAN

My Commission expires: 08/30/23

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