

Return to: Bragdon Law

E Doc # 2204142 05/04/2022 01:02:07 PM
 Book 3211 Page 210 Page 1 of 3
 Register of Deeds, Cheshire County
 LCHIP CHA112627 25.00
 RANS TAX CH853391 9,825.00

Anne Z. Tiffin

NH Transfer Tax: \$9,825.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **JAMES S. ROBINSON, TRUSTEE OF THE JEAN S. ROBINSON LIVING TRUST, dated October 31, 2007**, with an address of 10091 Whisper Trace Lane, Zionsville, Indiana 46077, for consideration paid, grants to **ELIZA RYAN AND PATRICK M. RYAN**, wife and husband, with an address of 3 Bigelow Street, Woods Hole, Massachusetts 02543, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS**,

A certain tract of land with the buildings thereon situate in the village in WALPOLE, County of Cheshire and State of New Hampshire, bounded and described as follows:

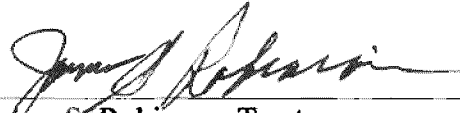
Beginning on the easterly side of River Street at the northwest corner of the houselot now or formerly of Jennie L. Fuller; thence running northerly on said River Street to the Common or Washington Square; thence running easterly on said Common and on land formerly of William C. Sherman and land formerly of Mrs. Oliver Martin to a stake and stones in the fence on line of said Martin's land; thence running southerly on land formerly of Henry J. Watkins to a stake and stones standing in the line of said land formerly of Jennie L. Fuller about two feet east of a walnut tree now or formerly standing near the line aforesaid; thence running westerly on said land formerly of Jennie L. Fuller to the place of beginning; containing about three-fourths of an acre, more or less; together with all rights that I may have, appurtenant to said land or otherwise in and to a certain spring on land formerly of James Stowell and in and to an aqueduct leading therefrom to my house, including the right to keep and maintain said aqueduct and all other spring and aqueduct rights appurtenant to the premises.

This is not the homestead premises of the Grantor.

MEANING AND INTENDING to convey the premises conveyed to Jean S. Robinson (now deceased) and James S. Robinson, Trustees of the Jean S. Robinson Living Trust dated October 31, 2007, by Warranty Deed of Jean S. Robinson dated January 15, 2008, and recorded February 28, 2008 at Book 2494, Page 238 of the Cheshire County Registry of Deeds.

DATED this 26 day of April, 2022.

The Jean S. Robinson Living Trust, dated
October 31, 2007



James S. Robinson, Trustee

STATE OF IN
COUNTY OF Boone, SS.

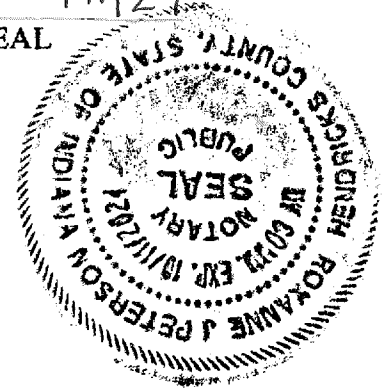
On this 26th day of April, 2022, before me, personally appeared James S. Robinson, Trustee of the Jean S. Robinson Living Trust, dated October 31, 2007, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein contained.



Notary Public/Justice of the Peace

My Commission Expires: 10/11/24

SEAL



CERTIFICATE OF TRUSTEE

The undersigned James S. Robinson, Trustee of The Jean S. Robinson Living Trust dated October 31, 2007, hereby state pursuant to RSA 564-A:7, that said the Trustee has full and absolute power in said Trust Agreement to sell, exchange, purchase, acquire, mortgage, refinance, encumber, discharge mortgages and pledge certain real estate situated at 61 Elm Street, Walpole, New Hampshire 03608 and no third party shall be bound to inquire whether the Trustee has said power or are properly exercising said power or to see to the proceeds paid for any conveyance.

James S. Robinson, Trustee of The Jean S. Robinson Living Trust dated October 31, 2007, is duly authorized to execute such documents as may be necessary to complete the closing of said property and certify that the trust is in full force and effect, that they are empowered to act as sole trustee on the date of this certificate, and that the trust has not been revoked or amended.

The Trustee further certifies that the undersigned is the sole Trustee of said Trust; that said Declaration of Trust has not been amended or revoked; that no successor Trustee has been appointed and that the undersigned have received all written authorizations from beneficiaries, if any, required by the terms of said Trust.

WITNESS my hand this 26 day of APRIL, 2022.

James S. Robinson
James S. Robinson, Trustee

State of IN
County of BOONE, ss

. In Zionsville (city/town), IN (State) on the 26th day of April, 2022, before me personally appeared James S. Robinson, Trustee of The Jean S. Robinson Living Trust dated October 31, 2007, is known to be the party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be their free act and deed.

Rochanne J. Peterson
Notary Public/Justice of the Peace
My Commission Expires: 10/11/24

