

*Barbara R. Luther*

Return to: *Sessler Jew*

### FIDUCIARY DEED

**PATRICIA GARCIA** Trustee of the Helen M. Belair Revocable Trust of Tilton a/k/a Helen Belair Revocable Trust, Belknap County of State of New Hampshire, by the power conferred by the Agreement of Trust dated March 15, 2005, and every other power, for 65,000 dollars paid, grant to Town of Tilton, 180 East Main Street, Tilton, NH 03276, with fiduciary covenants, the premises, more particularly described as follows:

A certain parcel of land with the improvements thereon, if any, situate in Tilton, County of Belknap and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe at the northeast corner of the within-described tract, on the south side of East Main Street and at the northwest corner of land of Theodore J. Joscelyn; thence running South 2° 00" East along land of said Joscelyn 205.79 feet to an iron pipe on line of land of the Boston & Maine Railroad; thence turning and running southwesterly along land of said Railroad to the high water mark of the Winnepesaukee River; thence northwesterly along said high water mark to the easterly side of a culvert extending from East Main Street to the Winnepesaukee River; thence northeasterly along said Street; see Tilton Tax Map U004-00071, to the point of beginning.

Subject to an easements to the New Hampshire Water Supply and Pollution Control Commission dated September 8, 1976 and recorded in the Belknap County Registry of Deeds at Book 691, Page 478.

Meaning and intending to describe and convey the same premises conveyed to the within Grantor by Fiduciary Deed of Dennis Belair, Successor Administrator of the Estate of Anthony Turchin dated June 19, 2008 and recorded in the Belknap County Registry of Deeds at Book 2529, Page 0264. For further reference see also Warranty Deed of Iona Savings Bank to Anthony Turchin dated June 21, 2986 and recorded in said Registry at Book 824, Page 868. See also Belknap County Registry of Probate Docket Nos. 1991-0016 and 0221.

This is not homestead property. This transfer is exempt under RSA 78-B:2, I, from transfer tax as it is a conveyance to the Town of Tilton, NH.

Trustee's Certificate, Helen M. Belair Revocable Trust

The undersigned trustee as Trustee under the Helen M. Belair Revocable Trust created by Helen M. Belair as grantor under trust agreement dated March 15, 2005, and thereto have 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 31<sup>st</sup> day of January, 2011.

HELEN M. BELAIR REVOCABLE TRUST

By: Patricia Garcia Trustee  
Patricia Garcia, Trustee

STATE OF NEW HAMPSHIRE  
COUNTY OF BELKNAP

On this the 31<sup>st</sup> day of January, 2011, personally appeared the above-named Patricia Garcia, Trustee of the Helen Belair Revocable Trust who acknowledged that she executed the foregoing instrument for the purposes therein contained.

[Signature]  
Notary Public/Justice of the Peace  
My Commission Expires: **JAMES N. GESSERT**  
Notary Public - New Hampshire  
My Commission Expires September 27, 2011