
The space above this line is reserved for recording information

QUIT CLAIM DEED

KNOW BY ALL MEN BY THESE PRESENTS THAT we, Diann Dobas, John Caucis, and Thomas Caucis, Trustees of the Irene Caucis Living Trust dated December 5, 2023 (*as evidenced by Certification of Trust recorded herewith*) of 43112 Belgreen Drive, Ashburn, VA 20147, 263 Great Bay Woods, Newmarket, NH 03857, and 32 Spruce Lane, Barrington, NH 03825, respectively, grant to JDT Properties, LLC, a New Hampshire Limited Liability Company, having an address of 32 Spruce Lane, Barrington, NH 03825, the following described tract of land:

That certain lot or parcel of land located at 1808 Chocorua Mountain Highway in the Municipality of Tamworth, County of Carroll, State of New Hampshire; bounded and described as referenced below:

Beginning at the easterly edge of White Mountain Highway, also known as Route 16, at the Northeasterly corner or buttress of a bridge proceeding access along Route 16 and crossing the Chocorua River, so called, and thence proceeding in an easterly and Northeasterly direction along said Route 16 for a distance of 626 feet, more or less, to an iron pipe set in the ground at the edge of said highway, and thence turning and running 25 degrees East a distance of 359 feet, more or less, along land now or formerly of Marshall to an iron pipe set in the ground; thence turning and running North 50 degrees East a distance of 190 feet along land now or formerly of said Marshall to an iron pipe and stone post set in the ground; thence turning and running South 7 degrees 10' East a distance of 271 feet, more or less, along land now or formerly of Rawding, to an iron pipe set in the ground at the edge of land now or formerly of Watts; thence turning and running South 8 degrees West a distance of 300 feet along land now or formerly of said Watts; thence turning and running in a Westerly course and following said river to the point of beginning.

Meaning and intending to describe and convey the same premises conveyed by John Caucis, Attorney-in-Fact for Irene Caucis, Trustee of the Caucis Trust, and recorded in the Carroll County Registry of Deeds on December 8, 2023, at Book 3571, Page 298.

This transfer is exempt from taxation pursuant to Rule 78-B:2 (XI)- To transfers that occur by devise or by other testamentary disposition and no consideration is due.

TITLE NOT EXAMINED

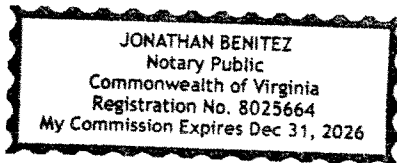
Signature pages to follow

DATED AND WITNESSED THIS 8 day of January, 2026.

Diann Dobas
Diann Dobas, Trustee

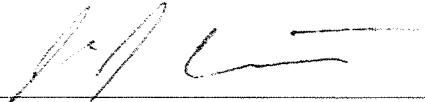
STATE OF VIRGINIA
COUNTY OF LOUDOUN, ss.

On this the 8TH day of JANUARY, 2026, before me, the undersigned officer, personally appeared Diann Dobas, Trustee, known to me (or satisfactorily proven) to be the person whose name is subscribed above, and acknowledged that she voluntarily executed the same for the purposes therein contained.



Jonathan Benitez
JONATHAN BENITEZ, Notary Public
My Commission Expires: 12/31/2020

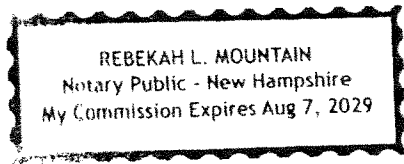
DATED AND WITNESSED THIS 7 day of January, 2026.



John Caucis, Trustee

STATE OF NEW HAMPSHIRE,
COUNTY OF Rockingham, ss.

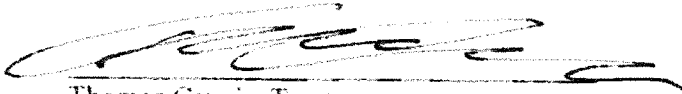
On this the 7 day of January, 2026, before me, the undersigned officer, personally appeared John Caucis, Trustee, known to me (or satisfactorily proven) to be the person whose name is subscribed above, and acknowledged that he voluntarily executed the same for the purposes therein contained.





Notary Public
My Commission Expires: 08/07/2029

DATED AND WITNESSED THIS 7 day of JANUARY, 2026.

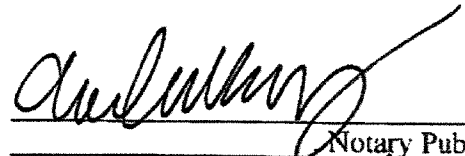


Thomas Caucis, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF Stafford, ss.

On this the 9 day of January, 2026, before me, the undersigned officer, personally appeared Thomas Caucis, Trustee, known to me (or satisfactorily proven) to be the person whose name is subscribed above, and acknowledged that he voluntarily executed the same for the purposes therein contained.

Araber N. Moxcey
Notary Public, State of New Hampshire
My Commission Expires Aug 13, 2030



Notary Public
My Commission Expires: 08/13/2030