

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT We, **Robert J. Kendrigan and Ann**
*a/k/a Robert Kendrigan

M. Kendrigan f/k/a Ann Cooledge, husband and wife, of 54 Laurel Court, Nashua, NH

03062, for consideration paid, grant to Robert F. O'Connell, unmarried, of 100 Washington Street, Reading, MA 01867, with WARRANTY COVENANTS, the following:

A certain condominium unit (the Unit) in the Ledgewood Hills Condominium (the Condominium) in the City of Nashua, County of Hillsborough and State of New Hampshire, more particularly bounded and described as follows:

Unit 301 as defined, described and identified in the Ledgewood Hills Condominium Declaration dated Dec. 20, 1984 and recorded in the Hillsborough County Registry of Deeds at Book 3248, Page 664 (which Declaration, together with the Bylaws and other appendices thereto, is sometimes hereinafter called (the Declaration")) and as amended in First Amendment to Declaration of Ledgewood Hills Condominium, dated Feb. 28, 1985 and recorded in said registry Book 3328, Page 0010; Second Amendment recorded in said registry at Book 3414, Page 0087; Third Amendment recorded in said registry at Book 3414, Page 0108; Fourth Amendment recorded in the said registry at Book 3534, Page 0811; Fifth Amendment recorded in the said registry at Book 3796, Page 0076; Sixth Amendment recorded in said registry at Book 3796, Page 0041; Seventh Amendment recorded in said registry at Book 4030, Page 0299; Eighth Amendment recorded in said registry at Book 4075, Page 0001; Ninth Amendment recorded in said registry at Book 4097, Page 0239; Tenth Amendment recorded in said registry at Book 4278, Page 0313; Eleventh Amendment recorded in said registry at Book 4291, Page 0001; Twelfth Amendment recorded in said registry at Book 4434, Page 0197; Thirteenth Amendment recorded in said registry at Book 4483, Page 0002; Fourteenth Amendment recorded in said registry at Book 4514, Page 0209; Fifteenth Amendment recorded in said registry at Book 4523, Page 0027, and on a certain site plan entitled "Ledgewood Hills" by Allan H. Swanson, Inc., dated July 18, 1984, and certain floor plans (all together sometimes hereinafter called the "Plans") and recorded in said Registry as Plan No.'s 17327, 17654, 17928, 18174, 18281, 18399, 18780, 18958, 19162, 19207, 19263, 19544, 19710, 19849, 19969, 20059, 20207, 20481, 20720, 20841, 20913, 20954, 21161, 21251, 21370, 21522, and 21640. The mail address for this unit is 54 Laurel Court, Nashua, NH 03062.

Also conveying an undivided interest in the Common Area, as defined, described and identified in the declaration and on the Plans.

Also conveying the following rights and easements:

1. An exclusive easement to use the Limited Common Area appurtenant to the Unit conveyed herein, as defined and described in the Declaration and on the Plans.
2. Easements in common with the other Unit Owners to use the Common Area, excepting Limited Common Areas, as set forth in the Declaration.
3. Nonexclusive easements for structural support and encroachments and for repair, and other rights and easements as set forth in the Declaration.

This conveyance is subject to the following:

1. There is excepted from the Unit conveyed herein the Common Area lying within said Unit as set forth in the Declaration.
2. Nonexclusive easements for structural support, encroachments and for repair in favor of the owners of other Units in the Condominium, as set forth in the Declaration, and other easements, covenants and restrictions of record, including, without limitation, the easements, covenants and restrictions specifically referred to in the Declaration.
3. The other provisions of the Declaration as amended from time to time by instruments recorded in the Hillsborough County Registry of Deeds all of which provisions together with any amendments thereto shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the said Unit, as though such provisions were recited and stipulated at length herein, and the provisions of the Condominium Rules, adopted pursuant to the Declaration, and of the New Hampshire Condominium Act.
4. Real estate taxes attributable to the granted premises for the current tax year as are not now due and payable, and for all taxes from and by the City of Nashua based on the assessment of the fee

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simple ownership of the condominium unit herein described, together with the proportional assessment of taxes with respect to Common Areas described and identified in the Declaration and on the plans, all of which the Grantee (jointly and severally if more than one Grantee) by the acceptance hereof assumes and agrees to pay.

The Grantee, by acceptance of the deed, agrees that neither he, nor his successors or assigns, shall execute any deed conveying his unit without including therein the percentage interest of such unit in the Common area, it being the intention hereof to prevent any severances of such combined ownership. Any such deed purporting to affect such title or one or more of such interests without including all such title or interests, shall be deemed and taken to include the title or interests so omitted, even though the latter shall not be expressly mentioned or described herein.

Meaning and intending to describe and convey all and the same premises as conveyed to Robert Kendrigan and Ann Cooledge by deed of Margaret M. Larkin dated September 30, 1994 recorded with Hillsborough County Registry of Deeds, Book 5582, Page 242.

DATED AND WITNESSED this 31st day of August, 1999.

Witness to all:

[Handwritten signature of witness]

[Handwritten signature of Robert J. Kendrigan]
Robert J. Kendrigan

[Handwritten signature of Ann M. Kendrigan]
Ann M. Kendrigan

STATE OF New Hampshire
COUNTY OF Hillsborough

On this 31st day of August, 1999, before me, the undersigned officer, personally appeared the above named Robert J. Kendrigan and Ann M. Kendrigan known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they voluntarily executed same for the purposes therein contained.

In Witness whereof I hereunto set my hand and official seal.

[Handwritten signature of Notary Public]

Justice of the Peace/Notary Public
My Commission Expires:



Form 130.8/98

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****2 THOUSAND 1 HUNDRED AND 00 DOLLARS	
09/01/1999	390869 \$ ****2100.00
VOID IF ALTERED	

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