

*Pamela O. Caughlin*

C/H  
L-CHIP  
HIA238116

Return To: Carol A Kahn  
12 Walnut Circle  
Merrimack NH 03054

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****2 Thousand 3 Hundred 55 Dollars	
DATE	AMOUNT
07/16/2013	HI047662 \$ ****2355.00
VOID IF ALTERED	

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Jamie J. Richards and Katie B. Richards f/k/a Katie B. Annis, Husband and Wife, of 12 Walnut Circle, Merrimack NH 03054, for consideration paid grant(s) to Carol A Kahn, Single, of 5 Burberry Court, Merrimack NH 03054, with WARRANTY COVENANTS:

A certain condominium unit in the Bradford Woods Condominium in the Town of Merrimack, County of Hillsborough, and State of New Hampshire, more particularly described as follows:

12 Walnut Circle, as defined, described and identified in the Bradford Woods Condominium Declaration dated September 16, 1985, and recorded in the Hillsborough County Registry of Deeds at Book 3388, Page 616 (which Declaration, together with the By-Laws and other appendices thereto, is sometimes hereinafter called the "Declaration") and on a certain site plan entitled Bradford Woods Condominium by George F. Keller, Inc. dated September 19, 1985 and certain floor plans containing 4 pages and certified under date of September 19, 1985 (all together sometimes hereinafter called the "Plans") and recorded in said Registry as Plan No. 18380 and amended by First Amendment recorded in said Registry at Book 3433, Page 870, and by Second Amendment to the Declaration dated January 2, 1986, and recorded in said Registry at Book 3549, Page 901, and shown on plan entitled: "Phasing Plan, Bradford Woods, Back River Road, Merrimack, New Hampshire, 1" = 200', September 4, 1985, by George F. Keller, Inc., Land Surveyors", recorded as Plan No. 19326 and "As Built Site and Floor Plans", Bradford Woods, Blossom Lane, Merrimack, New Hampshire dated May 2, 1986, by George F. Keller, Inc., Land Surveyors, recorded as Plan No. 19327, 19180 and as amended by Third Amendment recorded in said Registry at Book 4103, Page 0214, and shown on plan entitled "Phasing Plan Bradford Woods, Back River Road, Merrimack, New Hampshire, 1" = 200' September 4, 1985, by George F. Keller, Inc. Land Surveyors", recorded as Plan No. 20602 and on "As Built Site and Floor Plans", Bradford Woods, Back River Road, Merrimack, New Hampshire dated February 2, 1988, by George F. Keller, Inc., Land Surveyors, recorded as Plan Numbers 21797 and 21798 as described in the Fourth Amendment to said Declaration in Book 4635, Page 86. See also Plan No. 22114.

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 other Unit Owners to use the Common Area, excepting Limited Common Area, as set forth in the Declaration.
3. Non-exclusive easements for structural support and encroachments and for repairs and other rights and easements as set forth in the Declaration.

The term "Bradford Woods Condominium", as used herein, means all of the premises described in Exhibit A of the Declaration, including all of the buildings and improvements now or hereinafter located thereon, and reference may be made to the Declaration for a description of said premises. The post office address of the Condominium is 12 Walnut Circle, Merrimack, New Hampshire. The Condominium is primarily intended for residential use and the restrictions on that use embodied in the Declaration and Condominium Rules.

Subject to any and all matters as shown on Plan No. 22114, 21797 and 21798.

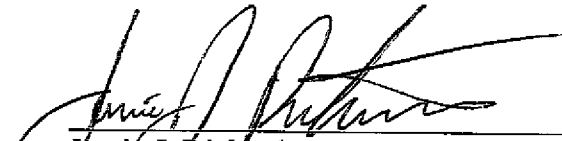
This conveyance is subject to the following:

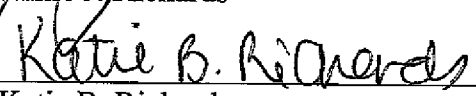
1. There is excepted from the Unit conveyed herein the Common Area lying within said Unit as set forth in the Declaration.
2. Non-exclusive easements for structural support, encroachments and for repair in favor of the owners of other Units in the condominium, as set forth in the Declaration, and the other easements, covenants and restrictions of record, including, without limitation, the easement, 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 said Registry, 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.

Meaning and intending to describe and convey the same premises conveyed to Jamie J. Richards and Katie B. Richards f/k/a Katie B. Annis by virtue of a Warranty deed from Marjorie J. Saunders, Trustee of the Marjorie J. Saunders Revocable Trust dated 01/06/2006 and recorded at the Hillsborough County Registry of Deeds in Book 7614, Page 170.

We, the grantors hereby release all rights of homestead in the above described premises.

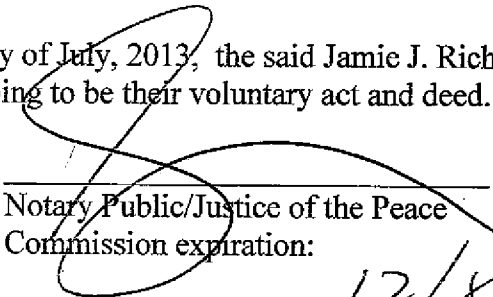
Executed this 15th day of July, 2013.

  
 \_\_\_\_\_  
 Jamie J. Richards

  
 \_\_\_\_\_  
 Katie B. Richards

New Hampshire  
County of Hillsborough July 15, 2013

Then personally appeared before me on this 15th day of July, 2013, the said Jamie J. Richards and Katie B. Richards and acknowledged the foregoing to be their voluntary act and deed.

  
 \_\_\_\_\_  
 Notary Public/Justice of the Peace  
 Commission expiration: 12/8/15

