

BK2756 P0577

UNIT DEED

THE LOT ONE CONDOMINIUMS

UNIT EAST

Address: Esker Road  
Hampton  
New Hampshire

KNOW ALL MEN BY THESE PRESENTS, that GARY MERCER of Hampton, County of Rockingham and State of New Hampshire, in consideration of One Hundred eighteen thousand five hundred (\$118,500.00) Dollars and other valuable consideration, grants to MARGARET M. DIGNON, of Seabrook, County of Rockingham, State of New Hampshire, and MARY JANE DIGNON-CURLEY, of Hampton Beach, County of Rockingham, State of New Hampshire as joint tenants with rights of survivorship, with WARRANTY COVENANTS, Unit EAST of THE LOT ONE CONDOMINIUM, a Condominium located at Esker Road, Hampton, New Hampshire, as established by Peter B. Olney, by Condominium Declaration dated June 23, 1983, and recorded in Rockingham County Registry of Deeds at Book 2449, Page 805.

Said Unit is laid out as shown on the Site Plan filed with the Declaration and recorded in said Registry as Plan #D-11580 (1 of 2) and as shown on the Floor Plans pertaining to said Unit recorded with said Declaration as #D-11580 (2 of 2).

Said Unit is hereby conveyed together with a 1/2 undivided interest in the Common Areas and facilities and with the right to use the Common Areas in common with others entitled thereto and the exclusive right to the Limited Common Area(s) assigned to said Unit and is conveyed subject to the provisions of the said Declaration and By-Laws and the Rules and Regulations adopted thereunder.

For title reference see deed of Peter B. Olney to Barbel Hobin and Barry J. Hobin June 23, 1983, and recorded in Rockingham Registry of Deeds dated Book 2449, Page 0820; for further reference see deed of Barbel Hobin and Barry J. Hobin to grantor dated April 7, 1986 and recorded in Rockingham Registry of Deeds Book 2598, Page 1201.

Said Unit is acquired with the benefit of and subject to the provisions of New Hampshire R.S.A. 356-B, the Condominium Act, as that Statute is written as of the date hereof and as it may in the future, be amended.

This conveyance is made subject to the Meadow Pond Farm and Community Declaration of Protective Covenants, dated November 14, 1978, and recorded in Rockingham Registry of Deeds Book 2326, Page 0434.

40500

AUG 22 3 10 PM '88

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE  
TAX ON TRANSFER  
OF REAL PROPERTY  
COMMISSION  
AUG 22 1988  
829.50

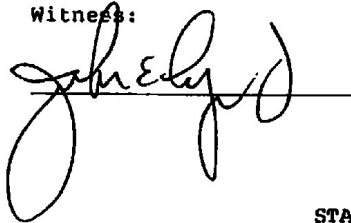
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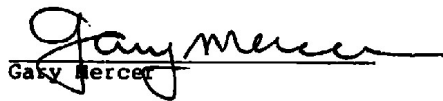
BK2756 P0578

By acceptance of this deed the grantee hereby agrees to maintain the cedar fence situate along the southerly boundary line of the within described premises and the stone wall situate along the easterly boundary line of the within described premises. This covenant shall run with the land.

WITNESS my hand this 22nd day of AUGUST, 1988.

Witness:



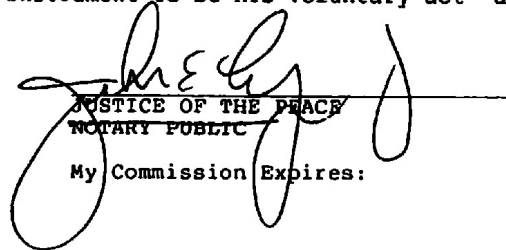
  
Gary Mercer

STATE OF NEW HAMPSHIRE

ROCKINGHAM, ss

August 22, 1988

Personally appeared the above-named, GARY MERCER, and acknowledged the foregoing instrument to be his voluntary act and deed.

  
JUSTICE OF THE PEACE  
NOTARY PUBLIC  
My Commission Expires:

MARK LANS  
NOTARY PUBLIC  
ROCKINGHAM, NH