

Alpine Title Services  
6 Pleasant Street  
Conway, NH 03818  
T/S \$4425

E Doc # 2008263 07/31/2020 02:33:50 PM  
Book 3520 Page 362 Page 1 of 3  
Register of Deeds, Carroll County  
LCHIP CAA119945 25.00  
*Lisa Scott* TRANS TAX CA922088 4,425.00

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The space above this line is reserved for recording information

### WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that We, **BRIAN R. BOUTHLETTE** and **ANN J. BOUTHLETTE**, husband and wife, both with a mailing address of 43 Jonathan Lane, Manchester, New Hampshire, 03104, for consideration paid, grant to **KARENA JOY MARTIN** and **JASON DANIEL GARBER**, with a mailing address 1231 Lombard Street, Philadelphia, Pennsylvania, 19147, as joint tenants with rights of survivorship, and not as tenants in common, with **WARRANTY COVENANTS**, the following:

A Condominium Unit in the Summit Vista Lot 8 Condominium at Linderhof in Bartlett, County of Carroll, State of New Hampshire, as established by the Declaration of Condominium of Summit Vista Lot 8 Condominium, dated July 13, 1985, recorded with said Deeds, Book 1046, Page 297 through 334, inclusive, amended by First Amendment to Declaration of Summit Vista Lot 8 Condominium, dated September 15, 1986 recorded at said Registry at Book 1138, Pages 310-313, inclusive, as may hereinafter, from time to time, by duly amended of record, said premises being located in the Town of Bartlett, County of Carroll, State of New Hampshire, and being more particularly described as follows:

Unit 7B-4, being the same unit designated on plans hereinafter referred to, containing 1,540 square feet, shown on certain plans entitled, "Summit Vista Lot 8 Condominium, a Condominium at Linderhof at Bartlett, New Hampshire" dated September 10, 1986. E. Beale Wilson, A.I.A 11 Beacon Street, Boston, Mass. 02108. "Building Dimensions Plan and Section", consisting of four (4) sheets numbered 2 of 5, 3 of 5, 4 of 5, and 5 of 5, recorded at Plan Book 90, Pages 51-54 at said Registry.

Together with an undivided 4.198% interest, as tenant in common, in and to the common area as the same is set forth and identified in the Declaration of Condominium with its appendices and all amendments thereto, which interest shall be subject to reallocation by further amendment to the Declaration in the event that additional units are created as part of the condominium, and further subject to easements, restrictions, payments of charges, reservations for utilities and all other covenants, conditions, agreements and provisions contained in said Declaration of Condominium.

The Unit conveyed herein and the land comprising the Summit Vista Lot 8 Condominium, to which each unit has an undivided percentage set forth above, is described as follows:

#1-Lot 8: A certain tract or parcel of land with the buildings and other improvements thereon, together with all appurtenances thereto, situated easterly of, however, nonadjacent, to Route 16 in the Town of Bartlett, Village of Glen, County of Carroll and State of New Hampshire, the same being identified as Condominium Site 8, as depicted on Plan entitled, "Subdivision Plan of Land in Bartlett, NH Mountain Side Condominiums, Drawn for The Summit at Linderhof dated June 18, 1980 by H. Edmund Bergeron and recorded at Plan Book 56, Page 83, of said Registry, containing 4.209 acres of 183,325 square feet, more or less.

#2-Lot 7: A certain tract or parcel of land with the buildings and other improvements thereon, together with all appurtenances thereto, situated easterly of, however, nonadjacent, to Route 16 in the Town of Bartlett, Village of Glen, County of Carroll and State of New Hampshire, the same being identified as Condominium Site 8, as depicted on Plan entitled, "Subdivision Plan of Land in Bartlett, NH Mountain Side Condominiums, Drawn for The Summit at Linderhof dated June 18, 1980 by H. Edmund Bergeron and recorded at Plan Book 58, Page 16, of said Registry, containing 5.555 acres or 241,995 square feet, more or less.

#3-Lot 6: A certain tract or parcel of land with the buildings and other improvements thereon, together with all appurtenances thereto, situated easterly of, however, nonadjacent, to Route 16 in the Town of Bartlett, Village of Glen, County of Carroll and State of New Hampshire, the same being identified as Condominium Site 8, as depicted on Plan entitled, "Subdivision Plan of Land in Bartlett, NH Mountain Side Condominiums, Drawn for The Summit and Linderhof" dated June 18, 1980 by H. Edmund Bergeron and recorded at Plan Book 56, Page 83, of said Registry, containing 4.182 acres or 182,170 square feet, more or less.

Also hereby conveying a common right-of-way over the roadways leading from the public road which leads easterly from Route 16 into the Linderhof Resort area and from said Town roadway continuing easterly through the development of Linderhof Resort to its intersection with the roadway as depicted on Plan entitled "Mountain View Section, Linderhof, Glen, NH" by J.R. Blais Associates, Inc. recorded at Plan Book 477, Page 42, as it leads through the "66 Lot Section" depicted on the Plan at Plan Book 27, Page 42, and continuing further from the intersection of said roadway with Summit Vista and Mountain View Drives, and thence along Mountain View Drive and Summit Vista Drive to the within described premises.

Also, as appurtenant hereto, there is granted the right to hook onto that (sic) connect with and use from the pipeline servicing the "66 Lot Section" adjacent to the larger tract now or formerly owned by Home Bank, FSB, from which the foregoing is carved for the benefit of supplying water to the contemplated future development of Condominium Site 7 herein, and which water system is as now developed and constructed under the face of the ground and may hereinafter be further developed and constructed and running along the site hereby conveyed within the street right-of-way bounds and from said right-of-way bounds to be connected to the buildings to be constructed on the premises described herein.

Nevertheless, it is a condition of this grant that the users hereof shall pay their fair proportionate cost of maintenance and use of said water, water source, and pipelines with others having rights therein.

Further reference is made to Plan entitled "Property of Summit Vista Lot 8 Trust Condominium, Bartlett, NH, surveyed July 1, 1985, with revisions, Drawing 85-81. Thaddeus Thorne Surveyors, Inc., Center Conway, New Hampshire", said Plan being recorded at Plan Book 90, Page 50 of said Registry.

Meaning and intending to describe and convey those premises conveyed by Warranty Deed of James L. Hennessey and Annette L. Hennessey to the Grantors herein dated November 18, 2016 and recorded at Carroll County Registry of Deeds at Book 3297, Page 503.

The above described is not homestead property of the grantors.

EXECUTED, this 31 day of July, 2020.

Brian R. Bouthiette  
Brian R. Bouthiette

Ann J. Bouthiette  
Ann J. Bouthiette

STATE OF New Hampshire

COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 31 day of July, 2020 by Brian R. Bouthiette and Ann J. Bouthiette known to me or satisfactorily proven by photo identification to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Kristen R. Charrette  
Notary Public/Justice of the Peace

Printed Name: Kristen R Charrette

My Commission Expires: 1/8/25

