

Transfer Tax: \$40.00

Carroll County NH Registry of Deeds  
Book 3815 Page 0970 Page 1 of 4  
eRecorded on 04/03/2025 at 12:01 PM  
TID: 4302973 Doc # 202500026320  
TT: 40.00 CA936485 LCHIP: 25.00 CAA169308

PROPERTY ADDRESS: 39 Timber Shore Drive, Center Conway, New Hampshire 03813

**UNIT DEED**

We, **William M. Harty** aka **William H. Harty** and **Karen J. Harty**, a married couple, of Franklin, Norfolk County, Massachusetts,

for consideration paid, and in full consideration of **One Dollar (U.S. \$1.00)** paid,

grant an undivided 50% interest to **William M. Harty, Sr. and Karen J. Harty, Trustees, or their successors in interest, of the William M. Harty, Sr. Living Trust** dated January 31, 2025, and any amendments thereto and grant an undivided 50% interest to **Karen J. Harty and William M. Harty Sr., Trustees, or their successors in interest, of the Karen J. Harty Living Trust**, dated January 31, 2025, and any amendments thereto, both having an address of 140 Beech Street, Franklin, MA 02038,

*with QUITCLAIM COVENANTS*

A certain lot or parcel of land together with all appurtenances thereto located in Conway, Carroll County, New Hampshire, being a lot in the development known as "Rivers Edge" on East Conway Road and more particularly bounded and described as follows:

Lot 28 (twenty-eight) as depicted on Plan entitled "Rivers edge property of James and Louisa Briggs Amended Towns of Conway Approval for 31-lot subdivision, East Conway Road, Town of Conway, New Hampshire" as surveyed and drawn by Thaddeus Thome Surveys, Inc., and approved by the Town of Conway Planning Board on January 23, 2003 recorded in Carroll County Registry of Deeds on February 12, 2003 at Plan Book 203, Page 54, and to which reference may be had for a more complete description of said lots as through set forth at length hereunder.

The within lot is conveyed together with and subject to the restrictive covenants, common easements, exceptions and reservations applicable to lot in this development as set forth at length under Certificate dated August 10, 1988 recorded in said Registry on August 15, 1988 at Book

1345, Page 709, as amended by First Amendment dated February 14, 2003 duly recorded in Carroll County Registry of Deeds at Book 2116, page 696, (which amendment changes the plan reference to which the Certificate is applicable to the new plan approved by the Conway Planning Board January 23, 2003). To said Certificate and the Amendment thereof, reference may be had for a more complete description thereof which are to be deemed incorporated thereunder as though copied at length herein.

There is also hereby granted a conditional perpetual license appurtenant to the within granted numbered lot for its owners and guests to have the right of ingress and egress between the beach on Saco River and the main access road along the common boundary line between Lots #9 and #10 per said plan which is limited to travel by foot traffic only along a trail not exceeding four feet in width equidistant on with side o said common boundary line. The licensee(s) may use the foot path for access and the beach area along the shoreline of Saco River for swimming and sunbathing daily only between the hours of 8:00 a.m. ab dine hour before sundown during the months of June through September 15 of each year. No licensees or guests may park any vehicles (whether or not licensed for highway use) along the main access road while exercising the rights under this license, and if so parked such vehicles may be removed without liability and at the sole expense of the owner of said vehicle. In the vent the owner of said license, their heirs or assigns, violate the conditions of this license for which three written warnings of violation are given by the Grantors or their heirs and assigns within a two-year term, then the license hereunder granted appurtenant to the within numbered lot shall automatically be deemed revoked and thereafter null and void. Written notices of violations more than two years old shall not be counted for purposes of determining revocation.

The subject property is not the homestead property of the Grantors.

Meaning and intending to convey the same premises conveyed to the herein Grantors by deed dated November 22, 2019, and recorded with the Carroll Country Registry of Deeds in Book 3478, Page 376.

*A title examination was not performed in the preparation of this Deed*

***SIGNATURE PAGES TO FOLLOW***

Witness my hand and seal this 21 day of March, 2025.

William M. Harty  
William M. Harty

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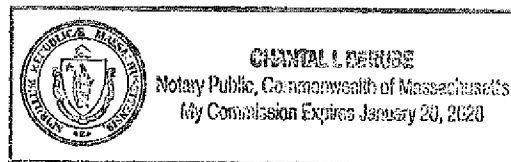
COMMONWEALTH OF MASSACHUSETTS

County: NORFOLK, ss.

On this 21 day of March, 2025, before me, the undersigned notary public, personally appeared the above-named **William M. Harty**, and proved to me through satisfactory evidence of identification being (check whichever applies):  driver's license or other state or federal governmental document bearing a photographic image,  oath or affirmation of a credible witness known to me who knows the above signatory, or  my own personal knowledge of the identity of the signatory, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.

Chantal B

Notary Public Chantal L. Benwe  
My Commission Expires: 01/20/2028



Witness my hand and seal this 21 day of March, 2025.

Karen J. Harty  
Karen J. Harty

\*\*\*\*\*

COMMONWEALTH OF MASSACHUSETTS

County: NOFFOLK, ss.

On this 21 day of MARCH, 2025, before me, the undersigned notary public, personally appeared the above-named **Karen J. Harty**, and proved to me through satisfactory evidence of identification being (check whichever applies):  driver's license or other state or federal governmental document bearing a photographic image,  oath or affirmation of a credible witness known to me who knows the above signatory, or  my own personal knowledge of the identity of the signatory, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.

Chantal L. Berube  
Notary Public Chantal L. Berube  
My Commission Expires: 01/20/2028

