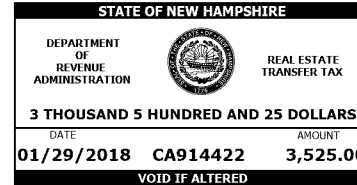


Return to:
Jerry D. Goodrich
Stacie A. Goodrich
~~72 Cranmore Woods Lane, Unit 2~~
~~North Conway, NH 03860~~
201 High Street
Somersworth, NH
03878
\$3525.00

E # 1800915 01/29/2018 01:40:53
Book 3372 Page 1076 Page 1 of 3
Register of Deeds, Carroll County

Lisa Scott



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That David R. Penny and Judy C. Penny, Husband and Wife, of 28 Oak Hill Road, Braintree, MA 02184, for consideration paid grant to Jerry D. Goodrich and Stacie A. Goodrich, Husband and Wife, of 201 High Street, Somersworth, NH 03878, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain condominium unit (the "Unit") in the Cranmore Woods Condominium (the "Condominium"), in the Town of Conway, Carroll County, State of New Hampshire, more particularly bounded and described as follows:

UNIT 2 as defined, described and identified in the Cranmore Woods Condominium Declaration (which, together with the By-Laws and other appendices thereto, is sometimes hereinafter called the "Declaration"), dated November 30, 1978, recorded in Carroll County Registry of Deeds, Book 730, Page 358, and on a certain site plan dated September 21, 1978, recorded Plan Book 43, Page 27, and on certain floor plans consisting of two pages and certified by Roger W. Banwell, Jr., Registered Architect (all together sometimes hereinafter called the "Plans", and recorded in said Registry at Plan Book 43, Pages 73&74).

ALSO conveying an undivided interest in the Common Area as defined, described and identified in the Declaration and on the Plans, which interest shall be subject to reallocation by amendment to the Declaration in the event that additional units within any convertible land are created as a part of the Condominium.

ALSO conveying the following rights and easements:

1. All easements in common with others as set forth in Appendix A of the Declaration.

RE: 2017-32680

2. An easement in common with others to use and maintain the water pipeline, power line, and other easements as shown on said Plans.
3. Easements in common with others to use the Common Area, excepting Limited Common Area, as set forth in the Declaration.
4. Non-exclusive easements for structural support and encroachments and for repairs, and other rights and easements as set forth in the Declaration.

This conveyance is SUBJECT TO the following:

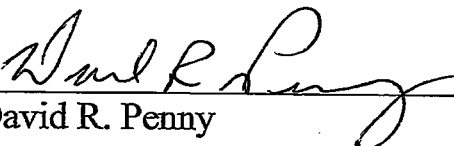
1. Non-exclusive easements for structural support, encroachments, and for repair in favor of the owners of the other units in the Condominium, as set forth in the Declaration, and other provisions of the Declaration as amended from time to time by instrument recorded in the Carroll County Registry of Deeds, including without limitation the provisions relating to convertible land, all of which provisions together with any amendments there to 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.
2. The provisions of the Condominium Rules and Use Restrictions adopted pursuant to the Declaration and the New Hampshire Condominium Act.
3. Power line and utility easements of record.

The term "Cranmore Woods Condominium" or "Condominium" as used herein, means all of the premises described in Appendix A to the Declaration, including all of the buildings and improvements now or hereafter located thereon, and reference may be made to said Appendix A for a description of said premises. The post office address of the Condominium is North Conway, New Hampshire 03860. The Condominium is primarily intended for residential use and the restrictions on that use are embodied in the Declaration and Condominium Rules.

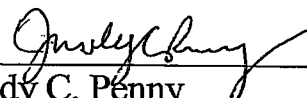
Meaning and intending to describe and convey the same premises conveyed to David R. Penny and Judy C. Penny by virtue of a deed from Jose Ma. C. Leuterio and Jack D. Barrentine dated December 1, 2003 and recorded in the Carroll County Registry of Deeds at book 2244 and page 0076.

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

Executed this 26th day of January, 2018.



David R. Penny

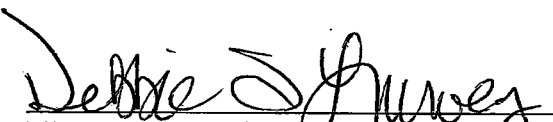


Judy C. Penny

State of New Hampshire
County of Carroll

Then personally appeared before me on this 26th day of January, 2018, the said David R. Penny and Judy C. Penny and acknowledged the foregoing to be their voluntary act and deed.





Notary Public/Justice of the Peace
Commission expiration: