

Alpine Title Services
6 Pleasant Street
Conway, NH 03818
T/S \$10,590

Carroll County New Hampshire Registry of Deeds
Book 3718 Page 0807 Page 1 of 3
eRecorded on 04/20/2023 at 12:16 PM
TID: 4256603 Doc # 202300030740
TT: 10,590.00 CA931562 LCHIP: 25.00 CAA153532

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, **BRADFORD C. PAIGE** and **JENNIFER C. PAIGE**, husband and wife, both with a mailing address of 266 Clubhouse Road, Wells, State of Maine 04090, for consideration paid, grant to **JEANNINE J. RIVERA-BLANCHETTE** and **STEPHEN P. BLANCHETTE, TRUSTEE** of **THE JEANNINE J. RIVERA-BLANCHETTE 2018 TRUST**, with a mailing address of 23 Boyd Drive, Newburyport, Commonwealth of Massachusetts 01950, with WARRANTY COVENANTS, the following:

A certain condominium unit in the Topnotch At Attitash Condominium situated in Bartlett, County of Carroll and State of New Hampshire, the same as established by the Declaration of Condominium, dated the 23rd day of April, 1984, and recorded in the Carroll County Registry of Deeds at Book 938, Page 338, as the same may be amended from time to time as a matter of right reserved to the Declaration thereof, the same being more particularly described as follows:

Unit No. 18, situated on the first, second and third floors of the building containing Units fifteen, sixteen, seventeen, and eighteen as shown on a certain plan entitled "As Built Site Plan of Topnotch At Attitash, Bartlett, N.H. for White Mountain Development Corp." as prepared by White Mountain Survey Company dated November 5, 1984, as revised November 18, 1986 as recorded in the Carroll County Registry of Deeds, Plan Book 93, Page 31, the same constituting the "As Built" plans for the Condominium Units, including the one herein-conveyed of Topnotch At Attitash Condominium, see also Plan Book 93, Page 39 for as built floor plans. Together with any and all "Limited Common Area" as shown on said plan as appurtenant to the Unit herein conveyed and TOGETHER WITH an undivided percentage interest as tenant in common in and to the Common Area as the same is set forth and identified in the said Declaration of Condominium and appendices thereto, as appurtenant to the within described and conveyed Unit. This percentage interest is subject to modification or reallocation of Convertible Land is converted to additional Units as provided by the said Declaration of Condominium.

Subject to Declaration of Topnotch at Attitash Condominium and Bylaws dated April 23, 1984 and recorded in the Carroll County Registry of Deeds in Book 938, Page 338, as amended from time to time.

Subject to provisions of NH RSA 356-B, as amended.

Subject to any and all matters as shown on Plan recorded with the Carroll County Registry of Deeds at Plan Book 67, Page 97 and 98; Plan Book 93, Page 31 and at Plan Book 93, Page 39.

The undivided percentage interest as tenant in common appurtenant to the within described Unit is as to a certain parcel of land situated in said Bartlett, County of Carroll and State of New Hampshire as more particularly shown and described on a plan entitled "Topnotch At Attitash A Condominium Development For White Mountain Development A Condominium Development Corporation, Bartlett, N.H., as prepared by White Mountain Survey Company dated October 3, 1983, approved by the Bartlett Planning Board on February 6, 1984, and recorded in the Carroll County Registry of Deeds, Plan Book 67, Page 97 and 98.

Together with a right of access to the above-described Unit over the private road as shown on the above referenced plan. Provided, however, such right of access is subject to the restrictions that the said roads shall remain private and the within grantee's use is in common with other Unit Owners and subject to the obligation for maintenance and repair thereof as is required in the above referenced Declaration, Articles of Association and By-Laws. The Town of Bartlett shall have no responsibility for providing such maintenance and repair and is not obligated to provide any service unless the town's use of the road can be done safely.

Together with and subject to an easement, in common with others including White Mountain Development Corporation, its successors and assigns, conveyed to the within "GRANTOR" by deed of Walter J. Hughes and Susan R. Hughes, dated January 14, 1987 and recorded in the Carroll County Registry of Deeds at Book 1186, Page 297. Said easement being conveyed to White Mountain Development Corporation by deed of Cathedral Trail Development Corporation dated November 8, 1984 and recorded in the Carroll County Registry of Deeds at Book 972, Page 200.

Meaning and intending to describe and convey those premises conveyed by Warranty Deed of Mark S. Astrachan to the grantors herein dated December 2, 2013, recorded December 4, 2013 in Book 3120, Page 536 in the Carroll County Registry of Deeds.

The above described is not homestead property of the grantors.

EXECUTED, this 20 day of April, 2023.

B.C.P.
Bradford C. Paige

J. Paige
Jennifer C. Paige

STATE OF New Hampshire COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 20 day of April, 2023 by Bradford C. Paige and Jennifer C. Paige 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.

V. L. Weegar
Notary Public/Justice of the Peace/Comm. Of Deeds

Printed Name: Vicki L. Weegar

My Commission Expires: 2/3/26

