

E Doc # 2008991 08/14/2020 02:35:41 PM
Book 3523 Page 883 Page 1 of 6
Register of Deeds, Carroll County
Lisa Scott LCHIP CAA120505 25.00
TRANS TAX CA922264 1,455.00

Transfer Tax: \$ 1455

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that, **Joseph L. Berry** of 44 Ammonoosuc Dr., Bartlett, New Hampshire 03812-0358, **Robert B. Kantack** of Carter Notch Road, Jackson, New Hampshire 03846-0637 and **Robert E. Reed** of 64 Franklin St., Franklin, New Hampshire 03235, as **Trustees of the River Run Motel Condominium II Declaration of Interval Ownership and Trust** dated April 2, 1986 and originally recorded in the Carroll County Registry of Deeds at Book 1095, Page 315, as amended from time to time, for consideration paid, grants to **William S. Gyra and Kimberly A. Gyra, husband and wife**, both having a mailing address of 16 Peveril Road, Cranston, Rhode Island (02921), *As Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS*, the following:

A certain condominium unit (the "Unit") in the River Run Motel Condominium II (the Condominium") situated in the **Town of Bartlett**, County of Carroll and State of New Hampshire and more particularly bounded and described as follows:

Unit J in Building VIII of the River Run Motel Condominium II as defined, described and identified in the River Run Motel Condominium II Declaration dated December 11, 1984, recorded Carroll County Registry of Deeds, Book 978, Page 104, as amended from time to time (which Declaration, together with the Bylaws and other appendices thereto and hereinafter referred to as the "Condominium Declaration"), and on a certain site plan and certain floor plans containing 6 pages and recorded in said Registry at Plan Book 72, Page 3, and Pages 4-8 (inclusive), as amended by the First Amendment to the Declaration, dated November 5, 1985, recorded in said Registry at Book 1047, Page 155, along with site and floor plans containing 6

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pages and recorded in said Registry at Plan Book 80, Page 23 and Pages 24-28 (inclusive), and as further amended by the Second Amendment to the Declaration, dated February 7, 1986, recorded in said Registry at Book 1071, Page 16, along with site and floor plans containing 6 pages and recorded in said Registry at Plan Book 83, Page 3 and Pages 4-8 (inclusive), as further amended by Corrective Second Amendment, dated February 13, 1986, recorded in said Registry at Book 1072, Page 320, as further amended by the Third Amendment to Declaration recorded in said Registry at Book 1167, Page 121, along with site and floor plans containing 11 pages and recorded in said Registry at Plan Book 94, Page 5-15.

Also conveying an undivided interest in the Common Area of the Condominium, as described and identified in the Condominium Declaration, which interest shall be subject to reallocation by amendment to the Condominium Declaration as permitted under the Condominium Declaration and the New Hampshire Condominium Act, RSA 356-B.

ALSO CONVEYING THE FOLLOWING RIGHTS AND EASEMENTS:

1. An exclusive easement to use the Limited Common Area appurtenant to the Unit conveyed herein, as defined and described in the Condominium Declaration and on site plans and floor plans recorded in conjunction with amendments thereto.
2. Easements in common with others to use the Common Area, excepting Limited Common Area, as set forth in the Condominium Declaration.
3. Non-exclusive easements for structural support and encroachments and for repair, and other rights and easements as set forth in the Condominium Declaration.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. There is excepted from the Unit conveyed herein the Common Area lying within said Unit as set forth in the Condominium Declaration.
2. Non-exclusive easements for structural support, encroachments and for repair in favor of the owners of other Units in the Condominium, as set forth in the Condominium Declaration, and other easements, covenants and restrictions of record, including without limitation the utility easements and other easements, covenants and restrictions specifically set forth or referred to in the Condominium Declaration.
3. The other provisions of the Condominium Declaration as amended from time to time by instruments recorded in the Carroll County Registry of Deeds, all of which provisions together with any amendments thereto 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, and the provisions of the Condominium Rules, adopted pursuant to the Condominium Declaration, and of the New Hampshire Condominium Act.

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4. Real estate taxes attributable to the granted premises for the current tax year as are not now due and payable, which taxes the Grantee by the acceptance hereof assumes and agrees to pay.

The term "River Run Motel Condominium II" or "Condominium" as used herein, means all of the premises described in Exhibit A of the Condominium Declaration, as expanded by Additional Land from time to time, including all of the buildings and improvements now or hereafter located thereon, and reference may be made to the Condominium Declaration for a description of said premises. The Condominium is primarily intended for residential use and the restrictions on that use are embodied in the Condominium Declaration and Condominium Rules.

The Grantor, except as limited herein, warrants that it is lawfully seized in fee simple of the granted premises, subject to the matters referred to herein, that the said premises are free from all encumbrances except as referred to herein, and that the Grantor has good right to sell and convey the same to the Grantee, and that it will warrant and defend the same to the Grantee against the lawful claims and demands of all persons, except as herein provided.

The undersigned trustees as Trustees under the River Run Motel Condominium II Declaration of Interval Ownership dated April 2, 1986 have full and absolute power in said Declaration to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

The premises conveyed is not homestead property of the Grantor.

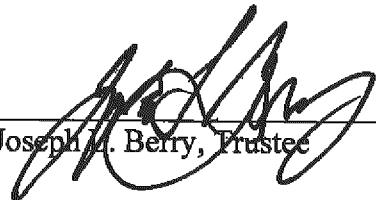
[signatures appear on the following page]

Warranty Deed

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Executed this 13th day of August, 2020.

**River Run Motel Condominium II
Declaration of Interval Ownership and Trust**



Joseph L. Berry, Trustee

STATE OF New Hampshire
COUNTY OF Carroll

Personally appeared the above named, **Joseph L. Berry**, Trustee of the River Run Motel Condominium II Declaration of Interval Ownership and Trust and acknowledged the foregoing instrument as his and the Trust's voluntary act and deed, before me this 13th day of August, 2020.

Seal:



Notary Public/~~Justice of the Peace~~
My Comm. Expires: May 2, 2023
Print or Type Name: Jill Drew

JILL DREW
Notary Public - New Hampshire
My Commission Expires May 2, 2023

[signatures continue on the following page]

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Executed this 13th day of AUGUST, 2020.

**River Run Motel Condominium II
Declaration of Interval Ownership and Trust**

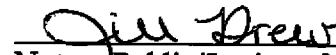


Robert B. Kantack, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

Personally appeared the above named, **Robert B. Kantack**, Trustee of the River Run Motel Condominium II Declaration of Interval Ownership and Trust and acknowledged the foregoing instrument as his and the Trust's voluntary act and deed, before me this 13th day of AUGUST, 2020.

Seal:


Notary Public/Justice of the Peace
My Comm. Expires: May 2, 2023
Print or Type Name: Jill Drew

JILL DREW
Notary Public - New Hampshire
My Commission Expires May 2, 2023

[signatures continue on the following page]

Warranty Deed

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Executed this 10th day of August, 2020.

**River Run Motel Condominium II
Declaration of Interval Ownership and Trust**

Robert E. Reed
Robert E. Reed, Trustee

STATE OF New Hampshire
COUNTY OF Merrimack

Personally appeared the above named, **Robert E. Reed**, Trustee of the River Run Motel Condominium II Declaration of Interval Ownership and Trust and acknowledged the foregoing instrument as his and the Trust's voluntary act and deed, before me this 10th day of August, 2020.

Seal:



Glen A. Moore
Notary Public/Justice of the Peace
My Comm. Expires: 11-25-20
Print or Type Name: Glen A Moore