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Book 3607 Page 1060 Page 1 of 3
Register of Deeds, Carroll County
LCHIP CAA135292 25.00
Lisa Scott TRANS TAX CA926161 3,600.00

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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that We, **DONALD J. EATON** and **MONIQUE EATON**, husband and wife, both with a mailing address of 341 Sowams Road, Barrington, Rhode Island, 02806, for consideration paid, grant to **SHIRLEY CHAN** and **KEVIN HOOD**, both with a mailing address of 321 Walnut Street, #221, Newton, Massachusetts, 02460, as joint tenants with rights of survivorship, and not as tenants in common, with WARRANTY COVENANTS, the following:

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

UNIT S 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 13, 1984 recorded in Carroll County Registry of Deeds Book 978, Page 104 (which Declaration, together with the Bylaws and other appendices thereto is sometimes hereinafter called the "Declaration"), and on a certain site plan and certain floor plans containing 6 pages (all together sometimes hereinafter called "Plans") 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 pages (also hereinafter referred to as the "Plans") 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).

Also conveying an undivided .98% percent interest in the Common Area, as defined, described and identified in the Declaration and on the Plans, which interest shall by subject to

reallocation by further 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. An exclusive easement to use the Limited Common Area appurtenant to the Units conveyed herein, as defined and described in the Declaration and on the Plans.
2. Easements in common with others to use the Common Area, excepting Limited Common Area, as set forth in the Declaration.
3. Non-exclusive easements for structural support and encroachments and for repair, and other rights and easements as set forth in the Declaration.

This conveyance is subject to the following:

1. There is excepted from the Units conveyed herein the Common Area lying within said Units as set forth in the 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 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 Declaration.
3. The other provisions of the Declaration as amended from time to time by the 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 a length herein, and the provisions of the Condominium Rules, adopted pursuant to the declaration, and of the New Hampshire Condominium Act.
4. Real estate taxes attributable to the granted premises for the current tax year as are now due and payable, which taxes the Grantee (jointly and severally if more than one 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 Appendix A of the 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 to the Declaration for a description of said premises. The post office address of the Condominium is Attitash Mountain, Bartlett, New Hampshire. 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 those premises conveyed by Warranty Deed of Paul C. Carter and Cristine J. Carter to the Grantors herein dated December 15, 2003 and recorded at Carroll County Registry of Deeds at Book 2246 Page 623.

The above described is not homestead property of the grantors.

EXECUTED, this 26th day of July, 2021.

Donald J. Eaton
Donald J. Eaton

Monique Eaton
Monique Eaton

STATE OF NH COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 26 day of July, 2021 by Donald J. Eaton and Monique Eaton 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.

Jodi L. Murphy
Notary Public/Justice of the Peace

Printed Name: Jodi L. Murphy

My Commission Expires: 5-19-2026

