

Recording requested by:  
Gold Title

After Recording Return To:  
James F. McGrath and Christine McGrath  
10 Wildflower Trail, Unit 37  
North Conway, NH 03847

File Number: 2023-2-3021  
Parcel ID:

Carroll County New Hampshire Registry of Deeds  
Book 3747 Page 0414 Page 1 of 4  
eRecorded on 11/06/2023 at 02:23 PM  
TID: 4269605 Doc # 202300099550  
TT: 5,918.00 CA933145 LCHIP: 25.00 CAA158136

Transfer Tax: \$5,918.00

## Warranty Deed

We, Alistair R. Barnett and Katherine L. Barnett, Trustees of Barnett Living Trust u/d/t dated March 22, 2023, of 14 Zora Road, Marion, MA 02738, for consideration paid, grant to James F. McGrath and Christine McGrath, husband and wife, as joint tenants with rights of survivorship, of 10 Wildflower Trail, Unit 37, North Conway, NH 03847, with WARRANTY COVENANTS:

A certain condominium unit in the Village at Kearsarge Condominium in North Conway, Town of Conway, Carroll County, State of New Hampshire, more particularly bounded and described as follows:

Unit 37 in the Condominium as defined, described and identified (i) in The Village at Kearsarge Condominium Declaration dated September 28, 1984, recorded in the Carroll County Registry of Deeds, Book 980, Page 14, as amended by First Amendment dated August 6, 1985, recorded in said Registry at Book 1027, Page 431, (which Declaration, together with the Bylaws and other appendices, thereto, and said First and Second Amendments, is sometimes hereinafter called "Condominium Declaration"); and (ii) on a certain site plan containing two sheets certified under dates of December 14, 1984, July 16, 1985 and March 3, 1986, and certain floor plans containing five pages, certified under date of December 17, 1984, containing six pages certified under date of July 26, 1985, and containing 12 pages certified under date of April 15, 1986 (all together sometimes hereinafter called the "Plans"), which Plans are recorded in said Registry at Book 72, Page 34-35 and 51-55, at Book 77, Page 73-80, and Book 85, Pages 27-39.

Together with an undivided interest in the Common Area, as defined, described and identified in the Condominium Declaration and on the Plans.

Said interest shall be subject to reallocation by amendment to the Condominium Declaration in the event that additional units within any convertible or additional lands are created as a part of the Condominium.

Together with the following rights and easements:

1. Easements, exclusive or in common with others, to use the Limited Common Area appurtenant to the Unit conveyed herein, as defined and described in the Condominium 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 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.
4. Easements of use and enjoyment, in common with others, in Common Property defined and described in the Declaration of Covenants, Restrictions and Easements of The Village at Kearsarge, dated September 25, 1984, recorded in the aforesaid Registry at Book 969, Page 134 (the "Village 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 Declaration.
2. Non-Exclusive easements for structural support, encroachments and for repair in favor of the owners or other Units in the Condominium, as set forth in the Condominium Declaration, and other easements, covenants, and restrictions of record, including without limitation, any utility easements, and other easements, covenants, and restrictions specifically set forth or referred to in the Condominium Declaration.
3. The other provisions of (i) the Condominium Declaration as amended from time to time by instruments recorded in the Carroll County Registry of Deeds, including without limitation the provisions relating to convertible land and additional land, all of which provisions, together with any amendments thereto shall constitute covenants running with the land and shall bind any as though such provisions were recited and stipulated at length herein, (ii) the Condominium Rules, adopted pursuant to the Declaration, and (iii) New Hampshire Revised Statutes Annotated Chapter 356-B (the "Condominium Act").

4. The covenants, limitations, restrictions, and other obligations set forth in the Village Declaration.

Under the pains and penalties of perjury, We, the Grantors named herein, do voluntarily release any and all rights of homestead, if any, as set forth, and state that there are no other persons or person entitled to any homestead rights.

Grantor's title recorded on April 12, 2023 in the Carroll County Registry of Deeds at Book 3717, Page 543.

We the grantors, set our hands and seals this 6th day of November, 2023.

Barnett Living Trust dated March 22, 2023

By: Alistair R. Barnett  
Alistair R. Barnett, Trustee

By: Katherine L. Barnett  
Katherine L. Barnett, Trustee

STATE/COMMONWEALTH OF Massachusetts

County of Plymouth

On this 1 day of November, 2023, before me, the undersigned notary public, personally appeared, Alistair R. Barnett and Katherine L. Barnett, Trustees of Barnett Living Trust dated March 22, 2023, proved to me through satisfactory evidence of identification which was/were [X] driver's license(s) or, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Donna M. Hemphill

Notary Public:

My Commission Expires:

