



Carroll County NH ROD TID: 4226094 Bk:3648 Pg:0951
01/28/2022 12:16 PM Pg 1/3 Doc # 202200011520
LCHIP: 25.00 CAA142097
eRecorded

NH Transfer Tax: \$0.00

Return To: Quick Silva Title & Escrow
4 Alfred Circle
Bedford, MA 01730

Pursuant to RSA 78-B: 2, IX

QUITCLAIM DEED

CHAMPNEY LLC, a New Hampshire limited liability company, having a mailing address of PO Box 309, Glen, NH 03838-0309 (hereinafter called the Grantor), for consideration paid, and in full consideration of One Dollar (\$1.00), grants to **Dany M. Fortin** and **Theresa A. Fortin**, husband and wife, of 111 Cow Hill Road, Bartlett, NH 03812, as joint tenants with rights of survivorship,

with *Quitclaim Covenants*,

A certain tract of land, with the buildings thereon, located easterly of the main highway, Route 16 and 302, in said North Conway, Town of Conway, County of Carroll, New Hampshire, and shown as Lot #1 on subdivision plan entitled "Plan of Land in North Conway, N.H., a portion of property of John F. Whitesides," surveyed April 1965 by Thaddeus Thorne, and bounded and described as follows:

Beginning at the northeast corner of land now or formerly of McCall on the south side of a proposed roadway;

thence South 89° 25' East 125.2 feet along the south side of said roadway to an iron pipe;

thence South 2° 36' West 129.2 feet along the westerly line of said roadway to an iron pipe at the northeast corner of Lot #2;

thence North 87° 24' West 125 feet along the north line of Lot #2 to an iron pipe at said land of McCall;

thence North 2° 36' East 124.7 feet along said McCall land to the point of beginning.

Also hereby conveyed to said grantees is the right in common with others to pass and repass over the access road shown on said plan to which John F. Whitesides has title but **RESERVING** the right to the said Whitesides to convey the same for a public highway, together with any necessary easements for drainage of said road in drainage locations

Property Address: 8 Champney Road, Conway, NH 03860

existing at the time of the closing or required by the Town of Conway as a condition to its acceptance of said road.

Said premises are also SUBJECT TO the rights of way along, adjacent to, or across said parcel for the transmission of electricity, telephone service, water, storm water, and such other services or utilities as may be deemed necessary by the said Whitesides or by any empowered agency of the precinct, town or state.

The above premises are SUBJECT TO covenants and restrictions which are more specifically described in deed of Rosalie D. Howe to Nathalie F. Towle dated June 26, 1971 and recorded in Carroll County Registry of Deeds Book 488, Page 225.

This property is not Homestead property of the Grantor.

This conveyance is exempt from transfer taxes pursuant to RSA 78-B: 2, IX.

Meaning and intending to convey the same premises conveyed to the herein named Grantor by deed dated June 17, 2021 and recorded June 23, 2021 with the Carroll County Registry of Deeds at Book 3599, Page 929.

Witness our hand and seal this 25 day of JANUARY, 2022.

CHAMPNEY LLC

[Signature]

By: Theresa A. Fortin, as Managing Member

[Signature]

By: Dany M. Fortin, as Managing Member

STATE OF New Hampshire

County of Carruth

On this 25 day of January, 2022, before me, the undersigned, personally appeared Theresa A Fortin and Dany M. Fortin, as Managing Members of CHAMPNEY LLC, and proved to me through satisfactory evidence of identification, which was D/L, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose and as their free act and deed of CHAMPNEY LLC.

[Signature]
Notary Public:
My Commission Expires: Nov 8 2022

