

Doc # 1704264

05/01/2017 10:31:47 AM

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REGISTER OF DEEDS, CARROLL COUNTY

LISA SCOTT

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****2 Thousand 6 Hundred 25 Dollars	
DATE	AMOUNT
05/01/2017	CA911687 \$****2625.00
VOID IF ALTERED	



Lisa Scott

The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **RIVER RUN COMPANY, INC.**, a New Hampshire Corporation, having a mailing address of Post Office Box 826, North Conway, Carroll County, New Hampshire 03860, for consideration paid, grant to **CHRISTINE SALMON** and **JOHN L. SALMON**, both having a mailing address of 124 Deerfield Road, New Gloucester, Cumberland County, Maine 03812, as joint tenants with rights of survivorship, and not as tenants in common, with WARRANTY COVENANTS, the following:

A certain condominium in Blueberry Village of the Attitash Mountain Condominiums, in the Town of Bartlett, County of Carroll, State of New Hampshire, more particularly bounded and described as follows:

Unit 5, in Building A as defined, described and identified in the Declaration of Blueberry Village of the Attitash Mountain Condominiums dated May 15, 1973, and recorded at Carroll County Registry of Deeds Book 543, Page 1, as amended by Declaration of Blueberry Village of the Attitash Mountain Condominiums recorded at said Registry at Book 1437, Page 749, reallocating the percentages of undivided interest in the common areas and facilities, and as may be amended from time to time (sometimes hereafter called the "Declaration") and on certain site and floor plans entitled "Site Plan of Blueberry Village of the Attitash Mountain Condominiums", dated April 25, 1973, and entitled "Blueberry Village", dated September 15, 1972 and August 8-9, 1972, recorded at Carroll County Registry of Deeds, Plan Book 24, Page 20 and 21-27, respectively (the "Plans").

Also conveying an undivided 6.278% interest (pursuant to instrument entitled Amendment to Declaration of Blueberry Village of the Attitash Mountain Condominiums recorded at said Registry at Book 1437, Page 749 on January 18, 1991) in the Common Area as defined, described and identified in the Declaration and on the Plan.

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 Declaration and on the Plan.
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 such other rights and easements as set forth in the Declaration and in the By-Laws which are a part of the Declaration (the "By-Laws").
4. The right, in common with others, to travel from and to a public highway to and from Blueberry Village over the access road constructed at Attitash Mountain, subject, however, to the right of the owner of said road to convey or dedicate all or a portion of its use as a public highway.
5. Certain beach privileges and the right in common with others, to use any other recreation areas and facilities at Attitash Mountain provided by Locke Attitash Corporation, subject to the obligation to pay a reasonable assessment to support the operation, maintenance and related expense of such beach and recreation areas and facilities.

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 of other Units in Blueberry Village as set forth in the Declaration.
3. The right of first refusal and other restrictions, covenants, conditions, uses, limitations and obligations set forth in the Declaration.
4. The provisions of the By-Laws, the Condominium Rules adopted pursuant to the Declaration and the New Hampshire Unit Ownership of Real Property Act.

The term "Blueberry Village" as used herein, means all of the premises described in Appendix A to the Declaration, including in part, all of the land on which the buildings and improvements are and are to be located, and reference may be made to said Appendix A for a description of said land. The post office address of Blueberry Village is c/o Attitash Mountain, Bartlett, New Hampshire (03812). The units in Blueberry Village are primarily intended for residential use and the restrictions on that use are embodied in the Declaration, including the By-Laws which are a part thereof, which Declaration is hereby incorporated herein by reference thereto.

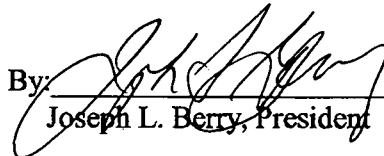
The benefits and obligations hereunder shall inure to and be binding upon the heirs, devisees, representatives, successors and assigns of the respective parties hereto.

Meaning and intending to describe and convey the same premises conveyed to River Run Company Inc., by Warranty Deed of Vacation Homes Inc., dated July 22, 2013 recorded at the Carroll County Registry of Deeds 3095, Page 866.

The above described is not homestead property of the grantor.

EXECUTED, this 27th day of April, 2017.

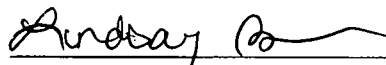
River Run Company, Inc.

By: 
Joseph L. Berry, President

STATE OF New Hampshire COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 27 day of April, 2017 by Joseph L. Berry, President of River Run Company, Inc., and known to me or satisfactorily proven by photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.




Notary Public/Justice of the Peace
My Commission Expires: October 21, 2020