

E Doc # 2102991 02/26/2021 11:53:37 AM  
Book 3571 Page 435 Page 1 of 3  
Register of Deeds, Carroll County

*Lisa Scott* LCHIP CAA128827 25.00  
TRANS TAX CA924549 975.00

*Transfer Tax - \$975.00*

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS: That **Swift River Valley Development, LLC**, a Massachusetts Limited Liability Company, having a mailing address of 25 Shore Street, Newburyport, Essex County, Massachusetts (01950), for consideration paid grant(s) to **Joseph D. Ross**, of 67 Oxbow Lane, Conway, Carroll County, New Hampshire (03818), *with WARRANTY COVENANTS*:

A certain tract or parcel of land with any improvements thereon located in the Town of Conway, County of Carroll and State of New Hampshire, being Lot #22 as shown on a plan entitled "Swift River Valley, 27 Lot Subdivision: Prepared for River Valley Realty Trust, 189A Passaconaway Road, Conway, NH 03818, Town of Conway, Tax Map 263/Parcel 1", prepared by Ammonoosuc Survey Company, Inc., dated July 2, 2004, and revised through May 19, 2005 and recorded with the Carroll County Registry of Deeds at Plan Book 212, Page 58 and 59, to which plan reference may be made for a more particular description.

The conveyance is SUBJECT TO and TOGETHER WITH covenants, restrictions, and easements as set forth in the Declaration of Covenants, Restrictions, and Easements of Swift River Valley ("Declaration"), dated February 10, 2006 and recorded with the Carroll County Registry of Deeds at Book 2506, Page 224 and as may be amended.

Construction of improvements on the within described property is ALSO SUBJECT TO compliance with New Hampshire D.E.S. Wetlands and Non-Site Specific Permit No. 2004-02846 recorded with the Carroll County Registry of Deeds at Book 2401, Page 863. The foregoing approval prohibits further alteration of wetland for lot development or construction of driveways, culverts or septic systems (including set backs).

The property herein conveyed is SUBJECT TO an obligation for the payment of common expenses of the Swift River Valley Homeowners Association as described in the Declaration. Payment of the foregoing common expense is secured by a continuing lien against the premises herein described, said lien being subject to a STATUTORY POWER OF SALE in favor of Swift River Valley Homeowners Association all as more particularly described in the Declaration.

SUBJECT TO all matters as shown on a plan entitled, "Swift River Valley, 27 Lot Subdivision: Prepared for River Valley Realty Trust, 189A Passaconaway Road, Conway, N 03818, Town of Conway, Tax Map 263/Parcel 1", prepared by Ammonoosuc Survey Company, Inc., dated July 2, 2004 and revised through May 19, 2005, and recorded with the Carroll County Registry of Deeds at Plan Book 212, Page 58 and 59.

SUBJECT TO a Reciprocal Well Easement Deed of Paul Brown and Eric Martin, Trustees of River Valley Realty Trust to Joseph D. Ross recorded at the Carroll County Registry of Deeds in Book 2635, Page 93 on June 8, 2007, which is an easement to draw water from and maintain a well located on Lot 22 for water to a single family residential dwelling to be constructed on Lot 23 as shown on Plan 212, Pages 58 and 59.

This is not homestead property.

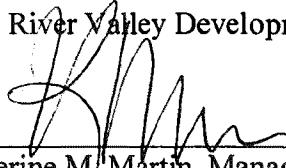
Meaning and intending to convey the same premises as described in the Quitclaim Deed of Katherine M. Martin to Swift River Valley Development, LLC dated May 21, 2018 and recorded in the Carroll County Registry of Deeds at Book 3389, Page 606 on May 25, 2018.

**<SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE>**

Executed this 5<sup>th</sup> day of February, 2021.

Swift River Valley Development, LLC

By:

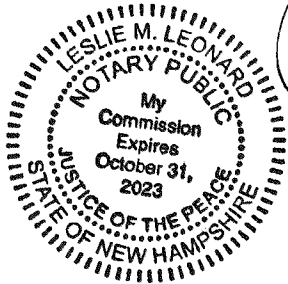


Katherine M. Martin, Managing Member

**STATE OF NEW HAMPSHIRE  
COUNTY OF CARROLL**

On this 5<sup>th</sup> day of February, 2021, before me, the undersigned notary public, personally appeared Katherine M. Martin in her capacity as Managing Member of Swift River Valley Development, LLC, being duly authorized, who proved to me through satisfactory evidence of identification, which was  a valid Driver's License or [ ] \_\_\_\_\_, to be the person whose name is signed above, and made oath that the foregoing is her and the company's voluntary act and deed.

Seal:



Notary Public

Notary Public (Printed Name)

My commission expires: \_\_\_\_\_