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Register of Deeds, Carroll County

Lisa Scott

LCHIP CAA138474 25.00

Transfer Tax: Exempt

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that We, **GARY M. BAKER**, single, having a mailing address of PO Box 1295, Intervale, Carroll County, New Hampshire (03845) **and MARCIA D. BAKER**, single, having a mailing address of PO Box 1285, Intervale, Carroll County, New Hampshire (03845), for consideration paid grants to **GARY M. BAKER**, single, having a mailing address of PO Box 1295, Intervale, Carroll County, New Hampshire (03845), ***with QUITCLAIM COVENANTS:***

One condominium unit in the Hill & Vale Condominium Project as established by the Declaration, Hill & Vale Condominiums of Recreama Development Trust, dated January 19, 1973 and recorded with the Carroll County Registry of Deeds at Book 533, Page 98 and re-recorded at Book 533, Page 292, said Unit being located in Intervale, Town of Bartlett, County of Carroll and State of New Hampshire, and more particularly bounded and described as follows:

Condominium Unit No. Three (3), Building A, as described and identified in the Declaration, Hill & Vale Condominiums of Recreama Development Trust, (hereinafter referred to as Declaration) and on certain floor plans entitled "Hill & Vale Condominiums, Intervale, New Hampshire", certified by Alexander H. Chapman, Professional Engineer, and recorded in Carroll County Registry of Deeds at Plan Book 23, Page 37 & 38.

The Unit is primarily intended for residential use but is SUBJECT TO the restrictions on use contained in the Declaration and the By-Laws which are a part thereof, both of which are incorporated herein by reference.

Together with an undivided 3.572% interest as tenant in common, in and to the Common Area as described in the before-mentioned Declaration. For reference only, see the plan entitled "Plan of Land in Bartlett - New Hampshire, Property of Recreama Development Trust, 'Foley Lot'", surveyed May - July, 1972, by Thaddeus Thorne, recorded in the Carroll County Registry of Deeds, Plan Book 23, Page 36, and the floor plans entitled "Hill & Vale Condominiums, Intervale, New Hampshire" hereinbefore referred to.

TOGETHER WITH the following rights and easements:

(1) A right-of-way in common with others twenty (20) feet wide for ingress and egress to and from Route 16 across the Southerly boundary of other land of Recreama Development Trust and across land of the Maine Central Railroad. This right-of-way as to that portion across the land of the Maine Central Railroad is subject to the provisions of a "Memorandum of Agreement" between the Trustees of Recreama Development Trust and the Maine Central Railroad dated March 24, 1972, and recorded in the Carroll County Registry of Deeds, Book 520, Page 111. This right-of-way is also subject, however, to the right of the Grantor to convey or dedicate all or any portion of said right-of-way for use as a public highway.

(2) The right to use, in common with others, the Common Area, excepting Limited Common Area appurtenant to Units other than the one conveyed herein, as set forth in the Declaration.

(3) Together with the non-exclusive easements for structural support and encroachments and for repairs and such other rights and easements as are set forth in the Declaration, Hill & Vale Condominiums of Recreama Development Trust or the By-Laws which are a part of said Declaration.

(4) The exclusive right to use any Limited Common Area appurtenant to the Unit conveyed herein as defined and described in the aforementioned Declaration and on the floor plans of Hill & Vale Condominiums hereinbefore referred to.

This conveyance is SUBJECT TO the following:

I. Any and all rights-of-way across the Common Area as reserved in the Deed from Joseph Foster Foley and Genevieve Foley to Bernard P. Shannon, Carole A. Shannon and Edward C. Astrachan, Trustees of Recreama Development Trust, dated October 12, 1971, recorded in Carroll County Registry of Deeds, Book 500, Page 495.

II. Non-exclusive easements for structural support, encroachments and for repairs in favor of the Owners of other Units in the Hill & Vale Condominiums Project as set forth in the aforementioned Declaration.

III. All restrictions, covenants, conditions, uses, limitations, obligations and duties as set forth in the aforementioned Declaration, the By-Laws which are part of the aforementioned Declaration, the Condominium Rules and the provisions of the New Hampshire Revised Statutes Annotated Chapter 479-A entitled "Unit Ownership of Real Property".

IV. The right-of-way contained in the Deed from Joseph Foster Foley et al. to Fred P. Lucy, et al. dated September 5, 1970, and recorded in Carroll County Registry of Deeds, Book 471, Page 411.

V. The easement contained in an instrument from Genevieve F. Foley, et al. to White Mountain Power Company, dated December 7, 1965, recorded in Carroll County Registry of Deeds, Book 397, Page 153.

VI. Any and all riparian rights in the Saco River, the River Side Channel, tributaries, channels and the Trout Brook.

VII. A Scenic Strip Easement on property Westerly of the so-called "Trout Brook" as shown on the aforementioned plan entitled "Plan of Land in Bartlett, N.H. Property of Recreama Development Trust, 'Foley Lot'", granted by the Trustees of the Recreama Development Trust to the State of New Hampshire dated September 1, 1972, recorded in Carroll County Registry of Deeds, Book 524, Page 244.

VIII. The right of Bernard P. Shannon, Carole Anne Shannon and their children, and Edward C. Astrachan and Cynthia H. Astrachan and their children, to use for the term of their respective natural lives the property West of the Trout Brook as shown on the abovementioned plan for the natural purposes not prohibited in the Scenic Strip Easement which the State of New Hampshire has recorded in the Carroll County Registry of Deeds, Book 524, Page 244; together with a right-of-way in common with others from Route 16 to said property over the presently existing road.

IX. The right of the Grantor to establish and convey utility easements in the future.

X. The Common Area lying within said Unit is excepted from the Unit as provided for in the aforementioned Declaration.

The Declaration of Hill & Vale Condominiums of Recreama Development Trust recorded in the Carroll County Registry of Deeds on January 23, 1973 includes in Appendix A to the Declaration a description of the land on which all buildings and improvements are presently located, and will be located in the future, and reference may be had to the said Appendix A for a description of said land. The post office address of Hill & Vale Condominiums is c/o Recreama Development Trust, P.O. Box 121, Intervale, New Hampshire 03845.

I, Marcia D. Baker, hereby release all rights of homestead in the premises described above.

MEANING AND INTENDING to describe and convey the same premises conveyed to Gary M. Baker and Marcia D. Baker by Warranty Deed of Jo-Ann Jones, Trustee of the Jo-Ann Jones Living Trust, dated February 15, 2017 and recorded with the Carroll County Registry of Deeds at Book 3313, Page 469 on February 22, 2017.

This deed is given pursuant to divorce decree in the matter of Gary M. Baker and Marcia D. Baker, 3rd Circuit – Family Division – Conway, Docket #630-2021-DM-00066, and is therefore exempt from transfer taxes pursuant to NH RSA 78-B:2(XIII).

<SEE SIGNATURE AND JURAT ON FOLLOWING PAGE>

Signed this 18th day of October, 2021.

Gary M. Baker

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

On this 18th day of October, 2021, before me, the undersigned Notary Public, personally appeared **Gary M. Baker**, 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 acknowledged to me that he signed it voluntarily for its stated purpose.

(Seal)



Melissa S. Arias
Notary Public

_____
Notary Public (Printed Name)
My commission expires: _____

Signed this 18th day of October, 2021.

Marcia D. Baker

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

On this 18th day of October, 2021, before me, the undersigned Notary Public, personally appeared **Marcia D. Baker**, 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 acknowledged to me that she signed it voluntarily for its stated purpose.

(Seal)



Melissa S. Arias
Notary Public

Notary Public (Printed Name)
My commission expires: _____

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