

Carroll County New Hampshire Registry of Deeds
Book 3781 Page 0555 Page 1 of 2
eRecorded on 07/26/2024 at 01:30 PM
TID: 4286496 Doc # 202400063310
TT: 9,750.00 CA934740 LCHIP: 25.00 CAA163608

PLACE TRANSFER TAX STAMP ABOVE THIS LINE

Excise Tax: \$9,750.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **Timothy E. Sorgi, Trustee of the Timothy E. Sorgi Revocable Trust**, u/t/a dated July 1, 2019, with an address of 103 Moat View Drive, Albany (County of Carroll), State of New Hampshire (03818), for consideration paid, grant to **Daniel J. Stanhope and Matthew T. McGinnis**, with a mailing address of 31 Labrache Lane, Marlboro (County of Middlesex), Commonwealth of Massachusetts (01752), as Tenants In Common, with **WARRANTY COVENANTS**, the following:

One Home Lot, with the buildings thereon, in the Moats located in the Town of Albany, County of Carroll and State of New Hampshire, and being more particularly bounded and described as follows:

HOME LOT #9 together with any buildings thereon shown on plan entitled "Subdivision of Land of the Moats Development Company, Kancamagus Highway, Albany, New Hampshire" dated August 11, 1987, made by the White Mountain Survey Co., Inc., Ossipee, New Hampshire, and recorded in the Carroll County Registry of Deeds at Book 103, Page 27, with the bearings and distances shown thereon incorporated herein as if a metes and bounds description drawn in accordance with said plan was set forth at length herein.

TOGETHER WITH the right to pass and repass over that access road running from Route 112 known as Kancamagus Highway to the within described premises, for all purposes for which roads are commonly used in the Town of Albany, in common with all others lawfully entitled thereto.

TOGETHER WITH and SUBJECT TO the terms, conditions, rights and obligations as set forth in Declaration of Covenants and Restrictions of The Moats, Appendix A, and the Articles of Association and Bylaws of the Moats Homeowners Association, and recorded in the Carroll County Registry of Deeds at Book 1301, Page 304, all of which are incorporated herein as if the same were set forth at length herein; and all restrictions, conditions, reservations, easements, and other matters shown on the plat as recorded in Plan Book 103, Page 27.

Meaning and intending to describe and convey the same premises conveyed by Warranty Deed of Timothy E. Sorgi to Timothy E. Sorgi, Trustee of the Timothy E. Sorgi Revocable Trust, dated July 1, 2019 and recorded in the Carroll County Registry of Deeds at Book 3450, Page 1098.

Timothy E. Sorgi, individually, and in his capacity as Trustee of the Timothy E. Sorgi Revocable Trust, releases all right of homestead in the above-described premises.

EXECUTED this 22 day of July, 2024.

Timothy E. Sorgi Revocable Trust

BY: _____

Timothy E. Sorgi, Trustee

Timothy E. Sorgi, individually

STATE/Commonwealth of New Hampshire
COUNTY OF Carroll

This instrument was acknowledged before me on July 22nd, 2024 by Timothy E. Sorgi, individually and in his capacity as Trustee of the Timothy E. Sorgi Revocable Trust.

In witness whereof I hereunto set my hand and official seal.

Before me,

Jane A. DiFruscio
Notary Public/Justice of the Peace
Jane A. DiFruscio

Print/Type name

My Commission Expires: 11-25-2024

JANE A. DIFRUSCIO
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
November 25, 2024