

Return To:
The Douglas R. and Lisa M. Dreffer Joint Revocable Trust
6P River Run Drive
Bartlett, NH 03812

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Register of Deeds, Carroll County

Lisa Scott LCHIP CAA111610 25.00
TRANS TAX CA919895 1,283.00

1283 -

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Thomas D. Murray and Michele-Lee Murray, husband and wife**, with a mailing address of 2 Ezekiel Drive, Derry, NH 03038, for consideration paid grant to **Douglas R. Dreffer and Lisa M. Dreffer, husband and wife, Trustees of The Douglas R. and Lisa M. Dreffer Joint Revocable Trust u/t/d September 4, 2019**, with a mailing address of 3 Heather Lane, Concord, NH 03301, with WARRANTY COVENANTS:

A certain Condominium Unit (the "Unit") in the River Run Motel Condominium II (the "Condominium") in Bartlett, County of Carroll, and State of New Hampshire, more particularly described as follows:

Unit P in Building VI of River Run Motel Condominium II as defined, described and identified in the River Run Motel Condominium II Declaration dated December 13, 1984, recorded in the Carroll County Registry of Deeds at Book 978, Page 104 (which Declaration, together with the By-Laws and other appendices thereto, is sometimes hereinafter called the "Declaration"), and on a certain site plan and certain floor plans containing 6 pages (all together sometimes hereinafter called the "Plans") and recorded in said Registry at Plan Book 72, Page 3, and Pages 4-8 (inclusive) respectively.

Also conveying an undivided 5.37 percent interest in the Common Area, as described, defined and identified in the Declaration and on the Plans, which interest shall be subject to re-allocation by amendment to the Declaration in the event that addition units within any additional lands are created as part of the Condominium.

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 Plans.
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 other rights and easements as set forth in the Declaration.

This conveyance is subject to the following:

1. There is excepted from the Unit conveyed herein in 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 the Condominium, as set forth in the Declaration, and other easements, covenants and restrictions of record, including without limitation the utility easement and other easements, covenants and restrictions specifically set forth or referred to in the Declaration.
3. The other provisions of the Declaration as amended from time to time by instruments recorded in the Carroll County Registry of Deeds, all of which provisions, together with any amendments thereto shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the said Unit, as though such provisions were recited and stipulated at length herein, and the provisions of the Condominium Rules adopted pursuant to the Declaration, and of the New Hampshire Condominium Act.

The term "River Run Motel Condominium II" or "Condominium" as used herein, means all of the premises described in Exhibit A of the Declaration, as expanded by Additional Land from time to time, including all of the buildings and improvements now or hereafter located thereon, and reference may be made to the Declaration for a description of said premises. The post office address of the Condominium is Attitash Mountain, Bartlett, New Hampshire. The Condominium is primarily intended for residential use and the restrictions on that use are embodied in the Declaration and Condominium Rules.

Meaning and intending to describe and convey the same premises as conveyed to Thomas D. Murray and Michele-Lee Murray by virtue of a deed dated August 29, 2013 recorded in the Carroll County Registry of Deeds at Book 3103, Page 477.

The grantors hereby release all rights of homestead in the above-described property.

Executed this 18th day of October, 2019

Melissa Murray
Witness

Thomas D. Murray
Thomas D. Murray

Michele-Lee Murray
Michele-Lee Murray

State of New Hampshire
County of Hillsborough

Personally appeared the above named Thomas D. Murray and Michele-Lee Murray, before me this 18th day of October, 2019 known to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Kyra E. Meli
Notary Public/Justice of the Peace
My Commission Expires:

KYRA E. MELI
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
July 27, 2023