E Doc # 1810088 09/24/2018 12:15:49 PM
Book 3409 Page 174 Page 1 of 2
Register of Deeds, Carroll County
LCHIP CAA101019 25.00
Lisa Scott TRANS TAX CA916501 5,588.00

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

Consideration: $372,500.00
Tax Stamps: $5,588.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS we, **Gail E. Campbell and Robert A. Campbell, Jr.**, wife and husband, having a mailing address of PO Box 186, Center Conway, Carroll County, New Hampshire (03813), for consideration paid, grant to **Gregory G. O'Brien and Christine M. O'Brien**, husband and wife, both having a mailing address of 32 Cedar Street, Cohasset, Norfolk County, Massachusetts (02025), as Joint Tenants With Rights of Survivorship, ***with WARRANTY COVENANTS***:

A certain lot or parcel of land with the improvements thereon situated in Conway, County of Carroll and State of New Hampshire and being Lot 15 as shown on a plan entitled, "Royal View Proposed 34 Lot Subdivision, Property of Lebach Realty Trust" drawn by Ammonoosuc Survey Company, Inc. and recorded at the Carroll County Registry of Deeds at Plan Book 220, Page 4 & 5, and bounded and described as follows:

Beginning at a stone bound on the westerly side of Palace Court at the southwesterly corner of Lot 15 and running South 75 degrees 56' 31" West along Lot 16, a distance of 150.75 feet to an iron pipe set; thence turning and running North 42 degrees 51' 47" West still by Lot 16, a distance of 412.13 feet to an iron pipe; thence turning and running North 57 degrees 11' 6" East along Lot 6, a distance of 205.53 feet to an iron pipe set; thence turning and running South 51 degrees 45' 17" East along Lot 14, a distance of 364.19 feet to an iron pipe at the sideline of Palace Court; thence turning to the right and running along said roadway on a curve having a delta angle of 52 degrees 28' 55", a distance of 160.30 feet to a stone bound and the point of beginning. Said lot containing 2.23 acres.

SUBJECT TO the Declaration of Covenants and Restrictions for Royal View Subdivision recorded at the Carroll County Registry of Deeds at Book 2686, Page 166.

PROPERTY: 26 Palace Court, Center Conway, Carroll County, New Hampshire

There shall be no further alteration of wetlands for lot development, driveways, culverts or for septic setback.

We, Robert A. Campbell, Jr. and Gail E. Campbell, being husband and wife, hereby release all rights of homestead in the premises described above.

This deed was prepared from information supplied by the grantors herein and the preparer has conducted no independent title examination.

Meaning and intending to describe and convey the same premises conveyed to Gail E. Campbell and Robert A. Campbell, Jr. by Warranty Deed of William C. Costa and Claire Y. Costa, dated January 30, 2017 and recorded with the Carroll County Registry of Deeds at Book 3310, Page 93.

Executed this 21 day of September, 2018.

Gail E. Campbell

Robert A. Campbell, Jr.

STATE / COMMONWEALTH OF South Carolina
COUNTY OF Darlington

On this 21st day of September, 2018, before me, the undersigned notary public, personally appeared **Gail E. Campbell and Robert A. Campbell, Jr.** 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 on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Seal:

Notary Public

Gina H Sansbury
Notary Public (Printed Name)

My commission expires: GINA H. SANSBURY
Notary Public, State of South Carolina
My Commission Expires 7/16/2024