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CARROLL COUNTY REGISTRY

2000 APR 03 AM 10:11

Lemon O Brooks
REGISTER OF DEEDS

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
****2	THOUSAND	4	HUNDRED AND 00 DOLLARS
MO.	DAY	YR.	AMOUNT
04	03	2000	\$ ****2400.00
425527			
VOID IF ALTERED			

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That We, **ROBERT D. MONTAGUE** and **MARY ANN MONTAGUE**, husband and wife, having a mailing address of Post Office Box 231, Town of Bartlett, County of Carroll, State of New Hampshire (03812), for consideration paid, grant to **GERALD D. LANOIS** and **CATHERINE C. LANOIS**, husband and wife, of 66 Homestead Circle, South Hamilton, Essex County, Massachusetts (01982), as **JOINT TENANTS** with rights of survivorship, with **WARRANTY** covenants:

A certain Condominium Unit in the Topnotch At Attitash Condominium situated in Bartlett, County of Carroll and State of New Hampshire, the same as established by the Declaration of Condominium, dated the 23rd day of April, 1984 and recorded in the Carroll County Registry of Deeds at Book 938, Page 338, as the same may be amended from time to time as a matter of right reserved to the Declarant thereof, the same being more particularly described as follows:

UNIT NO. 12, situated on the first, second and third floors of the building containing Units eleven, twelve, thirteen, and fourteen as shown on a certain plan entitled "As Built Site Plan of Topnotch At Attitash, Bartlett, N.H. For White Mountain Development Corp." as prepared by White Mountain Survey Company dated November 5, 1984 and recorded in the Carroll County Registry of Deeds, Plan Book 93, Page 31, the same constituting the "As Built" plans for the Condominium Units, including the one herein conveyed of Topnotch At Attitash Condominium, see also Plan Book 93, Page 38 for as built floor plans.

TOGETHER WITH any and all "Limited Common Area" as shown on said plan as appurtenant to the Unit herein conveyed and, TOGETHER WITH and undivided one thirty-fifth (1/35) percentage interest as tenant in common in and to the Common Area as the same is set forth and identified in the said Declaration of Condominium and appendices thereto, as appurtenant to the within described and conveyed Unit. This percentage interest is subject to modification or reallocation as Convertible Land is converted to additional Units as provided by the said Declaration of Condominium.

COOPER, DEANS & CARGILL, P.A. - ATTORNEYS AT LAW

92 PINE STREET - P.O. BOX 450 - NORTH CONWAY, NEW HAMPSHIRE 03860-0450

BK 1855 PG 518

SUBJECT, NEVERTHELESS, to easements, restrictions, payment of charges, reservation, and all other terms, covenants, conditions, agreements and provisions as contained in said Declaration of Condominium, Articles of Association, By-Laws and Rules and Regulations as the same are now as recorded in the Carroll County Registry of Deeds, Book 938, beginning at Page 338 as the same may be amended from time to time pursuant to the provisions contained therein.

The undivided percentage interest as tenant in common appurtenant to the within described Unit is as to a certain parcel of land situated in said Bartlett, County of Carroll and State of New Hampshire as more particularly shown and described on a plan entitled "Topnotch At Attitash A Condominium Development for White Mountain Development A Condominium Development Corp., Bartlett, N.H.", as prepared by White Mountain Survey Company dated October 3, 1983, approved by the Bartlett Planning board on February 6, 1984 and recorded in the Carroll County Registry of Deeds, Plan Book 67, Page 97 and 98.

TOGETHER WITH a right of access to the above described Unit over the Private road as shown on the above referenced plan. Provided, however, such right of access is subject to the restrictions that the said roads shall remain private and the within grantee's use is in common with other Unit Owners and subject to the obligation for maintenance and repair thereof as is required in the above referenced Declaration, Articles of Association and By-Laws. THE TOWN OF BARTLETT SHALL HAVE NO RESPONSIBILITY FOR PROVIDING SUCH MAINTENANCE AND REPAIR AND IS NOT OBLIGATED TO PROVIDE ANY SERVICE UNLESS THE TOWN'S USE OF THE ROAD CAN BE DONE SAFELY.

TOGETHER WITH and SUBJECT TO an easement, in common with others including White Mountain Development Corporation, its successors and assigns, conveyed to the within Grantor by deed of Cathedral Trail Development Corporation, dated November 9, 1984 and recorded in the Carroll County Registry of Deeds at Book 972, Page 200. The grantee's use and enjoyment is also made subject to the provisions of the condominium instruments and all related documents, including such rules and regulations as may now or hereafter be promulgated.

MEANING AND INTENDING to describe and convey the same premises conveyed by Warranty Deed of White Mountain Development Corporation to Robert D. Montague and Mary Ann Montague dated November 21, 1986 recorded at Carroll County Registry of Deeds in Book 1174, Page 087.

We, Robert D. Montague and Mary Ann Montague, hereby release all rights of homestead and any and all other interest in the premises described above.

COOPER, DEANS & CARGILL, P.A. - ATTORNEYS AT LAW

92 PINE STREET - P.O. BOX 450 - NORTH CONWAY, NEW HAMPSHIRE 03860-0450

BK 1855 PG 519

WITNESS our hands this 20th day of March, 2000.

Linda Bowers
WITNESS

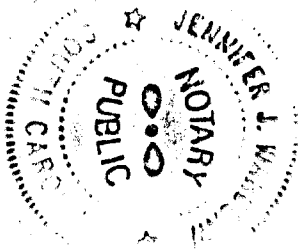
Robert D. Montague
ROBERT D. MONTAGUE

Ketrena Carter
WITNESS

Mary Ann Montague
MARY ANN MONTAGUE

STATE OF SOUTH CAROLINA
COUNTY OF Charleston, SS.

Personally appeared the above named, ROBERT D. MONTAGUE and MARY ANN MONTAGUE, and acknowledged the foregoing instrument as their voluntary act and deed, before me this 20 day of March, 2000.



Jennifer T. Wardlaw
Notary Public/Justice of the Peace My Commission Expires
My Comm. Expires: January 7, 2010
Print or Type Name: Jennifer T. Wardlaw

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