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Edward Sapienza

Register of Deeds, Hillsborough County

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-132942-MOB

QUITCLAIM DEED

TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO sec.78-B:2 V - To a deed or other instrument which corrects a deed or other instrument previously given.

THIS DEED made and entered into on this 30th day of Sept 30, 2020, by and between **Linda D. Bradshaw who acquired title as Linda S. Bradshaw, a single woman**, a mailing address of 32 Lochmere Lane, Unit 380, Nashua, NH 03063, hereinafter referred to as Grantor(s) and **Linda D. Bradshaw, a single woman**, a mailing address of 32 Lochmere Lane, Unit 380, Nashua, NH 03063, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 (\$0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Hillsborough County, New Hampshire:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

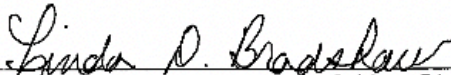
Property commonly known as: 32 Lochmere Lane, Unit 380, Nashua, NH 03063

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

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Dated this 30th day of SEPTEMBER, 2020.



Linda D. Bradshaw who acquired title as Linda S. Bradshaw

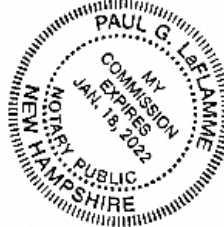
STATE OF NH
COUNTY OF Hillsborough

Personally appeared the above-named Linda D. Bradshaw, known to me, or satisfactorily proven, to be the person(s) whose name(s) is/are subscribed to the foregoing instrument dated this 30th day of September, 2020, and acknowledged that she/he/they executed the same for the purposes therein contained.

Before me,


Justice of the Peace/Notary Public

My commission expires: 1/18/2022



No title exam performed by the preparer. Legal description and party's names provided by the party.

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EXHIBIT A
LEGAL DESCRIPTION

A certain condominium, situated in Nashua, Hillsborough county, State of New Hampshire being more particularly described and identified as follows:

Unit 380, The Villages at Kessler Farm Condominium, (formerly The Somerset at Nashua Condominium) defined and identified in the Declaration of Brookfield Acres, dated January 13, 1984 and recorded in the Hillsborough County Registry of Deeds, Volume 3159, Page 618, as amended. Said Unit 380 is shown on a plan entitled "Site and Phasing Plan, The Villages at Kessler Farm Condominium, Nashua, New Hampshire, prepared for Carnation Homes, Inc.," dated November 1, 1985, Allan H. Swanson, Inc., Land Surveyors, recorded in the Hillsborough County Registry Of Deeds with floor plans at Plan Nos. 23684, 24373 and 17878.

Also granting an undivided interest in the Common Area as described and identified in the Declaration and on said plans together with the following rights and easements:

1. Easement in common with other to use the Common Area as set forth in the Declaration.
2. Non-exclusive easement for structural support and encroachments as set forth in the Declaration and also in the Bylaws, which Bylaws are part of Declaration.

This Conveyance is subject to easements and restrictions of record, including, but not limited to:

1. Easements to erect, operate and maintain lines of telephone and telegraph granted to New England Telephone and Telegraph by document dated July 20, 1917, and recorded in said Registry of Deeds in Volume 754, Page 512.
2. The right granted to City of Nashua to use any portion of a larger tract of land from which the locus us derived, and any stream thereon, for the construction and maintenance of a water reservoir by document dated February 7, 1935, and recorded in said Registry of Deeds in Volume 941, Page 34.
3. Rights to extend slopes and embankments, rights of light, access, air and view as described in the State of New Hampshire Highway Commissioner's Return of Taking dated September 22, 1977, recorded in said Registry of Deeds in Volume 2561, Page 149.
4. The right to construct and maintain drainage in accord with Plan #9867, Hillsborough County Registry of Deeds, as described in the State of New Hampshire Highway Commissioner's return of Taking dated September 22, 1977, and recorded in said Registry of Deeds in Volume 2561, Page 149, Volume 2571, Page 217 and deed to the State of New Hampshire recorded at Volume 4709, Page 243 of said Registry.
5. Easements to Pennichuck Water Works as recorded in said Registry.
6. Easements to New England Telephone & Telegraph and Public Service Company of New Hampshire dated 4/4/83 and recorded in Volume 3006, Pages 728 and 730, respectively.
7. Easement and Consent to Village at Kessler Farm Condo Association dated 4/3/89 and recorded in said Registry at Volume 3120, Page 129.
8. Covenants and cross easements to City of Nashua dated 1/4/94 and recorded in said Registry at Volume 3120, Page 129.
9. Easement to City of Nashua dated 4/10/84 and recorded in said Registry of Deeds in Volume 3155, Page 239.

