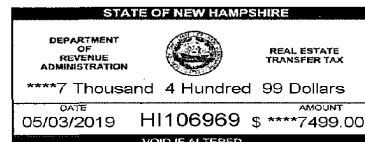


Return to:  
Flora Jane Spriggs  
Eric M. Spriggs  
3 Glen Court  
Amherst, NH 03031

\$7499



## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, Kathleen A. Powell, Single, of 3 Glen Court, Amherst, NH 03031, for consideration paid grant to Flora Jane Spriggs and Eric M. Spriggs, Wife and Husband, of 3086 Heirloom Rose Place, Oviedo, FL 32766, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain condominium unit at The Fells at Amherst, a Condominium, situated in Amherst, County of Hillsborough, State of New Hampshire, more particularly bounded and described as follows:

Unit No. 18 in The Fells at Amherst, A Condominium, as defined, described and identified in the Declaration of Condominium of The Fells at Amherst, A Condominium, dated June 1, 2005, and recorded in the Hillsborough County Registry of Deeds, Book 7499, Page 0218 (the "Declaration"), and as shown on a certain site plan entitled "Condominium Plan of The fells at Amherst, Owned by: Stabile Homes at Amherst, Prepared for: The Stabile Companies, Tax Map 6/Lot 28, Amherst, New Hampshire", Scale 1" = 200', prepared by Meridian Land Services, Inc., dated March 25, 2005, and recorded in the Hillsborough County registry of Deeds as Plan #34084 as amended by plan entitled "Phase I As-Built Condominium and Revised Limited Common Area Plan The Fells at Amherst, owned by: Stabile Homes at Amherst, Amherst, New Hampshire", Scale 1" = 200', prepared by Meridian Land Services, Inc., October 19, 2005, and recorded in the Hillsborough County Registry of Deeds as Plan 34299 and a certain floor plan entitled "Condominium Floor Plan, The Fells at Amherst" prepared by David White, Architect and recorded as Plan #34282 of the Hillsborough County Registry of Deeds, as amended by Certificate of Unit of The Fells at Amherst, A Condominium recorded at Book 7597, Page 2339 of said Registry (the "Plans"). See also Plan #34338.

Said Condominium is established pursuant to N.H. RSA 356-B.

Also conveying an undivided interest in the Common Area (the "Common Area"), as described, defined, and identified in the Declaration and on said Plans. Subject to and with the benefit of the following rights and easements, which are common to all Units:

1. An exclusive easement to use the Limited Common Area appurtenant to the Unit conveyed herein, if any, as defined and described in the Declaration and on the Plans.
2. Easement in common with others to use the Common Area, excepting the Limited Common Area, as set forth in the Declaration and Plans.
3. Non-exclusive easement for structural support and encroachments and for repair, and also such other rights and easements as are set forth in the Declaration.

This conveyance is subject to the following to the extent that the same are still in force and/or applicable:

1. All matters affecting the within conveyed premises, if any, shown on a plan recorded in the Hillsborough County Registry of Deeds as Plan No. 33688.
2. Declaration of Condominium of The Fells at Amherst, a Condominium recorded in the Hillsborough County Registry of Deeds at Book 7499, Page 0218.

- 3. Condominium Plan recorded in the Hillsborough County Registry of Deeds as Plan No. 34084.
- 4. Conservation Easement Deed to the Town of Amherst as described in deed at Book 7430, Page 721 of the Hillsborough County registry of Deeds and depicted on Plan No. 33688 of the Hillsborough County Registry of Deeds as Easement area "A" and "B".
- 5. Recreational License and Easement Deed to the Town of Amherst as described at Book 7430, Page 735 of the Hillsborough County Registry of Deeds and depicted on Plan No. 33688 of the Hillsborough County Registry of Deeds as Easements Area "C".
- 6. Restrictions imposed by Department of Environmental Services, Wetlands Permit 2004-00896, dated February 25, 2005, such that there shall be no further alteration of wetlands for lot development, driveways, culverts, or for septic setback.
- 7. EnergyNorth Propane Easement - 7568-1634

Meaning and intending to describe and convey the same premises conveyed to Kathleen A. Powell and Kershaw E. Powell by virtue of a Deed from Patrick G. Griffin, Trustee of the Patrick G. Griffin Revocable Trust and Ann R. Griffin, Trustee of the Ann R. Griffin Revocable Trust dated August 7, 2012 and recorded in the Hillsborough Registry of Deeds in Deed Book 8456 at Page 1181. Kathleen A. Powell is the surviving joint tenant of Kershaw E. Powell who died on December 23, 2014, see Death Certificate recorded in Book 9157, Page 713.

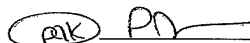
I, the grantor hereby release all rights of homestead in the above described premises.

Executed this 2nd day of May, 2019.

  
 Kathleen A. Powell

State of New Hampshire  
 County of Hillsborough

Then personally appeared before me on this 2nd day of May, 2019, the said Kathleen A. Powell and acknowledged the foregoing to be her voluntary act and deed.

  
 \_\_\_\_\_  
 Notary Public/Justice of the Peace  
 Commission expiration:

