

790757 2017-18439

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E 51892

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

2017 Nov 21 AM 08:31

SPECIAL WARRANTY DEED

FOR CONSIDERATION PAID, National Residential Nominee Services Inc. a Delaware corporation, 7161 Bishop Road, Suite 250, Plano, TX 75024

grants to

Scott D. Overbeck, Shelby A. Overbeck and Nancy L. Holka, all of 18 Jason Drive, Stratham, NH 03885
with SPECIAL WARRANTY COVENANTS, as joint tenants with rights of survivorship,

See Exhibit "A"

Meaning and intending to describe and convey the same premises conveyed to the within Grantor by deed of

Jonathan Peter DiVincenzo dated November 14, 2017 to be recorded herewith.

~~dated _____ and recorded with the Rockingham County Registry of Deeds at Book XXXXXXX Page XXXX.~~

The within conveyed premises are not the homestead of the grantor.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

Signed by the grantor this 14th day of November, 2017.

National Residential Nominee Services Inc.

By: Terry Chandler
(sign in black ink)

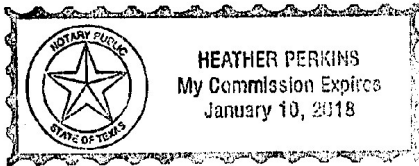
Printed Name Terry Chandler

As Its vice president

State of Texas
County of Collin

On this 14th day of NOVEMBER, 2017 personally appeared Terry Chandler the vice president of National Residential Nominee Services Inc., and acknowledge that he/she executed the same on behalf of said corporation for the purposes stated herein.

(Seal)



Heather Perkins
Justice of the Peace/Notary Public (sign in black ink)

Property Address: 16 Runway Road, Newfields, NH 03856

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EXHIBIT A

A certain tract or parcel of land with any improvements thereon, situated in Newfields, County of Rockingham, State of New Hampshire, and being shown as Lot 15 on a plan of land entitled, "Consolidation and Subdivision Plan for Rivers Reach Subdivision", drawn by Jones & Beach Engineers, Inc., 85 Portsmouth Avenue, Stratham, N.H. 03885, Scale: 1' = 100', Date: 05/28/99, Revised through 9/17/99, sheets 1 through 3, recorded with the Rockingham County Registry of Deeds as Plan D-27624.

Said Lot is SUBJECT TO and TOGETHER WITH the benefit of easements and restrictions of record insofar as the same are in force and applicable.

Said Lot is conveyed SUBJECT TO and TOGETHER WITH the benefit of a certain Declaration of Common Scheme Restrictions recorded with said Deeds in Book 3459, Page 1087 and an easement to enter upon the property hereby conveyed as described in paragraph 13 of the Common Scheme Restrictions.

Said lot is conveyed TOGETHER WITH an undivided interest in and to a Recreation Easement in, over, under and to that portion of Lot 12 on the plan depicted as "Recreation Area" as shown on Sheet 2. This easement is for passive (non-motorized) recreational purposes and for access to and egress from the recreation area to Piscassic Road and Runaway Road. This easement interest shall be appurtenant to and run with the title to the land hereby conveyed and shall be held in common with all the other owners of lots shown on the plan.

Said Lot is SUBJECT TO the condition and restriction that there shall be no further alteration of wetlands on this property for lot development, culvert crossings or septic setback.

Said Lot is conveyed TOGETHER WITH the right and easement to pass and repass and use Runaway Road for all purposes for which roads are commonly used in the Town of Newfields.

Said Lot is conveyed SUBJECT TO a certain Grant of Easements recorded at Book 3435, Page 2160 in said Rockingham County Registry of Deeds.

Said Lot is conveyed SUBJECT TO and TOGETHER WITH all other reservations, restrictions and/or covenants, easements, liens, encumbrances and mortgages of record, if any.

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