

Cathy Ann Tracy

Return To: Kristin Alison Mallett

LCHIP	ROA662955	25.00
TRANSFER TAX	RO126167	10,905.00
RECORDING		18.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That William J. Vanark, Jr. and Gail D. Vanark, Husband and Wife, of 2075 Lafayette Road, Unit B17, Portsmouth, NH 03801, for consideration paid grant to Kristin Alison Mallett, Single, of 82 Hillando Drive, Shrewsbury, MA 01545, with WARRANTY COVENANTS:

A certain condominium unit in the condominium known as The Westerly, A Condominium, located at 2075 Lafayette Road, Portsmouth, County of Rockingham and State of New Hampshire, said unit being more particularly described as follows:

Condominium Unit B17 a/k/a Unit 117 of The Westerly, A Condominium, located at 2075 Lafayette Road, Portsmouth, Rockingham County, State of New Hampshire; said condominium having been established pursuant to New Hampshire R.S.A. 356-B by a Declaration of Condominium dated August 12, 2019 and recorded in the Rockingham County Registry of Deeds at Book 6025, Page 1321, as delineated on a site plan entitled "Condominium Site Plan, Update 1 for The Westerly, LLC of The Westerly, A Condominium, Tax Map 268, Lot 97, 2075 Lafayette Road (US Route 1) Hoover Drive & Phcasant Lane, Portsmouth, New Hampshire" dated August, 2019 by Doucet Survey, LLC and recorded in the Rockingham County Registry of Deeds as Plan #D-41670, and the Condominium floor Plan for Unit B17, a/k/a Unit 117 recorded as Plan# D-41650 (sheets 1 through 4), TOGETHER WITH an undivided interest in the Common Area appurtenant to said unit as defined, described and identified in said Declaration, as the same may be amended from time to time. Also conveying hereby as limited common area Parking Space P33 and P34 and Storage Space S24, as shown on the garage plan recorded as Plan D-41650 (Sheet 1).

This unit is conveyed SUBJECT TO and TOGETHER WITH the following:

1. Provisions, terms, conditions, restrictions, obligations, covenants, rights and easements as contained in said Declaration of Condominium dated August 12, 2019 and recorded at Book 6025 Page 1321, the First Amendment to the Declaration dated August 14, 2019

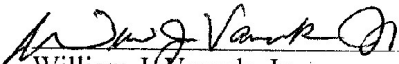
and recorded at Book 6026, Page 934; the By-Laws dated August 12, 2019 and recorded in the Rockingham County Registry of Deeds at Book 6025, Page 1341, and further as the same may be amended from time to time;

2. Provisions of New Hampshire R.S.A. 356-B, as said statute is in effect as of the date hereof and may hereafter be amended.
3. Easement in favor of New England Telephone and Telegraph Company dated January 27, 1984 and recorded at Book 2478, Page 106 and as shown on Plan D-12886.
4. Sewer Easement to the City of Portsmouth dated October 7, 1963 and recorded at Book 1700, Page 275.
5. Subject to a twelve-foot wide access and utility easement from Lot 1 to Lot 2 shown on Plan D-25495.
6. Multi-Use Path Easement Deed to the City of Portsmouth dated April 19, 2018 and recorded at Book 5911, Page 1743.
7. Access Easement for water services to the City of Portsmouth dated April 19, 2018 and recorded at Book 5911, Page 1746.
8. Restrictions, conditions, etc. as more particularly described in deed of the Roman Catholic Bishop of Manchester dated April 18, 2018 and recorded at Book 5906, Page 2017.
9. Access and utility Easement Deed across a portion of the property to be conveyed (Lot 1) from The Roman Catholic Bishop of Manchester to Park Avenue Development Corporation dated June 13, 1997 and recorded at Book 3219, Page 2457.
10. Right of way easement deed between The Roman Catholic Bishop and City of Portsmouth as shown on Plan D-25495 and as shown in deed recorded at Book 3219, Page 2459.
11. Subject to any conditions, restrictions, etc. as shown on Plans D-2836, D-12886, C-24920, D-25495 and D-40772.
12. Certificate of Registration with the Attorney General's office for The Westerly, A Condominium dated July 28, 2018 and recorded at Book 5935, Page 208.
13. Easement Deed to the State of New Hampshire, Department of Transportation, dated June 21, 2018 and recorded at Book 5923, Page 1946.

Meaning and intending to describe and convey the same premises conveyed to William J. Vanark, Jr. and Gail D. Vanark by virtue of a Warranty deed from Tammy L. Gilmore dated 10/03/2022 and recorded at the Rockingham County Registry of Deeds in Book 6445, Page 1570.

We, the grantors, hereby release all rights of homestead in the above-described premises.

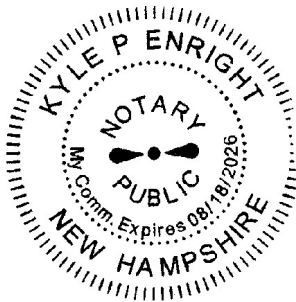
Executed this 30th day of October, 2023.

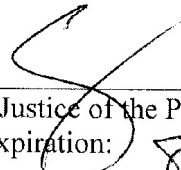

William J. Vanark, Jr.


Gail D. Vanark

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 30th day of October, 2023, the said William J. Vanark, Jr. and Gail D. Vanark and acknowledged the foregoing to be their voluntary act and deed.




Notary Public/Justice of the Peace
Commission expiration: 8-18-26