

Return to:
Karen M. Austin and Robert D. Austin
7 Fox Run Road, Unit #6
Amherst, NH 03031

E- Doc # 220057631 12/29/2022 02:56:28 PM
Book 9675 Page 2620 Page 1 of 3
Mary Ann Crowell
Register of Deeds, Hillsborough County
LCHIP HIA696586 25.00
TRANS TAXHI150930 7,005.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Ken Manlogon, Trustee of The Ken Manlogon Revocable Trust, a New Hampshire trust created under agreement dated June 17, 2021, of 7 Fox Run Road, Unit #6, Amherst, NH 03031 and Kelly Manlogon, Trustee of The Kelly Manlogon Revocable Trust, a New Hampshire trust created under agreement dated June 17, 2021, of 7 Fox Run Road, Unit #6, Amherst, NH 03031, husband and wife, for consideration paid grant all of our right, title and interest to Karen M. Austin and Robert D. Austin, wife and husband, as joint tenants with rights of survivorship, of Norway, Maine, with WARRANTY COVENANTS:

A certain condominium unit known as Unit 6 in the Fox Meadow of Amherst, A Condominium, situated in the Town of Amherst, in the County of Hillsborough, in the State of New Hampshire, more particularly bounded and described as follows:

Unit #6, as defined, described and identified in the Declaration of Condominium of Fox Meadow of Amherst, A Condominium (the "Declaration"), dated April 24, 1989, recorded in the Hillsborough County Registry of Deeds in Book 5102, Page 572, and first amendment to Declaration of Condominium of Fox Meadow of Amherst, a Condominium, as shown on a certain plan entitled, "Fox Meadow of Amherst, N.H., A 12 Unit Condominium, Hillcrest Builders, Inc. (Developer), Scale 1"=100' dated June 16, 1988, prepared by David M. O'Hara, Licensed Land Surveyors" and recorded in the Hillsborough County Registry of Deeds as Plan No. 23302. Unit #6 is also shown in the Plans entitled "As-Built Site Plan Fox Meadow Condominium" and "As-Built Floor Plans Fox Meadow Condominium," dated June 28, 2001 and prepared by Cuoco & Cormier Engineering Associates, Inc. to be recorded with said Registry of Deeds.

Together with an equal, undivided interest in the Common Area as defined, described, and identified in the Declaration and on the plans.

Together with the following rights and easements:

1. Easement in common with others to use the Common Area as set forth in the Declaration.

2. Non-exclusive easements for structural support and encroachments and for repair and such other rights and easements as set forth in the Declaration, and in the By-Laws which are a part of the Declaration (the "By-Laws").

3. An exclusive easement to use the Limited Common Area appurtenant to the unit described herein, as set forth in the Declaration and on the plans.

Subject to the following:

1. Non-exclusive easements for structural support, encroachments and for repair in favor of owners of other condominium units in the condominium as set forth in the Declaration and in the By-Laws.

2. Taxes, the other restrictions, covenants, conditions, easements, uses, limitations and obligations set forth and referred to in the Declaration, and electric, telephone and other utility easements of record.

3. The provisions of the Articles of Agreement, By-Laws, Condominium Residency Regulations, adopted pursuant to the By-Laws, and the New Hampshire Condominium Act (New Hampshire Revised Statutes Annotated, Chapter 356-B).

4. Declaration of Fox Meadow of Amherst, A Condominium, dated April 24, 1989 and recorded at Book 512, Page 574, as amended.

5. All notations, facts, easements and issues as shown on Plan No. 23302 and 29401 and other plans of record depicting the subject premises, all as recorded with said Registry of Deeds.

6. Pond access right of way and 150' side easement to Public Service Company as shown on Plan #23428 and Plan #23302, said Registry of Deeds.

The term "Fox Meadow of Amherst, A Condominium" as used herein means all of the premises described in Exhibit A to the Declaration, including in part, all of the land on which the buildings are located, and reference may be made to said Exhibit A for a description of said land. The condominium units at Fox Meadow of Amherst, A Condominium, are intended for residential use and the restrictions on that use are embodied in the Declaration, including the By-Laws which are a part thereof, which Declaration and amendments thereto are incorporated herein by reference thereto.

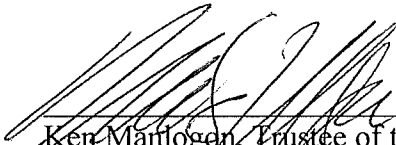
Meaning and intending to describe and convey the same premises conveyed to Property was acquired by 1/2 interest in Ken Manlogon, Trustee of the Ken Manlogon Revocable Trust u/d/t 6/17/2021 and 1/2 interest in Kelly Manlogon, Trustee of the Kelly Manlogon Revocable Trust u/d/t 6/17/2021 by deed dated 6/17/2021 from Kenneth S. Manlogon recorded at Hillsborough County Registry of Deeds at Book 9486, Page 845. Prior owner was Kenneth S. Manlogon by deed dated 7/15/2004 and recorded in the Hillsborough County Registry of Deeds at Book 7278, Page 2841.

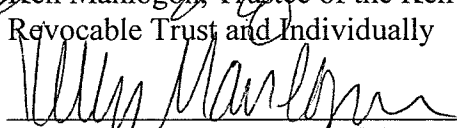
THE KEN MANLOGON REVOCABLE TRUST AND THE KELLY MANLOGON
REVOCABLE TRUST

The undersigned Trustees, as Trustees under Declaration of Trusts both dated June 6, 2017 of 7 Fox Run Road, Unit #6, Amherst, NH have full and absolute power in said Trust Agreements to convey any interest in real estate and improvements thereon, held in said Trusts, and no purchaser or third party shall be bound to inquire whether the Trustees have said power or to see to the application of any trust asset paid to the Trustees for conveyance thereof.

We, the grantor(s) hereby release all rights of homestead in the above described premises.

Executed this 29th day of December, 2022.

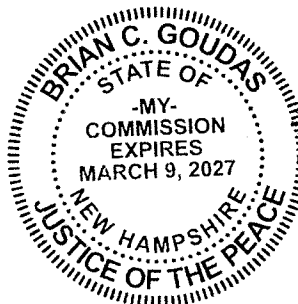


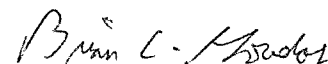
Ken Manlogon, Trustee of the Ken Manlogon
Revocable Trust and Individually


Kelly Manlogon, Trustee of the Kelly Manlogon
Revocable Trust and Individually

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 29th day of December, 2022, the said Ken Manlogon, Trustee of the Ken Manlogon Revocable Trust and Individually and Kelly Manlogon, Trustee of the Kelly Manlogon Revocable Trust and individually and acknowledged the foregoing to be their voluntary act and deed.





Notary Public/Justice of the Peace
Commission expiration: