



LCHIP	ROA603678	25.00
TRANSFER TAX	RO112867	3,570.00
RECORDING		14.00
SURCHARGE		2.00

### WARRANTY DEED

**KAREN L. WALTER**, unmarried, with an address of 3 Montrose Drive, Stratham, New Hampshire 03885, for consideration paid, grants to **CARL E. WALTER, TRUSTEE OF THE CARL E. WALTER REVOCABLE TRUST**, created u/d/t dated August 28, 2014, with an address of 27 Silver Street, North Granby, Connecticut 06060, with WARRANTY COVENANTS:

The following premises located in the Town of Stratham, County of Rockingham and State of New Hampshire:

A fee simple interest in and to a certain condominium unit known as Unit #3 within the MONTROSE CONDOMINIUM, situate in the Town of Stratham, County of Rockingham, and State of New Hampshire, as established by Declaration dated May 4, 1987 and recorded in the Rockingham County Registry of Deeds at Book 2677, Page 0223.

Said Unit #3 is laid out as shown on the Site Plan recorded at the Rockingham County Registry of Deeds as Plan #D-14686 and as shown on the Floor Plan pertaining to said unit recorded at said Registry as Plan #D -16425.

Said Unit is hereby conveyed together with a 1/84th undivided interest in the common areas and facilities together with the right to use the same in common with others entitled thereto, and is conveyed with the benefit of and subject to the provisions of the Declaration and By-Laws, or as they may be amended, and the rules and regulations adopted thereunder.

Said Unit is acquired with the benefit of and subject to the provisions of New Hampshire R.S.A, 356-B, the Condominium Act, as that Statute is written as of the date hereof, and as it may, in the future amended.

This conveyance is subject to any utility easements of record.

Subject to any and all matters as shown or noted on Plan #D-14686 and D-16425 of

the Rockingham County Registry of Deeds.

Said premises commonly known as 3 Montrose Drive, Stratham, NH 03885

Meaning and intending to describe and convey the same premises conveyed to Karen L. Walter by virtue of a deed from Arielle Unger and Corey Wynn recorded in the Rockingham County Registry of Deeds in Book 6159, Page 694.

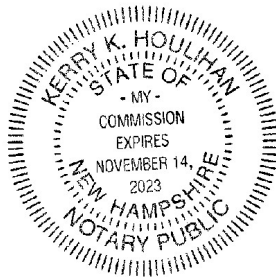
I, the grantor, hereby release all rights of homestead in said property.

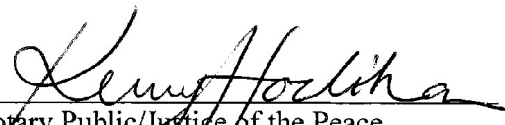
Executed this 13<sup>th</sup> day of January 2022.

  
\_\_\_\_\_  
Karen L. Walter

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

Subscribed to and sworn before me this 13<sup>th</sup> day of January 2022 by Karen L. Walter, who being known to me, or through satisfactorily evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.



  
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Notary Public/Justice of the Peace  
My Commission Expires: