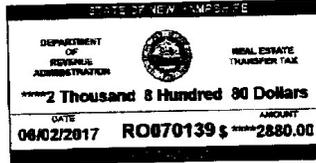


MAIL TO

Return to:
Robert C. Curry and Anna T. Brennan-Curry
30 Playhouses Circle
Hampton NH 03842



022220

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **SARA R. PARTHUM**, Married, of 777 Middle Road, Unit 8, Portsmouth, NH 03801, for consideration paid grants to **ROBERT C. CURRY AND ANNA T. BRENNAN-CURRY**, of 32 Sanderson Road, Greenland, NH 03840, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

Unit #8 of Riverbrook at Portsmouth Condominium, a condominium located in Portsmouth, County of Rockingham and State of New Hampshire, as established by the Saturday Development Corporation pursuant to RSA 356-B by a Declaration of Condominium dated April 17, 1989 and recorded in the Rockingham County Registry of Deeds at Book 2788, Page 2168, as amended.

Conveyed also with said Unit is the exclusive right to use certain Limited Common Areas as designated and described in said Declaration as Limited Common Areas and shown on the Site Plan for Riverbrook at Portsmouth Condominium recorded in said Registry.

The boundaries of said Unit are shown on Floor Plans entitled "Riverbrook at Portsmouth; Sheets A-1 and A-2, dated July 29, 1987, revised January 5, 1989, "As Built Dimension", Irons & Quinto Associates, Inc., which plans are recorded in the Rockingham County Registry of Deeds as Plan #D-19257. Said Unit is also shown on Site Plan entitled "Condominium Site Plan for Riverbrook at Portsmouth, N.H., 777 Middle Road", dated August 25, 1987, as revised January 30, 1989, March 6, 1989 and March 15, 1989, Richard P. Millette and Associates, and recorded in said Registry as Plan #D-19257.

Said Unit is hereby conveyed with an undivided interest in the Common Area and facilities appurtenant to said Unit, as provided in the Declaration, together with the right to use the same in common with others entitled thereto.

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ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Also conveying the following appurtenant easements:

A non-exclusive easement for ingress and egress from said property and the right to use for all proper purposes in common with all the other occupants from time to time, any and all portions of the premises designated as Common Area, as well as a non-exclusive easement through all other Units and all Common Areas for the purpose of maintenance of said Unit #8.

A non-exclusive easement for encroachment upon other Units for the portions of the building constituting the Unit #8, resulting from settling or other causes, other than the willful acts of the grantees, their heirs and assigns.

Excepting and reserving the following:

An easement through Unit #8 as may be necessary and appurtenant to the Common Area and other Units for the Maintenance of the Common Area and other Units.

An easement appurtenant to the Common Area and other Units for encroachments from any causes for the willful acts of the Unit Owners.

All utility easements of record.

Said Unit is hereby conveyed subject to the restrictions, conditions, and other provisions of the Condominium Declaration, By-Laws and Rules and Regulations for Riverbrook at Portsmouth Condominium, as amended from time to time, as well as the provisions of New Hampshire RSA 356-B, relating to the unit ownership of real property as the Statute is written as of the date hereof and as it may, in the future, be amended.

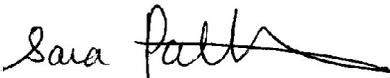
This Condominium contains convertible land upon which additional units and limited common areas may be created. Further, the land dedicated to common usage contains a conservation area of 5.57 acres which is subject to a conservation easement which will restrict the ordinary and usual uses of said common land.

There is also conveyed herewith the exclusive use of a limited common area for storage to be assigned to said unit, together with such limited common area as may be appurtenant to said unit as described in the condominium documents.

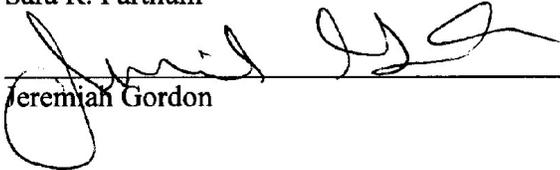
Meaning and intending to describe and convey the same premises conveyed to Sara R. Parthum, by virtue of a Deed from Peter Boschetti, dated May 1, 2012 and recorded in the Rockingham County Registry of Deeds in Book 5312, Page 397.

We, Sara R. Parthum, the within grantor and Jeremiah Gordon (spouse of the within Grantor) do hereby release all rights of homestead in the above described premises.

Executed this 1st day of June, 2017.



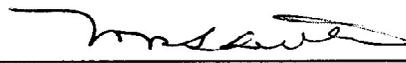
Sara R. Parthum



Jeremiah Gordon

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 1st day of June, 2017, the said Sara R. Parthum and Jeremiah Gordon and acknowledged the foregoing to be their voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration:

