WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That WE,

Craig Weimer and Kelly Weimer, Trustees of the Craig and Kelly Weimer Revocable Trust, u/t/a dated June 21, 2002, with an address of 36 Little Bay Drive, Dover, NH 03820

for consideration paid, grant to **James M. Speltz, Trustee of The James M. Speltz Revocable Trust** u/t/a dated December 12, 2003, of 95 Taggart Court, East Greenwich, RI 02818

with WARRANTY COVENANTS,

A condominium unit at THE BREAKWATER AT LITTLE BAY CONDOMINIUMS, 423 Dover Point Road, City of Dover and County of Strafford and State of New Hampshire, and described as follows:

Building A2 Unit A2-1, of The Breakwater at Little Bay Condominiums, having a mailing address of 36 Little Bay Drive, Dover, Strafford County, State of New Hampshire, pursuant to New Hampshire RSA 356-B by Declaration dated December 17, 2021 recorded in the Stratford County Registry at Book 4991, Page 293, and depicted in the plans entitled "Condominium Site Plan for Breakwater at Little Bay Condominiums, Tax Map 8, Lot No. 9 Dover Point Road & Little Bay Drive, City of Dover, County of Strafford and State of New Hampshire" dated March 7, 2023 and duly recorded at the Strafford County Registry of Deeds as Plans # 12858 through 12860 and the Amended and Re-Stated Declaration of Condominium recorded at Strafford County Registry of Deeds at Book 5098, Page 179.

The boundaries of said Units being shown on the Floor Plans entitled "Floor Plans" Prepared for Little Bay Marina Condominiums" prepared by McEneaney Survey Associates of New England, of Dover, New Hampshire dated October 28, 2021 and duly recorded at the Strafford County Registry of Deeds as Plan 12517.

Said Unit is hereby conveyed together 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.

As required by Article 6, Paragraph 6.6 of the Amended and Re-Stated Declaration, each Residential Unit owner must, at all times, also own at least one Marina Land Unit and said Residential Unit may not be conveyed without also contemporaneously conveying at least one Marina Land Unit to the same transferee.

Also conveying the following appurtenant easements:

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

2. A nonexclusive easement for encroachment upon the Common Area or upon other Units for the portions of the building constituting the Unit resulting from settling or other causes, other than the willful acts of the grantee, its heirs and assigns.

3. Rights of passage over common areas to the marina, designated parking areas and dock areas to dock slip owners and their guests and agents all as depicted on said site plan.

Excepting and reserving the following:

A. An easement through Units as may be necessary and appurtenant to the Common Area and other Units for the maintenance of the Common Area and other Units.

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

C. All utility easements of record.

Said Units are hereby conveyed subject to the restrictions, conditions and other provisions of the Condominium Declaration. Bylaws and Rules and Regulations for The Breakwater at Little Bay (hereinafter sometimes called "the Condominium"). The Condominium shall consist of the Association as set forth in the Amended and Re-Stated Declaration and By-laws, as amended from time to time as well as the provisions of New Hampshire RSA 356-8 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.

Meaning and intending to describe and convey the same premises conveyed to Craig Weimer and Kelly Weimer, Trustees of the Craig and Kelly Weimer Revocable Trust, by virtue of a Deed from Little Bay Marina & Development, dated April 12, 2023 and recorded at the Strafford County Registry of Deeds in Book 5105, Page 315.

The undersigned Trustees are the Trustees under the Craig and Kelly Weimer Revocable Trust, created under a certain Declaration of Trust dated June 21, 2002 and thereto have full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon, and pledge said property as security, held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see to the application of any Trust asset paid to the Trustees as a conveyance thereof.

Dated this 7th day of June, 2024.

Craig and Kelly Weimer Revocable Trust

Craig Weimer, Trustee

Kelly Weimer, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

Then personally appeared before me on this 7th day of June, 2024, the said Craig Weimer and Kelly Weimer, Trustees of the Craig and Kelly Weimer Revocable Trust, and acknowledged the foregoing to be their voluntary act and deed in their capacities aforesaid.

Notary Public/Justice of the Peace
My Commission expires:

SCOTT D. KUMPF
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 14, 2026
OF DEEDS
NEW HAMPSHIRE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That WE,

Craig Weimer and Kelly Weimer, Trustees of the Craig and Kelly Weimer Revocable Trust, u/t/a dated June 21, 2002, with an address of 36 Little Bay Drive, Dover, NH 03820

for consideration paid, grant to **James M. Speltz, Trustee of The James M. Speltz Revocable Trust** u/t/a dated December 12, 2003, of 95 Taggart Court, East Greenwich, RI 02818

with WARRANTY COVENANTS,

A Marina Land Unit at THE BREAKWATER AT LITTLE BAY CONDOMINIUMS, 423 Dover Point Road, City of Dover and County of Strafford and State of New Hampshire, and described as follows:

Marina Land Unit 35, pursuant to New Hampshire RSA 356-B established by the Amended and Re-Stated Declaration of Condominium recorded at Strafford County Registry of Deeds at Book 5098, Page 179, and depicted in the plans entitled "Condominium Site Plan for Breakwater at Little Bay Condominiums" dated March 7, 2023 and duly recorded at the Strafford County Registry of Deeds as Plans # 12858 through 12860.

The boundaries of said Unit being shown on the in the plans entitled "Condominium Site Plan for Breakwater at Little Bay Condominiums" dated March 7, 2023 and duly recorded at the Strafford County Registry of Deeds as Plans # 12858 through 12860.

Said Unit is hereby conveyed together with Boat Slip 35 as shown on the in the plans entitled "Condominium Site Plan for Breakwater at Little Bay Condominiums" dated March 7, 2023 and duly recorded at the Strafford County Registry of Deeds as Plans # 12858 through 12860. The designated Boat Slip is an integral part of Marina Land Unit 35 and may not be conveyed separately from the Land Unit.

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

Also conveying the following appurtenant easements:

1. A nonexclusive easement for ingress and egress from said property and the right to use for all proper purposes in common with all other occupants from time to time, any and all portions of the premises designated as Common Area or Marina Limited Common Area, as well as a nonexclusive easement for the purpose of maintenance of said Marina Land Units and Boat Slips.

2. Rights of passage over common areas to the marina, designated parking areas, dock areas and Marina Limited Common Area to dock slip owners and their guests and agents all as depicted on said site plans.

Excepting and reserving the following:

A. An easement through Marina Land Units as may be necessary and appurtenant to the Common Area, Marina Limited Common Area, and other Units for the maintenance of the Common Area, Limited Common Area and other Units.

B. All utility easements of record.

Said Units are hereby conveyed subject to the restrictions, conditions and other provisions of the Condominium Declaration, Bylaws and Rules and Regulations for The Breakwater at Little Bay (hereinafter sometimes called "the Condominium"). The Condominium shall consist of the Association as set forth in the Amended and Re-Stated Declaration and By-laws, as amended from time to time as well as the provisions of New Hampshire RSA 356-8 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.

For total revenue stamps see condominium unit deed from Craig Weimer and Kelly Weimer, Trustees of the Craig and Kelly Weimer Revocable Trust to James M. Speltz, Trustee of The James M. Speltz Revocable Trust, recorded immediately prior hereto.

Meaning and intending to describe and convey the same premises conveyed to Craig Weimer and Kelly Weimer, Trustees of the Craig and Kelly Weimer Revocable Trust, by virtue of a Deed from Little Bay Marina & Development, dated April 12, 2023 and recorded at the Strafford County Registry of Deeds in Book 5104, Page 769.

The undersigned Trustees are the Trustees under the Craig and Kelly Weimer Revocable Trust, created under a certain Declaration of Trust dated June 21, 2002 and thereto have full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon, and pledge said property as security, held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see to the application of any Trust asset paid to the Trustees as a conveyance thereof.

Dated this 7th day of June, 2024.

Craig and Kelly Weimer Revocable Trust

Cy Wm. Trustee

Craig Weimer, Trustee

Kelly Weimer, Trustee

Kelly Weimer, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

Then personally appeared before me on this 7th day of June, 2024, the said Craig Weimer and Kelly Weimer, Trustees of the Craig and Kelly Weimer Revocable Trust, and acknowledged the foregoing to be their voluntary act and deed in their capacities aforesaid.

Notary Public/Justice of the Peace
My Commission expires:

