

Return To:



Absolute Title LLC
170 Commerce Way, Suite 102A
Portsmouth, NH 03801

LCHIP	ROA710885	25.00
TRANSFER TAX	RO137099	8,970.00
RECORDING		18.00
SURCHARGE		2.00

\$8,970.00

CONDOMINIUM WARRANTY DEED

RESIDENCES AT FOUNDRY PLACE, LLC, a New Hampshire limited liability company having its principal address at 1 Cate Street, Unit 4B, Portsmouth, NH 03801 for consideration paid, grants to **DAVID H. EMMERICH, TRUSTEE OF THE DAVID H. EMMERICH REVOCABLE TRUST OF 2011**, dated November 22, 2011, with a mailing address of 37 Lochmoor Boulevard, Grosse Pointe Shores, MI 48236, with WARRANTY COVENANTS, the following:

A certain condominium unit located in The Residences at Foundry Place Condominium, City of Portsmouth, County of Rockingham and State of New Hampshire, more particularly bounded and described as follows:

Unit No. 306 (the "Unit"), as described, defined and identified in the Declaration of The Residences at Foundry Place Condominium dated March 4, 2025 and recorded at the Rockingham County Registry of Deeds on March 14, 2025 at Book 6607, Page 807 (the "Declaration"), along with the Site Plan and Floor Plans defined therein, and recorded in the Rockingham County Registry of Deeds as Plan #D-44955 and Plan #D-44956, respectively.

Also conveying an undivided percent interest in the Common Area as described, defined and identified in the Declaration and the said Site Plan and Floor Plans, together with the following rights and easements:

1. Easements in common with others to use the Common Area, as set forth in the Declaration.
2. Non-exclusive easement for structural support and encroachment and for repair, and also such other rights and easements as are set forth in the Declaration and in the By-Laws, which By-Laws are part of the Declaration.

This conveyance is made subject to the following:

1. The provisions of New Hampshire Revised Statutes Annotated, Chapter 356-B, as it may be amended from time to time.

2. The provisions of said Declaration, and By-Laws, as may be amended from time to time, including without limitation non-exclusive easements for structural support, encroachments and for repair in favor of the owners of other units in the Condominium.

3. The Condominium Rules of The Residences at Foundry Place Condominium adopted pursuant to the Declaration and the Bylaws.

4. All matters as set forth on the Site Plan and Floor Plans of The Residences at Foundry Place Condominium as they may be amended from time to time.

5. There is excepted from the Unit conveyed herein any Common Area lying within said Unit as set forth in the Declaration.

6. Real estate taxes attributable to the granted premises for the current tax year as are not now due and payable, which taxes the grantee (jointly and severally, if more than one grantee) by the acceptance hereof assumes and agrees to pay.

7. All rights of way, easements, covenants, conditions and restrictions of record, including, without limitation, the following:

- a. Utility Easement Deed from Deer Street Associates to the City of Portsmouth dated March 14, 2014 and recorded in the Rockingham County Registry of Deeds at Book 5518, Page 2759.
- b. Easement For Parking from Deer Street Associates to Hill-Hanover Group, LLC dated March 14, 2014 and recorded in the Rockingham County Registry of Deeds at Book 5518, Page 2747, as affected by the Partial Release of Parking Relocation Rights dated September 9, 2016 and recorded in said Registry at Book 5751, Page 1463, and as further affected by Partial Release of Parking Relocation Rights dated October 29, 2021 and recorded in said Registry at Book 6347, Page 1859.
- c. Easements for Public Access to Community Space (Sidewalk) from Foundry Place, LLC to the City of Portsmouth dated October 13, 2022 and recorded in the Rockingham County Registry of Deeds at Book 6446, Page 321.
- d. Rights of others in and to the common right of way known as Hill Street.

For title reference see Quitclaim Deed dated March 31, 2023 and recorded at the Registry on April 5, 2023 at Book 6475, Page 1570.

DATED THIS 27th day of June, 2025.

RESIDENCES AT FOUNDRY PLACE, LLC,
by its Manager
GL ROGERS AND COMPANY, INC.

Witness

By: Kim S. Rogers
Its: President

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 27th day of June, 2025 by Kim S. Rogers, as President of GL ROGERS AND COMPANY, INC., a New Hampshire corporation and the manager of RESIDENCES AT FOUNDRY PLACE, LLC, a New Hampshire limited liability company, on behalf of said corporation and limited liability company.

Justice of the Peace/Notary Public
My commission expires:
Affix Seal

