

After Recording:
Heritage Law, PLLC
P.O. Box 338
Cornish, ME 04020

(EMW)

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that We, **JEANETTE QUINN** and **WERNER MESSERSCHMITT**, both of 145-52 17 Road, Whitestone, New York 11357, for consideration paid, hereby grant to **JEANINE MARIE KUPER, TRUSTEE** of the **JEANETTE QUINN IRREVOCABLE TRUST**, u/t/d January 18, 2019, with a mailing address of, 37 Birchwood Circle, Bedford, New Hampshire 03110, with **WARRANTY COVENANTS**, a certain condominium unit in the Riverwalk at Bedford Condominium ("Condominium"), situated in the Town of Bedford, County of Hillsborough, State of New Hampshire and more particularly described as follows:

"Unit 317 of the Riverwalk at Bedford Condominium, as defined, described and identified in the Declaration of Hawthorne Village Condominium dated July 22, 2004, recorded in the Hillsborough County Registry of Deeds at Book 7284, Page 0534, as amended and restated at Book 7520, Page 3000, Book 7520, Page 3005, Book 7630, Page 2848 and Book 7685, Page 2107 (together with the By-Laws and other Exhibits thereto collectively the "Declaration"), and on site plan entitled "Tax Map 24 Lots 1-2-1 through 1-2-90 CONDOMINIUM SITE PLAN Riverwalk At Bedford Condominium Hawthorne Drive, Bedford N.H. Owned by Arbors Independent Living, LLC 70 Hawthorne Drive, Bedford, NH 03110 Prepared for Arbors Independent Living, LLC", dated May 24, 2005 with revisions through 11/9/06, recorded with said Registry as Plan No. 35116, and floor plans entitled "RIVERWALK AT BEDFORD CONDOMINIUM THE GREAT HOME", prepared by Udelsman Associates, dated November 13, 2006, recorded with said Registry as Plan No. 35117 (sheets 1-5), (the "FLOOR PLANS"), with any amendments thereon (collectively the "CONDOMINIUM PLANS")."

Together with all rights and easements set forth in the deed to these Grantors recorded in the Hillsborough County Registry of Deeds, at Book 8854, Page 2423.

Subject to all exceptions, covenants and restrictions set forth in the deed to these Grantors recorded in the Hillsborough County Registry of Deeds, at Book 8854, Page 2423.

This is not homestead property of the Grantors.

This is a non-contractual transfer pursuant to RSA 78-B:2 IV

[SIGNATURES ON NEXT PAGE]

Witness our hands and seals this 18th day of January 2019.

Jeanette Quinn
JEANETTE QUINN

Werner Messerschmitt
WERNER MESSERSCHMITT

Esther Zelmanovitz
Witness to Both
Printed Name: Esther Zelmanovitz
Date: Jan. 18, 2019

STATE OF NEW YORK
COUNTY OF NASSAU

Personally appeared the above-named JEANETTE QUINN and WERNER MESSERSCHMITT, this 18th day of January 2019, and acknowledged the foregoing instrument to be her, his, and their free act and deed.

Before me,

Esther P. Levinson

Printed Name:
NOTARY PUBLIC

My Commission expires:

ESTHER P. LEVINSON
Notary Public, State of New York
No. 01LE5023963
Qualified in Nassau County
Commission Expires 02/22/20 22