

LCHIP	ROA662089	25.00
RECORDING		18.00
SURCHARGE		2.00



After recording, return to:
RIDDELL LAW, PLLC
1 New Hampshire Avenue, Suite 125
Portsmouth, NH 03801

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **STEPHANIE C. HOLT**, unmarried, of 134 Spinnaker Way, Portsmouth, New Hampshire 03801, for no consideration paid, grants to **STEPHANIE C. HOLT and SEAN G. CAUGHRAN**, Trustees of **THE STEPHANIE C. HOLT REVOCABLE TRUST OF 2006, u/d/t November 9, 2006**, having an address of 134 Spinnaker Way, Portsmouth, New Hampshire 03801, with **WARRANTY COVENANTS**, the following described premises:

A certain Condominium Unit (the "Unit") in Spinnaker Point Condominium (the "Condominium"), located at Market Street and Spinnaker Way in the City of Portsmouth, County of Rockingham and State of New Hampshire, more particularly described as follows:

Unit 97 of Spinnaker Point Condominium, a condominium located in Portsmouth, County of Rockingham and State of New Hampshire, as established by Portsmouth Coastal Development Partners pursuant to New Hampshire RSA 356-B by Declaration dated October 22, 1987, and recorded in the Rockingham County Registry of Deeds on October 28, 1987 at Book 2710, Page 2734, and any subsequent amendments thereto (collectively hereinafter called the "Declaration"), and on the Site and Floor Plans of the Condominium recorded in the said Registry, with any amendments thereto and certifications thereof (collectively hereinafter called the "Plans").

Also conveying the appurtenant undivided fractional interest in the Common Area, as defined, described and identified in the Declaration and on the Plans.

Also conveying the following rights and easements:

1. An exclusive easement to use any Limited Common Areas appurtenant to the Unit, as defined and described in the Declaration and shown on the Plans.
2. Easements in common with others to use the Common Area, excepting Limited Common Areas, as set forth in the Declaration.
3. Nonexclusive easements for structural support and encroachments and for repair, and other

rights and easements as set forth in the Declaration and By-Laws (recorded therewith).

This conveyance is subject to the following:

1. There is excepted from the Unit the Common Area lying within the Unit as set forth in the Declaration.
2. Nonexclusive easements for structural support, encroachment, and repair in favor of the owners of the other Unites in the Condominium, as set forth in the Declaration, and other easements, covenants, conditions and restrictions of record, including without limitation the utility easements and other easements, covenants, conditions and restrictions specifically set forth or referred to in the Declaration.
3. The other provisions of the Declaration and By-Laws, as amended from time to time by instruments recorded in the said Registry, all of which provisions, together with any amendments thereto, shall constitute covenants running with the land, and shall bind any person having at any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein; and the provisions of the Condominium Rules, adopted pursuant to the Declaration and By-Laws, and of the New Hampshire Condominium Act.

SUBJECT TO all easements, covenants and restrictions of record, if any.

SUBJECT TO all mortgages and encumbrances of record, if any.

Meaning and intending to describe and convey the same premises as conveyed to Stephanie C. Holt and B. Randolph Holt, as joint tenants with the right of survivorship, by deed of Diane E. Erwin dated September 14, 2020, and recorded at the Rockingham County Registry of Deeds at Book 6164, Page 2679. B. RANDOLPH HOLT (a/k/a Burness Randolph Holt, III) died on February 7, 2023. See Death Certificate filed with New Hampshire 10th Circuit Court-Probate Division-Brentwood, Case #318-2023-ET-01577.

I reserve all rights of homestead in the premises.

This deed was prepared from information supplied by the Grantor herein and no independent title examination has been conducted.

THIS IS A TRANSFER FROM A GRANTOR TO SAID GRANTOR'S REVOCABLE TRUST AND IS EXEMPT FROM THE TRANSFER TAX UNDER RSA 78-B: 2, XXII.

EXECUTED this 10th day of October, 2023.


STEPHANIE C. HOLT

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss

On this 10th day of October, 2023, before me, personally appeared
STEPHANIE C. HOLT, known to me or satisfactorily proven to be the person whose name is
subscribed to the within instrument and acknowledged that she executed the same for the
purposes therein contained.

Notary Public

