

Return to:  
Joan VanLandingham  
Richard VanLandingham  
29 Samuel Hale Drive  
Hales Location, NH 03860



LCHIP	ROA663942	25.00
TRANSFER TAX	RO126432	11,700.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That David S. Porter and Carol A. Porter, a married couple, with an address of 135 Market Street, Unit E, Portsmouth, NH 03801, for consideration paid, grant to Joan VanLandingham and Richard VanLandingham, a married couple, as Trustees of the VanLandingham Revocable Trust of 2022 u/d/t August 12, 2022, with an address of 29 Samuel Hale Drive, Hales Location, NH 03860, with WARRANTY COVENANTS:

Real estate and improvements, if any, situated in the Noble's Island Condominium in the City of Portsmouth, County of Rockingham, State of New Hampshire, being depicted as Unit 10R of the Noble's Island Condominiums, as defined, described and identified in the Declaration of Noble's Island Condominium (the "Declaration"), dated January 31, 1983, and recorded in the Rockingham County Registry of Deeds in Book 2435, Page 1538 to 1577; as it may have been or in the future will be amended.

Said Condominium Unit is shown on certain Site Plan and Floor Plans which are recorded in the Rockingham County Registry of Deeds as Plan File No. D-11709.

Said Condominium Unit being conveyed together with the appurtenant undivided percentage interest in the Common Area, including Limited Common Area, as defined, described and identified in the Declaration and on the Plans.

Also contained are the following appurtenant easements and exceptions of record:

A non-exclusive easement for ingress and egress from said property and the right to use for all proper purposes in common with others entitled thereto any and all portions of the premises designated by the declaration as Common Areas as well as a non-exclusive easement for the purpose of maintenance of said Unit 10R, through all other Units and all Common Areas.

Non-exclusive easements for encroachment upon the Common Areas or upon the other Units for the portions of the building constituting said Unit 10R resulting from settling or any other causes other than the willful act of grantees, their heirs, and assigns.

Excepting and reserving the following:

Easement through said Unit 10R as may be necessary and appurtenant to the Common Areas and other Units for maintenance of the Common Areas and other Units.

Easements appurtenant to the Common Areas and other Units for encroachment from any causes except the willful acts of the Unit Owners.

All other conditions, restrictions and terms as contained in the Declaration aforementioned and the By-Laws as amended from time to time, as well as any provisions of R.S.A. 356-B.

Said property is conveyed subject to easements of record contained in the deed of North Mill Pond Trust to the Greater Portsmouth Chamber of Commerce, dated February 10, 1981, recorded in the Rockingham County Registry of Deeds at Book 2383, Page 1120.

Said property is conveyed subject to restrictive covenants recorded in the Rockingham County Registry of Deeds at Book 2352, Page 1847.

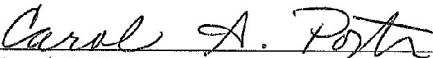
The Grantee covenants and agrees to be bound by and comply with the aforesaid Condominium Declaration and the conditions, restrictions, and covenants included therein, including his personal obligation to pay assessments pursuant to said Declaration, and said Grantee hereby executes and acknowledges this deed for such purpose. Grantee hereby agrees that the property herein conveyed shall be subject to such assessments in such amounts as shall be determined by Noble's Island Unit Owner's Association.

We, the grantors hereby release all rights of homestead in the above-described premises.

Meaning and intending to describe and convey the same premises conveyed to David S. Porter and Carol A. Porter by deed from Alissa G. Jacobs, Trustee of the Alissa G. Jacobs Revocable Trust dated January 14, 2011 and recorded in the Rockingham County Registry of Deeds in Book 5187, Page 2.

Executed this 10th day of November, 2023.

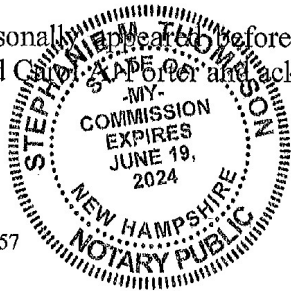
  
\_\_\_\_\_  
David S. Porter

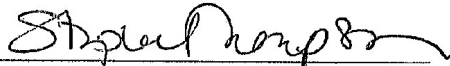
  
\_\_\_\_\_  
Carol A. Porter

State of New Hampshire

County of Rockingham

Then personally appeared before me on this 10th day of November, 2023, the said David S. Porter and Carol A. Porter and acknowledged the foregoing to be their voluntary act and deed:



  
\_\_\_\_\_  
Notary Public/Justice of the Peace  
Commission expiration: 6/19/24  
Stephanie Thompson