

RETURN:
Michael F. Romps
Jaelyn Romps
42 Taylor Road
Dover, NH 03820

E # 20013668 03/30/2020 08:10:09 AM
Book 6097 Page 416 Page 1 of 3
Register of Deeds, Rockingham County



Transfer tax: \$9,510.00

LCHIP	ROA487278	25.00
TRANSFER TAX	RO095580	9,510.00
RECORDING		18.00
SURCHARGE		2.00

(Space above this line reserved for Registry of Deeds use.)

WARRANTY DEED

One Home Builders II, LLC, a New Hampshire Limited Liability Company, having an address of P.O. Box 334, Stratham, New Hampshire 03885,

for consideration paid

grants to Michael F. Romps and Jaelyn Romps, husband and wife, as joint tenants with rights of survivorship of 21 Willowbrook Avenue, Greenland, New Hampshire

with WARRANTY COVENANTS

That certain parcel of land with the buildings thereon located at and known as 21 Willowbrook Avenue, Greenland, Rockingham County, New Hampshire, being shown as Lot 1 on a plan of land entitled "Open Space Subdivision prepared for One Home Builders II, LLC, Shown as Tax Map R11 / Lot 1 Located at 21 Willowbrook Avenue & Portsmouth Avenue (NH Route 33) County of Rockingham, Greenland, NH" which plan is recorded with the Rockingham County Registry of Deeds as Plan Number D-41902 ("Plan").

There is conveyed herewith, for the benefit of, to be appurtenant to, and to run with the title to Lot 1 a non-exclusive driveway easement over and across that portion of Lot 1J on which the existing driveway is located and which is designated on the Plan as "Driveway & Utility Easement for Lot 1." The driveway easement is granted subject to and with the benefit of that certain Declaration of Shared Driveway Easement and Maintenance Covenant dated December 20, 2019, recorded with the Rockingham County Registry of Deeds at Book 6069, Page 927, the terms of which are hereby incorporated as if restated in full. By the acceptance and recording hereof, the undersigned accepts and agrees to be bound by the terms of the Declaration of Share Driveway Easement and Maintenance Covenant.

Lot 1 is conveyed subject to and with the benefit of the Declaration of Willowbrook Subdivision Homeowners' Association and associated by-laws, recorded at Book 6086, Pages 840 and 843 ("HOA"), and there is hereby conveyed an undivided interest in the HOA, to be appurtenant to and to run with the title to Lot 1. The purpose of the Association is to own and maintain the Open Space depicted on the Plan and enforce the Conservation Restriction encumbering the Open Space.

Lot 1 is a portion of the premises described in deed dated August 16, 2019, recorded at the Rockingham County Registry of Deeds at Book 6027, Page 1262.

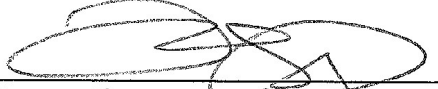
Lot 1 contains 3.43 acres of land, more or less, according to the Plan.

This is not homestead property.

End of Text
Signature Page Follows

Signed as a sealed instrument this 27th day of March, 2020.

One Home Builders II, LLC



By: Frank J. Catapano
Its: Manager, Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

On this 27 day of March, 2020, before me, the undersigned notary public, personally appeared Frank Catapano, Manager, duly authorized, of One Home Builders II, LLC, who proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, in the capacity indicated, and that he has the authority to sign in that capacity.



Name:
Notary Public/Justice of the Peace
My Commission Expires:

ELIZABETH HARPIN, Notary Public
State of New Hampshire
My Commission Expires August 22, 2023

