

Cathy Ann Tracy

LCHIP	ROA403950	25.00
TRANSFER TAX	RO077864	4,455.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Cheryl J. Hughes and Larry Charles Hughes, Wife and Husband, of 75 Spinnaker Way, Unit 30, Portsmouth, NH 03801, for consideration paid grant to Equity Trust Company Custodian FBO Charles M. Radler, Jr. IRA, of 1065 Sleepy Hollow Lane, Plainfield, NJ 07060, with WARRANTY COVENANTS:

A certain tract of real property with buildings thereon situate in Portsmouth, County of Rockingham and State of New Hampshire, and described as follows:

Unit 30 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, along with any amendments thereto.

Together with right to use certain limited common areas as designated and described in said Declaration as limited common areas and shown on the site plan for Spinnaker Point Condominium recorded in said registry.

The boundaries of said Unit being shown on the Floor Plans entitled Unit 30 Type Condominium Unit, Spinnaker Point Condominium, Portsmouth Coastal Development Partners, dated July 28, 1987 and recorded in the Rockingham County Registry of Deeds as Plan B-18188; As Built Floor Plan Certificate being recorded in said Registry at Book 2759, Page 2178. See also building plan entitled "Typical Building Plan, Building Type B-5, Spinnaker Point Condominium, Portsmouth Coastal Development Partners, dated July 28, 1987 see Plan #C-17178; and site plan entitled "Spinnaker Point Condominium, Phase I, units 1-50, Portsmouth Coastal Development Partners, Circuit Road, Portsmouth, NH, " Scale 1" = 200 I by Civil Consultants Engineering and Planning, 293 Main Street, South Berwick, Maine, dated October 28, 1987 and recorded in said Registry as Plan D-17176. See also Plan D-25676, Reassignment of Common Area at Book 4615, Page 1684, and Amendment to Condominium Declaration at Book 5315, Page 2557.

Said Unit is hereby conveyed together with an equal undivided interest in the common area and facilities appurtenant to said unit as provided in the Declaration together with the right to use the same in common with others entitled thereto.

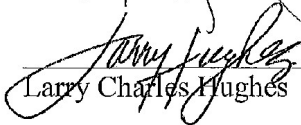
Said Unit is hereby conveyed together with and subject to all easements, restrictions, covenants and provisions as set forth in the Declaration, By-Laws, and related Condominium Instruments as amended.

Meaning and intending to describe and convey the same premises conveyed to Cheryl J. Hughes and Larry Charles Hughes by virtue of a deed from Nancy A. Graziano Park dated 01/16/2018 recorded in Book 4012, Page 2131, with the Rockingham County Registry of Deeds.

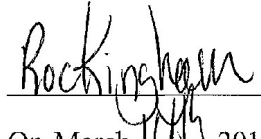
We, the grantors hereby release all rights of homestead in the above described premises.

Executed this 14th day of March, 2018.


Cheryl J. Hughes

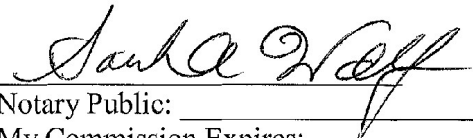

Larry Charles Hughes

State of New Hampshire


Rockingham, ss.

On March 14th, 2018, before me, the undersigned notary public, personally appeared the above-named, Cheryl J. Hughes and Larry Charles Hughes and proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.




Notary Public: _____
My Commission Expires: _____