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Feniger & Uliasz, LLP  
45 Bay Street  
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CATHERINE A. BERUBE  
Register of Deeds, Strafford County  
LCHIP STA187033 25.00

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that We, **Matthew Wallace Valley** and **Katherine Lindsay Valley**, Husband and Wife, having a mailing address of 3 Langelley Drive, Town of Lee, County of Strafford, State of New Hampshire, 03861, for no consideration paid, grant to **Matthew W. Valley** and **Katherine L. Valley**, Trustees of **The Valley Family Revocable Trust of 2021**, of 3 Langelley Drive, Town of Lee, County of Strafford, State of New Hampshire, 03861, with WARRANTY COVENANTS:

A certain condominium unit in Greystone Commons Condominium (the "Condominium") in the Town of Lee, Strafford County, New Hampshire, more particularly bounded and described as follows:

Unit #4 in Greystone Commons Condominium, as defined, described and identified in the Declaration of Greystone Commons Condominium, (The "Declaration") dated August 29, 1988, recorded at the Strafford County Registry of Deeds in Book 1409, Page 127, and shown on a certain site plan entitled "As Built Site Plan of Greystone Commons, in Lee, New Hampshire", dated 3/12/87, revised 4/6/87, 4/20/87, 5/12/87, 7/16/87, 7/29/87, 8/5/87, 11/12/87, 1/20/88, 1/28/88, 2/8/88, 6/29/88 and 8/22/88, prepared by Bruno Associates, Inc. P.C., and recorded in the Strafford County Registry of Deeds as Plan #34A-98 and on certain floor plans entitled "Floor Plans for Greystone Commons, in Lee, New Hampshire," dated 8/16/88, by Bruno Associates, Inc., P.C., filed in said Registry of Deeds as Plan # 34A-91, (the "Plans").

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

Also conveying the following rights and easements:

1. An exclusive easement to use the Limited Common Area appurtenant to the Unit conveyed herein as defined and described in the Declaration and on the Plans.
2. Easements in common with others to use the Common Area, excepting Limited Common Area, as set forth in the Declaration, as amended.

3. Nonexclusive easements for structural support and encroachments and for repair, and such other rights and easements as set forth in the Declaration, as amended, and in the By-Laws which are a part of the Declaration, as amended (“the By Laws”).

4. The right, in common with others, to travel from and to a public highway to and from the Condominium over any access road constructed at the Condominium, subject however, to the right of the owner of said roads to convey or dedicate all or a portion of them for use as a public highway.

Subject to terms, conditions, restrictions, reservations and easements as set forth in condominium unit deed of The Stonan Corp. dated 8/29/98 recorded at Book 1409, Page 407.

Meaning and intending to describe and convey the same premises conveyed to the Grantors by Warranty Deed of Ellen J. Boucher dated August 2, 2019, and recorded in the Strafford County Registry of Deeds at Book 4677, Page 342.

No title search was performed in the preparation of this deed.

The Grantors hereby releases any and all homestead rights.

This is a transfer for no consideration to the Grantors’ revocable trust for estate planning purposes; therefore, this transfer is exempt from tax stamps in accordance with N.H. R.S.A. 78-B:2(XXI).

Executed this 24 day of September, 2021.

*Matthew Wallace Valley*  
Matthew Wallace Valley

*Katherine Lindsay Valley*  
Katherine Lindsay Valley

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this 24 day of September, 2021, before me, Matthew Wallace Valley and Katherine Lindsay Valley, known to me or satisfactorily proven to be the same whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

*William M. Charland*  
Justice of Peace/Notary Public  
My commission expires:  
