

**DUNVEGAN WOODS CONDOMINIUM UNIT DEED**Unit #107Address: High Street
Hampton, NH

KNOW ALL MEN BY THESE PRESENTS, that **MIA-OJ REALTY LLC**, a New Hampshire limited liability company of 165 Blackwater Road, #21, Somersworth, Strafford County, New Hampshire, for consideration paid, grants to **CHARLES M. RADLER, JR.**, and **DIANE R. RADLER**, husband and wife, of 1065 Sleepy Hollow Lane, Plainfield, Union County, New Jersey 07060, as joint tenants with the rights of survivorship, with **WARRANTY COVENANTS**, the following described premises:

Unit #107 of the Dunvegan Woods Condominiums, a condominium located at High Street, Hampton, Rockingham County, New Hampshire, as established by Declaration dated December 16, 1983, and recorded in the Rockingham County Registry of Deeds at Book 2482, Page 1705, which Declaration has or may be amended with regard to the convertible land portions of the Condominium, which Amendments have or may be recorded in the Rockingham County Registry of Deeds.

Said Unit is laid out as shown on the Site Plan filed as Plan No. D-11787 and as shown on the Floor Plan pertaining to said Unit recorded in the Rockingham County Registry of Deeds as Plan No. C-14641.

Said Unit is hereby conveyed together with the undivided interest pertaining thereto, in the common areas and facilities together with the right to use the same in common with others entitled thereto, and is conveyed subject to the provisions of the

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-2-

Declaration and By-Laws as amended, or as may be amended, and the rules and regulations adopted thereunder.

Said Unit is acquired with the benefit of and subject to the provisions of New Hampshire RSA 356-B, the Condominium Act, as that statute is written as of the date hereof, and as it may, in the future, be amended.

Subject to all rights and easements of record and the provisions of said Declaration and By-Laws and all amendments thereto, specifically including but not limited to:

1. Subject to a 20-foot wide drainage easement in favor of the Town of Hampton, dated February 3, 1984, and recorded in said Registry at Book 2482, Page 287.

2. Subject to a 20-foot wide utility line easement to New England Telephone and Telegraph Company and Exeter & Hampton Electric Co., dated April 24, 1985, and recorded in said Registry at Book 2544, Page 2824.

3. Subject to all notations, facts, easements, rights of way and issues as shown on Plan No. D-11787 recorded in said Registry of Deeds.

4. Subject to all notations, facts, easements, rights of way and issues as shown on Plan No. C-14641 recorded in said Registry of Deeds.

5. The provisions of New Hampshire Revised Statutes Annotated, Chapter 356-B; easements, restrictions, covenants, reservations, terms and conditions contained or referred to in said Declaration of Condominium and By-Laws.

6. Declaration of Dunvegan Woods, A Condominium dated December 16, 1983, and recorded in said Registry at Book 2482, Page 1705, as amended.

7. Subject to the terms and provisions of the unit deed to the owner hereinabove set forth.

8. Utility easements to Exeter & Hampton Electric Company as recorded in Book 2011, Page 255, and in Book 2011, Page 258, and also in Book 2011, Page 265 of said Registry.

9. Subject to rights and easements reserved and recited in Deed recorded in said Registry at Book 2015, Page 430.

-3-

Being the same premises conveyed to MIA-J REALTY LLC by Warranty Deed of James E. Brock dated June 24, 2005, and recorded in the Rockingham County Registry of Deeds on June 29, 2005, at Book 4504, Page 2558.

Dated this 15 day of ~~June~~ ^{July}, 2011.

MIA-OJ REALTY, LLC

By

Edson T. Smith, Member

Witness

STATE OF NEW HAMPSHIRE
Rockingham, ss.

July 15
~~June~~ 15, 2011

Personally appeared the above-named, **EDSON T. SMITH**, member of MIA-OJ REALTY LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed. Before me,

Notary Public/Justice of the Peace

