22038991 09/09/2022 11:07:00 AM
Book 6437 Page 2132 Page 1 of 4
Register of Deeds, Rockingham County

Cathy Ann Stacey

LCHIP	ROA630356	25.00
TRANSFER TAX	RO118225	40.00
RECORDING		22.00
SURCHARGE		2.00

DocId:20057824
Tx:40724091

Recording Requested By:
Joseph P. Tracey
4 Sterling Hill Lane
Exeter, NH 03833

When Recorded Mail To:
Joseph P. Tracey, et al
4 Sterling Hill Lane
Exeter, NH 03833

When Recorded Return To:
Indecomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108

SPACE ABOVE THIS LINE FOR RECORDER'S USE

7263624-8385496

QUITCLAIM DEED

This Deed is Exempt from taxation per RSA 78-B: 2 XXI (3) At the time of the transfer of title, the owner or owners of the transferor and the owner or owners of the transferee, and the respective ownership percentages of each, are identical.

Joseph P. Tracey and Helene C. Tracey, husband and wife, as joint tenants with right of survivorship, OF 4 Sterling Hill Lane, Town (City) of Exeter, Rockingham County, State of NH, FOR CONSIDERATION PAID, grant to Joseph P. Tracey and Helene C. Tracey, as Trustees of the Tracey Family Revocable Trust of 2014, created under agreement dated October 3, 2014, OF 4 Sterling Hill Lane, Town (City) of Exeter, Rockingham County, State of NH, 03833,

WITH QUITCLAIM covenants, the following described real estate, situated in the Town of Exeter, County of Rockingham, State of New Hampshire:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 4 Sterling Hill Lane, Exeter, NH 03833

Assessor's Parcel Number: 68/ / 6/ 423/

Prior Recorded Doc. Ref.: Deed: Recorded: _____; Book _____, Page _____, Doc. No. _____

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

(Attached to and becoming a part of Quitclaim Deed dated: 8/26/2022 between **Joseph P. Tracey and Helene C. Tracey, husband and wife, as joint tenants with right of survivorship**, as Seller(s) and **Joseph P. Tracey and Helene C. Tracey, as Trustees of the Tracey Family Revocable Trust of 2014, created under agreement dated October 3, 2014**, as Purchaser(s).)

I/We release to said grantee(s) all interests therein EXCEPTING rights of homestead.

Joseph P. Tracey

Helene C. Tracey

STATE OF NH }
ss
COUNTY OF ROCKINGHAM }

The foregoing instrument was acknowledged before me this 26th day of AUGUST, 2022, by Joseph P. Tracey and Helene C. Tracey.

NOTARY SEAL

ANGELA M. HEARN
MY COMMISSION EXPIRES FEB. 17, 2026
NOTARY PUBLIC NEW HAMPSHIRE

Angela M. Hearn
Signature of Person Taking Acknowledgement

NOTARY PUBLIC
Title Or Rank

—
Serial Number, if any

My Commission Expires: Feb 17, 2026

EXHIBIT "A"
LEGAL DESCRIPTION

Land situated in the Town of Exeter in the County of Rockingham in the State of NH

A CERTAIN CONDOMINIUM UNIT IN THE CONDOMINIUM KNOWN AS "STERLING HILL AT EXETER, A CONDOMINIUM" LOCATED IN EXETER, COUNTY OF ROCKINGHAM AND STATE OF NEW HAMPSHIRE, SAID UNIT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

CONDOMINIUM UNIT 423 IN BUILDING 4 OF "STERLING HILL AT EXETER, A CONDOMINIUM", SAID CONDOMINIUM HAVING BEEN ESTABLISHED PURSUANT TO NEW HAMPSHIRE RSA 356-B BY A DECLARATION OF CONDOMINIUM RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 4158, PAGE 1512, INCLUDING FIRST AMENDMENT RECORDED IN SAID REGISTRY AT BOOK 4232, PAGE 696, SECOND AMENDMENT RECORDED IN SAID REGISTRY AT BOOK 4367, PAGE 1807, THIRD AMENDMENT RECORDED IN SAID REGISTRY AT BOOK 4495, PAGE 1624, FOURTH AMENDMENT RECORDED IN SAID REGISTRY AT BOOK 4717, PAGE 564 AND FIFTH AMENDMENT RECORDED IN SAID REGISTRY AT BOOK 4724, PAGE 2454, AND AS DELINEATED ON A SITE PLAN RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #D-34056 AND FLOOR PLAN RECORDED IN SAID REGISTRY AS PLAN #D-34057.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREA APPURTENANT TO SAID UNIT AS DEFINED, DESCRIBED AND IDENTIFIED IN SAID DECLARATION, AS SAME MAY BE AMENDED FROM TIME TO TIME.

THIS UNIT IS SUBJECT TO AND BENEFITED BY WITH THE FOLLOWING:

1. PROVISIONS, TERMS, CONDITIONS, RESTRICTIONS, OBLIGATIONS, COVENANTS, RIGHTS AND EASEMENT AS CONTAINED IN SAID DECLARATION OF CONDOMINIUM AT BOOK 4158, PAGE 1512, INCLUDING FIRST AMENDMENT RECORDED IN SAID REGISTRY AT BOOK 4232, PAGE 696, SECOND AMENDMENT RECORD AT BOOK 4367, PAGE 1807, THIRD AMENDMENT RECORDED AT BOOK 4495, PAGE 1624, FOURTH AMENDMENT RECORDED AT BOOK 4717, PAGE 564 AND FIFTH AMENDMENT RECORDED AT BOOK 4724, PAGE 2454, AND THE BY-LAWS THERETO RECORDED IN SAID REGISTRY AT BOOK 4158, PAGE 1541, INCLUDING FIRST AMENDMENT RECORDED AT BOOK 4594. PAGE 2288 AND SECOND AMENDMENT RECORDED AT BOOK 4635, PAGE 266, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

2. PROVISIONS OF NEW HAMPSHIRE RS.A. 356-B, AS SAID STATUTE IS IN EFFECT OF THE DATE HEREOF AND MAY HEREAFTER HE AMENDED.

THIS UNIT IS FURTHER SUBJECT TO THE FOLLOWING:

1. CONDITIONS, RESTRICTIONS AND SUBJECT MATTERS SET FORTH IN DEEDS RECORDED WITH ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 3806, PAGE 2503 AND CONFIRMATORY DEED AT BOOK 3820, PAGE 208.

2. SUBJECT TO ANY AND ALL MATTERS AS SHOWN OR NOTED ON PLAN D-34056 AND D-34057 RECORDED WITH ROCKINGHAM COUNTY REGISTRY OF DEEDS.

3. SUBJECT TO CERTIFICATES OF REGISTRATION RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS FOR BUILDING 1 IN BOOK 4023 PAGE 2165, FOR BUILDING 2 IN BOOK 4281, PAGE 2748, FOR BUILDING 3 IN BOOK 4426, PAGE 2234, AND BUILDING 4 RECORDED IN BOOK 4562, PAGE 961.

4. SUBJECT TO ANY AND ALL MATTERS AS SHOWN OR NOTED ON PLAN #D-32246 AND PLAN #D-34056 AND PLAN #D-34057 RECORDED WITH SAID DEEDS.

EXHIBIT "A"
LEGAL DESCRIPTION CONTINUED

5. SUBJECT TO EASEMENT TO UNITIL ENERGY SYSTEMS, INC. AND VERIZON NEW ENGLAND TELEPHONE DATED OCTOBER 4, 2004 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 3496, PAGE 1788.

6. SUBJECT TO EASEMENT TO UNITIL ENERGY SYSTEMS, INC. AND VERIZON NEW ENGLAND TELEPHONE DATED OCTOBER 4, 2004 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 4048, PAGE 735.

7. SUBJECT TO EASEMENT TO NORTHERN UTILITIES DATED DECEMBER 12, 2002 AND RECORDED IN SAID REGISTRY AT BOOK 4088, PAGE 1224.

8, SUBJECT TO COMMISSIONER'S RETURN INCLUDING, BUT NOT LIMITED TO, SLOPE, EMBANKMENT AND DRAINAGE RIGHTS AND RIGHTS OR LIGHT, AIR AND VIEW AS WELL AS RIGHTS OF ACCESS, RECORDED IN SAID REGISTRY AT BOOK 1608, PAGE 322.

9. SUBJECT TO RIGHTS AND A 100 FOOT WIDE EASEMENT TO EXETER AND HAMPTON ELECTRIC COMPANY AS MORE FULLY SET FORTH IN DOCUMENT, RECORDED IN SAID REGISTRY AT BOOK 1676, PAGE 423 AND A "RIGHT OF WAY IN FAVOR OF EXETER & HAMPTON COMPANY" AS MORE FULLY SET FORTH IN A 1978 DEED AN THE CHAIN OF TITLE (WHICH WAS FOR A LARGER PARCEL WHICH INCLUDED THE INSURED PREMISES), RECORDED IN SAID REGISTRY AT BOOK 2321, PAGE 1449.

10. SUBJECT TO NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES PERMITS RELATIVE TO DAMS, RECORDED IN SAID REGISTRY AT BOOK 3550, PAGES 1461, 1463 AND 1465 AS SAME MAY AFFECT BENEFITS SET FORTH IN SAID DECLARATION AT BOOK 3622, PAGE 1316,

11. SUBJECT TO EFFECT, IF ANY, OF A SEWER EASEMENT GRANTED TO EXETER COOPERATIVE SCHOOL DISTRICT, RECORDED IN SAID REGISTRY AT BOOK 3307 PAGE 206 UPON. "PROPOSED 25 FOOT WIDE SEWER EASEMENT".

12. SUBJECT TO PROVISIONS, RESERVATIONS, RIGHTS AND CONDITIONS MORE FULLY SET FORTH IN WARRANTY DEED AND CONFIRMATORY WARRANTY DEED, RECORDED IN SAID REGISTRY AT BOOK 3806, PAGE 2503 AND BOOK 3820, PAGE 208, RESPECTIVELY.

13. SUBJECT TO EASEMENT TO UNITIL ENERGY SYSTEMS! VERIZON RECORDED AT BOOK 4396, PAGE 1788.

14. SUBJECT TO AGREEMENT AND CONSENT FOR JOINT USE UNITIL ENERGY SYSTEMS AND VERIZON NEW ENGLAND SYSTEMS RECORDED AT BOOK 4561, PAGE 821.

15. SUBJECT TO EASEMENT TO UNITIL ENERGY SYSTEMS AND VERIZON NEW ENGLAND DATED NOVEMBER 17, 2005 AND RECORDED AT BOOK 4581, PAGE 2199.

16. SUBJECT TO AGREEMENT FOR CONSENT AND JOINT USE BETWEEN EXETER AND HAMPTON ELECTRIC COMPANY AND STERLING HILL DEVELOPMENT, LLC RECORDED IN SAID REGISTRY AT BOOK 3901, PAGE 1106.



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