E-Doc # 210016462 08/16/2021 09:27:10 AM
Book 4941 Page 826 Page 1 of 3
Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA184226 25.00
TRANS TAX ST855551 5,987.00

(THIS SPACE RESERVED FOR REGISTRY OF DEEDS)

WARRANTY DEED

TWELVE MONTH, LLC, a New Hampshire limited liability company, having a mailing address of 7B Emery Lane, Stratham, Rockingham County, New Hampshire 03885,

for consideration paid,

grants to ALFRED R. DEMERS, A Single Person
of 160 Oak Street, Rollinsford, NH 03869

with WARRANTY COVENANTS

A certain tract or parcel of land with the buildings thereon situated at 39 Luna Circle in Somersworth, Strafford County, State of New Hampshire and being shown as Lot 41 on a plan entitled "Subdivision of Land of The Villages at Sunningdale for Twelve Month, LLC, Tax Map F9, Lots 19-1 & 20-5, Green Street & Stackpole Road, Strafford County, Somersworth, New Hampshire," Date: Dec. 13, 2013, Scale: 1" = 50', prepared by Doucet Survey, Inc. and which plan is recorded with the Strafford County Registry of Deeds (said "Deeds") as Plan No. 109-014 through Plan No. 109-022 (the "Plan"). Reference is made to the Plan for a more particular description of the premises herein conveyed.

Lot 41 contains 18,404 square feet of land, more or less, as shown on the Plan.

The premises herein described are conveyed subject to easements and restrictions of record insofar as the same are in force and applicable.

The premises herein described are conveyed subject to and with the benefit of The Villages at Sunningdale Homeowners Association Trust, dated June 26, 2015 and recorded with said Deeds at Book 4305, Page 0303. There is reserved unto the Grantor to be conveyed to the Homeowners Association the right and easement referenced in Paragraph 6 of the Declaration of Covenants and Easements of The Villages at Sunningdale Homeowners Association.

The premises herein described are conveyed subject to and with the benefit of a Declaration of Covenants and Easements, dated June 26, 2015 and recorded with said Deeds at Book 4305, Page 0289. In accordance with the provisions in Paragraph 1 of said Declaration of Covenants and Easements, the Grantor herein acknowledges that he has reviewed and approved the plans and specifications for the premises herein described.

There is reserved unto the Grantor the fee interest in the streets and ways as shown on the Plan. There is conveyed herewith the right to pass and repass and use the streets and ways as shown on the Plan.

Being a portion of the premises conveyed to Grantor by Warranty Deed of Sunningdale Golf Club, Inc., dated August 30, 2013 and recorded with said Deeds in Book 4160, Page 0956.

This is a conveyance in the ordinary course of business and is not in contravention of the filed Certificate of Formation for the limited liability company, as it may be amended. Neither this instrument nor any other record at the Registry of Deeds discloses anything in contravention of the laws of the State of New Hampshire and the grantor limited liability company appears from the records of the State of New Hampshire Secretary of State to exist.

The undersigned hereby certifies that he has been authorized on behalf of the limited liability company to convey the above-described Lot, and he has been authorized by the limited liability company to execute any and all documents necessary to effectuate said sale.

By executing this Certificate, the undersigned further certifies that he is named in the Operating Agreement and Certificate of Formation as one of the persons authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property on behalf of the limited liability company and such authority has not been amended, modified or revoked; that the Operating Agreement authorizes him to take all steps necessary to sell the premises described above on the terms and conditions contained in the deed recorded herewith; and that no member of Twelve Month, LLC has filed for bankruptcy protection.

This conveyance does not constitute all or substantially all of the New Hampshire assets of the grantor.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the said Twelve Month, LLC, has caused its seal to be hereto affixed and in these presents signed by Joseph Falzone, as Manager of Twelve Month, LLC this 13th day of August, 2021.

Twelve Month, LLC

By: _____
Joseph Falzone, Manager

STATE OF NEW HAMPSHIRE

Rockingham, ss

On this 13th day of August, 2021, before me, the undersigned notary public, personally appeared Joseph Falzone, as Manager of Twelve Month, 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.

_____
Notary Public:
My Commission Expires:

LEO J. GAGNON, JR., Justice of the Peace
State of New Hampshire
My Commission Expires October 31, 2023