E # 19014539 04/30/2019 09:36:15 AM
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Register of Deeds, Rockingham County

LCHIP	ROA445275	25.00
TRANSFER TAX	RO087463	6,236.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, **William R. Hart, Jr.**, a single person, with an address of 12 Lydia Lane, Newington, NH 03801, for consideration paid, grant to **David Danzilio and Lucille E. Danzilio**, husband and wife, with an address of 228 Cushing Road, Newmarket, NH 03857, as Joint Tenants with Rights of Survivorship,

with **WARRANTY COVENANTS**, the following described premises:

A certain condominium unit, being Unit A, Building 5-1, Lot 7 of the Moody Point Condominium, a condominium established pursuant to New Hampshire RSA 356-B, situate on Cushing Road, in the Town of Newmarket, County of Rockingham and State of New Hampshire, as more particularly described in Declaration of Moody Point Condominium, dated October 27, 1988 and recorded in the Rockingham County Registry of Deeds at Book 2766, Page 1124, as amended and as depicted on a plan of land entitled "Revised Final Site Plan, Moody Point", dated April 1987 and recorded in the Rockingham County Registry of Deeds as Plan #D-17107, (Sheet 2 of 3).

Said Unit is laid out as shown on the Site and Floor Plan recorded in the Rockingham County Registry of Deeds together herewith as Plan No. D-28877, to which site and floor plan were attached the verified statement of a registered land surveyor and a licensed professional engineer in the manner required under New Hampshire RSA 356-B, and to which plans reference may be made for a more particular description.

Said Unit is hereby conveyed together with an undivided interest in and to the common areas and facilities and the limited common areas and facilities appurtenant to said Unit, as provided in the Declaration of Condominium, together with the right to use same in common with others entitled thereto.

Said Unit is to be used only for the purposes as may be expressly permitted by the Board of Directors in accordance with the provisions of the Declaration and Bylaws.

Said Unit is acquired with the benefit of, and subject to, the previsions of New Hampshire RSA-356:B relating to Unit Ownership of Real Property as that statute is written as of the date hereto and as it may, in the future, be amended.

Said Unit is acquired with and the benefit of, and subject to Condominium Declaration of Moody Point Condominium II (the Ridge at Moody Point on Great Bay) dated May 9, 1994 and recorded at Book 3054, Page 0098 and any amendments thereto.

In addition to the requirements to become a member of the Moody Point Condominium Association, Inc., as provided in the Declaration and By-Laws of Moody Point Condominium, the Grantee herein, by acceptance of this deed, agrees to become and hereby becomes a member of the Moody Point Community Association, Inc. Said Grantee further agrees to be bound and comply with all terms, covenants, conditions and restrictions in the aforementioned Articles of Agreement and By-Laws of said Community Association, which is a New Hampshire voluntary corporation formed under the provisions of New Hampshire RSA 292 for the purpose of holding, maintaining, improving and governing the use by all of the members of the Associations, of the land conveyed to it by The Moody's Point Company (being lots 4 and 11) by deed recorded in said Registry at Book 2700, Page 0367. Said Land has not been dedicated to the Condominium form of ownership, and membership in the Community Association is separate and distance from membership in the Moody Point Condominium Association, Inc. Reference is made to a vote of said Community Association amending the Articles of Agreement and By-Laws recorded in Said Registry at Book 2700, Page 1856.

Meaning and intending to describe and convey the same premises conveyed to William R. Hart, Jr. by Warranty Deed of Melissa R. Robles, dated March 28, 2014 and recorded in the Rockingham County Registry of Deeds at Book 5521, Page 0100.

Witness my hand this 25th day of April, 2019.

Witness

William R. Hart, Jr.

STATE OF NEW HAMPSHIRE
COUNTY OF: Rockingham

On the 25th day of April, 2019, before me, personally appeared, **William R. Hart, Jr.**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained as her free act and deed.

LISA M. DRABIK
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
- MY COMMISSION EXPIRES APRIL 19, 2022 -

Notary Public
My commission expires: 4/19/22