

Carmela O. Coughlin

C/H  
L-CHIP  
HIA142248

Please Return To:

Grantee  
12-11-97PAUL KEENAN III  
PO BOX 4782  
MANCHESTER NH 03108-4782**Warranty Deed**

**KNOW ALL MEN BY THESE PRESENTS, that David W. Goodwin and Pauline T. Goodwin, husband and wife, of 8 Sky Meadow Way , Manchester, NH 03104**

*for consideration paid, grant to Paul J. Keenan, III and Ann Trahan, Trustees of P.A.T. Revocable Trust of 2011, of 338 Lucas Road , Manchester, NH 03109*

with **WARRANTY COVENANTS**, as joint tenants with rights of survivorship,  
A certain Condominium Unit, with any improvements thereon, and appurtenances thereto, situate in the Currier Meadow Condominium, Manchester, New Hampshire, being Unit 1, created and described in the Declaration of Condominium and ByLaws recorded in Hillsborough County Registry of Deeds on October 31, 2006 at Book 7760, Page 2600 and as shown on Site Plan No. 35084 and Floor Plan No. 35459 recorded in the Hillsborough County Registry of Deeds, said Unit 1 having a street address of 8 Sky Meadow Way, Manchester, New Hampshire;  
Together with a ¼ th undivided percentage interest in the common areas and facilities of said Condominium in accordance with said Declaration of Condominium and ByLaws, as amended from time to time, and together with rights, if any, to use of any of the common areas and facilities of said Condominium as more fully set forth in the aforesaid Declaration as amended, and in the ByLaws, rules and regulations adopted thereunder.

Together with the benefit of and subject to said Site Plan and said Floor Plan, easements, restrictions, conditions, rights and obligations set forth or referred to in said Declaration, its ByLaws and rules and regulations, all as amended from time to time, and as provided for by NHRSA 356-B entitled "Condominium Act" as that statute is written as of the date hereof and as it may, in the future, be amended.

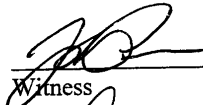

1. Subject to and with the benefit of Utility (20' Sewer Easement over Lot 879A/71) Easement from Bryant and Peter Regas recorded in the Hillsborough County Registry of Deeds at Book 7636, Page 1982. See also reservations of same easement at Book 7626, Page 1732, and at Book 7527, Page 2784.
2. Subject to and with the benefit of Boundary Line Agreement recorded in said registry at Book 7558, Page 1246.
3. Subject to easement to Northeastern Gas Transmission Company recorded in said registry at Book 1311, Page 256, as amended at Book 6052, Page 706.

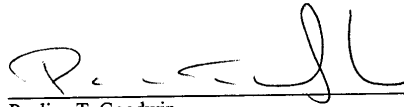
4. Subject to and with the benefit of drainage easement from Lacourse over lot 879A/5 recorded in said registry at Book 7759, Page 1972.
5. Subject to and with the benefit of easement to PSNH recorded in said registry at Book 7675, Page 1517.
6. Subject to and with benefit of easement to Comcast recorded in said registry at Book 7734, Page 1694.
7. Subject to and with benefit of water line easement to City of Manchester Water Works recorded in said registry at Book 7758, Page 7901.
8. Subject to notes, terms, easements, matters and conditions shown on said Condominium Site Plan and Condominium Floor Plan, referenced above, as may be amended from time to time and recorded in said Registry.
9. Subject to access easement reserved by Currier Meadows of Manchester Realty, LLC deed recorded in said registry at Book 7626, Page 1732.
10. Subject to notes, terms and conditions as shown on HCRD Plan Nos 35084, 34096 and 34446.

Meaning and intending to convey the same premises conveyed to the above grantors by deed of David W. Goodwin and Pauline T. Goodwin dated May 11, 2007, and recorded at the Hillsborough County Registry of Deeds at Book 7848, Page 2715.

We, said Grantors, release to said grantee(s) all rights of homestead and other interests therein.

WITNESS our hand and seal this 19th day of August, 2011 .

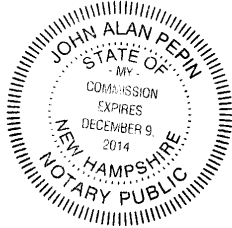
  
\_\_\_\_\_  
Witness  
  
David W. Goodwin

  
\_\_\_\_\_  
Pauline T. Goodwin

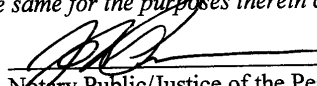
State of New Hampshire  
County of Hillsborough

August 19, 2011

*Personally appeared David W. Goodwin and Pauline T. Goodwin known to me, or satisfactorily proven, to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained,*



Before me,

  
\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires: