

Cathy Ann Sealey

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Law Firm of Sam J. Allen
5 Chestnut Street, Suite 101
Duxbury, MA 02332-4470



The space above this line is reserved for recording information

QUIT CLAIM DEED

KNOW BY ALL MEN BY THESE PRESENTS THAT We, Ann M. Wheeler and Russell C. Wheeler, of 17 October Lane, Londonderry, NH 03053, County of Rockingham, State of New Hampshire grant to Ann Marie Wheeler and Russell Charles Wheeler, Trustees of the Russell Charles Wheeler and Ann Marie Wheeler Living Trust dated June 17, 2024, and any amendments thereto, of 17 October Lane, Londonderry, NH 03053, County of Rockingham, State of New Hampshire, the following described tract of land:

That certain lot or parcel of land located at 17 October Lane, in the Municipality of Londonderry, County of Rockingham, State of New Hampshire; bounded and described as referenced below:

A certain condominium unit with the Dwelling and other improvements therein, at Cross Farm Condominium, situated in Londonderry, County of Rockingham, State of New Hampshire, more particularly bounded and described as follows:

Unit No. 9 in Cross Farm Condominium, as defined, described and identified in the Declaration of Condominium of Cross Farm Condominium, dated March 30, 2018, and recorded in the Rockingham County Registry of Deeds, Book 5907, Page 438 as amended by First Amendment and Restatement of Declaration of Condominium Cross Farm Condominium, dated June 25, 2018, and recorded in the Rockingham County Registry of Deeds, Book 5925, Page 1681 (the "Declaration"), and as shown on a certain site plan entitled "Condominium Site Plan and Condominium Floor Plans, Cross Farm, Tax Map 6, Lot 59-1 Nashua Road/NH Route 102, Londonderry, New Hampshire 03053," Owner of Record/Prepared for: Cross Farm Development, LLC, Prepared by: Benchmark Engineering, Inc., consisting of sheets 1-12 of Plan #D-40779 in the Rockingham County Registry of Deeds and dated November 21, 2017, as shown on amended Plan #D-41079 (the "Plan").

Said Condominium is established pursuant to N.H. RSA 356-B.

Patios, decks, driveways, parking areas, walkways, lamp posts, and mailboxes appurtenant to or serving exclusively said Unit as well as the water line serving exclusively the Unit from the edge of the private right-of-way to the Unit building shall be considered part of said Unit and not Common Area and the owner shall be responsible for the maintenance, repair, and replacement of the Unit as set forth in the Declaration.

Also conveying an undivided interest in the Common Area (the "Common Area"), and exclusive use of the "Limited Common Area", as described, defined, and identified in the Declaration and on said Plans. Subject to and with the benefit of the following rights and easements, which are common to all Units:

1. An exclusive easement to use the Limited Common Area appurtenant to the Unit conveyed herein, if any, as defined and described in the Declaration and on the Plans.
2. Easement in common with others to use the Common Areas, excepting the Limited Common Area, as set forth in the Declaration and Plans.
3. Non-exclusive easement for structural support and encroachments and for repair, and also such other rights and easements as are set forth in the Declaration.

Each Unit Owner shall be responsible for the repair and replacement of the Limited Common Area appurtenant to his or her Unit, including any improvements (e.g. deck, patio, steps, etc). The association will be responsible for maintaining (but not the repair or replacement of) the following in the Limited Common Area: lawn care, snow removal, tree and shrub pruning, sprinkler system spring startup, and fall winterization.

Age Restriction: Cross Farm Condominium is an age-restricted community in accordance with NH RSA 354-A:15 and applicable elderly zoning ordinances of the Town of Londonderry, and the conditions of approval of the site plan for the Condominium. Specifically, this Condominium is intended for persons 55 years of age or older. Each unit must have a minimum of 1 occupant who is age 55 or older. No occupant of any unit may be under the age of 22. No guest who is under the age of 22 may stay for a period longer than 60 days. This Unit is subject to certain limitations and restrictions on use and occupancy because it is located in an age-restricted community which are set forth in the Declaration.

This conveyance is subject to matters of record, including but not limited to, the following to the extent that the same are still in force and/or applicable:

1. Declaration of Condominium of Cross Farm Condominium recorded in the Rockingham County Registry of Deeds at Book 5907, Page 438.
2. Condominium Site Plan and Floor Plan recorded in the Rockingham County Registry of Deeds as Plan No. D-40779 as may be amended.
3. Declaration of Covenants and Restrictions as to the Use and Occupancy of Property recorded in the Rockingham County Registry of Deeds at Book 5908, Page 721.

4. Utility Easements of record affecting the Unit and the Common Area of the Condominium.
5. Certificate of Substantial Completion and Boundaries of Unit 9 of Cross Farm Condominium recorded in the Rockingham Registry of Deeds at Book 5956, Page 1155.

Each owner of a Unit shall be responsible for maintenance thereof as set forth in Section 3.4.4 of the Declaration and Section 6.6 of the Bylaws including, but not limited to, repair, pumping, and replacement of the septic tank servicing said Unit, notwithstanding the location thereof within the Common Area.

Subject to and with the benefit of the following:

All matters shown and noted on Plan #D-41079 and Plan #D-40779;

Certificate of Substantial Completion for condo unit at Book 5956, Page 1155;

Right of way in deed of George & Ruth Walsh, as applicable;

Any utility easements common to or affecting the insured premises, including to Derry Electric Co. at Book 964, Page 340; to Northeastern Gas Transmission Co. at Book 1235, Page 45 and as shown on Plan #01854; to PSNH, etc. at Book 5903, Page 2307; and to Pennichuck East Utility Inc. at Book 5955, Pages 2717, 2719, et. seq.

Meaning and intending to describe and convey the same premises conveyed by Joseph Massie, Trustee, and Christine Massie, Trustee of the Christine Lesley Massie and Joseph Massie Revocable Trust, u/d/t date September 19, 2007, and recorded in the Rockingham County Registry of Deeds on August 1, 2023, Book 6498, Page 416.

This transfer is exempt from taxation pursuant to Rule 78-B:2 (XXI) - this is a transfer into a trust, and no consideration is due.

TITLE NOT EXAMINED

DATED AND WITNESSED THIS 17TH DAY OF JUNE 2024.

Ann Wheeler
Ann M. Wheeler

R Wheeler
Russell C. Wheeler

STATE OF NEW JERSEY
COUNTY OF BERGEN, ss

On this the 17th day of June 2024, before me, the undersigned officer, personally appeared Ann M. Wheeler and Russell C. Wheeler, known to me (or satisfactorily proven) to be the persons whose name are subscribed above, and who acknowledged that they voluntarily executed the same for the purposes therein contained.

Damaris Martinez
_____, Notary Public

My Commission Expires: _____

