

Cathy Ann Seager

LCHIP	ROA707555	25.00
TRANSFER TAX	RO136317	40.00
RECORDING		14.00
SURCHARGE		2.00



Ew. if 2

Return to:
Hudkins & O'Neil PLLC
1 Park Avenue, Suite 4
Hampton, NH 03842

WARRANTY DEED

Transfer Tax: \$40.00

KNOW ALL PERSONS BY THESE PRESENTS THAT I, JUDITH A. SEAGER, single, of 467 High Street #22, Hampton, NH 03842, for consideration paid, do hereby grant to **JUDITH SEAGER, Trustee of the JUDITH SEAGER REVOCABLE LIVING TRUST, u/t/a dated April 14, 2025 or to her successors in trust**, with a mailing address of 467 High Street #22, Hampton, NH 03842, with WARRANTY COVENANTS:

A certain parcel of land or interest in real estate situated in Hampton, Rockingham County, New Hampshire more particularly described as follows:

Unit #22 of the Embassy South Condominium, a condominium located at 467 High Street, Hampton, Rockingham County, New Hampshire, as established by Declaration dated August 19, 1975, which said Declaration is recorded at the Rockingham County Registry of Deeds in Book 2342, Page 475.

Said Unit #22 is laid out as shown on floor plans filed with Rockingham County Registry of Deeds as Plans D-5389 through D-5389-3, all in accordance with New Hampshire RSA 479-1:12.

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

SUBJECT TO:

The provisions of the New Hampshire Revised Statutes Annotated, Chapter 479-A; easements, restrictions, covenants, reservations, terms and conditions contained or referred to in said Declaration of Condominium, and By-Laws;

Declaration of Condominium dated August 19, 1975 and recorded with said Registry at Book 2342, Page 475, as may be amended.

Subject to the terms and provisions of the unit deed to the owner (s) herein above set forth.

Subject to all notations, facts, easements and issues as shown on Plan D-5389 through D-5389-3 as recorded in said Registry of Deeds.

The provisions of New Hampshire Revised Statutes Annotated, Chapter 356-B; easements, restrictions, covenants, reservations, terms and conditions contained or referred to in said Declaration of Condominium, and By-Laws, as amended.

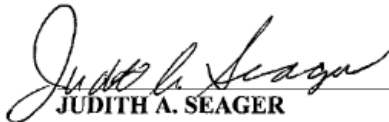
Meaning and intending to describe and convey all and the same premises conveyed to James A. Seager and Judith A. Seager by warranty deed of Richard M. Shea and Susan H. Shea dated November 15, 2017 and recorded in Book 5872, Page 973 of the Rockingham County Registry of Deeds. James A. Seager died July 23, 2024, see death certificate to be recorded herewith.

The Minimum Real Estate Transfer Tax is due on this conveyance, consistent with RSA 78-B:1 (b), and pursuant to NH Admin. Rule Rev. 802.02, because no monetary consideration was paid for the within transfer, which is a conveyance from the grantor of a revocable trust to the trustee of said revocable trust, and is not represented by transferable shares, and said trust was created and funded for estate planning purposes as a testamentary substitute.

No title search was requested or performed with regard to this conveyance.

I, Judith A. Seager, single, hereby consent to this transfer, but retain all rights of homestead.

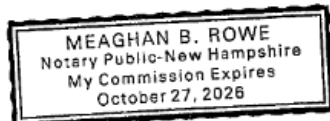
Executed under seal this 14th day of April, 2025.

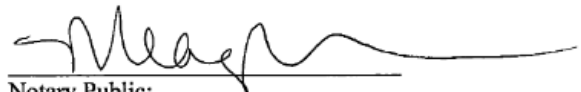

JUDITH A. SEAGER

STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM, ss.

On this 14th day of April, 2025, before me, the undersigned officer, personally appeared Judith A. Seager and proved to me through satisfactory evidence of photo identification, which was ☒ valid driver's license/photo identification or ☐ valid passport, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.




Notary Public:
My commission expires: