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E # 24013223 05/10/2024 03:21:59 PM
Book 6547 Page 806 Page 1 of 4
Register of Deeds, Rockingham County



LCHIP	ROA676457	25.00
RECORDING		22.00
SURCHARGE		2.00

THIS CONVEYANCE IS EXEMPT FROM REAL ESTATE TRANSFER TAX, NO
CONSIDERATION PAID, PURSUANT TO RSA 78-B:2, XXII

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that, we, **Christopher Brett and Susan Brett (a/k/a Susan Jenkinson-Brett)**, husband and wife, of 16 Parkman Brook Lane, Stratham, New Hampshire 03885 (the "Grantors"), grant to **Susan J. Brett and Christopher F. Brett, as Trustees of the Susan J. Brett Revocable Living Trust**, u/d/t February 6, 2006, with a mailing address of 16 Parkman Brook Lane, Stratham, New Hampshire 03885; a one-half (1/2) divided interest, and to **Christopher F. Brett and Susan J. Brett, as Trustees of the Christopher F. Brett Revocable Living Trust**, u/d/t dated February 6, 2006, of 16 Parkman Brook Lane, Stratham, New Hampshire 03885, a one-half (1/2) undivided interest, for no consideration and with **QUITCLAIM** covenants, the following described premises:

A certain condominium Lot, with the Dwelling and other improvements therein, at The Woodlands at Parkman Brook Condominium, situated in Stratham, County of Rockingham, State of New Hampshire, more particularly bounded and described as follows:

Lot No. 16 in The Woodlands at Parkman Brook Condominium together with all Common Area interest appurtenant thereto, as defined, described and identified in the Declaration of Condominium of The Woodlands at Parkman Brook Condominium, dated October 14, 2002, and recorded on April 4, 2003, in the Rockingham County Registry of Deeds, Book 3992, Page 2112, (the "Declaration"), and as shown on certain site and lot plans entitled "Amended Condominium Site Plan/Phases I & II of The Woodlands at Parkman Brook Condominium for Stable Homes at Stratham, Inc., County of Rockingham, Stratham, N.H." dated May 8, 2003, prepared by Millette, Sprague & Colwell, Inc., and recorded in the Rockingham County Registry of Deeds as Plan No. D-30672 (the "Plans").

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

Also conveying an undivided interest in the Common Area (the "Common Area"), as described, defined and identified in the Declaration and on said Plans.

The interest shall be subject to reallocation by amendment to the Declaration in the event that additional Lots within any convertible lands are created as a part of the Condominium.

Subject to and with the benefit of the following rights and easements, which are common to all Lots:

1. An exclusive easement to use the Limited Common Area appurtenant to the Lot 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 Area, 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.

This conveyance is subject to the following:

1. There is excepted from the Lot conveyed herein the Common Area lying within said Lot as set forth in the Declaration.
2. Non-exclusive easements for structural support, encroachment and for repair in favor of the Owners of others Lots in the Condominium, as set forth in the Declaration, and other easements, covenants and restrictions of record, including without limitation the utility easements and other easements, covenants and restrictions specifically set forth or referred to in the Declaration.
3. The other provisions of the Declaration, including the By-Laws, as amended from time to time by instruments recorded in the Rockingham County Registry of Deeds, including without limitation any provisions relating to convertible land, all of which provisions together with any amendments thereto shall constitute covenants running with the land and shall bind any person having at time any interest or estate in the said Lot, as though such provisions were recited and stipulated at length herein, and the provisions of the Rules and Regulations of the Condominium, adopted pursuant to the Declaration, and of the New Hampshire Condominium Act (RSA c.356-B).

4. The easements, restrictions, covenants and conditions as shown and noted on said Plan #D-28437 and a certain "Layout Plan" recorded as #D-28860 of Rockingham County Registry of Deeds, including, without limitation, the easement to pass and repass from Tax Map 2, Lot 20 to Map 2, Lot 87, as reserved in the deed recorded in said Registry at Book 357, Page 125, and now held by Ruth M. Breslin, Trustee, Ruth M. Breslin Revocable Trust and a reservation of rights of the within grantor to modify the location of the easement provided the location of the easement shall at all times be within the common area of The Woodlands at Parkman Brook Condominium as shown in Plan D-30428.

5. Utility Easement Deed granted by Parkman Brook Development LLC to Exeter & Hampton Electric Co., dated May 3, 2001, recorded in Rockingham County Registry of Deeds at Book 3577, Page 1449, as amended by Corrective Utility Easement recorded at Book 3713, Page 0990, which utility easement is depicted as "PROPOSED RELOCATED POWER EASEMENT" on plan entitled "Open Space Subdivision Plan For Sewall Pond View Farm LP Bunker Ave. & Stratham Heights Rd. County of Rockingham Stratham, N.H.," prepared by Millette Sprague & Colwell, Inc. dated June 6, 2000, with revisions through 10/3/00, recorded in Rockingham County Registry of Deeds as Plan #D-28437 (2 Sheets).

6. Easement granted by Stabile Homes at Stratham, Inc., to Heritage Operating, L.P. DBA EnergyNorth Propane dated September 26, 2002, recorded in the Rockingham County Registry of Deeds at Book 4134, Page 2321.

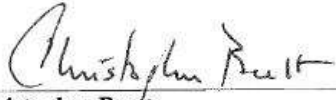
Meaning and intending to describe the same premises conveyed to Christopher Brett and Susan Brett (a/k/a Susan Jenkinson-Brett), by Warranty Deed of Joyce R. Cassidy, dated September 16, 2004, and recorded on September 28, 2004 at the Rockingham County Registry of Deeds at Book 4368, Page 1808.

The foregoing conveyance is made together with and subject to all other rights, restrictions, easements, covenants, conditions, mortgages, encumbrances and other matters of record to the extent in force and applicable.

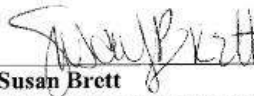
This deed was prepared without the benefit of a title search as requested by the parties.

The above-described premises are homestead property, and the grantors do not waive their homestead rights.

EXECUTED this 21st day of February, 2024.



Christopher Brett



Susan Brett
a/k/a Susan Jenkinson-Brett

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

This instrument was acknowledged before me on this 21st day of February, 2024, by
Christopher Brett and Susan Brett.



Notary Public

