

PLEASE RETURN TO:
Burnham Legal, PLLC
91 Middle Street
Manchester, NH 03101



LCHIP	ROA678100	25.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

WE, Peter Ackerson and Christiane Ackerson, husband and wife, of 22 Smithfield Lane, Bedford, New Hampshire 03110, for estate planning purposes, grants Peter Ackerson and Christiane Ackerson, husband and wife, as Trustees of the PCA Family Trust, dated May 29, 2024, a revocable trust with a mailing address of 22 Smithfield Lane, Bedford, New Hampshire 03110, with WARRANTY COVENANTS:

Unit No. 7 in Building A of the St. Magnus Condominium, a condominium located on Ocean Boulevard in Hampton, County of Rockingham, State of New Hampshire, as established by St. Magnus Associates pursuant to New Hampshire RSA 479-A by Declaration dated August 22, 1973 and recorded with the Rockingham County Registry of Deeds on August 28, 1973 at Book 2209, Page 1243.

Said Unit is laid out as shown on Site Plan filed with the Declaration and recorded in said Rockingham County Registry of Deeds as Plan #D-3936 and as shown on the Floor Plan filed with the Declaration and recorded with the Rockingham County Registry of Deeds as Plan #D-3936-1 and recorded with said Floor Plan is the Certified Statement of a Licensed Professional Engineer in the manner required in New Hampshire RSA 479-A:12.

Said Unit is hereby conveyed together with a 3.7912% undivided interest in the common areas and facilities appurtenant to said unit as provided in the Declaration together with the right to use the same in common with others entitled thereto, and is conveyed subject to the provisions of the Declaration and By-Laws and the rules and regulations adopted thereunder.

Said Unit is to be used only for residential purposes and shall not be used for any business purposes except as may be expressly permitted by the Board of Directors in accordance with the provisions of the Declaration and By-Laws.

Said Unit is acquired with the benefit of and subject to the provisions of New Hampshire RSA 479-A relating to Unit Ownership of Real Property as that statute is written as of the date hereof and as it may in the future be amended.

Meaning and intending to describe and convey the same premises conveyed to the Grantors by deed of John A. Judson and Margaret L. Judson, Trustees of the Nine Fifty-One Ocean Boulevard Unit Seven Nominee Realty Trust dated July 28, 2022 and recorded in the Rockingham County Registry of Deeds in Book 6428, Page 344 on August 1, 2022.

This conveyance is exempt from documentary transfer taxes pursuant to RSA 78-B:2, XXII. This deed was prepared without the benefit of a title examination.

Witness my hand and seal this 29th day of May, 2024.


Peter Ackerson


Christiane Ackerson

THE STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this 29th day of May, 2024 before me the undersigned officer, personally appeared Peter Ackerson and Christiane Ackerson known to me (or satisfactory proven by picture ID driver's license) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same purposes therein contained.


Notary Public

