

QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS THAT** we, David N. Robator and Nancy I. Robator, of 12 Newbury Lane, Town of Bedford, County of Hillsborough, State of New Hampshire, as a gift, grant to Nancy I. Robator, and her successors, Trustees of the Nancy I. Robator Living Trust, under Declaration of Trust dated June 17, 1998, with a mailing address of 12 Newbury Lane, Town of Bedford, County of Hillsborough and State of New Hampshire, all right, interest and title, WITH QUITCLAIM COVENANTS, a certain tract or parcel of land, bounded and described as follows:

A certain condominium unit, in "Bedford Place Condominium", 40 South River Road, Bedford, County of Hillsborough, State of New Hampshire; said condominium has been established pursuant to R.S.A. 356-B by a Declaration of Condominium dated October 25, 1984, recorded in the Hillsborough County Registry of Deeds at Book 3502, Page 29.

The unit conveyed hereby is more particularly described as follows: Unit No. 59.

as described in the Declaration and so shown on the floor plans of Thomas F. Moran, Inc., registered professional engineer, dated July 24, 1985, and recorded in the Hillsborough County Registry of Deeds as Plan No. 19110; and as described in the Declaration of Condominium.

This conveyance is made subject to, and is granted together with the following:

1. The provisions, terms, conditions, restrictions, obligations, covenants, and easements contained in said Declaration of Condominium and By-laws;
2. The provisions of R.S.A. 356-B;
3. The rights of way, easements, covenants, conditions and restrictions of record in the following instruments:
  - a. Utility Easements conveyed to New England Telephone and Telegraph Company, recorded in the Hillsborough County Registry of Deeds at Book 3235, Page 144 dated November 1, 1984 and to the Public Service Company of New Hampshire dated October 9, 1984 and recorded in Book 3264, Page 896.

- d. The easements and/or rights of way for water, sewer, and gas service.
- e. Any and all other rights of way, easements, covenants and restrictions of record.
- 4. The use restrictions contained in the Declaration of Condominium;
- 5. Unpaid real estate taxes for the current year.

Meaning and intending to describe and convey the premises conveyed to David N. Robator and Nancy I. Robator by Warranty Deed of Bedford Place, Inc., dated August 10, 1989 and recorded in the Hillsborough County Registry of Deeds at Book 5127, Page 124.

The within premises are not homestead property.

This conveyance is a non-contractual transfer as defined by RSA 78-B:1-a, III, and is not subject to transfer tax.

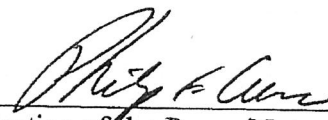
WITNESS my hand this 17 day of June, 1998.

  
 \_\_\_\_\_  
 DAVID N. ROBATOR

  
 \_\_\_\_\_  
 NANCY I. ROBATOR

STATE OF NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

Personally appeared before me on this 17<sup>th</sup> day of June, 1998, David N. Robator and Nancy I. Robator, and acknowledged that they executed the foregoing instrument for the purposes therein contained and as their voluntary act and deed.

  
 \_\_\_\_\_  
 Justice of the Peace/Notary Public  
 My commission expires:

#2369/bedford.59d

BK5960P60030

WARRANTY DEED

# 59

KNOW ALL MEN BY THESE PRESENTS: That Bedford Place, Inc. of 40 South River Road, Bedford, NH 03102, for consideration paid grant(s) to David N. Robator and Nancy I. Robator, husband and wife, of 26 Old Farm Road, Bedford, NH 03102, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain condominium unit, in "Bedford Place Condominium", 40 South River Road, Bedford, County of Hillsborough, State of New Hampshire; said condominium has been established pursuant to R.S.A. 356-B by a Declaration of Condominium dated October 25, 1984, recorded in the Hillsborough County Registry of Deeds at Book 3502, Page 29.

The unit conveyed hereby is more particularly described as follows: Unit No. 59.

as described in the Declaration and so shown on the floor plans of Thomas F. Moran, Inc., registered professional engineer, dated July 24, 1985, and recorded in the Hillsborough County Registry of Deeds as Plan No. 19110; and as described in the Declaration of Condominium.

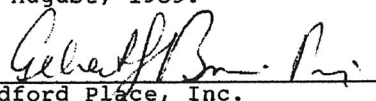
This conveyance is made subject to, and is granted together with the following:

1. The provisions, terms, conditions, restrictions, obligations, covenants, and easements contained in said Declaration of Condominium and By-laws;
2. The provisions of R.S.A. 356-B;
3. The rights of way, easements, covenants, conditions and restrictions of record in the following instruments:
  - a. Utility Easements conveyed to New England Telephone and Telegraph Company recorded in the Hillsborough County Registry of Deeds at Book 3235, Page 144 dated November 1, 1984 and to the Public Service Company of New Hampshire dated October 9, 1984 and recorded in Book 3264, Page 896.
  - b. The easements and/or rights of way for water, sewer, and gas service.
  - c. Any and all other rights of way, easements, covenants and restrictions of record.
4. The use restrictions contained in the Declaration of Condominium;
5. Unpaid real estate taxes for the current year.

Meaning and intending to describe and convey a portion of the premises conveyed to Bedford Place, Inc. by deed of Squire Construction, Inc. dated July 24, 1984 recorded in Volume 3189, page 747 and by deed of Yvette M. Weymans and Andree J. Weymans dated July 25, 1984 and recorded in Volume 3189, page 745, Hillsborough County Registry of Deeds.

The above described premises are not subject to homestead rights.

Executed this 10th day of August, 1989.

  
Bedford Place, Inc.  
by Albert Brien, president

State of New Hampshire  
County of Hillsborough

August 10, 1989  
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BK 5127 PG 0124

Then personally appeared  
Albert Brien, President, duly authorized on behalf of Bedford  
Place, Inc., and acknowledged that he executed the same for the  
purposes contained therein.

*Pauline O. Bussanetto*  
Notary Public/Justice of the Peace

Commission expiration:

050830 STATE OF NEW HAMPSHIRE  
TAX ON TRANSFER STATE TAX  
OF REAL PROPERTY COMMISSION  
R.S.A. 78:9  
R.B. AUG 11 '89 900.00  
10657

050831 STATE OF NEW HAMPSHIRE  
TAX ON TRANSFER STATE TAX  
OF REAL PROPERTY COMMISSION  
R.S.A. 78:9  
R.B. AUG 11 '89 240.00  
10657

BK 5127 P60125