

**STATE OF NEW HAMPSHIRE**

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

06/27/2013 **888743** \$ \*\*\*\*3525.00

THOUSAND 5 HUNDRED AND 25 DOLLARS

VOID IF ALTERED

Doc # 0007686 Jun 27, 2013 3:41 PM

*Ann P. Aiton*  
Register of Deeds, Carroll County



SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

### WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That We, **CHRISTOPHER J. DiMARZIO and LISA M. DiMARZIO**, both having a mailing address of PO Box 341, Ware, Hampshire County, Massachusetts (01082), for consideration paid, grant to **GABBY, LLC**, a New Hampshire limited liability company, having a principal office and mailing address of PO Box 445, 1279 US Route 302, Bartlett, Carroll County, New Hampshire (03812), with WARRANTY covenants:

A certain condominium unit (the "Unit") in the DiMarzio Condominium, in the Town of Bartlett, Carroll County, State of New Hampshire, more particularly bounded and described as follows:

**UNIT 1** as defined, described and identified in the Declaration of the DiMarzio Condominium in Bartlett, New Hampshire (which, together with the By Laws and other appendices thereto, is sometimes hereinafter called the "Declaration"), dated July 9, 2012, and recorded in Carroll County Registry of Deeds, at Book 3042, Page 666, and on a certain site and floor plan (the "Plan") prepared by Ammonoosuc Survey Company, Inc., dated June 8, 2011, and recorded in said Registry at Plan Book 230, Page 69.

ALSO conveying an undivided 70% interest in the Common Area as defined, described and identified in the Declaration and on the Plan, which interest shall be subject to reallocation by amendment to the Declaration in the event that additional units are created as a part of the 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 the Declaration and the By-Laws and other appendices thereto;
2. The provisions of RSA 356-B;
3. The use restrictions contained in the Declaration.

Also conveying the following rights and easements:



COOPER CARGILL CHANT • ATTORNEYS AT LAW  
2935 WHITE MOUNTAIN HIGHWAY, NORTH CONWAY, NEW HAMPSHIRE 03860  
110 PLEASANT STREET, BERLIN, NEW HAMPSHIRE 03570

BK3088PG0257

1. An exclusive easement to use the Limited Common Area appurtenant to the Unit conveyed herein, as defined and described in the Declaration and on the Plan.
2. Easements in common with others to use the Common Area, excepting the Limited Common Area, as set forth in the Declaration.
3. An easement in common with others to use and maintain the septic system, water pipelines, power lines, and other easements as shown on said Plan.

The term "DiMarzio Condominium" or "Condominium" as used herein means all of the premises described in *Appendix B* to the Declaration, including all of the buildings and improvements now or hereafter located thereon, and reference may be made to said *Appendix B* for a complete description of said premises.

MEANING AND INTENDING to describe and convey a portion of the premises conveyed by Warranty Deed of Bearly There, LLC, a New Hampshire limited liability company, dated October 2, 2007 recorded at Carroll County Registry of Deeds in Book 2665, Page 508.

Not homestead property.

EXECUTED this 27<sup>th</sup> day of June, 2013.

Witness

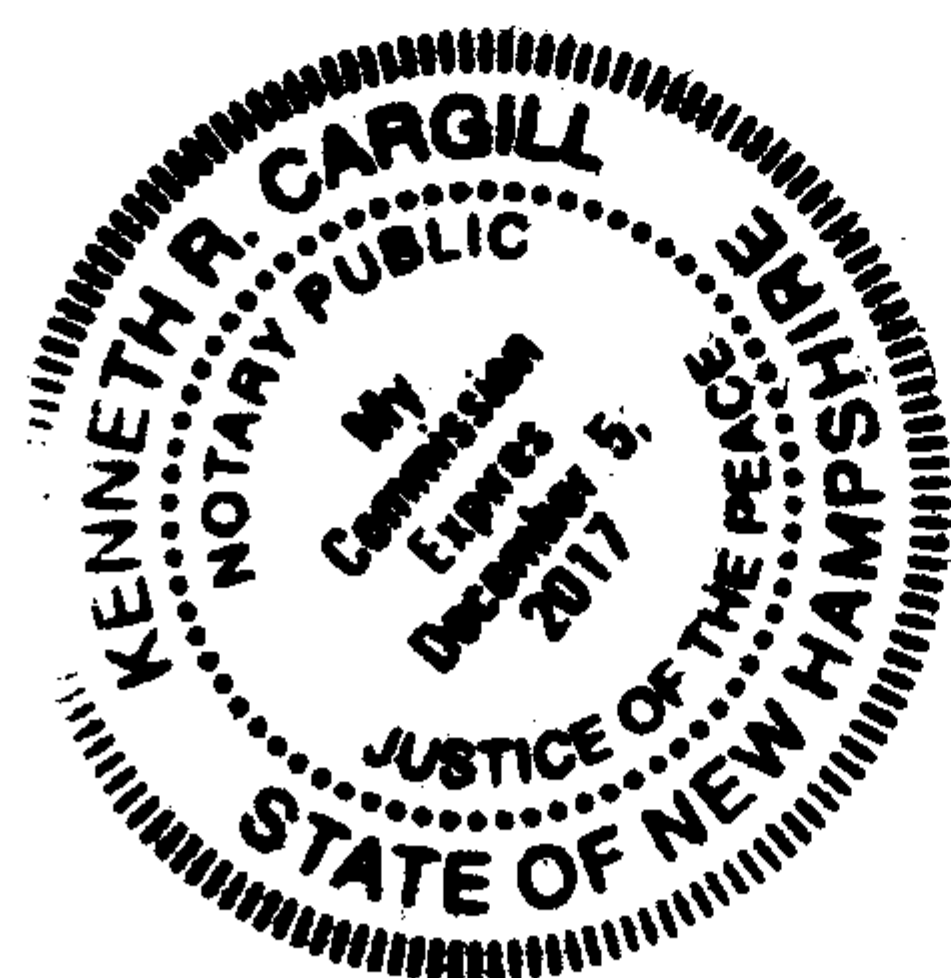
Witness

Christopher J. DiMarzio

Lisa M. DiMarzio

STATE OF NEW HAMPSHIRE  
COUNTY OF CARROLL

Personally appeared the above named, Christopher J. DiMarzio and Lisa M. DiMarzio and acknowledged the foregoing instrument as their voluntary act and deed, before me this 27<sup>th</sup> day of June, 2013.



Notary Public/Justice of the Peace

My Comm. Expires: \_\_\_\_\_

BK 3088 PG 258

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