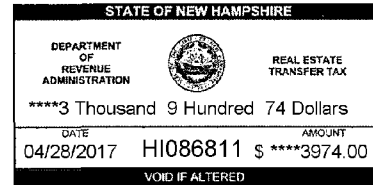


*Camela O. Caughlin*

C/H  
L-CHIP  
HIA397796

Return to:  
Paulette S. Faggiano and John T. Faggiano  
67 Woodview Way  
Manchester, NH 03102



### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Susan M. Wheeler, Single, Trustee of the Susan Wheeler Family Trust, of 67 Woodview Way, Manchester, NH 03102, for consideration paid grant(s) to Paulette S. Faggiano and John T. Faggiano, Wife and Husband, of 11 Carriage Way Unit #7, Manchester, NH 03102, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain condominium unit ("the "Unit") in the Woodview Townhomes at Woodland Pond Condominium (the "Condominium") in the City of Manchester, Hillsborough County, New Hampshire, more particularly bounded and described as follows:

Property address: 67 Woodview Way, Manchester, New Hampshire 03102

Building 3, Unit 4 in the Condominium as defined, described and identified in the Declaration of Condominium for Woodview Townhomes at Woodland Pond Condominium dated August 23, 2007, recorded with the Hillsborough County Registry of Deeds at Book 7895, Page 1458, as amended by First Amendment to Declaration of Condominium for Woodview Townhomes at Woodland Pond Condominium dated as of May 12, 2010, and recorded with said Registry of Deeds at Book 8203, Page 638 (which Declaration, together with the Bylaws and other appendices thereto, as amended, is sometimes hereinafter called the "Declaration"), and on a certain site plan dated August 24, 2007, and certain floor plans dated August 22, 2007 (all together sometimes hereinafter called the "Plans") and recorded with said Registry of Deeds as Plan No. 35660 and Plan No. 35674, respectively. The Unit herein conveyed is also depicted as Type A on the aforesaid plans recorded with said Registry of Deeds as Plan No. 35660.

Also conveying an undivided 0.6329% interest in the Common Area, as defined, described and identified in the Declaration and on the Plans.

Together with the common areas, limited common area, easements, rights and interests appurtenant and appertaining to each Unit in accordance with the Declaration, as amended, the Bylaws, the Plans and the other condominium documents contemplated thereby.

This conveyance is subject to the following:

1. The provisions of the Declaration, as amended from time to time by instruments recorded with the Hillsborough County Registry of Deeds, all of which provisions, together with any amendments thereto shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the said Unit, as though such provisions were recited and stipulated at length herein, and the provisions of the Condominium Rules, adopted pursuant to the Declaration, and of the New Hampshire Condominium Act (RSA 356-B).

2. Real estate taxes attributable to the granted premises for the current tax year as are not yet due and payable, which taxes the grantee jointly and severally, if more than one grantee, by the acceptance hereof assumes and agrees to pay.

3. The following additional matters of record:

3.1 Easement of Maple Pond LLC, Woodland Pond LP, Carriage Homes at Woodland Pond LLC and Mid Rise Homes LLC to the City of Manchester for the benefit of the Manchester Water Works recorded June 20, 2006, at Book 7693, Page 1610 for water distribution.

3.2 Easement of Maple Pond LLC, Woodland Pond LP, Carriage Homes at Woodland Pond LLC and Mid Rise Homes LLC to the City of Manchester recorded June 20, 2006, at Book 7693, Page 1630 for sewer system.

3.3 Declaration of Covenants, Conditions, Easements and Restrictions for The Neighborhood At Woodland Pond by Woodland Pond LP, Carriage Homes at Woodland Pond LLC, Mid Rise Homes LLC, and Maple Pond LLC dated June, 2006, recorded June 20, 2006 at Book 7693, Page 1650; as affected by Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for the Neighborhoods at Woodland Pond dated March 31, 2010, by Maple Pond, LLC, Mid Rise Homes, LLC and Hackett Hill Woodview, LLC recorded March 31, 2010 at Book 8190, Page 1286.

3.4 Easement of Maple Pond LLC, Carriage Homes at Woodland Pond LLC, Woodland Pond LP and Mid Rise Homes LLC to Verizon New England Inc. and Public Service Company of New Hampshire dated June 19, 2006, recorded at Book 7732, Page 431. References Plan 34813.

3.5 Terms, covenants, conditions, restrictions, easements, limitations, reservations and lien rights as referenced, defined, and/or identified in:

(i) Bylaws of the condominium owners' association recorded with the Declaration at Book 7895, Page 1738;

(ii) Site plan for the Condominium recorded as Plan No. 35660 (5 sheets);

(iii) Floor plans for the Condominium recorded as Plan No. 35674 (35 sheets);

(iv) Articles of Agreement of the Woodview Townhomes At Woodland Pond Condominium Association, Inc. and any and all amendments thereto;

(v) The Condominium rules promulgated pursuant to the Bylaws;

(vi) Any and all management agreements entered into by the Woodview Townhomes At Woodland Pond Condominium Association, Inc.; and

(vii) Any conditions, obligations, and/or requirements arising under or pursuant to the Certificate of Registration from the New Hampshire Attorney General dated April 28, 2010, recorded at Book 8198, Page 2989, relative to 83 units at Woodview Townhomes and as set forth in other documents pertaining to the Woodview Townhomes at Woodland Pond Condominium as contained in the application for registration of said condominium as amended and filed with the Consumer Protection Division of the New Hampshire Attorney General's Office.

3.6 Facts, matters, easements, conditions, and/or restrictions set forth or referenced on recorded Survey Plan 34812 (3 sheets) and/or Easement Plan 34813 (2 sheets) of The Neighborhoods at Woodland Pond by Hayes Engineering.

The term "Woodview Townhomes at Woodland Pond Condominium" or "Condominium" as used herein, means all of the premises described in Exhibit A of the Declaration, including all of the buildings and improvements now or hereafter located thereon, and reference may be made to the Declaration for a description of said premises.

The Condominium is primarily intended for residential use and the restrictions on that use are embodied in the Declaration and Condominium Rules.

The title to the Condominium Unit granted hereby is further subject to the condition that "there shall be no further alteration of wetlands for lot development, driveways, culverts, or for septic setback".

Meaning and intending to describe and convey the same premises conveyed to Record Title Owner(s): Susan M. Wheeler, Trustee of the Susan Wheeler Family Trust by virtue of a Warranty Deed from Susan M. Wheeler, dated 11/16/2016 and in the Hillsborough County Registry of Deeds at Book 8921, Page 1422.

The undersigned trustee(s) as Trustee(s) under the **Susan Wheeler Family Trust** created by **Susan M. Wheeler** as grantor under trust agreement dated **November 16, 2016**, and thereto have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof. The undersigned trustee(s) further represents hereunder, that he/she has the full consent of the beneficiaries of said Trust to convey, sell and dispose of the above-referenced real property under the terms and conditions as stated in the Settlement/Closing Costs Statement of even date, also signed by said Trustee(s).

I/We, the grantor(s) hereby release all rights of homestead in the above described premises.

Executed this 28th day of April, 2017.

Susan M. Wheeler  
Susan M. Wheeler, Individually and as Trustee of  
the Susan Wheeler Family Trust

State of New Hampshire  
County of Hillsborough

April 28, 2017

Then personally appeared before me on this 28th day of April, 2017, the said Susan M. Wheeler, Individually and as Trustee of the Susan Wheeler Family Trust and acknowledged the foregoing to be her voluntary act and deed.

Brian C. Goudas  
Notary Public/Justice of the Peace  
Commission expiration: 4-5-2022

