

LCHIP	ROA616749	25.00
TRANSFER TAX	RO115020	21,675.00
RECORDING		18.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Jeremy N. Howard, Married and Deborah L. Seavey, Married**, of 13 Rockrimmon Road, North Hampton, NH 03862, for consideration paid grant(s) to **David Hadley**, of 109 Airport Road, Rochester, NH 03867, with WARRANTY COVENANTS:

Two certain lots or parcels of land with the buildings thereon, situated in North Hampton, Rockingham County, New Hampshire, located on Rockrimmon Road, being more particularly described as follows:

PARCEL I

A certain lot or parcel of land with the buildings thereon, situated in North Hampton, Rockingham County, New Hampshire, located on Rockrimmon Road, so-called, and being shown as Lot #7 on plan of land entitled "Subdivision Plat, North Hampton Woods, North Hampton, N.H.," for RKG Realty Trust dated 9-15-1988, Scale 1" = 80', by Durgin Schofield Associates, three (3) Sheets, as recorded at the Rockingham County Registry of Deeds as Plan #D-21528, to which plan reference is hereby made for a more particular description of said Lot.

PARCEL II

A certain parcel of land situate in North Hampton, County of Rockingham and the State of New Hampshire shown as Tract 8 on a plan entitled "Boundary Plan for Francis H. & Janet R. Fitzgerald et. al. in Hampton & North Hampton, NH" prepared by Stockton Services dated June, 1996 recorded as Plan #D-24683 more particularly bounded and described as follows:

Beginning at an iron pipe at the most southerly point of the herein-conveyed premises at land now or formerly of Theodore Vassallo, Jr. and Janet G. Vassallo; thence running N 45° 39' 30" W a distance of 21137 feet along land now or formerly of Thomas S. Winn and Rosa M. Winn to an iron pipe at land shown as Tract 7 on said plan; thence turning and running N 47° 24' 18" E a distance of 5235 feet along said Tract 7 to a drill hole; thence continuing N 51° 02' 21" E a distance of 182.03 feet along a stone wall and said Tract 7 to a

point; thence continuing N 44° 39' 12" E a distance of 87.49 feet still along said stone wall and Tract 7 to a point; thence running N 52° 20' 01" E a distance of 58.19 feet along said Tract 7 to a point; thence running N 48° 00' 34" E a distance of 28.76 feet along a stone wall and Tract 7 to an iron pipe 5 feet from the corner of the stone wall; thence turning and running S 47° 02' 38" E a distance of 213.44 feet along a stone wall and land now or formerly of the Town of North Hampton to a point; thence turning and running S 49° 22' 39" W a distance of 5.26 feet along land now or formerly of C. Christopher Eagar and Anne L. Eagar to an iron pipe in a pile of stones; thence continuing S 49° 22' 39" W a distance of 409.69 feet partly along land of said Eagar and partly along land now or formerly of Theodore Vassallo, Jr. and Janet G. Vassallo to an iron pipe at the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to Jeremy N. Howard and Deborah L. Seavey, by Deed from Charles L. Martin, Jr., Trustee of the Charles L. Martin Revocable Trust of 200 and Therese G. Martin, Trustee of the Therese G. Martin Revocable Trust of 2000 dated March 31, 2005 in the Rockingham County Registry of Deeds in Book 4459, Page 133.

The Grantor herein release all rights of homestead.

Executed this 6th day of May, 2022.



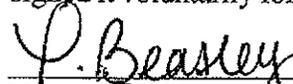
Jeremy N. Howard



State of Massachusetts

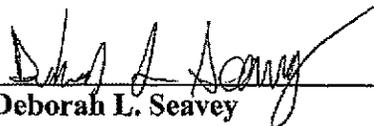
County of Suffolk

On May 4, 2022, before me, the undersigned officer, personally appeared the above-named, **Jeremy N. Howard**, and proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



Name: Totiana Beasley
Title: center manager / Notary public
My Commission Expires: 01/20/2028

Executed this 6th day of May, 2022.



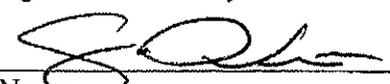
Deborah L. Seavey

State of New Hampshire

County of Rockingham

On May 6th, 2022, before me, the undersigned officer, personally appeared the above-named, **Deborah L. Seavey**, and proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.





Name:
Title:
My Commission Expires:

PROTECTIVE COVENANTS

BK2916 P1701

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MAR 27 10 45 AM '92

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WHEREAS, Prominent Development Corp., of Hampton, County of Rockingham, State of New Hampshire, Richard W. Green Trustee of RKG Realty Trust, u/d/t dated September 26, 1989, recorded at the Rockingham County Registry of Deeds Book 2810, Page 2820 with a principal place of business at 18 Munroe Drive, East Hampstead, County of Rockingham, State of New Hampshire, the owners and developers of a certain tract or parcel of land situated in North Hampton, County of Rockingham, State of New Hampshire, being shown as numbered lots on plan entitled "Subdivision Plat, North Hampton Woods, North Hampton, N.H." for RKG Realty Trust, dated 9-15-88, Scale: 1" = 80' by Durgin-Schofield Associates and/or Durgin, Verra and Associates, Inc., three (3) sheets and recorded in Rockingham County Registry of Deeds as Plan # p-21528

the following protective restrictions and covenants are hereby adopted and made applicable to the said tract or parcel of land, any or all lots subdivided from said realty, said restrictions and covenants be for the benefit of all owners in said subdivision.

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes.
2. ARCHITECTURAL CONTROL. No dwelling shall be erected placed or permitted on any lot, until the type, exterior design and location thereof, as indicated on plans, specifications, or other data to be submitted with respect thereto, which have been approved by a written instrument duly recorded with said Registry of Deeds executed by an officer of Green & Company or its assignee of this right of approval. Total living floor space, excluding garage, cellar and attic shall not be less than 2400 square feet. Lots shall not be clear cut, and tree cutting shall be limited to areas necessary for construction of the house, garage, leachbed, driveway and other reasonable yard area. Areas to be cut should be approved by Green & Company.
3. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. Premises shall be maintained to project a neat appearance.
4. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage barn or other building or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. Landscaping and paved driveways or other surface approved by Green & Co. shall be completed within one (1) year of commencement of construction.

BK2916 P1702

5. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale. Signs used by a builder, Green & Company or their agents, to advertise the property during the construction and sales period are excepted from this restrictions. Specifically a "subdivision" sign on the premises shall remain until removed by RKG Realty Trust or Green & Company.

6. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

7. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers and said containers should be kept out of sight until collection. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

8. POOLS AND PARKING. Above ground pools are prohibited unless they are out of the public view or completely fenced from public view. Boats, boat trailers, R.V. vehicles and commercial vehicles shall be stored out of the public view.

9. FENCES. All fencing shall be approved by Green & Company; no chain link fencing will be allowed if within public view.

10. GENERAL PROVISIONS.

A. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

B. ENFORCEMENT. Enforcement shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

C. SEVERABILITY. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provision which shall remain in full force and effect.

BK2916 P1703

IN WITNESS WHEREOF, the said Richard W. Green, Trustee of RKG Realty Trust has caused its seal to be hereto affixed and these covenants to be signed and acknowledged by Richard W. Green its Trustee this 27th day of MARCH, 1972.

Witness Kristen H. Melesky

RKG Realty Trust
by Richard W. Green
Richard W. Green, Trustee

Witness

Prominent Development Corp.
by Richard E. Herzog

State of New Hampshire
Rockingham, ss

Personally appeared Richard W. Green, Trustee of RKG Realty Trust, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained, before me.

Kristen H. Melesky
Notary Public
My Commission Expires: July 11, 1976
KRISTEN H. MELESKY, Notary Public
My Commission Expires July 11, 1976


State of New Hampshire
Rockingham, ss

Personally appeared Richard E. Herzog, President of Prominent Development Corp., known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained, before me.

Richard E. Herzog
~~Notary Public~~ Justified
My Commission Expires:

AMENDMENT TO PROTECTIVE COVENANTS

WHEREAS, Prominent Development Corp. of Hampton, County of Rockingham, State of New Hampshire, Richard W. Green, Trustee of RKG Realty Trust, u/d/t dated September 26, 1989, recorded at the Rockingham County Registry of Deeds Book 2810, Page 2820 with a principal place of business at 18 Munroe Drive, East Hampstead, County of Rockingham, State of New Hampshire, being shown as numbered lots on plan entitled "Subdivision Plat, North Hampton Woods, North Hampton, N.H." for RKG Realty Trust, dated 9-1-88, Scale:1" = 80' by Durgin-Schofield Associates and/or Durgin, Verra and Associates, Inc. three (3) sheets and recorded in Rockingham County Registry of Deeds as Plan # D-21528.

created certain protective restrictions and covenants are hereby amended and made applicable to the said tract or parcel of land, any or all lots subdivided from said realty, said restrictions and covenants be for the benefit of all owners in said subdivision as follows:

Paragraph 1 is amended to read:

LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes except Lot 7 which may have an in house owner operated real estate office, if the lot is retained by the Green Family.

IN WITNESS WHEREOF, the said Richard W. Green, Trustee of RKG Realty Trust has caused its seal to be hereto affixed and these covenants to be signed and acknowledged by Richard W. Green its Trustee this 15th day of September, 1992.

Witness

Dye m uers

RKG REALTY TRUST

by

Richard W. Green
Richard W. Green, Trustee

Witness:

Richard E. Herzog

by

Prominent Development Corp.

Richard E. Herzog
Richard E. Herzog, President

State of New Hampshire
Rockingham, ss

September 15, 1992

Personally appeared Richard W. Green, Trustee of RKG Realty Trust, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained, before me.

Dye m uers
Notary Public

My Commission Expires: 11/26/95

SEP 15 2 23 PM '92

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ROCKINGHAM COUNTY
REGISTRY OF DEEDS

RK2943 P2094

State of New Hampshire
Rockingham, ss

September 15, 1992

Personally appeared Richard E. Herzog, President of Prominent Development Corp., known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained, before me.

[Handwritten Signature]



Notary Public

My Commission Expires: April 30, 1997

ASSENTED TO:

1.

Kenneth W. Hooper
Kenneth W. Hooper

Dana H. Hooper (RH)
Dana Hayward Hooper

2.

Charles J. Ferreira
Charles J. Ferreira

Janice N. Ferreira
Janice N. Ferreira

3.

Philip B. Wilkins

Margaret M. Wilkins

4.

Richard E. Conway

James J. Conway

6.

Walter F. Purington

7.

Wesley Cherwinski
Wesley Cherwinski

Joyce Cherwinski
Joyce Cherwinski

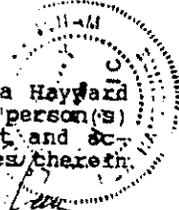
RK2943 P2095

9-15-92

State of New Hampshire
Rockingham, ss

Personally appeared Kenneth W. Hooper and Dana Hayward Hooper known to me, or satisfactorily proven to be the person(s) whose names are subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained, before me.

[Signature]
Notary Public
My Commission Expires: 1/3/96

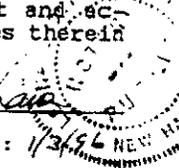


State of New Hampshire
Rockingham, ss

9-15-92

Personally appeared Charles J. Ferreira and Janice N. Ferreira known to me, or satisfactorily proven to be the person(s) whose names are subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained, before me.

[Signature]
Notary Public
My Commission Expires: 1/3/96



State of New Hampshire
Rockingham, ss

Personally appeared Philip B. Wilkins and Margaret M. Wilkins known to me, or satisfactorily proven to be the person(s) whose names are subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained, before me.

Notary Public
My Commission Expires:

State of New Hampshire
Rockingham, ss

Personally appeared Richard E. Conway and James J. Conway known to me, or satisfactorily proven to be the person(s) whose names are subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained, before me.

Notary Public
My Commission Expires:

BK2943 P2096

State of New Hampshire
Rockingham, ss

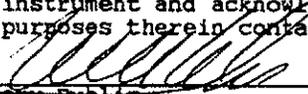
Personally appeared Walter F. Furlington known to me, or satisfactorily proven to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained, before me.

Notary Public
My Commission Expires:

State of New Hampshire
Rockingham, ss

9-15-92

Personally appeared Wesley Cherwinski and Joyce Cherwinski known to me, or satisfactorily proven to be the person(s) whose names are subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained, before me.



~~Notary Public~~
~~My Commission Expires:~~

Justice of the Peace