

CONDOMINIUM WARRANTY DEED

Know all persons by these presents that **KELSEY BROOK, LLC**, a New Hampshire limited liability company with a business address of 30 North River Lake Road, Town of Northwood, State of New Hampshire 03261, *for consideration paid*, grants unto

(**Insert Buyer here**), of _____ (address), as *joint tenants with rights of survivorship*, with *warranty covenants*, the following described premises:

NORTHWOOD, ROCKINGHAM COUNTY:

A certain Condominium Unit in the condominium known as **Kelsey Brook Condominium** situated on Olde Canterbury Road in the Town of Northwood, County of Rockingham, State of New Hampshire, said Unit being more particularly described as follows:

Condominium Unit # _____ of the **Kelsey Brook Condominium**, said condominium having been established pursuant to R.S.A. 356-B by a "Declaration of Kelsey Brook Condominium" recorded in the Rockingham County Registry of Deeds at **Book 6495, Page 1801**, as amended at **Book _____, Page _____**, and the "Bylaws of Kelsey Brook Condominium Association" recorded in the said Registry at **Book 6495, Page 1801**, as amended at **Book _____, Page _____**, as the same may be further amended from time to time. TOGETHER with an undivided 1/21st interest as Tenants-in-Common in the Common Areas appurtenant to said Unit, and with certain Limited Common Area appurtenant to said Unit as set forth in the above referenced Declaration and the below referenced Site Plan.

Said Unit is shown on the Site Plan entitled "Kelsey Brook Condominium Site Plan - Tax Map 110, Lots 29-2 Thru 29-5, Old Canterbury Road, Northwood, New Hampshire" dated July 13, 2023 and recorded at the Rockingham County Registry of Deeds as **Plan D-43995, Page 1-2**, and further shown on the "Kelsey Brook Condominium Floor Plans, Olde Canterbury Road, Northwood, New Hampshire" recorded in said registry as **Plan D-43995, Pages 3-10**.

This conveyance is made SUBJECT TO and is granted TOGETHER WITH the following:

1. The provisions, terms, conditions, restrictions, obligations, covenants, easements and restrictions as contained in the said Declaration of Condominium and Bylaws of Kelsey Brook Condominium, and to the Condominium Site Plan and Condominium Floor Plans referred to above;

2. The provisions of RSA 356:B, “including, but not limited to, declarant’s warranty against structural defects for a period of one year pursuant to RSA 356-B:41, II;

3. All rights-of-way, easements, covenants, conditions and restrictions of record, including but not limited to that certain Easement in favor of Public Service Company of New Hampshire and Consolidated Communications of Northern New England Co., LLC, said easement recorded in the said Registry at Book 6504, page 1283;

4. The use restrictions contained in the Declaration of Condominium;

5. Unpaid real estate taxes of the current year.

This is NOT homestead property.

Meaning and intending to convey a portion of the premises conveyed to the Grantor herein by deed of Chestnut & Cape, Inc., said deed dated April 6, 2023 and recorded in the Rockingham County Registry of Deeds at Book 6476, Page 734.

Signed this the ____ day of _____, 202__.

Kelsey Brook, LLC

By: Curtis A. Naleid, Member

STATE OF NEW HAMPSHIRE
COUNTY OF _____, ss.

The foregoing instrument was acknowledged before me by Curtis A. Naleid, Member of Kelsey Brook, LLC, a New Hampshire limited liability company, on behalf of the limited liability company. Before me,

Dated: _____

Notary Public/Justice of the Peace

My commission expires: _____