

Mary Ann Crowell
Register of Deeds, Hillsborough County
LCHIP HIA674168 25.00
TRANS TAX HI145621 12,401.00

Grantor: Stabile Homes at Manning Hill, LLC
Grantee: Yarbrough, Donald E.
Yarbrough, Lisa M.

\$12,401 T.T.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Stabile Homes at Manning Hill, LLC**, a New Hampshire limited liability company, having a principal place of business at 20 Cotton Road, Suite 200, Nashua, New Hampshire 03063, for consideration paid, grants to **Donald E. Yarbrough and Lisa M. Yarbrough**, husband and wife, as joint tenants with rights of survivorship, having an address of 7281 SE Dot Street, Adair Village, Oregon, with **WARRANTY COVENANTS**, the following described property:

A tract or parcel of land located in Manchester, Hillsborough County, New Hampshire, with the buildings and improvements thereon, more particularly described as follows:

Parcel identified as “**TM 216 Lot 2Q**” on a certain plan of land entitled “Tax Map 216 Lot 2 & 3, Manning Hill, River Road, Manchester, NH, Subdivision & Consolidation Plan”, prepared by CLD Consulting Engineers, dated June 6, 2016 and revised August 1, 2017, and recorded as Plan #39412 in the Hillsborough County Registry of Deeds (the “Plan”).

The within premises is conveyed with the benefit of and subject to those certain rights, covenants, restrictions and easements as set forth in the Declaration of Easements and Covenants recorded at Book 9003, Page 2817, amended at Book 9111, Page 111, further assigned to Stabile Homes at Manning Hill, LLC at Book 9004, Page 1649 and corrected at Book 9115, Page 2843 of the Hillsborough County Registry of Deeds (the “Declaration”).

Also conveying certain non-exclusive transferable easement rights over the Easement Area as defined in the above-referenced Declaration of Easements and Covenants.

The within premises is conveyed with the benefit of and subject to those certain rights, covenants and restrictions as set forth in the Declaration of Covenants and Restrictions for Aesthetics for Manning Hill Subdivision, Manchester, New Hampshire recorded at Book 9004, Page 1637, amended at Book 9126, Page 0964 and further amended at Book 9129, Page 1764 of the Hillsborough County Registry of Deeds (the “Aesthetics Declaration”).

Subject to that certain Easement Deed dated February 28, 2017 recorded at Book 8951, Page 369 of the Hillsborough County Registry of Deeds as the same may affect the premises.

Subject to that certain right, privilege and easement for certain septic, drainage and sewer rights as contained in a deed from John L. Sullivan and Priscilla M. Sullivan to Mary C. Manning dated November 16, 1953 and recorded at Book 1373, Page 296 of the Hillsborough County Registry of Deeds as the same may affect the premises.

Subject to that certain covenant contained in a deed from Francis F. Manning to Priscilla M. Sullivan and John L. Sullivan dated March 30, 1933 and recorded at Book 921, Page 168 as the same may affect the premises.

Also conveying the right of use and access over the way identified as "Scenic Drive" on the Plan until such time as the same is accepted as a public way by the City of Manchester.

For Grantor's title, see Quitclaim Deed of Manning Hill, LLC to within Grantor recorded at Book 9004, Page 1645 of the Hillsborough County Registry of Deeds,

EXECUTED this 14 day of April, 2022.

STABILE HOMES AT MANNING HILL, LLC

By: Cathy Lynch Manager
Cathy Lynch, Manager

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 14 day of April, 2022, before me, personally appeared Cathy Lynch, Manager of Stabile Homes at Manning Hill, LLC, known to me or satisfactorily proven to be, the person whose name is subscribed to the foregoing instrument, and being duly authorized so to do, made oath that she executed the same as her free act and deed for the purposes therein contained on behalf of Stabile Homes at Manning Hill, LLC.

Before me,

DAVID A. KELLEY
Justice of the Peace/Notary Public

DAVID A. KELLEY, Notary Public
My Commission Expires August 22, 2023

