

Return to:

Transfer Stamps: \$ _____

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Merrimack Valley Homes Inc., a Massachusetts Corporation, of 1934 Lakeview Avenue, Dracut, MA 01826, for consideration paid, the receipt and sufficiency of which is hereby acknowledged, grants to Benjamin Goldberg, Single, of 7 Wolcott, Dover, NH 03820, with WARRANTY COVENANTS, the following:

A certain condominium unit located in Portsmouth, Rockingham County, New Hampshire, being Unit #2 of the Peverly Hill Estates Condominium established by Declaration of Condominium recorded at Book 6064, Page 540 in the Rockingham County Registry of Deeds, amended and as shown on Plan D-42334.

Together with the limited common area and the percentage interest in the common area appertaining thereto and described in said Declaration and identified on Plan D-42334

Subject to all matters shown and/or notated and depicted on the following plans recorded in the Rockingham County Registry of Deeds: D-8312, D-40570, D-41888, D-42334, D-42335 and D-42836.

Subject to a Development Agreement with the City of Portsmouth dated 12/20/2017 and recorded at Book 5881, Page 0984 in the Rockingham County Registry of Deeds.

Subject to an Access Easement for Water Services granted to the City of Portsmouth dated 12/20/2017 and recorded at Book 5881, Page 1072 in the Rockingham County Registry of Deeds.

Subject to a Conservation Restriction and Conservation Open Space Management Plan dated 12/20/2017 and recorded at Book 5881, Page 1074 in the Rockingham County Registry of Deeds.

Subject to an Easement granted to PSNH d/b/a Eversource Energy & Northern New England Operations, LLC d/b/a Consolidated Communications – NNE, dated 11/19/2018 and recorded at Book 5967, Page 1105 in the Rockingham County Registry of Deeds.

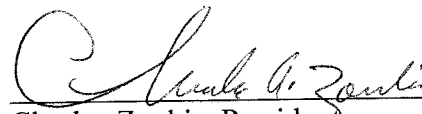
Subject to the Declaration of Condominium for Peverly Hill Estates dated 7/17/2019 and recorded at Book 6064, Page 540 in the Rockingham County Registry of Deeds, as amended by First Amendment dated 2/12/2020, which amendment is recorded at Book 6084, Page 186 in the Rockingham County Registry of Deeds.

Meaning and intending to describe and convey a condominium unit interest in the premises conveyed to Merrimack Valley Homes, Inc. by Warranty Deed of Pauline Dowd dated 12/20/2017 and recorded at Book 5881, Page 981 in the Rockingham County Registry of Deeds.

The premises are not homestead premises of the Grantor.

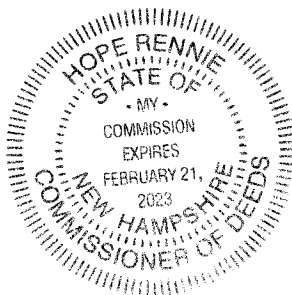
Executed this 8 day of July, 2021.

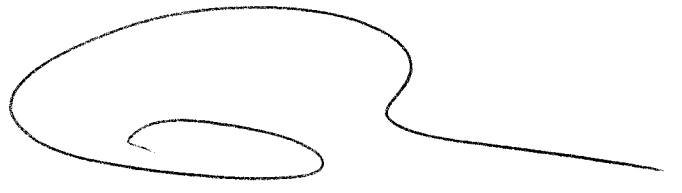
Merrimack Valley Homes, Inc.


Charles Zoukis, President

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

Then personally appeared before me on this 8 day of July, 2021, Charles Zoukis, President of Merrimack Valley Homes, Inc., duly authorized, and acknowledged the foregoing as his free act and deed and the free act and deed of said corporation.




Notary Public/Justice of the Peace
Commission expires: 2/21/23

Property Address: 293 Peverly Hill Road, Unit 2, Portsmouth, NH 03801

State Use 1020
Print Date 11/11/2025 8:29:54 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	124	Townhouse Int			
Model	05	Res Condo			
Grade	B+	B+			
Stories:	3				
Occupancy	1				
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel:	03	Gas			
Heat Type:	02	Warm Air			
AC Type:	03	Central			
Ttl Bedrms:	02	2 Bedrooms			
Ttl Bathrms:	2	2 Full			
Ttl Half Bths:	1				
Xtra Fixtres	2				
Total Rooms:	7				
Bath Style:	2	Above Avg Qual			
Kitchen Style:	2	Above Avg Qual			
WB Fireplaces	2				
WB Openings					
Mtl Fireplaces					
MTL Openings					
Kitchen Grd					
Cost/Design					
Class					