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Doc # 210006171 01/27/2021 11:33:40 AM
Book 9416 Page 788 Page 1 of 3
Mary Ann Crowell
Register of Deeds, Hillsborough County
LCHIP HIA589321 25.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that we, **David W. Sutherland and Linda A. Lazzaro-Sutherland** (a/k/a Linda A. Sutherland), husband and wife, both of 32 Peacock Brook Lane, Amherst, New Hampshire 03031,

FOR CONSIDERATION PAID, grant to **David W. Sutherland and Linda A. Lazzaro-Sutherland**, as Trustees and Grantors of **The Sutherland Revocable Trust of 2021**, created by Declaration of Trust dated January 25, 2021, as it may be amended and restated, and to their successor Trustee(s), of 32 Peacock Brook Lane, Amherst, New Hampshire 03031,

with **WARRANTY COVENANTS** the following:

A certain condominium unit in The Village at Peacock Brook Condominium, situated off Route 122 in the Town of Amherst, County of Hillsborough and State of New Hampshire, more particularly bounded and described as follows:

Unit No. 16 in The Village at Peacock Brook, A Condominium (the "Condominium") as defined, described and identified in the Declaration of Condominium – The Village at Peacock Brook, A Condominium (the "Declaration"), recorded at Volume 7985, Page 402 in the Hillsborough County Registry of Deeds (the "Registry") and as shown on a plan entitled, "The Village at Peacock Brook, Affordable Housing and Condominium Subdivision and Site Plan," dated May 3, 2007, recorded in said Registry as Plan No. 35850 and on the As-Built Site and Floor Plans prepared by Meridian Land Services, Inc., dated and recorded at the Registry of near or even date herewith at the Registry (the "Plans") showing this unit complete.

Together with an undivided interest in the Common Area as shown on the above mentioned Site and Floor Plans as recorded in the said Registry of Deeds and shown on the above mentioned Site and Floor Plans.

This conveyance is subject to the provisions of the Declaration and the provisions of NH RSA 356-B.

This conveyance is subject to the provisions of a certain Declaration of Protective Covenants, Restrictions and Easements regarding Affordable Housing and Private Road, dated May 23, 2008, recorded in said Registry of Deeds, Volume 7985, Page 446 (the "Covenant").

By acceptance of this Deed, the Grantee agrees to be bound by the terms of this Covenant. With regard to affordability, the Covenant provides, in pertinent part, the following:

"Section 3. Definition of Affordable Housing. The Property shall be subject to the provisions of and shall be in accordance with the Zoning Ordinance Article 8-5 recited as follows:

"Affordable Housing shall be a residential dwelling unit available for sale or lease at a cost not to exceed the amount a household or family, who gross annual income is one hundred percent (100%) or less of the median income. Median income is the amount defined by the United States Census for the Nashua Primary Metropolitan Statistical Area as updated yearly. Median income figures, adjusted for number of occupants, shall be determined annually by the Planning Board."

"Section 4. Term. Except as to the size limitation outlined in Section 2 hereof for which there is no time limitation, these affordable housing restrictions and the requirements of Section 3 hereof shall be for a period of twelve (12) years commencing on the date a Unit has received a Certificate of Occupancy from the Town of Amherst and continuing for a twelve (12) year period at which time these provisions shall expire as to that Unit. Notwithstanding the foregoing, any purchase money mortgagee of the Original Owner or Subsequent Owner shall not be subject to this affordable housing restriction.

"Section 5. Qualification. It shall be unlawful and a violation of this covenant as well as the Affordable Housing Zone Regulation for any Declarant Owner, Subsequent Owner or any Original Owner of the Property, or any Unit thereon, to lease, or in any way permit the occupancy of any Unit on the Property for the period of time that said Property or Unit is restricted hereunder, unless the occupant, or lessee of said Unit shall have demonstrated to the Declarant with sufficient information as required by said Declarant with sufficient information as required by the Declarant that they are persons whose incomes are within the limitation defined in the Zoning Ordinance."

Capitalized terms as referenced above, shall have the same meaning as those outlined in the Covenants.

This conveyance is subject to the provisions of a certain Fire Protection Access Easement granted to the Town of Amherst, dated January 18, 2008, and recorded in the Registry at Book 7937, Page 2667.

This conveyance is subject to the provisions of an easement granted to Public Service Company of New Hampshire and Verizon New England, Inc., dated November 11, 2007, and recorded in the Registry at Book 7924, Page 319.

The condominium is situated off of Route 122 in Amherst, New Hampshire with an address of 32 Peacock Brook Lane #016, Amherst, New Hampshire 03031.

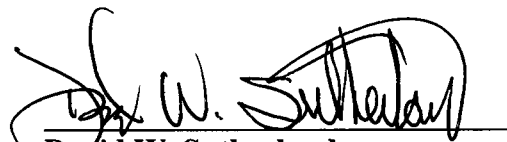
MEANING AND INTENDING to describe and convey the same premises as conveyed to David W. Sutherland and Linda A. Lazzaro-Sutherland by deed of Janet A. Lawrence, dated April 29, 2015, and recorded with the Hillsborough County Registry of Deeds at Book 8752, Page 1182.

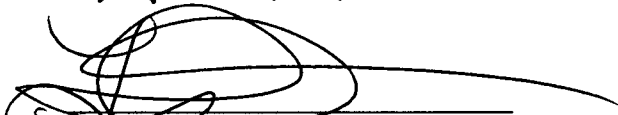
This is a conveyance of property to a New Hampshire Revocable Trust created and funded for estate planning purposes as a testamentary substitute and is exempt from the payment of the New Hampshire real estate transfer tax pursuant to NH RSA 78-B:2, XXII.

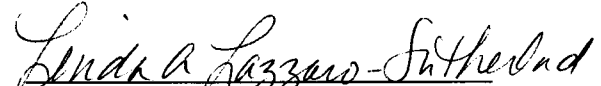
This deed is prepared without a full title search and is based on documents recorded in the Hillsborough County Registry of Deeds.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed on this 25th day of January, 2021.


Alycia M. Gelin, Witness

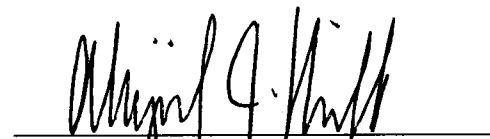

David W. Sutherland


Linda Morgan-Sampson, Witness


Linda A. Lazzaro-Sutherland
(a/k/a Linda A. Sutherland)

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

Then personally appeared before me on this 25th day of January, 2021, the said **David W. Sutherland** and **Linda A. Lazzaro-Sutherland** (a/k/a Linda A. Sutherland) and acknowledged the foregoing to be their voluntary act and deed.


Notary Public
My Commission Expires: 09/27/2022

ABIGAIL J. REVILLE
Notary Public - New Hampshire
My Commission Expires September 27, 2022

