

*Pamela O. Coughlin*

C/H  
L-CHIP  
HIA439287

Anthony Castellucci  
Kayla Dakiri  
10 Essex Green Court  
Merrimack, NH 03054  
\$11620

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****1 Thousand 6 Hundred 20 Dollars	
DATE	AMOUNT
03/28/2018	HI096144 \$ ****1620.00
VOID IF ALTERED	

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## FIDUCIARY DEED

The undersigned, STEVEN M. BARTLETT, Executor of the Estate of ROBERT E. BARTLETT, late of Merrimack, Hillsborough County, New Hampshire, acting pursuant to the power of sale contained in the Last Will and Testament of ROBERT E. BARTLETT, proved and allowed by the Probate Division of the 9<sup>th</sup> Circuit Court, State of New Hampshire, under Docket #316-2017-ET-02185,

for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in full consideration of the payment of ONE HUNDRED AND EIGHT THOUSAND DOLLARS (\$108,000.00), hereby grants to

ANTHONY CASTELLUCCI and KAYLA DAKIRI, both of whom are unmarried, as joint tenants, with rights of survivorship, of 10 Essex Green, Merrimack, New Hampshire 03054

A certain condominium unit in The Commons At Merrimack Condominium, a condominium situated on Front Street and Center Street in Merrimack, Hillsborough County, New Hampshire, said unit being more particularly bounded and described as follows:

Unit No. 10 as described, defined and identified in the Declaration of Dana Patterson, Inc., dated July 9, 1981, recorded November 6, 1981 in said Registry at Book 2884, Page 1, as amended, and shown on The Commons At Merrimack Condominium site and floor plans recorded with said Registry as Plan # 14488.

Together with said unit's undivided interest in the Common Area.

Subject to:

New Hampshire RSA 356-B, as amended (the Condominium Act);

The Declaration of The Commons At Merrimack Condominium, including the By-Laws recorded in said Registry at Book 2884, Page 1, as amended;

The condominium rules:

The terms and conditions in the Ground Lease between Dana Patterson, Landlord, and Dana Patterson, Inc., Tenant, dated and recorded November 6, 1981 in said Registry at Book 2883, Page 569, as supplemented by Affidavit of Dana A. Patterson recorded at Book 2890, Page 224, and the terms and conditions in the Partial Assignment of Lease (Sublease) between Dana Patterson, Inc., Sublessor and the first grantee(s) of the above unit, said Partial Assignment recorded or to be recorded in said Registry.

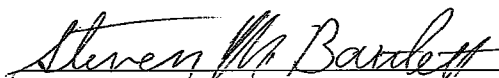
Easements, to the extent applicable, conveyed to Manchester Traction, Light Power Company in Book 726, Page 244 and Book 726, Page 255, and to Public Service Company of New Hampshire at Book 875, Page 528, and to New England Telephone and Telegraph Company in Book 2357, Page 590, Book 2800, Page 193, Book 2804, Page 581, Book 2812, Page 624, Book 2822, Page 143 and Book 2822, Page 144, and to Public Service Company of New Hampshire and New England Telephone and Telegraph Company in Book 2788, Page 345, Book 2788, Page 350, Book 2800, Page 193, Book 2804, Page 585 and Book 2812, Page 625;

Twenty foot wide sewer easements as shown on Plan Nos. 14488 and 16200.

Meaning and intending to describe and convey the same premises conveyed to the late ROBERT E. BARTLETT by deed of Robert E. Bartlett and Catherine V. Bartlett dated November 18, 2005, recorded with the Hillsborough County Registry of Deeds at Book 7593, Page 2847.

The Grantor, Steven M. Bartlett was appointed as Executor of the Estate of Robert E. Bartlett by order of the Probate Division of the 9<sup>th</sup> Circuit Court, State of New Hampshire under Docket #316-2017-ET-02185.

The Grantor further certifies, under pains and penalties of perjury that the within conveyed premises are not homestead property of any person.

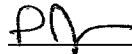
  
Steven M. Bartlett, as Executor of the  
Estate of Robert E. Bartlett,, and  
not individually.

STATE OF NEW HAMPSHIRE

Hillsborough, ss.

March 26, 2018

Then personally appeared the above-named STEVEN M. BARTLETT, Executor of the Estate of ROBERT E. BARTLETT, to me known (or proved by satisfactory evidence) to be the person executing the foregoing deed, and who acknowledged to me that he executed such instrument as his free act and deed, in such capacity, before me,



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Notary Public / Justice of the Peace

My Comm. Exp.

**PAMELA J. KOEHLER**  
Justice of the Peace - New Hampshire  
My Commission Expires May 23, 2019