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### WARRANTY DEED

**Northeast Self Storage, Inc.**, a New Hampshire corporation, of Manchester, NH 03104, for consideration paid, grant(s) to **Wayne Russell**, single, of 15 Mount Saint Mary's Way, #308, Hooksett, NH 03106, with WARRANTY COVENANTS:

A certain condominium unit (the "Condominium") in the City of Manchester, County of Hillsborough, State of New Hampshire, more particularly described as follows:

UNIT 108 in the 300 North River Road Condominium as defined, described and identified in the 300 North River Road Condominium Declaration dated September 25, 1987, recorded at Hillsborough County Registry of Deeds, Book 4489, Page 9, as amended, (which Declaration, as may have been amended, together with the By-Laws and other appendices thereto is sometimes hereinafter called the "Declaration"), and on a certain site plan containing one sheet certified under date of June 13, 1988 recorded in said Registry as Plan Number 22212, Folder 1 of 7 and certain floor plans containing 16 pages and certified under date of October 30, 1987, and recorded in said Registry as Plan No. 21383, Folders 2 to 17, portions of which were revised May 24, 1988 and recorded in said Registry as Plan Number 22212, Folders 2 to 7 (all together sometimes hereinafter call the "Plans"). Also conveying an undivided 1.0365 percent interest in the Common Area, as defined, described and identified in the Declaration and on the Plans, which interest shall be subject to reallocation by amendment to the Declaration in the event that additional units within any convertible lands are created as part of the Condominium.

Also conveying the following rights and easements:

1. An exclusive easement to use Parking Space Number (I) E-48 as described in the Declaration and on the Plans.

2. An exclusive easement to use the Limited Common Area appurtenant to the Unit conveyed herein, as defined and described in the Declaration and on the Plans.
3. Easements in common with others to use the Common Area, excepting Limited Common Area, as set forth in the Declaration.
4. Non-exclusive easements for structural support and encroachments and for repair, and other rights and easements as set forth in the Declaration.

This conveyance is subject to the following:

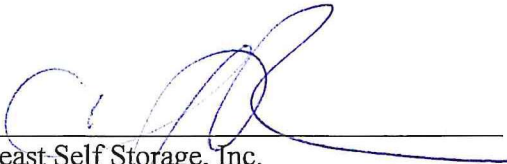
1. There is excepted from the Unit conveyed herein the Common Area lying within said Unit as set forth in the Declaration.
2. Non-exclusive easements for structural support, encroachment and for repair in favor of the owners of other Units in the Condominium, as set forth in the Declaration, and other easements, covenants and restrictions of record, including without limitation the utility easements and other easements, covenants and restrictions specifically set forth or referred to in the Declaration.
3. The provisions of the Declaration as amended from time to time by instruments recorded in the Hillsborough County Registry of Deeds, including without limitation the provisions relating to convertible land, all of which provisions together with any amendments thereto shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein, in the provisions of the Condominiums Rules, adopted pursuant to the Declaration, and of the New Hampshire Condominium Act.
4. Subject to utility easements to PSNH, NE Tel & Tel, Manchester Water Works, and City of Manchester as may be of record in said Registry and as may affect the subject premises.

The term "300 North River Road Condominium" or "Condominium" as used herein, means all of the premises described in Exhibit D-4 of the Declaration, including all of the buildings and improvements now or hereafter located hereon, and reference may be made to the Declaration for a description of said premises.

The Condominium is primarily intended for residential use and restrictions on that use are embodied in the Declaration and Condominium Rules.

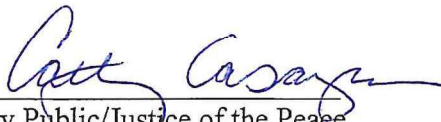
Meaning and intending to describe the same premises conveyed to the within Grantor by Warranty Deed dated Mach 4, 2019 from Michael S. Wrenn and Celeste Wrenn and recorded in the Hillsborough County Registry of Deeds at Book 9156, Page 30.

Executed this 2<sup>nd</sup> day of August, 2023.

  
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Northeast Self Storage, Inc.  
BY: Cynthia Roberts, Duly Authorized Officer

State of New Hampshire  
County of Hillsborough

Then personally appeared before me on this 2<sup>nd</sup> day of August, 2023, the said Cynthia Roberts, Duly Authorized Officer for Northeast Self Storage, Inc. and she acknowledged executing the foregoing as her voluntary act and deed.

  
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Notary Public/Justice of the Peace  
Commission expires:

