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Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA212083 25.00
TRANS TAX ST861850 975.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Ronald A. Rousseau***, who **incorrectly acquired title as Roland A. Rousseau**, (*an unmarried individual), of 6351 Spring Lake Circle, Zephyrhills, FL 33540, for consideration paid grant(s) to **Keith D. Rodgers and Kerri Rodgers**, married, of 117 High Street, Stratham, NH 03885, as Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS:

An undivided interest in certain land located in Rochester, County of Strafford, State of New Hampshire, described in the deed of Rindge Industries, Inc. to Baxter Lake Recreation Area, Inc., dated July 19, 1976 and recorded at, Volume 985, Page 602, Strafford County Registry of Deeds and the exclusive rights to use Lot B-125/11 (a/k/a Site 125 in earlier deeds), as laid out upon said land.

These premises are conveyed expressly subject to certain property restrictions, easements and covenants set forth in a certain Declaration of Covenants and Restrictions recorded with the Strafford County Registry of Deeds on March 1, 1977, at Vol. 993, Page 724-737, which are incorporated herein by reference.

Also conveyed herewith is the right, in common with others, to pass and repass over access roads as they may heretofore have been constructed or may be constructed and the right, in common with others, to use any other common facilities and amenities, whether now in existence or subsequently constructed.

The fractional interest-in-common hereby conveyed is based upon the total number of sites sold and the time or phase in development of this conveyance shall not operate to increase or decrease the undivided interest hereby granted. This conveyance is made subject to the encumbrances and liens of record.

By acceptance of this conveyance the grantee hereby expressly waives any and all claims, cause of action or demands of any nature against Baxter Lake Recreation Area, Inc., or Baxter Lake Recreation Area Association arising from use of access roads, common facilities and amenities by the grantee herein, their heirs, personal representatives and assigns.

Meaning and intending to describe and convey the same premises conveyed to Ronald A. Rousseau who incorrectly acquired title as Roland A. Rousseau, by Deed from Dennis Keserauskis and Carol Keserauskis dated September 10, 2014 in the Strafford County Registry of Deeds in Book 4241, Page 540.

The above-described premises is not homestead property of the undersigned grantor.

Executed this 18TH day of September 2023.



Ronald A. Rousseau

State of New Hampshire

County of Rockingham

On September 18TH, 2023, before me, the undersigned officer, personally appeared the above-named, **Ronald A. Rousseau**, and proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public/Commissioner of Deeds
My Commission Expires: