

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, David C. Wiggins, unmarried of PO Box 220, Rockport, Maine 04856 FOR CONSIDERATION PAID, grant to Alison A. Fortin, of 37 Hanover Street, Portsmouth, New Hampshire 03801 WITH WARRANTY COVENANTS, the following described premises:

A certain condominium unit of "North Mill Pond Condominium, 273 Maplewood Avenue", 273 Maplewood Avenue, Portsmouth, New Hampshire, designated as Unit No. 3, together with a 19.26% undivided interest in the Common Area of said Condominium and the right in common with others to use the Common Area and the exclusive right to use the Limited Common Area assigned to said Unit, as established by Bradley P. Boisvert, II, the Declarant, pursuant to N.H. RSA 356-B, by Declaration dated April 24, 2003, and recorded in the Rockingham County Registry of Deeds on April 24, 2003 at Book 4010, Page 1882, and being on land submitted to condominium ownership and shown as Schedule A in said Declaration of Condominium. Said Unit is depicted on Site and Floor Plan filed with the Declaration and recorded on Site and Floor Plan filed with the Declaration and recorded in said Registry as Plan #D-30629. Also conveying a limited common area as shown on site plan as parking space LCA Unit 3.

Said Unit is hereby conveyed subject to restrictions, conditions and other provisions of the Condominium Declaration and Bylaws for North Mill Pond Condominium, 273 Maplewood Avenue, as recorded in the Rockingham County Registry of Deeds as well as the provisions of New Hampshire RSA 356-B, relating to unit ownership of real property as the Statute is written as of the date hereof and as it may be further amended.

2010 MAY 28 PM 1:34

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ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Meaning and intending to describe and convey the same premises conveyed to Grantor, et al by deed from Bradley P. Boisvert dated June 10, 2003 and recorded in Rockingham County Registry of Deeds at Book 4054, Page 369. David C. Wiggin is the surviving joint tenant, Alison G. Wiggin having died on June 18, 2006. See Death Certificate recorded herewith.

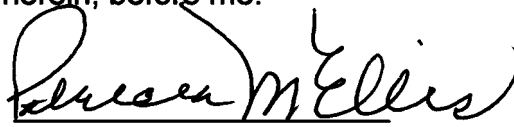
Executed this 27th day of May, 2010.


David C. Wiggin

State of New Hampshire
County of Rockingham

May 27, 2010

Then personally appeared the above-named David C. Wiggin known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same freely and intelligently, for the purposes contained herein, before me.


Notary Public
My Commission Expires:



273 MAPLEWOOD AVE #3

Location

273 MAPLEWOOD AVE #3

Mblu

0141/ 0037/ 0003/ /

Acct#

38414

Owner

FORTIN ALISON A

PBN

Assessment

\$406,900

Appraisal

\$406,900

PID

38414

Building Count

1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$406,900	\$0	\$406,900

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$406,900	\$0	\$406,900

Owner of Record

Owner

FORTIN ALISON A

Sale Price

\$185,000

Co-Owner

Certificate

Address

273 MAPLEWOOD AV UNIT 3
PORTSMOUTH, NH 03801

Book & Page

5114/1323

Sale Date

05/28/2010

Instrument

00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FORTIN ALISON A	\$185,000		5114/1323	00	05/28/2010
WIGGIN DAVID C	\$175,000		4054/0369	12	06/10/2003

Building Information

Building 1 : Section 1

Year Built:

1820

Living Area:

696

Replacement Cost:

\$515,044

Building Percent Good: 79

Replacement Cost

Less Depreciation: \$406,900

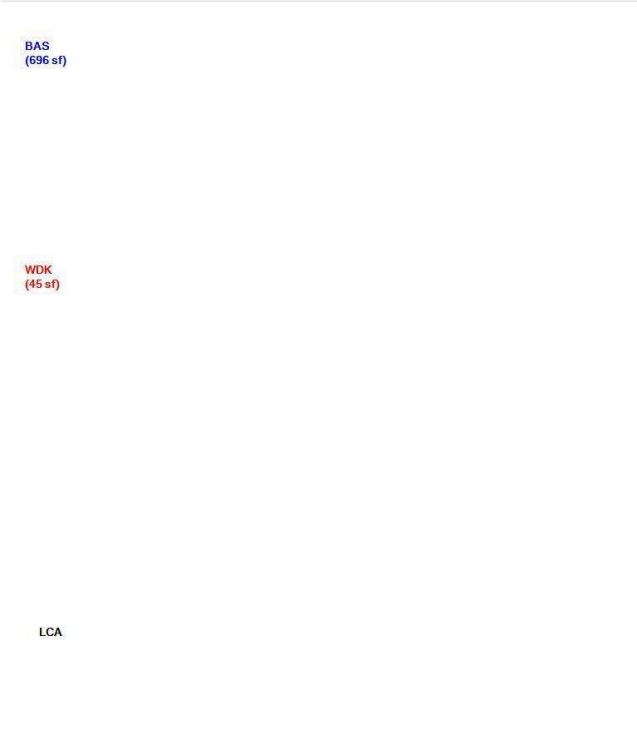
Building Attributes	
Field	Description
Style:	House Conv 1FL
Model	Res Condo
Grade	B-
Grade	A-
Stories:	1
Stories:	
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Hardwood
Heat Fuel:	Gas
Heat Type:	Warm Air
AC Type:	Central
Ttl Bedrms:	1 Bedroom
Ttl Bathrms:	1 Full
Ttl Half Bths:	0
Xtra Fixtres	0
Total Rooms:	4
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
WB Fireplaces	0
WB Openings	0
Mtl Fireplaces	0
MTL Openings	0
Kitchen Grd	
Cost/Design	0
Class	

Building Photo



(https://images.vgsi.com/photos2/PortsmouthNHPhotos/\0047\38414_384

Building Layout



(ParcelSketch.ashx?pid=38414&bid=38414)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	696	696
WDK	Deck, Wood	45	0
		741	696

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1020	Size (Acres)	0
Description	CONDO	Frontage	
Zone	CD4-L1	Depth	
Neighborhood	206	Assessed Value	\$0
Alt Land Appr Category	No	Appraised Value	\$0

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$406,900	\$0	\$406,900
2024	\$406,900	\$0	\$406,900
2023	\$265,600	\$0	\$265,600

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$406,900	\$0	\$406,900
2024	\$406,900	\$0	\$406,900
2023	\$265,600	\$0	\$265,600

CURRENT OWNER			TOPO	UTILITIES		STRT / ROAD	LOCATION		CURRENT ASSESSMENT			
FORTIN ALISON A			1 Level	1	Public Sewer	1 Paved			Description	Code	Appraised	Assessed
									RESIDNTL	1020	406,900	406,900
273 MAPLEWOOD AV UNIT 3			SUPPLEMENTAL DATA						PREVIOUS ASSESSMENTS (HISTORY)			
ALT Prcd ID			0141-0037-0003-0000		CONDO C				Total	406,900	406,900	
OLDACTN					INLAW Y/				This signature acknowledges a visit by a Data Collector or Assessor			
PHOTO					LOT SPLIT							
WARD					2015 Reva JM							
PREC.					Ex/Cr Appli							
1/2 HSE												
GIS ID			50159		Assoc Pcd#				Total	406,900	406,900	
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC				
FORTIN ALISON A WIGGIN DAVID C			5114	1323	05-28-2010	Q	I	185,000	00	Year	Code	Assessed
			4054	0369	06-10-2003	I	I	175,000	12	2025	1020	406,900
									Total	406,900	406,900	Total
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