

Return To:  
Nancy S. Whorley  
Trustee of THE NANCY S. WHORLEY  
REVOCABLE TRUST OF 2025  
5 Davenport Drive  
Londonderry, NH 03053



LCHIP ROA701315 25.00  
RECORDING 26.00  
SURCHARGE 2.00

\$0.00

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QUITCLAIM DEED FOR FOUNDATION, BUILDING  
AND APPURTENANT STRUCTURE(S) AND LANDOWNER CONSENT  
AND NOTICE OF ASSIGNMENT LEASE/RENTAL AGREEMENT

I, Nancy Whorley a/k/a Nancy S. Whorley, a widow, of 5 Davenport Drive, Londonderry, NH, 03053, for consideration paid, grant to Nancy S. Whorley, Trustee of THE NANCY S. WHORLEY REVOCABLE TRUST OF 2025 under Declaration of Trust, dated January 15, 2025, with an address of 5 Davenport Drive, Londonderry, NH 03053 with Quitclaim Covenants, the following:

Certain foundation and Rockingham Modified Model building (the "Home"), situated in Londonderry, County of Rockingham, State of New Hampshire, at Home Site #99, known as 5 Davenport Drive, Nevins Active Senior Cooperative Community (the "Community"), located off of Mercury Drive, Londonderry, Rockingham County, New Hampshire, as shown on a Plan entitled "Subdivision & Consolidation Plan, SINGLE FAMILY ELDERLY HOUSING" and recorded in the Rockingham County Registry of Deeds as Plan #D-31287 (6 sheets), and as further shown on that "Boundary & Building Layout Plan" for the Nevins Active Senior Cooperative Community prepared by TFM, dated November 15, 2005 and recorded as Plan D-33018 (8 sheets), as further shown on a Plan entitled "Site Layout Plan Single Family Elderly Housing, Mercury Drive, Londonderry, NH" dated January 6, 2003, as revised, on file with Town of Londonderry Planning Board, said Home Site as shown on that As Built Plan for Home Site #99 prepared by Promised Land Survey, LLC, dated January 4, 2011 ("Home Site Plan") filed with the Town of Londonderry.

APPURTENANT STRUCTURES: Also conveyed are the following structures which are appurtenant to the Home (check if included and strike out those that do not apply)

storage shed                       garage                       carport

sunporch

deck

porch

LOT IMPROVEMENTS: Also conveyed are the following lot improvements which are appurtenant to the Home (check if included and strike out those that do not apply)

foundation

landscaping

irrigation

driveway/walkway

patio

The foundation, building and structures conveyed hereby have not been relocated from another site. The building has been permanently attached to a foundation, frost wall and footing on the above referenced site, which is poured concrete set below the frost line. The building has been hooked up to utilities for the supply for water and electricity and for sewage disposal.

Land Not Conveyed: The land on which the foundation, building and any structures or improvements referenced above are located is not conveyed hereby.

Rental Agreement Rules and Regulations: The foundation, building and structures are conveyed and located upon said site under the terms of the Rental Agreement and Rules and Regulations between The Nevins Retirement Cooperative Association, a New Hampshire cooperative association, having a mailing address of 2 Wesley Drive, Londonderry, New Hampshire 03053, and/or its assigns (the "Cooperative"), and the Grantee, as tenant, containing certain terms and conditions, including but not limited to: (a) agreement regarding placement on site and prohibitions against the placement or construction on the site of any other structure, addition or substitute of any kind without the express written authorization of the Cooperative; (b) terms regarding financing; (c) terms regarding subletting and occupancy; and (d) permissible uses. See Notice of Lease/Rental Agreement set forth herein.

Additional copies of the Nevins Rental Agreement and Rules and Regulations can be obtained at the offices of Nevins Active Senior Cooperative Community, having a mailing address at 2 Wesley Drive, Londonderry, New Hampshire 03053.

Construction Approval: The construction of the Home complies with the requirements of the Declaration of the Cooperative, recorded at Book 4523, Page 1234, as may be amended of record, including, but not limited to, Section 3.3 thereof.

Consent and Joinder to Transfer and Lease: All of the tract or parcel of land upon which the foundation, building and structures is situated, is owned by the Cooperative. By execution below, the Cooperative hereby joins in and consents to the above conveyance.

Meaning and intending to describe and convey the same premises conveyed to Dennis R. Whorley and Nancy Whorley by Warranty Deed dated July 8, 2022 and recorded in the Rockingham County Registry of Deeds in Book 6422, Page 1951. Please see Death Certificate of Dennis R. Whorley recorded herewith.

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NOTICE OF ASSIGNMENT OF LEASE/RENTAL AGREEMENT  
Nevins Active Senior Community

Pursuant to the provisions of NH RSA 477:7-a, as amended, notice of lease under an agreement titled as a Rental Agreement is hereby given as follows:

1. **Name and Address of Lessor:**

The Nevins Retirement Cooperative Association  
2 Wesley Drive  
Londonderry, NH 03053

**Name and Address of Assignor**

**Lessee/Tenant:**

Nancy Whorley  
5 Davenport Drive  
Londonderry, NH 03053

**Name and Address of Assignee**

**Lessee/Tenant:**

Nancy S. Whorley, Trustee of THE NANCY S. WHORLEY  
REVOCABLE TRUST OF 2025  
5 Davenport Drive  
Londonderry, NH 03053

2. **Date of Execution of the Assignment Lease/Rental Agreement:**

March 16<sup>th</sup>, 2025

3. **Description of Leased Premises:**

Certain land which is situate at Home Site #99, known as 5 Davenport Drive, Nevins Active Senior Cooperative Community in Londonderry, Rockingham County, New Hampshire, as shown on a Plan entitled "Subdivision & Consolidation Plan, SINGLE FAMILY ELDERLY HOUSING" and recorded in the Rockingham County Registry of Deeds as Plan #D31287 (6 sheets), and as further shown on that "Boundary & Building Layout Plan" for the Nevins Active Senior Cooperative Community prepared by TFM, dated November 15, 2005 and recorded as Plan D-33018 (8 sheets), as further shown on a Plan entitled "Site Layout Plan Single Family Elderly Housing, Mercury Drive, Londonderry, NH" dated January 6, 2003, as revised, on file with Town of Londonderry Planning Board, said Home Site as shown on that As Built Plan for Home Site #99 filed with the Town of Londonderry.

Together with the right in common with all others entitled thereto to use the Common Areas, and all access and other appurtenant easements, all as located in the Nevins Active Senior Cooperative Community (hereinafter the "Community").

Executed this 10<sup>th</sup> day of March, 2025.

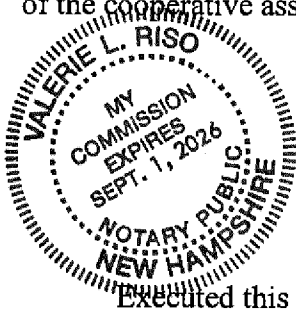
COOPERATIVE:  
THE NEVINS RETIREMENT  
COOPERATIVE ASSOCIATION

*Phillip E. Marineau*

By: Phillip E. Marineau  
Its: Director  
Duly Authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

Then personally appeared before me on this 10<sup>th</sup> day of March, 2025, Phillip E. Marineau, Director of The Nevins Retirement Cooperative Association, a New Hampshire cooperative association, and in such capacity acknowledged the foregoing instrument on behalf of the cooperative association.



*Valerie L. Riso*

Notary Public  
My commission Expires:

Executed this 10<sup>th</sup> day of March, 2025.

TENANT/GRANTEE:

*Nancy S. Whorley*  
Nancy S. Whorley, Trustee of  
THE NANCY S. WHORLEY  
REVOCABLE TRUST OF 2025

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

Then personally appeared before me on this 10<sup>th</sup> day of March, 2025, the said Nancy S. Whorley, Trustee of THE NANCY S. WHORLEY REVOCABLE TRUST OF 2025 and acknowledged the foregoing to be her voluntary act and deed.



*Valerie L. Riso*

Notary Public  
My Commission Expires:

4. Term of Lease:  
98 Years

5. Date of Commencement of Term and Extensions:  
The Lease commenced on July 8, 2022 (unless terminated sooner, which termination must be made pursuant to the terms of said Rental Agreement.) The Rental Agreement makes provision for extensions on a year to year basis upon completion of the term.

6. Right of Reverter:  
The demises premises and the structure(s) located thereon are subject to a right of reverter as more particularly set forth and described in the Lease/Rental Agreement.

THIS NOTICE IS SUBJECT TO AND WITH THE BENEFIT OF THE SAME TERMS, RESTRICTIONS AND CONDITIONS CONTAINED IN THE ORIGINAL EXECUTED INSTRUMENT.

The Grantor retains homestead.

The preparer of this deed makes no representation as to the status of the title to the property described herein. This deed was prepared from the information furnished by the parties, and a title search was not requested or performed.

This is a transfer pursuant to N.H. RSA 78-B:2 XXI, therefore no transfer tax is due.

Executed this 10<sup>th</sup> day of March, 2025.

Nancy S. Whorley  
Nancy S. Whorley

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

Then personally appeared before me on this 10<sup>th</sup> day of March, 2025, Nancy S. Whorley, and acknowledged the foregoing to be her voluntary act and deed.



[Signature]  
Notary Public  
My Commission Expires: