

579 Center Road
Goshen, NH



Just Listed

Amazing property privately set on over 5 acres in Goshen! This 3-bedroom, 2-bathroom home could make the perfect year-round home, ski house or summer home. The inside is spacious and inviting with beautiful wood floors, wood beams and walls. The living room is comfortable for you to enjoy evenings by the fireplace. The main level also offers a large mudroom, laundry room that can also be used for more storage, bathroom and first-floor bedroom. The second level/loft offers an additional bedroom/office and the third level is the primary bedroom w/ensuite bath. Outside is your own little oasis with beautiful gardens, a patio and fire pit to entertain guests, garage and 3-stall outbuilding for storage of your tractor, snowmobile, boat, and more. After working on your property or a hike around the "Goshen Ocean" you can use the outdoor shower. A short walk to Gunnison Lake through the trails, or drive over with your kayaks to go out on the lake. Fish, hike or swim at the lake, it's gorgeous in the fall and winter too. A short 15-minute drive to Mount Sunapee and Sunapee State Park. Plenty of hiking trails, golf courses, lakes and ponds, and more to enjoy all your outdoor activities. 45 minutes to Keene for lots of great dining options, breweries, shops and theater. 50 minutes to Concord, 2 hours to Boston, and conveniently located 15 minutes to Newport for all your necessities. *2 Bedroom septic system.



\$525,000

Bedrooms: 3

Year Built: 2001

Bathrooms: 2

Taxes: \$8,908

Acres: 5.25

Sq Ft: 2,972

 **O'Halloran Group**
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

256 Main Street
New London, NH
C: 603-252-6428
O: 603-526-8600
www.ohgrp.com

kw LAKES &
MOUNTAINS
KELLERWILLIAMS REALTY

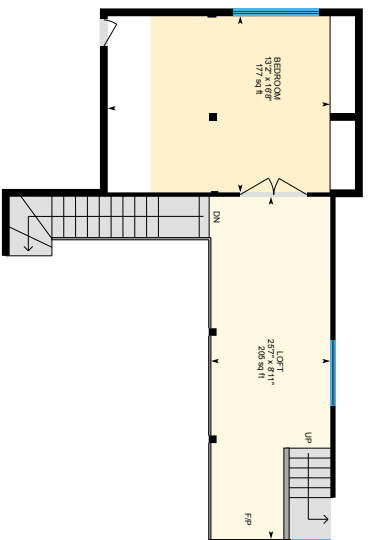
Each Office is Independently Owned and Operated

579 Center Rd, Goshen, NH

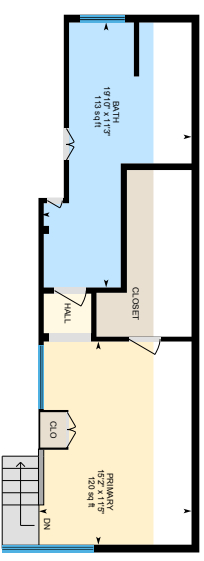
Main Building: Above Grade Finished Area 2613.67 sq ft



Main Floor
Finished Area 1784.87 sq ft



2nd Floor
Finished Area 514.46 sq ft



3rd Floor
Finished Area 314.33 sq ft



PREPARED: 2022/07/21

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 2001
Style Contemporary
Color
Total Stories 2
Zoning RESIDE
Taxes TBD No
Tax - Gross Amount \$8,908.00
Tax Year 2021
Tax Year Notes
Owned Land
Lot Size Acres 5.250000
Lot - Sqft 228,690
Common Land Acres
Garage Yes
Garage Type Detached
Garage Capacity 2
Basement No
Basement Access Type
Date Initial Showing Beain

Rooms - Total 9
Bedrooms - Total 2
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Fin Above Grade 2,614
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 358
SqFt-Apx Unfn AG Source Measured
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Other
SqFt-Apx Unfn Below Grade 0
SqFt-Apx Unfn BG Source Other
SqFt-Apx Total Finished 2,614
Footprint
Road Frontage Yes
Road Frontage Length 458
Roads Gravel

Waterfront Property
Water Body Access No
Water Body Name
Water Body Type
WaterFrRit
Water Body Restrictions
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Flood Zone No
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Days On Market 0
Auction No
Current Use
Land Gains
Resort



Unbranded Tour URL 1

Remarks - Public Amazing property privately set on over 5 acres in Goshen! This 3-bedroom, 2-bathroom home could make the perfect year-round home, ski house or summer home. The inside is spacious and inviting with beautiful wood floors, wood beams and walls. The living room is comfortable for you to enjoy evenings by the fireplace. The main level also offers a large mudroom, laundry room that can also be used for more storage, bathroom and first-floor bedroom. The second level/loft offers an additional bedroom/office and the third level is the primary bedroom w/ensuite bath. Outside is your own little oasis with beautiful gardens, a patio and fire pit to entertain guests, garage and 3-stall outbuilding for storage of your tractor, snowmobile, boat, and more. After working on your property or a hike around the "Goshen Ocean" you can use the outdoor shower. A short walk to Gunnison Lake through the trails, or drive over with your kava to go out on the lake. Fish, hike or swim at the lake, it's gorgeous in the fall and winter too. A short 15-minute drive to Mount Sunapee and Sunapee State Park. Plenty of hiking trails, golf courses, lakes and ponds, and more to enjoy all your outdoor activities. 45 minutes to Keene for lots of great dining options, breweries, shops and theater. 50 minutes to Concord, 2 hours to Boston, and conveniently located 15 minutes to Newmarket for all your necessities. Delayed showing until the Open House on Sunday, July 24th, 10am - 12pm. *2 Bedroom septic system.

Directions From Newmarket, take Route 10 to Route 31 and turn left onto Center Road, the property will be on your left. Watch for house numbers as GPS may stop you a little early.

Kitchen 1 14' x 9'1"
Dining Room 1 22'4" x 14'
Living Room 1 23'2" x 22'10"
Mudroom 1 14'9" x 22'9"
Laundry Room 1 5'7" x 13'2"
Bedroom 1 13'2" x 10'6"
Bedroom 2 13'2" x 16'8"
Loft 2 25'7" x 8'11"
Primary 3 15'2" x 11'5"

Map 206
Block 015
Lot 000
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 2032
DeedPage 0001
TotDeeds
Covenants No
Seasonal No

SchDistrict Goshen School District
SchElem Choice
SchMiddle Choice
SchHigh Choice

Lot Description Country Setting, Landscaped, Level, Walking Trails, Wooded
Construction Wood Frame
Foundation Slab - Concrete
Roof Standing Seam
Exterior Wood
Driveway Circular, Gravel
Electric 100 Amp, Circuit Breaker(s)
Phone Company
Electric Company
Fuel Company
Cable Company

Utilities Phone, High Speed Internet -AtSite, Satellite Internet
Items Excluded

Appliances Dishwasher, Dryer, Range - Electric, Refrigerator, Washer
Equipment Stove-Gas, Generator - Standby
Features - Exterior Fence - Partial, Garden Space, Gazebo, Outbuilding, Patio, Porch - Covered, Shed, Storage, Poultry Coop
Features - Interior Ceiling Fan, Dining Area, Fireplace - Gas, Primary BR w/ BA, Natural Light, Natural Woodwork, Storage - Indoor, Walk-in Closet, Laundry - 1st Floor
Flooring Carpet, Hardwood, Tile
Heating Baseboard, Hot Water, Radiant, Stove - Gas
Heat Fuel Gas - LP/Bottle, Oil
Cooling None
Water Drilled Well, Private
Water Heater Off Boiler
Sewer 1250 Gallon, Leach Field, Private, Septic

Fees - Condo - Mobile

Condo Fees
Fee
Fee Frequency
AssnFee2
AssnFee2Frq
AssnFee3
AssnFee3Frq

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

ParkName
Mobile Co-Op
MobPkApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

Offer of Compensation to Licensed NEREN Real Estate Brokerages

Buyer Agency	3.00%	SubAgency	NonAgency Facilitator	3.00%	Transactional Broker
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The listing broker's offer of compensation is made only to other real estate licensees who are participant members of the NEREN MLS.



O'Halloran Group
 listings@ohgrp.com



KW Lakes & Mountains Realty/New London
 Off: 603-526-8600



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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** Robert Kenefick and Michelle Roy

2. **PROPERTY LOCATION:** 579 Center Road, Goshen, NH 03752

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No

4. **SELLER:** has has not occupied the property for 4 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other artesian

b. INSTALLATION: Location: back yard- westerly side
Installed By: Stevens Construction Date of Installation: 2001
What is the source of your information? Previous owner

c. USE: Number of persons currently using the system: 2
Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown

If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test unknown
IF YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
IF YES, are test results available? Yes No
What steps were taken to remedy the problem? unknown

COMMENTS: no issues with water

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem?

c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other
Tank Size 1250 Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: Front of house- south Location Unknown Date of Installation: 2001
Date of Last Servicing: Name of Company Servicing Tank:
Have you experienced any malfunctions? Yes No
Comments:

SELLER(S) INITIALS RKK / MR BUYER(S) INITIALS /

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d. LEACH FIELD: Yes No Other _____
IF YES, Location: Front of house- south Size: _____ Unknown
Date of installation of leach field: 2001 Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a site assessment been done? Yes No Unknown
Source of Information: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
IF YES: Are tanks currently in use? Yes No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: _____
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: _____

b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? Yes No Unknown
In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:
Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

SELLER(S) INITIALS RLK / MR

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d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? Yes No

If YES, Explain: Support on right side of pole barn is elevated due to frost heave.

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YES NO UNKNOWN If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Residential

i. Heating System Age: 18+ **Type:** Oil- radiant **Fuel:** oil **Tank Location:** In back room

Owner of Tank: _____

Annual Fuel Consumption: ~800+ gal **Price:** _____ **Gallons:** _____

Date system was last serviced and by whom? Sunapee Heating

Secondary Heat Systems: Two propane stoves, gas fireplace

Comments: _____

j. Roof Age: Unknown **Type of Roof Covering:** Metal

Moisture or leakage: _____

Comments: _____

SELLER(S) INITIALS

RLK / MR

BUYER(S) INITIALS

_____ / _____

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k. Foundation/Basement: Full Partial Other: slab, no basement Type: _____
Moisture or leakage: _____
Comments: _____

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 3+ years ago Problems? none
Comments: Fireplace converted to gas

m. Plumbing Type: PVC Age: unknown
Comments: _____

n. Domestic Hot Water: Age: 18+ Type: Heats from furnace Gallons: _____

o. Electrical System: # of Amps _____ Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____

q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) Yes No If YES, please explain: _____

s. Air Conditioning: Type: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: _____

t. Pool: Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____

u. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: 1 year ago
If Portable: Included Negotiable
Comments: _____

v. Internet: Type Currently Used at Property: Fidium

w. Other (e.g. Alarm System, Irrigation System, etc.) ADT
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS

BUYER(S) INITIALS

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Robert Kenefick
SELLER DATE
dotloop verified
07/20/22 12:50 PM EDT
KYIN-D61J-RCTB-IKVE

Michelle Roy
SELLER DATE
dotloop verified
07/20/22 4:48 PM EDT
X1SR-7CFF-RLVD-DGVJ

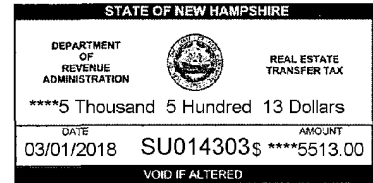
BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE

SELLER(S) INITIALS *RK* / *MR*

BUYER(S) INITIALS [] / []



Return to:
Robert W. Kenefick
Michelle L. Roy
579 Center Road
Goshen, NH 03752

WARRANTY DEED

Transfer Tax: \$5,513.00

WE, GUIDO VITTI and KATHY MCMANN, husband and wife, of 122 Orchard Street, Somerville, MA 02144, for consideration paid, do hereby grant to

ROBERT W. KENEFICK and MICHELLE L. ROY, as joint tenants with rights of survivorship, of 37 Lakeshore Drive, Hopkinton, MA 01748,

with **WARRANTY COVENANTS**

A certain tract or parcel of land, with any improvements thereon, situated in Goshen, County of Sullivan and State of New Hampshire, shown as lot #2 on a plan entitled "Subdivision Plan for: Kerry A. & Deborah L. Stevens, Center Road, Goshen, N.H.", dated August 17, 1999, by Thomas C. Dombroski, L.L.S., and recorded in the Sullivan County Registry of Deeds, Pocket 6, Folder 2, Number 18 of Planfile 4.

Containing 5.25 acres, more or less.

Excepting and reserving utility easements in favor of New Hampshire Electric Cooperative, Inc. and New England Telephone and Telegraph Company dated September 10, 1981, recorded in Volume 674, Page 482; and dated August 27, 1980, recorded in Volume 674, Page 477 of the Sullivan County Registry of Deeds.

Excepting and reserving a utility easement for transmission lines recorded in Volume 271, Page 12 of the Sullivan County Registry of Deeds, as show on the above-referenced pan.

Meaning and intending to describe and convey the same premises conveyed to Guido Vitti and Kathy McMann by deed of Glenn D. Kaplan and Heather D. Gautney dated May 15, 2014 and recorded with the Sullivan County Registry of Deeds in Book 1914, Page 211.

This is not homestead property.

locus, 579 Center Rd. Goshen, NH

Executed under seal this 15th day of February, 2018.

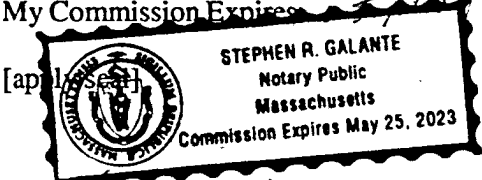
[Signature]
GUIDO VITTI

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.
County

On this 15 day of February, 2018 before me, the undersigned notary public, personally appeared Guido Vitti proved to me through satisfactory evidence of identification, which was MADJACHUSETTS, 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.

[Signature]
Notary Public: STEPHEN GALANTE
My Commission Expires: 5/25/2023



[Signature]
KATHY MCMANN

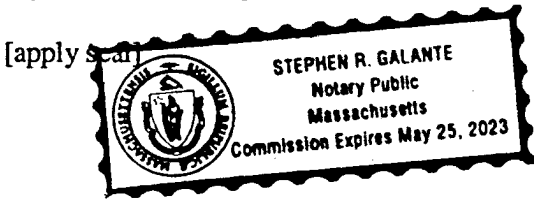
MADJACHUSETTS

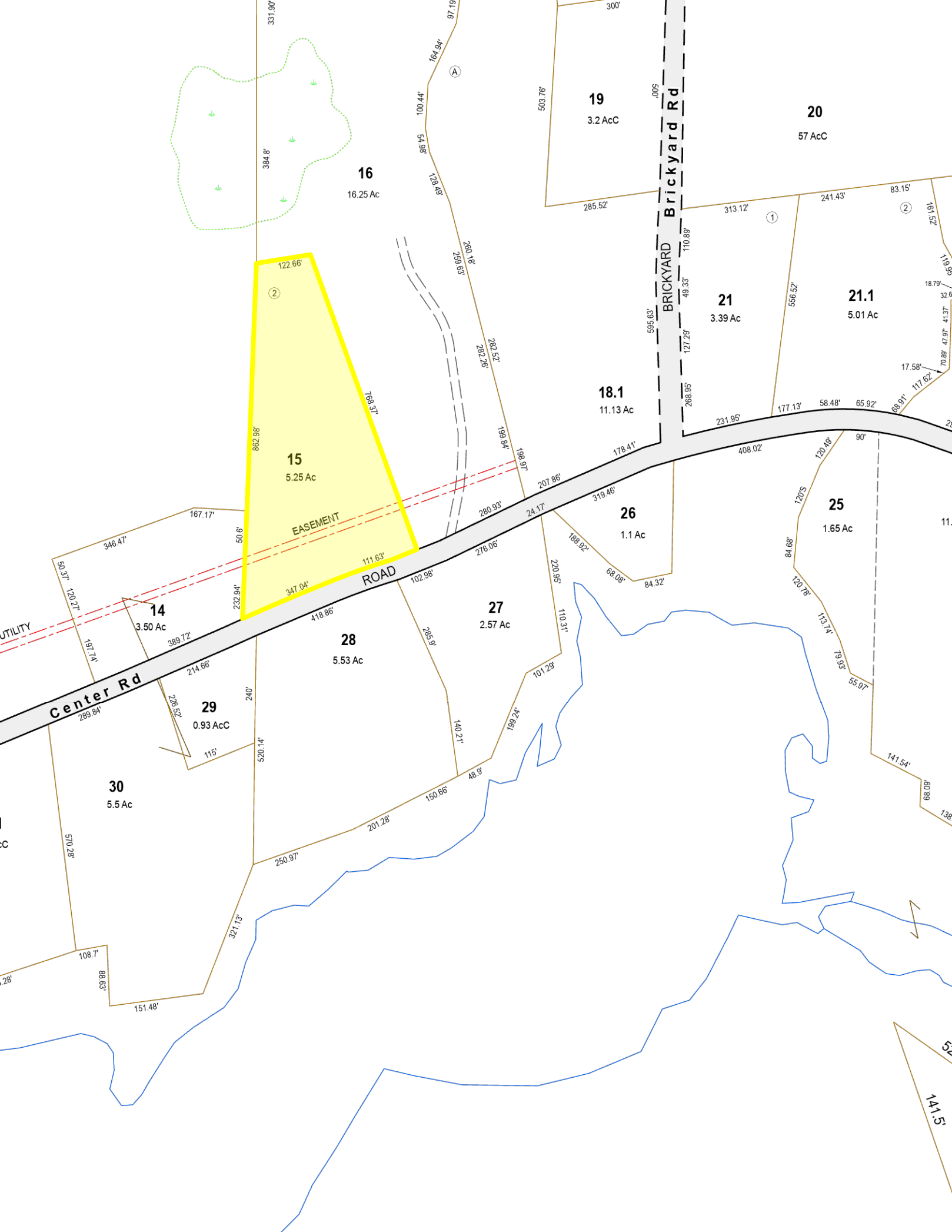
STATE OF NEW HAMPSHIRE

MIDDLESEX, SS.
County

On this 15 day of February, 2018 before me, the undersigned notary public, personally appeared Kathy McMANN proved to me through satisfactory evidence of identification, which was MADJACHUSETTS, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature]
Notary Public: STEPHEN GALANTE
My Commission Expires: 05/25/2023





Center Rd

Brickyard Rd

15
5.25 Ac

EASEMENT

16
16.25 Ac

19
3.2 AcC

20
57 AcC

21
3.39 Ac

21.1
5.01 Ac

18.1
11.13 Ac

26
1.1 Ac

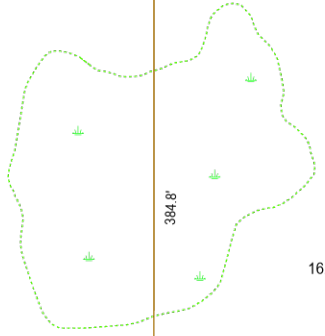
25
1.65 Ac

27
2.57 Ac

28
5.53 Ac

29
0.93 AcC

30
5.5 Ac



UTILITY

141.5