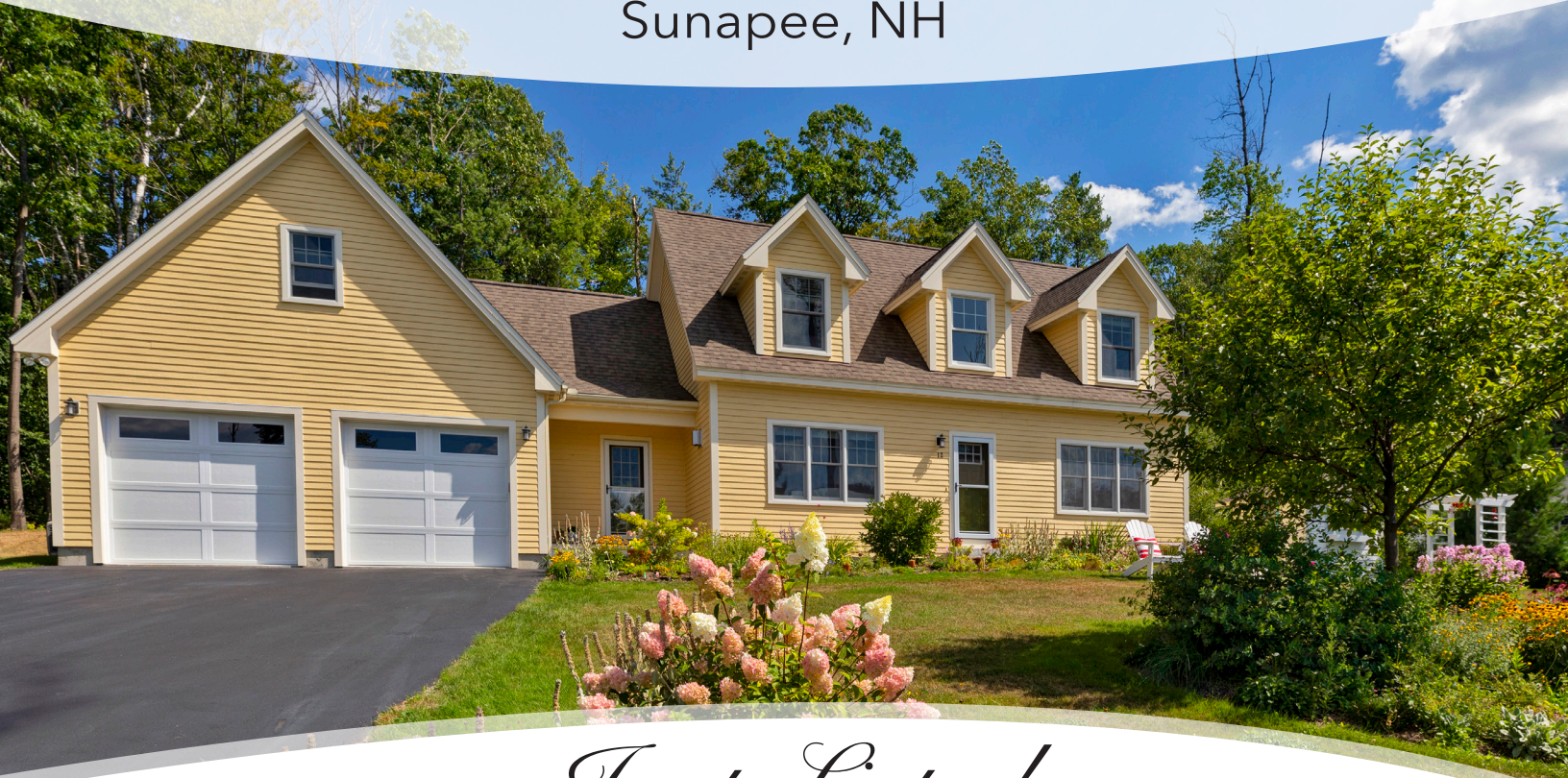


12 Saville Lane Sunapee, NH



Just Listed

Gorgeous home set in the heart of Sunapee! This 3-bedroom home is privately set on a one-acre lot beautifully landscaped with stunning views of Mount Sunapee. The home offers an open concept floor plan, hardwood floors throughout, granite countertops and stainless-steel appliances. First-floor living with a primary bedroom with ensuite bathroom and walk-in closet, as well as a half bathroom with laundry. The second level there are two large bedrooms and a full bathroom. Includes a full basement that could be finished for more living space, a heated 2-car garage, with a bonus room above that could also be finished for a recreation room, workout room or an additional bedroom. The outback patio is perfect for entertaining guests and plenty of parking in the driveway. A quick walk or drive to Sunapee Harbor for your summertime fun taking your boat out on Lake Sunapee, cruising on the dinner boat, walking around to shop, listen to the weekly concerts, or grabbing lunch or dinner at one of the harbor restaurants. Minutes away is Dewey Beach for Sunapee residents to enjoy. 10 minutes to Mount Sunapee Resort and Sunapee State Park. The Sunapee Region has so much to offer including local golf courses, hiking/walking trails, snowmobile trails, fishing spots, lakes and beaches, breweries, shops and dining.



\$725,000

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

Bedrooms 3

Year Built: 2017

Bathrooms 2.5

Taxes: \$5,239

Acres 1.00


Sq Ft: 2,059




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

kwl LAKES &
MOUNTAINS
KELLER WILLIAMS REALTY

Each Office is Independently Owned and Operated

Residential 4926678	Single Family Active	12 Saville Lane Sunapee	NH 03782	Unit/Lot	Listed: 8/23/2022 Closed:	\$725,000
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County NH-Sullivan Village/Dist/Locale Construction Status Existing Year Built 2017 Style Cape Color Total Stories 2 Zoning RS - R Taxes TBD No Tax - Gross Amount \$5,239.00 Tax Year 2021 Tax Year Notes Owned Land Lot Size Acres 1.000000 Lot - Sqft 43,560 Common Land Acres Garage Yes Garage Type Attached Garage Capacity 2 Basement Yes Basement Access Type Walk-up Date Initial Showings Begin 8/27/2022	Rooms - Total 8 Bedrooms - Total 3 Baths - Total 3 Baths - Full 2 Baths - 3/4 0 Baths - 1/2 1 Baths - 1/4 0 SqFt-Apx Fin Above Grade 2,059 SqFt-Apx Fin AG Source Measured SqFt-Apx Unfn Above Grade 1,087 SqFt-Apx Unfn AG Source Measured SqFt-Apx Fin Below Grade 0 SqFt-Apx Fin BG Source Measured SqFt-Apx Unfn Below Grade 1,252 SqFt-Apx Unfn BG Source Measured SqFt-Apx Total Finished 2,059 Footprint Road Frontage Yes Road Frontage Length 160 Roads Dead End, Paved	Waterfront Property Water Body Access Yes Water Body Name Lake Sunapee Water Body Type Lake Water Access Details Beach Access, Municipal Residents Only WaterFrRit Water Body Restrictions Unknown 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
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Remarks - Public Gorgeous home set in the heart of Sunapee! This 3-bedroom home is privately set on a one-acre lot beautifully landscaped with stunning views of Mount Sunapee. The home offers an open concept floor plan, hardwood floors throughout, granite countertops and stainless-steel appliances. First-floor living with a primary bedroom with ensuite bathroom and walk-in closet, as well as a half bathroom with laundry. The second level there are two large bedrooms and a full bathroom. Includes a full basement that could be finished for more living space, a heated 2-car garage, with a bonus room above that could also be finished for a recreation room, workout room or an additional bedroom. The outback patio is perfect for entertaining guests and plenty of parking in the driveway. A quick walk or drive to Sunapee Harbor for your summertime fun taking your boat out on Lake Sunapee, cruising on the dinner boat, walking around to shop, listen to the weekly concerts, or grabbing lunch or dinner at one of the harbor restaurants. Minutes away is Dewey Beach for Sunapee residents to enjoy, 10 minutes to Mount Sunapee Resort and Sunapee State Park. The Sunapee Region has so much to offer including local golf courses, hiking/walking trails, snowmobile trails, fishing spots, lakes and beaches, breweries, shops and dining. Just 30 minutes away to Dartmouth Health, 45 minutes to the state capital Concord, and 1.5 hours to Boston. *Delayed showings until Open House on 08/27 from 10:00 am - 12:00 pm.

Directions From 103B, turn onto Beech Street. Head up Beech Street (it will save dead end road), turn left onto Saville Lane. The house will be on your right. *GPS may take you to Maple Street, please follow directions.

Mudroom 1 6'4" x 7'9" Kitchen 1 11'3" x 15'7" Dining Room 1 11'3" x 10'3" Living Room 1 15'5" x 20'1" Primary 1 18'10" x 14'8" Bedroom 2 27'1" x 16'8" Bedroom 2 27' x 14'8" Bonus Room 2 25'10" x	Map 133 Block 107 Lot 005 SPAN Number Property ID PlanUrbDev	DeedRecTy Warranty DeedBook 2034 DeedPage 0136 TotDeeds Covenants No Seasonal No	SchDistrict Sunapee SchElem Sunapee Central School SchMiddle Sunapee Middle High School SchHigh Sunapee Sr. High School
Appliances Dishwasher, Dryer, Exhaust Hood, Range - Electric, Refrigerator, Washer Equipment Stove-Gas, Generator - Standby Features - Exterior Garden Space, Patio, Shed Features - Interior Dining Area, Kitchen Island, Primary BR w/ BA, Natural Light, Natural Woodwork, Storage - Indoor, Walk-in Closet, Laundry - 1st Floor Flooring Tile, Wood Heating Hot Air, Stove - Gas Heat Fuel Gas - LP/Bottle Cooling None Water Public Water Heater On Demand Sewer Public	Lot Description Mountain View, Sloping Construction Wood Frame Foundation Concrete Roof Shingle - Asphalt Exterior Clapboard Driveway Paved Electric 200 Amp Phone Company Electric Company Eversource Fuel Company Goodrich Oil Cable Company Comcast	Utilities Phone, Cable - At Site, High Speed Internet - Avail Items Excluded	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

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.



Daniel O'Halloran
 Cell: 603-252-6428
 dan@ohgrp.com



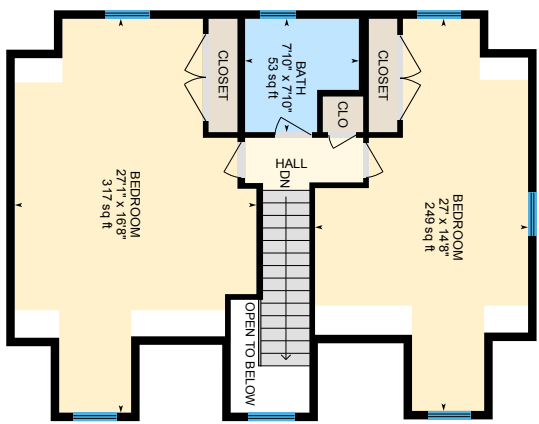
KW Lakes & Mountains Realty/New London
 Off: 603-526-8600



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2022 Northern New England Real Estate Network.

12 Saville Ln, Sunapee, NH

Main Building: Above Grade Finished Area 2059.40 sq ft



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.



PREPARED: 2022/08/23

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:** John E. Nelson and Patricia M. Nelson

2. **PROPERTY LOCATION:** 12 Saville Lane, Sunapee, NH 03782

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 4 1/2 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

b. **INSTALLATION:** Location: _____
 Installed By: _____ Date of Installation: _____
 What is the source of your information? _____

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 _____
 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? _____

COMMENTS: _____

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 _____ Gal. ☐ Unknown ☐ Other _____
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: _____ ☐ Location Unknown Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No
 Comments: _____

SELLER(S) INITIALS

BUYER(S) INITIALS

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d. LEACH FIELD: ☐ Yes ☒ No ☐ Other _____
 IF YES, Location: _____ Size: _____ ☐ Unknown
 Date of installation of leach field: _____ 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	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIBERGLASS	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIBERGLASS	_____	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIBERGLASS	_____	<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)? PROPANE
 Age of tank(s): 5 YRS Size of tank(s): _____
 Location: NORTH SIDE OF HOME
 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

JEV / DMW
08/17/22 9:50 AM EDT 08/17/22 11:50 AM EDT

BUYER(S) INITIALS

_____/_____
08/17/22 11:50 AM EDT

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 12 Saville Lane, Sunapee, NH 03782

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: _____

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: Clifford P Richer 122 Cheney St Newport NH

If YES, is survey available? ☐ Yes ☐ No ☒ Unknown

h. How is the property zoned? Residential

i. Heating System Age: 5 yrs **Type:** On demand **Fuel:** Propane **Tank Location:** underground

Owner of Tank: _____

Annual Fuel Consumption: 890 gal Price: _____ Gallons: _____

Date system was last serviced and by whom? June 2021 Goodrich Oil & Propane Newport, NH

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 5 yrs **Type of Roof Covering:** Asphalt shingles

Moisture or leakage: None

Comments: _____

SELLER(S) INITIALS

SEN / PMW

BUYER(S) INITIALS

 /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 12 Saville Lane, Sunapee, NH 03782

k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Poured concrete
Moisture or leakage: None
Comments: _____

l. Chimney(s) How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

m. Plumbing Type: Copper and P Tex Age: 5 yrs
Comments: _____

n. Domestic Hot Water: Age: 5 yrs Type: On demand Gallons: unlimited

o. Electrical System: # of Amps 200 ☒ 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: 14 Last Date of Service: June 2022
If Portable: ☐ Included ☐ Negotiable
Comments: _____

v. Internet: Type Currently Used at Property: Comcast

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

SEN / PWW
08/17/22 08/17/22

BUYER(S) INITIALS

____ / ____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 12 Saville Lane, Sunapee, NH 03782

10. ADDITIONAL INFORMATION

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

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

All Appliances convey (ice maker in refrigerator inoperative)
Wall cabinet in bedroom stays with seller
Plate shelf on wall in living room stays with seller
Wall self in vestibule stays with seller

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).

John E. Nelson
dotloop verified
08/17/22 9:50 AM EDT
N2K4-PNF8-YGHB-LFMZ
SELLER _____ DATE _____

Patricia M. Nelson
dotloop verified
08/17/22 11:50 AM EDT
LZBD-IQOB-RU4T-8DYY
SELLER _____ DATE _____

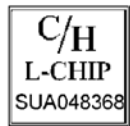
BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. 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 *JEN* / *PMN*
08/17/22 9:50 AM EDT dotloop verified / 08/17/22 11:50 AM EDT dotloop verified

BUYER(S) INITIALS _____ / _____



Return To:
John E. Nelson
PO Box 184
Sunapee, NH 03782

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
*****5 Thousand 8 Hundred 80 Dollars	
DATE 03/30/2018	AMOUNT SU014392s *****5880.00
VOID IF ALTERED	

Transfer Tax: \$5,880.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Prospect Hill Construction, LLC**, a Limited Liability Company organized in the State of New Hampshire, with a principal place of business and address of 211 Perkins Pond Road, Sunapee, New Hampshire 03782, for consideration paid, grants to **John E. Nelson** and **Patricia M. Nelson** of 707 Ocean Boulevard, Hampton, New Hampshire 03842, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS**:

A certain tract of land with the buildings and improvements thereon, located in the Town of Sunapee, County of Sullivan and State of New Hampshire, bounded and described as follows:

"Lot #133 107-05, 1.00 ac." as shown on the plan entitled "Major Subdivision of 33 Maple Street, Sunapee, N.H. 03782" for Prospect Hill Construction, LLC, recorded as Plan DR04-051 in the Sullivan County Registry of Deeds.

Also conveying a right of way and easement for ingress and egress by foot and vehicles, in common with others entitled thereto, from Beech Street to the said Lot, along the roadway labeled "Variable Width Right of Way", such right to be shared in common with other lot owners, subject to the obligation to share on a pro rata basis the costs and expenses of maintaining and repairing said "Variable Width Right of Way." The right of way is conveyed subject to the right of the Grantor, it heirs, successors or assigns, to deed the said right of way area depicted on the said Plan to the Town of Sunapee to be a public street.

Also conveying a right of way and easement for the installation, repair and maintenance of utilities, including water and sewer lines, electrical, cable and telephone lines, along and within the area labeled "20 Wide Utility Easement Feb. 03, 14" as shown on said Plan, such utility lines to be shared with other lot owners.

The said Lot is conveyed subject to the matters, notes and setbacks set forth on said Plan DR04-051.

Also conveying an undivided one-fourth interest in common with the owners of Lot #133,107-04, Lot #133,107-06 and Lot #133,107-01, in the un-buildable COMMON LOT, #133,107-00.

Meaning and intending to describe and convey a portion of the premises conveyed to Prospect Hill Construction, LLC, by the Fiduciary Deed of Brenda Lee Huff, Executor of the Estate of William Roach, dated September 14, 2012 and recorded in the Sullivan County Registry of Deeds at Book 1853, Page 994.

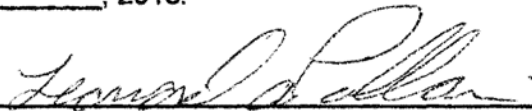
Subject to the easement from Prospect Hill Construction, LLC to Public Service Company of New Hampshire et al recorded in Book 1912, Page 700 in the Sullivan County Registry of Deeds.

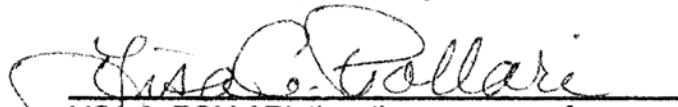
The conveyance is subject to the Declaration of Restrictive Covenants affecting the following lots: #133, 107-03; #133, 107-04; #133, 107-01, #133, 107-05, #133, 107-06, and #133, 107-00, shown on the plan entitled "Major Subdivision of 33 Maple Street, Sunapee, N.H. 03782" for Prospect Hill Construction, LLC, recorded as Plan DR04-051 in the Sullivan County Registry of Deeds, recorded in Book 1917, Page 207.

This conveyance is subject to the right of way and easement for the installation, repair and maintenance of utilities, including water and sewer lines, electrical, cable and telephone lines, along and within the area labeled "20' Wide Utility Easement Feb. 03, 14" as shown on said Plan, such utility lines to be shared with other lot owners.

This is not homestead property.

EXECUTED this 30 day of March, 2018.


LEONARD A. POLLARI, one of the two managers
and the sole member of PROSPECT HILL
CONSTRUCTION, LLC, Duly authorized


LISA A. POLLARI, the other manager of
PROSPECT HILL CONSTRUCTION, LLC Duly
authorized

STATE OF NEW HAMPSHIRE

COUNTY OF Merrimack

On this 30 day of March, 2018, before me, the undersigned officer, personally appeared Leonard A. Pollari, in his capacity as sole member and a manager, and Lisa A. Pollari in her capacity as the other manager, of Prospect Hill Construction, LLC, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes contained herein.


Notary Public/Justice of the Peace

Jan. 28, 2020

Printed name of Officer:

My Commission Expires:

