

246 Barrett Road New London, NH



Just Listed

Amazing opportunity to live in the charming downtown area of New London! This beautiful 5-bedroom, 2-bathroom home has had many updates recently, including mini splits throughout the home, a double wall oil tank and kitchen appliances. The main level includes the primary bedroom and a 3/4 quarter bathroom, with two additional bedrooms. Large living room and dining room that are perfect for entertaining. There is a spacious family room off of the kitchen that could have many uses. The mostly finished basement offers two bonus rooms that could be used as a bedroom, office or exercise room. There is a newly updated full bathroom with a beautiful walk-in tile shower. Plenty of storage and a walk-out to the backyard. Outside you can enjoy gardening with the ample gardening space. Centrally located where you can walk or take a quick drive to the local shops, library and dining and all the necessary amenities. Close to golf courses, lakes and beaches, 15 minutes to Mount Sunapee and Lake Sunapee, Ragged Mountain and hiking trails. Near so many outdoor activities, you can enjoy living in the Sunapee Region all year round. Dartmouth Health and Dartmouth College are just 30 minutes north and 1.5 hours to Boston.



\$525,000

O'Halloran Group
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

Bedrooms: 5

Year Built: 1950

Bathrooms: 2

Taxes: \$4,306

Acres: 0.56


Sq Ft: 2,217




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 4972826	Single Family Active	246 Barrett Road New London	NH 03257	Unit/Lot	Listed: 10/4/2023 Closed:	\$525,000
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County NH-Merrimack Village/Dist/Locale Construction Status Existing Year Built 1950 Style Ranch Color Total Stories 1 Zoning R1 - W Taxes TBD No Tax - Gross Amount \$4,306.00 Tax Year 2022 Tax Year Notes Owned Land Lot Size Acres 0.56 Lot - Sqft 24,394 Common Land Acres Garage Yes Garage Type Attached Garage Capacity 2 Basement Yes Basement Access Type Walkout Date - Initial Showings Begin 10/7/2023	Rooms - Total 9 Bedrooms - Total 3 Baths - Total 2 Baths - Full 1 Baths - 3/4 1 Baths - 1/2 0 Baths - 1/4 0 SqFt-Apx Fin Above Grade 1,540 SqFt-Apx Fin AG Source Measured SqFt-Apx Unfn Above Grade 0 SqFt-Apx Unfn AG Source Measured SqFt-Apx Fin Below Grade 677 SqFt-Apx Fin BG Source Measured SqFt-Apx Unfn Below Grade 536 SqFt-Apx Unfn BG Source Measured SqFt-Apx Total Finished 2,217 Footprint Road Frontage Yes Road Frontage Length 150 Roads Paved, Public	Waterfront Property Water Body Access Yes Water Body Name Pleasant Lake Water Body Type Lake Water Access Details Beach Access, Municipal Residents Only WaterFrRit Water Body Restrictions Yes 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 Amazing opportunity to live in the charming downtown area of New London! This beautiful 5-bedroom, 2-bathroom home has had many updates recently, including mini splits throughout the home, a double wall oil tank and kitchen appliances. The main level includes the primary bedroom and a 3/4 quarter bathroom, with two additional bedrooms. Large living room and dining room that are perfect for entertaining. There is a spacious family room off of the kitchen that could have many uses. The mostly finished basement offers two bonus rooms that could be used as a bedroom, office or exercise room. There is a newly updated full bathroom with a beautiful walk-in tile shower. Plenty of storage and a walk-out to the backyard. Outside you can enjoy gardening with the ample gardening space. Centrally located where you can walk or take a quick drive to the local shops, library and dining and all the necessary amenities. Close to golf courses, lakes and beaches. 15 minutes to Mount Sunapee and Lake Sunapee. Rugged Mountain and hiking trails. Near so many outdoor activities, you can enjoy living in the Sunapee Region all year round. Dartmouth Health and Dartmouth College are just 30 minutes north and 1.5 hours to Boston. *Delayed showings until the Open House on Saturday, October 7th, from 10:00 am - 12:00 pm

Directions On Main Street, turn onto South Pleasant Street, turn left onto Barrett Road, house will be on the right side of the road.

Kitchen 1 14'6" x 8'11" Dining Room 1 23'4" x 9'10" Living Room 1 14'9" x 13'11" Family Room 1 23'4" x 9'10" Primary 1 10'11" x 14' Bedroom 1 14'1" x 10'1" Bedroom 1 10'8" x 9'11" Bedroom B 11'10" x 12'7" Bedroom B 11'10" x 12'8"	Map 084 Block 000 Lot 021 SPAN Number Property ID PlanUrbDev	DeedRecTy Warranty DeedBook 3805 DeedPage 485 TotDeeds Covenants No Seasonal No	SchDistrict Kearsarge Sch Dst SAU #65 SchElem Kearsarge Elem New London SchMiddle Kearsarge Regional Middle Sch SchHigh Kearsarge Regional HS
Appliances Dishwasher, Range - Electric, Refrigerator, Washer Features - Exterior Garden Space Features - Interior Dining Area, Fireplace - Wood, Living/Dining, Storage - Indoor, Laundry - Basement, Attic - Walkup Flooring Hardwood, Laminate, Tile Heating Forced Air, Mini Split Heat Fuel Oil, Wood Cooling Mini Split Water Public Water Heater Electric Sewer Public	Lot Description Level, Sloping, Trail/Near Trail, Walking Trails Construction Wood Frame Foundation Concrete Roof Standing Seam Exterior Vinyl Siding Driveway Paved Electric 200 Amp Phone Company Electric Company Eversource Fuel Company CN Brown Cable Company TDS	Utilities Phone, Cable, Internet - Fiber Optic Items Excluded	Condo Name Building Number Floor Number Units Per Building LmtComArea SpecAssmt
		Fees - Condo - Mobile	ParkName Mobile Co-Op MobPkApvl MustMove Mobile Make MobileMod MobileSer# Mobile Anchor
		Condo Fees Fee Fee Frequency AssnFee2 AssnFee2Frq AssnFee3 AssnFee3Frq	

Buyer Agency	2.50%	SubAgency	NonAgency Facilitator	2.50%	Transactional Broker
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Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.



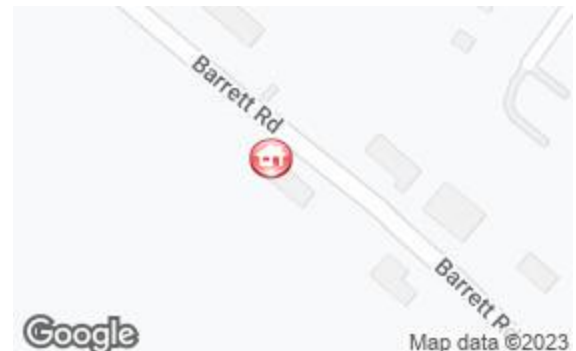
O'Halloran Group

listings@ohgrp.com



KW Coastal and Lakes & Mountains

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. PrimeMLS is not the source of information presented in this listing. Copyright 2023 PrimeMLS.

246 Barrett Rd, New London, NH

Main Floor Finished Area 1540.30 sq ft



PREPARED: 2023/10/03



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.

246 Barrett Rd, New London, NH

Basement (Below Grade) Finished Area 677.88 sq ft
Unfinished Area 536.71 sq ft



PREPARED: 2023/10/03



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.

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:** Pikus Family Revocable Living Trust

2. **PROPERTY LOCATION:** 246 Barrett Road, New London, NH 03257

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 3 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: _____
 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:

Water information available through NLSWP

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

MPT / SRP
10/04/23 3:21 PM EDT desktop verified 10/04/23 3:56 PM EDT desktop verified

BUYER(S) INITIALS

_____/_____
10/04/23 3:56 PM EDT desktop verified

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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. <u>INSULATION</u>	<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"/>			<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA		<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" 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: 6/2020 By: Nelson Lab
 Results: 1.9pCi/L If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☐ Yes ☐ No
 Comments: Mitigation system in basement installed 6/2020 then retested at value listed above

SELLER(S) INITIALS  / 

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 246 Barrett Road, New London, NH 03257

- k.** Roof Age: 18y Type of Roof Covering: Metal, standing seam
 Moisture or leakage: None
 Comments: _____
- l.** Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ Type: _____
 Moisture or leakage: None
 Comments: Improved landscaping and drainage on street side of the house
- m.** Chimney(s) How Many? 1 Lined? Yes Last Cleaned: Sept. 2023 Problems? No
 Comments: _____
- n.** Plumbing Type: PEX/Copper Age: 2 years/unknown
 Comments: _____
- o.** Domestic Hot Water: Age: 3y Type: Heat pump/Electric Gallons: 80 gal
- p.** Electrical System: # of Amps 200 Circuit Breakers ☒ Fuses ☐
 Comments: Generator interlock and exterior inlet box for portable generator connection
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____
- q.** Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____
- r.** Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
 Comments: _____
- s.** 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: _____
- t.** Air Conditioning: Type: Mini split Age: 1y, 2y Date Last Serviced and by whom: _____
 Comments: _____
- u.** Pool: Age : _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
 By Whom: _____
- v.** Generator: Portable: Yes ☒ No ☐ Whole House: Yes ☒ No ☐ Kw/Size: _____ Last Date of Service: _____
 If Portable: ☐ Included ☒ Negotiable
 Comments: _____
- w.** Internet: Type Currently Used at Property: TDS Fiber
- x.** 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 MPT / SRP
10/04/23 1:21 PM EDT desktop verified 10/04/23 1:56 PM EDT desktop verified

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 246 Barrett Road, New London, NH 03257

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

Numerous updates throughout:
New driveway and sidewalk
New hybrid/heat pump water heater
New double wall oil tank
3 zone mini split system for bedrooms, installed 2022
3 zone mini split system for living and mud room, installed 2023
Fireplace and chimney liner added 2021
Structural support added to garage
Generator inlet box and panel interlock
Updated kitchen appliances

Mini splits and fireplace are main heating sources, oil system as backup and during coldest parts of winter

Permitted basement addition to finished space, dryer not included due to rebate status pending

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).

Matthew Pikus, Trustee
dotloop verified
10/04/23 3:21 PM EDT
1RMF-EJSJ-1ZZR-92ZY
SELLER _____ DATE _____

Sarah R. Pikus, Trustee
dotloop verified
10/04/23 3:56 PM EDT
FQUV-LLXH-A9O0-XMNO
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 _____



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED HAZARDS FOR HOUSING SALES

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 246 Barrett Road, New London, NH 03257

Lead Warning Statement

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

☐ (c) ☐ Purchaser has received copies of all information listed above.


☐ (d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Matthew Pikus, Trustee dotloop verified
10/02/23 2:41 PM EDT
UQLF-MTTG-4IMG-OQ33

Seller Date

Purchaser Date

Dan O'Halloran dotloop verified
10/04/23 4:55 PM EDT
48QA-UBH3-5LN6-JPYG

Agent Date

Sarah R. Pikus, Trustee dotloop verified
10/02/23 6:17 PM EDT
50VI-8WSZ-ZTZG-ZNUA

Seller Date

Purchaser Date

Agent Date

Return to:
Hudkins & O'Neil PLLC
1 Park Ave, Suite 4
Hampton, NH 03842

WARRANTY DEED

Transfer Tax: \$40.00

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, MATTHEW PIKUS and SARAH PIKUS, husband and wife, of New London, New Hampshire, for consideration paid, do hereby grant to **MATTHEW R. PIKUS and SARAH R. PIKUS, Trustees of the PIKUS FAMILY REVOCABLE LIVING TRUST, u/t/a dated August 30, 2022, or to their successors in trust**, with a mailing address of 246 Barrett Road, New London, NH 03257, with **WARRANTY COVENANTS**:

A certain parcel of land, with the improvements thereon, in the Town of New London, County of Merrimack and State of New Hampshire, bounded and described as follows:

TRACT I: Beginning at a stone bound on the south side of the street known as Barrett Road, the same being the corner of land of one Bush; thence S 56° W on line of said land of Bush one hundred fifty-eight feet (158') to a wall; thence easterly along wall one hundred feet (100'); thence N 56° E one hundred fifty-eight feet (158') to a stake at the side of said street; thence N 34 ° W one hundred feet (100') to the bound first mentioned.

TRACT II: Beginning at an iron post on the southeast (stated in prior deeds as northwest) side of Barrett Road, the same being the northwest corner of property of the "grantee herein"; thence by land of said "grantee" S 55° 25' W one hundred fifty-eight feet (158') to an iron post in a stone wall; thence S 34° E fifty feet (50') along the stone wall to an iron post; thence N 55° 25' E by land of the "grantor" one hundred fifty-eight feet (158') to an iron post on the southeast (stated in prior deeds as northwest) side of Barrett Road; thence N 34° W fifty feet (50') along Barrett Road to the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to Matthew Pikus and Sarah Pikus by Warranty Deed of William Ogmunson and Heather P. Ogmunson dated June 25, 2020 and recorded in Book 3683, Page 1099 with the Merrimack County Registry of Deeds.

The Minimum Real Estate Transfer Tax is due on this conveyance, consistent with RSA 78-B:1 (b), and pursuant to NH Admin. Rule Rev. 802.02, because no monetary consideration was paid for the within transfer, which is a conveyance from the grantor of a revocable trust to the trustee of said revocable trust, and is not represented by transferable shares, and said trust was created and funded for estate planning purposes as a testamentary substitute.

No title search was requested or performed with regard to this conveyance.

We, MATTHEW PIKUS AND SARAH PIKUS, husband and wife, hereby consent to this transfer, but retain our rights of homestead.

Executed under seal this 30th day of August, 2022.



MATTHEW PIKUS


SARAH PIKUS

STATE OF NEW HAMPSHIRE

COUNTY OF MERRIMACK, ss.

On this 30th day of August, 2022, personally appeared before me, MATTHEW PIKUS and SARAH PIKUS, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed same as their voluntary act and deed.


Notary Public:

My commission expires:

JACQUELINE M. HUDKINS
Notary Public - New Hampshire
My Commission expires
January 8, 2025

[illegible]