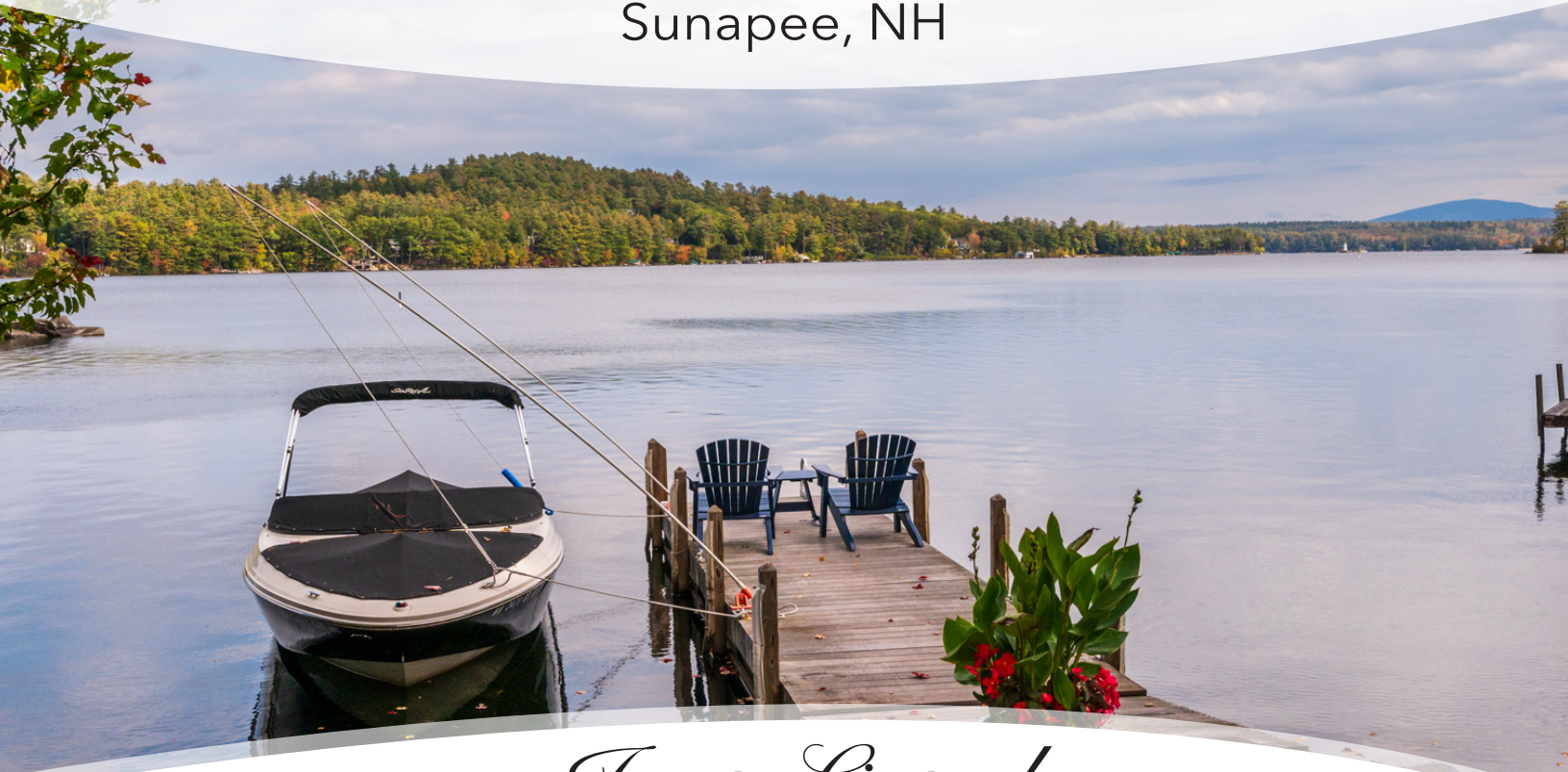


92 Garnet Street
Sunapee, NH



Just Listed

This beautiful lake home blends modern design with the peacefulness of lakeside living. The interior of the home was constructed to capture the breathtaking views of Lake Sunapee. The main level embraces open concept design, seamlessly integrating the kitchen, dining, and living areas. A first-floor bedroom with ensuite bath offers flexibility and convenience. A powder room and separate laundry area complete this floor. The primary suite is located on the second level offering a private retreat with lake views, an ensuite bath and walk-in closet. Just down the hall is a large family room overlooking the lake, two additional bedrooms and a full bath. The exterior of the home features an architecturally designed landscape that was thoughtfully crafted to offer outdoor dining and entertaining space. It is conveniently fenced-in for our four-legged friends and features 91 feet of lakefront with a private deep water dock, beach area and an outbuilding that's perfect for all your lake life gear storage. Enjoy being a short walk to restaurants and shops in Sunapee Harbor and located just a short drive to Mount Sunapee Resort.



\$3,250,000

Bedrooms: 4

Year Built: 2011

Bathrooms: 4

Taxes: \$20,880

Lakefront: 91'

Sq Ft: 3,232

 **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



Unbranded Tour URL 1

County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 2011
Style Modern Architecture
Color Brown
Total Stories 1.75
Zoning Residential
Taxes TBD No
Tax - Gross Amount \$20,880.00
Tax Year 2022
Tax Year Notes
Owned Land
Lot Size Acres 0.25
Lot - Sqft 10,890
Common Land Acres
Garage Yes
Garage Type Attached
Garage Capacity 2
Basement No
Basement Access Type
Date - Initial Showings Begin 10/21/2023

Rooms - Total 9
Bedrooms - Total 4
Baths - Total 4
Baths - Full 1
Baths - 3/4 2
Baths - 1/2 1
Baths - 1/4 0
SqFt-Apx Fin Above Grade 3,232
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 86
SqFt-Apx Unfn AG Source Measured
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Public Records
SqFt-Apx Unfn Below Grade 0
SqFt-Apx Unfn BG Source
SqFt-Apx Total Finished 3,232
Footprint
Road Frontage Yes
Road Frontage Length 141
Roads Paved, Public

Waterfront Property Yes
Water Body Access Yes
Water Body Name Lake Sunapee
Water Body Type Lake
Water Access Details Beach Access, Deep Water Access, Directly Adjoining, Dock Access
WaterFRit Exclusively Owned
Water Body Restrictions No
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

Remarks - Public This beautiful lake home blends modern design with the peacefulness of lakeside living. The interior of the home was constructed to capture the breathtaking views of Lake Sunapee. The main level embraces open concept design, seamlessly integrating the kitchen, dining, and living areas. A first-floor bedroom with ensuite bath offers flexibility and convenience. A powder room and separate laundry area complete this floor. The primary suite is located on the second level offering a private retreat with lake views, an ensuite bath and walk-in closet. Just down the hall is a large family room overlooking the lake, two additional bedrooms and a full bath. The exterior of the home features an architecturally designed landscape that was thoughtfully crafted to offer outdoor dining and entertaining space. It is conveniently fenced-in for our four-legged friends and features 91 feet of lakefront with a private deep water dock, beach area and an outbuilding that's perfect for all your lake life gear storage. Enjoy being a short walk to restaurants and shops in Sunapee Harbor and located just a short drive to Mount Sunapee Resort. *Delayed Showings until the open house Saturday, October 21 - 10am to 1pm*
Directions Sunapee Harbor turn onto Garnet St. Property will be on your right.

Living Room 1 19.7x25.2
Kitchen 1 11.10x11
Dining Room 1 9.4x19.7
Other 1 9.4x9.5
Bedroom with 1 10.9x18.5
Laundry Room 1 6.9x9.7
Primary 2 20.7x22.11
Family Room 2 11.11x21.1
Bedroom 2 11.3x11.8
Bedroom 2 11x16
Laundry Room 2 6x7.6

Map 128
Block 0
Lot 30
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 1972
DeedPage 689
TotDeeds
Covenants No
Seasonal No

SchDistrict Sunapee
SchElem Sunapee Central School
SchMiddle Sunapee Middle High School
SchHigh Sunapee Sr. High School

Lot Description Lake Frontage, Lake View, Landscaped, Level, Mountain View, Water View, Waterfront
Construction Wood Frame
Foundation Concrete, Slab - Concrete
Roof Shingle - Asphalt
Exterior Composition, Shake
Driveway Paved
Electric 200 Amp
Phone Company
Electric Company
Fuel Company
Cable Company

Utilities High Speed Intrnt -Avail
Items Excluded

Appliances Dishwasher, Dryer, Microwave, Oven - Wall, Range - Electric, Refrigerator, Washer, Wine Cooler
Equipment Irrigation System, Generator - Standby
Features - Exterior Fence - Dog, Patio, Private Dock, Built in Gas Grill
Features - Interior Fireplace - Gas, Attic - Pulldown
Flooring Carpet, Laminate, Tile
Heating Baseboard, Hot Water, Radiant Floor
Heat Fuel Gas - LP/Bottle
Cooling Central AC
Water Public
Water Heater Off Boiler
Sewer Public

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 PrimeMLS Real Estate Brokerages

Buyer Agency 2.50% **SubAgency** **NonAgency Facilitator** 2.50% **Transactional Broker**

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

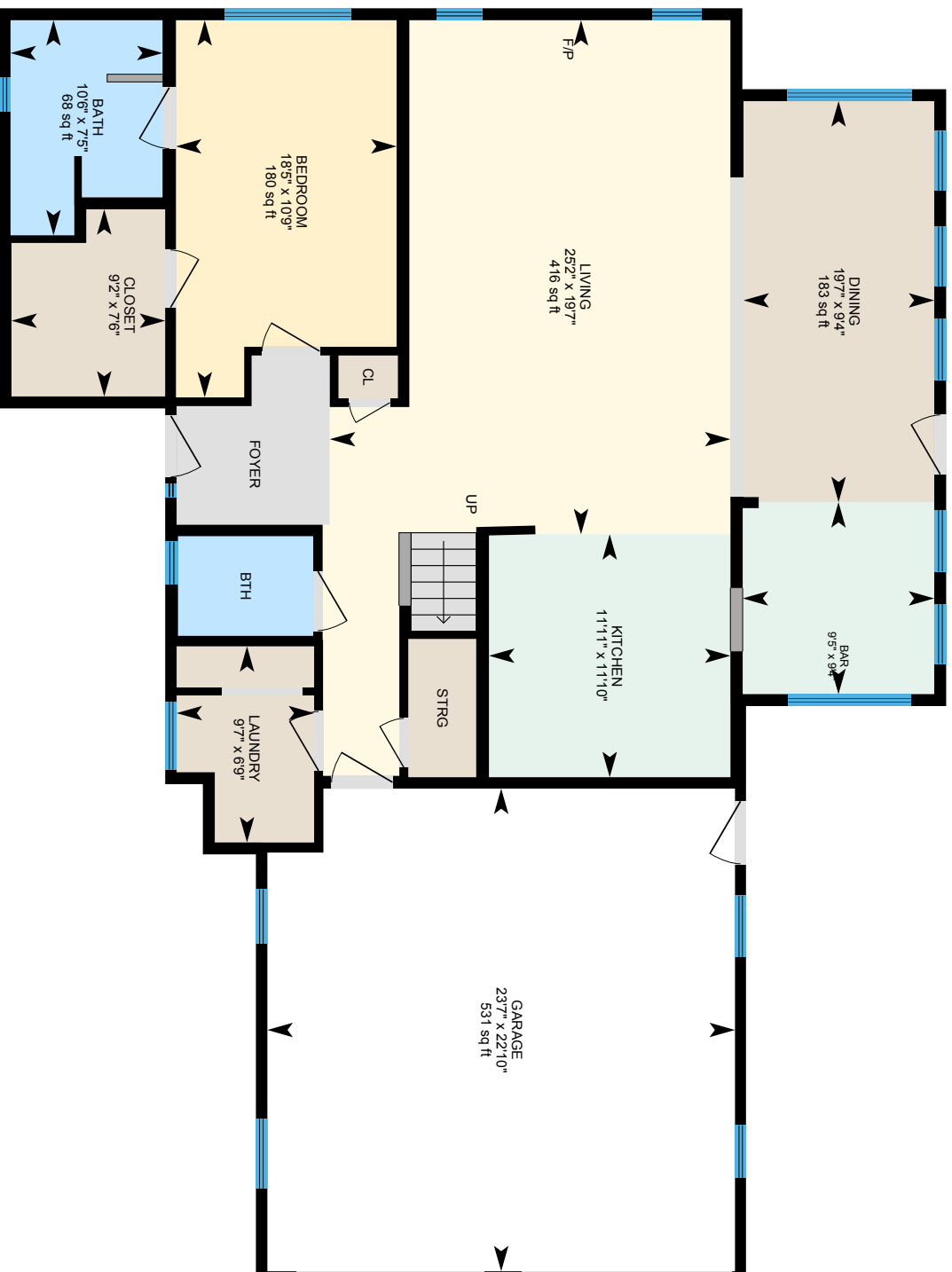
Off: 603-526-8600



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.

92 Garnet St, Sunapee, NH

Main Floor Finished Area 1554.02 sq ft
Unfinished Area 570.90 sq ft



PREPARED: 2023/10/16



92 Garnet St, Sunapee, NH

2nd Floor Finished Area 1678.51 sq ft
Unfinished Area 86.30 sq ft



PREPARED: 2023/10/16



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:** Sara M. Harkins Revocable Trust

2. **PROPERTY LOCATION:** 92 Garnet Street, 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 8 + or - _____ 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 SMH / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 92 Garnet Street, Sunapee, NH 03782

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 checked="" 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"/>	_____	_____	<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" 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): 2011 +/- Size of tank(s): 500
Location: Beside garage, lakeside
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 SMH / _____

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 92 Garnet Street, 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: In extreme conditions with runoff from the road, catch basin on property line, left of driveway overflows

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: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? RES

i. Street (check one): Public Private Association

If private, is there a written road maintenance agreement? Yes No

Additional Information: _____

j. Heating System Age: 2011 & 2020 Type: radiant, forced hot water Fuel: propane Tank Location: beside garage lakeside

Owner of Tank: Goodrich now Eastern Propane & Oil

Annual Fuel Consumption: 2022 - 971.4 gallons Price: _____ Gallons: _____

Date system was last serviced and by whom? Goodrich in 2022 and scheduled with Eastern for October 30, 2023

Secondary Heat Systems: Heated garage - blower with forced hot water off the boiler

Comments: NEW boiler was installed by Goodrich 10/21/2020

SELLER(S) INITIALS SMH / _____

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 92 Garnet Street, Sunapee, NH 03782

- k. Roof Age: 2011 +/- Type of Roof Covering: asphalt
Moisture or leakage: none
Comments: _____
- l. Foundation/Basement: Full Partial Other: _____ Type: slab
Moisture or leakage: none
Comments: _____
- m. Chimney(s) How Many? none Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- n. Plumbing Type: pex and copper Age: 2011 +/-
Comments: _____
- o. Domestic Hot Water: Age: 2011 +/- Type: off boiler Gallons: 45
- p. Electrical System: # of Amps 200 Circuit Breakers Fuses
Comments: _____
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: pending sign-off of landscaping permit
- r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: squirrels
Comments: squirrels present 2016 when we purchased property, mitigated and no issues since
- 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: whole house Age: 2011+/- Date Last Serviced and by whom: unknown
Comments: We have cleaned filters annually
- u. Pool: Age : _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____
- v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: 20 Last Date of Service: 12-2022
If Portable: Included Negotiable
Comments: 2023 - scheduled for automatic service
- w. Internet: Type Currently Used at Property: Comcast/Xfinity
- x. Other (e.g. Alarm System, Irrigation System, etc.) Alarm system is Capitol. Irrigation is throughout the yard, front and back. Water is
Comments: pumped from the lake.

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 *SMH* /

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 92 Garnet Street, Sunapee, NH 03782

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

Property next door is currently under construction with new home, landscaping and replacing boathouse. During blasting for their foundation in 2022 we noticed some cracked tiles in laundry room, half bath under toilet and at entrance to the garage. We placed a claim with our home owners insurance and was denied. Insurance company sent an engineer that checked our structure and said that damage was due to age and normal use. In our communication with neighbor and their builder, they agreed that damage was due to blasting and have scheduled repairs.

Whole house air exchange system, Fantech.

Heated garage

All appliances except for microwave and garage refrigerator have been replaced since 2016.

Hubbardton light fixtures in front entry, hallway to garage, kitchen and bar area.

California closet system, first floor bedroom.

The following items will remain with the property: 4 TVs, wooden storage cabinets under eaves in studio, fire pit, wooden workbench in the garage.

Millstone, garden ornamentation, granite bench and birdbath, hanging mirror in half bath, tall living room mirror and mirror in sunroom DO NOT go with the property (gifts).

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).

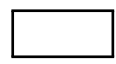
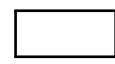
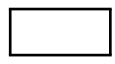
Sara M. Harkins, Trustee
SELLER _____ DATE _____
dotloop verified
10/12/23 4:20 PM EDT
HZI2-ZLRH-GFHU-7YHK

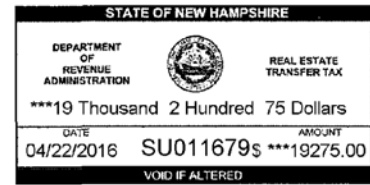
SELLER _____ DATE _____

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 _____





RETURN TO:
Sara M. Harkins, Trustee
Sara M. Harkins Revocable Trust
P.O. Box 758
Hollis, NH 03049

Unofficial Copy-For Town Use

WARRANTY DEED
TAX STAMPS: \$19,275.00 NHRSA 478:14-SCRD

KNOW ALL MEN BY THESE PRESENTS that We, **RICHARD A. KATZ** and **ELIZABETH D. KATZ**, individually, husband and wife, and as **TRUSTEES** of **THE ELIZABETH D. KATZ REVOCABLE TRUST u/a DATED FEBRUARY 8, 2008**, and of **THE RICHARD A. KATZ REVOCABLE TRUST u/a DATED FEBRUARY 8, 2008**, of Sunapee, New Hampshire, for consideration paid, grant to **SARA M. HARKINS, TRUSTEE OF THE SARA M. HARKINS REVOCABLE TRUST u/t/a DATED MARCH 13, 2007**, with a mailing address of P.O. Box 758, Hollis, New Hampshire 03049, with **WARRANTY COVENANTS**, the following premises:

A certain tract or parcel of land, with the buildings thereon, situated in Sunapee, Sullivan County, State of New Hampshire, being shown as Tax Map 128 Lot 30 on a plan entitled "Boundary Plan Tax Map 128 Lot 30, 92 Garnet Street, Sunapee, New Hampshire" prepared by Clifford P. Richer, L.L.S. dated Dec., 2010 and recorded in Plan Drawer 02, Plan Number 240, of the Sullivan County Registry of Deeds, and further described as follows:

Beginning at a point on the easterly side of Garnet Street in the gravel driveway, as shown on said plan, 16.5 feet from c/l pavement as per road location, no bound set, thence North 67° 10' East a distance of 26.4 feet, more or less, to a 3/4" iron pin found;

thence South 89° 26' East a distance of 97.9 feet, more or less, to a 3/4" iron pin found;

thence continuing on the same course a distance of 7.1 feet, more or less, to the water's edge on Lake Sunapee;

thence in a southeasterly direction along the edge of Lake Sunapee a distance of 91 feet, more or less, to a point on the water's edge on Lake Sunapee;

thence in a southwesterly direction a distance of 9.0 feet, more or less, to a 1/2" iron pin found, the tie line between the "A" iron pin and the previous 3/4" iron pin that is 7.1 feet from the most northeasterly corner of the conveyed lot is South 17° 16' East 82.8 feet, as shown on said plan;

thence South 54° 50' West a distance of 67.8 feet, more or less, to a 3/4" iron pin found; thence continuing South 54° 50' West a distance of 9.0 feet, more or less, to a point on the easterly side of Garnet Street, which point is 16.5 feet from c/l pavement as per road location, no bound set;

thence in a northwesterly direction along the easterly side of Garnet Street a distance of 141.7 feet, more or less, with a closure line of North 36° 23' West 141.6 feet, to the point or place of beginning.

Unofficial Copy-For Town Use
NHRSA 478:14-SCRD


Meaning and intending to describe and convey all and the same premises as conveyed in the Warranty Deed of John R. Thomas and Norma P. Thomas, Trustees of the Thomas Family Revocable Trust u/t/d dated February 8, 2008 to Elizabeth D. Katz and Richard A. Katz, Trustees of the Elizabeth D. Katz Revocable Trust u/a dated February 8, 2008 and Richard A. Katz and Elizabeth D. Katz, Trustees of the Richard A. Katz Revocable Trust u/a dated February 8, 2008, said deed dated February 21, 2011 and recorded in the Sullivan County Registry of Deeds at Book 1798, Page 0678.

We, Richard A. Katz and Elizabeth D. Katz, as Trustees of the Elizabeth D. Katz Revocable Trust u/a dated February 8, 2008 and as Trustees of the Richard A. Katz Revocable Trust u/a dated February 8, 2008, having been duly sworn, depose, state and certify as follows: we are the sole Trustees of the Trusts referenced above; the Trusts have not been revoked; and as Trustees of the said Trusts, we have full and absolute power under the terms of said Trusts to convey any interests in real estate and improvements thereon held in the Trusts, and no purchaser or third party shall be bound to inquire whether we have said power or are property exercising said power or to see to the application of any trust assets paid to us for a conveyance thereof.

We, the grantors herein, are the sole residents upon the within conveyed premises.

We, Richard A. Katz and Elizabeth D. Katz, husband and wife, hereby release all rights of homestead and any other interests herein

EXECUTED this 22nd day of April, 2016.



**Richard A. Katz, individually and as Trustee of
The Elizabeth D. Katz Revocable Trust u/a
dated February 8, 2008, and as Trustee of the
Richard A. Katz Revocable Trust u/a dated
February 8, 2008**

Elizabeth D. Katz

**Elizabeth D. Katz, individually and as Trustee of
The Elizabeth D. Katz Revocable Trust u/a
dated February 8, 2008, and as Trustee of the
Richard A. Katz Revocable Trust u/a dated
February 8, 2008**

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NHRSA 478:14-SCRD

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this 22nd day of April, 2016 before me, the undersigned officer, personally appeared Richard A. Katz, individually, and as Trustee of the Elizabeth D. Katz Revocable Trust u/a dated February 8, 2008, and of the Richard A. Katz Revocable Trust u/a dated February 8, 2008, and Elizabeth D. Katz, individually and as Trustee of the Elizabeth D. Katz Revocable Trust u/a dated February 8, 2008, and of the Richard A. Katz Revocable Trust u/a dated February 8, 2008, 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.

Jacqueline M. Hudkins

Notary Public/Justice of the Peace

My Commission Expires:

Printed name of officer:

