

265 Elkins Road New London, NH



Just Listed

Rare opportunity to own 290 feet of waterfront on Pleasant Lake with your own beautiful sandy beach! This classic cottage offers the ideal lake life living during your summer months in New London. Inside, the open-concept layout makes the most of the space. Large living room with a small kitchen area and 3/4 bathroom with a tiled shower. Sleeping space is above in the loft. Great screened-in porch to sit and enjoy the gorgeous views or paddle boarders floating by. Outside, the landscaping is tastefully done with stone steps to lead you to the beach or your dock. Built-in stone grill and fire pit are perfect for all your outdoor entertaining with friends and family. Outdoor shower is a nice touch after a day of kayaking or hanging out at the beach. Pleasant Lake is one of New London's treasures with over 600 gorgeous acres for people to enjoy lake life to it's fullest. There is a public boat launch just minutes down the road. Enjoy your New England summers here for all your outdoor activities. Just minutes to the center of town for local shops, dining, theater, and all your necessities. 25 minutes to Mount Sunapee Resort and 20 minutes to Ragged Mountain for winter fun. Close to local golf courses, beaches, hiking trails and more. Only two hours from Boston and 30 minutes from Dartmouth Health.



\$2,300,000



O'Halloran Group
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

Bedrooms: 1

Year Built: 1955

Bathrooms: 1

Taxes: \$17,311

Acres: 1.61

Sq Ft: 624


Waterfront: 290'



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

kw LAKES &
MOUNTAINS
KELLER WILLIAMS REALTY

Each Office is Independently Owned and Operated

Residential 4975561	Single Family Active	265 Elkins Road New London	NH 03233	Unit/Lot	Listed: 10/25/2023 Closed:	\$2,300,000
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County NH-Merrimack Village/Dist/Locale Construction Status Existing Year Built 1955 Style Cottage/Camp Color Total Stories 1 Zoning R2 - R Taxes TBD No Tax - Gross Amount \$17,311.00 Tax Year 2022 Tax Year Notes Owned Land Lot Size Acres 1.61 Lot - Sqft 70,132 Common Land Acres Garage No Garage Type Garage Capacity Basement Yes Basement Access Type Walkout Date - Initial Showings Began	Rooms - Total 5 Bedrooms - Total 1 Baths - Total 1 Baths - Full 0 Baths - 3/4 1 Baths - 1/2 0 Baths - 1/4 0 SqFt-Apx Fin Above Grade 624 SqFt-Apx Fin AG Source Public Records SqFt-Apx Unfn Above Grade 0 SqFt-Apx Unfn AG Source Public Records SqFt-Apx Fin Below Grade 0 SqFt-Apx Fin BG Source Public Records SqFt-Apx Unfn Below Grade 0 SqFt-Apx Unfn BG Source Public Records SqFt-Apx Total Finished 624 Footprint Road Frontage Yes Road Frontage Length 206 Roads Paved	Waterfront Property Yes Water Body Access Yes Water Body Name Pleasant Lake Water Body Type Lake Water Access Details Directly Adjoining WaterFrRit Exclusively Owned Water Body Restrictions Yes ROW - Parcel Access ROW - Length ROW - Width ROW to other Parcel Flood Zone Unknown 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
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Remarks - Public Rare opportunity to own 290 feet of waterfront on Pleasant Lake with your own beautiful sandy beach! This classic cottage offers the ideal lake life living during your summer months in New London. Inside, the open-concept layout makes the most of the space. Large living room with a small kitchen area and 3/4 bathroom with a tiled shower. Sleeping space is above in the loft. Great screened-in porch to sit and enjoy the gorgeous views or paddle boarders floating by. Outside, the landscaping is tastefully done with stone steps to lead you to the beach or your dock. Built-in stone grill and fire pit are perfect for all your outdoor entertaining with friends and family. Outdoor shower is a nice touch after a day of kayaking or hanging out at the beach. Pleasant Lake is one of New London's treasures with over 600 gorgeous acres for people to enjoy lake life to it's fullest. There is a public boat launch just minutes down the road. Enjoy your New England summers here for all your outdoor activities. Just minutes to the center of town for local shops, dining, theater, and all your necessities. 25 minutes to Mount Sunapee Resort and 20 minutes to Raasd Mountain for winter fun. Close to local golf courses, beaches, hiking trails and more. Only two hours from Boston and 30 minutes from Dartmouth Health.

Directions Route 11 to Elkins.

Living Room 1 10'5" x 14'5" Porch 1 7'8" x 9'3" Kitchen 1 11'8" x 7'2" Dining Room 1 9'3" x 10'9"	Map 077 Block 000 Lot 008 SPAN Number Property ID PlanUrbDev	DeedRecTy Warranty DeedBook 3378 DeedPage 402 TotDeeds Covenants No Seasonal Yes	SchDistrict Kearsarge Sch Dst SAU #65 SchElem Kearsarge Elem New London SchMiddle Kearsarge Regional Middle Sch SchHigh Kearsarge Regional HS
Appliances Refrigerator, Stove - Electric Equipment Stove-Wood Features - Exterior Docks, Porch - Screened Features - Interior Kitchen/Living, Natural Light Flooring Softwood Heating Stove - Wood Heat Fuel Wood Cooling None Water Drilled Well, Private Water Heater Electric Sewer Leach Field, Septic		Lot Description Deep Water Access, Lake Access, Lake Frontage, Lake View, Landscaped, Level, Waterfront Construction Wood Frame Foundation Slab - Concrete Roof Shingle - Asphalt Exterior Clapboard Driveway Gravel Electric Circuit Breaker(s) Phone Company Electric Company Fuel Company Cable Company	Utilities Cable - Available, High Speed Intnt - Avail Items Excluded
		Fees - Condo - Mobile	Condo Name Building Number Floor Number Units Per Building LmtComArea SpecAssmt
		Condo Fees Fee Fee Frequency AssnFee2 AssnFee2Frq AssnFee3 AssnFee3Frq	ParkName Mobile Co-Op MobPkApvl MustMove Mobile Make MobileMod MobileSer# Mobile Anchor

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.



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



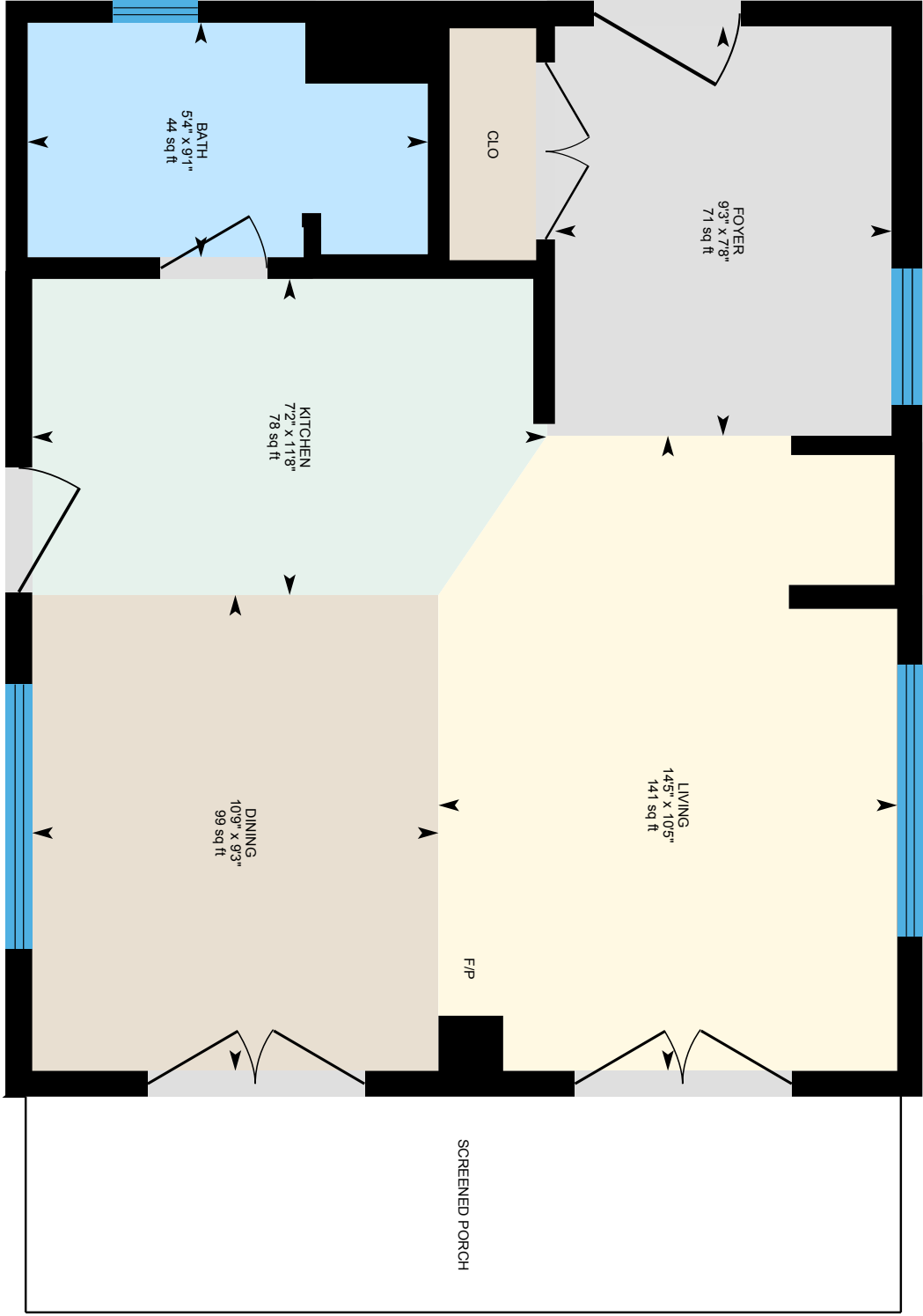
KW Coastal and Lakes & Mountains
 Off: 603-526-8600



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265 Elkins Rd, New London, NH

Main Floor Finished Area 516.17 sq ft



PREPARED: 2023/10/25



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:** Webbie's Family Holdings, LLC
2. **PROPERTY LOCATION:** 265 Elkins Road, New London, NH
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 12 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: Near electrical box by driveway
 Installed By: Old hampshire Date of Installation: 2012
 What is the source of your information? _____
- c. USE: Number of persons currently using the system: 6+ part time
 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 1750 Gal. ☒ Unknown ☐ Other: _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____
 Location: _____ Location Unknown ☐ Date of Installation: about 2012
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: seasonal cabin, hasn't needed servicing

SELLER(S) INITIALS /

BUYER(S) INITIALS /

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other: _____
 IF YES, Location: Flat spot in grass on left facing cottage Size: _____ Unknown: _____
 Date of installation of leach field: 2012 Installed By: Old Hampshire design subcontracted the work
 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input checked="" 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: _____ 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: _____

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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: _____

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? _____

i. Street (check one): ☒ Public ☐ Private ☐ Association

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

Additional Information: _____

j. Heating System Age: _____ Type: _____ Fuel: _____ Tank Location: _____

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: seasonal cabin; wood stove for warmth

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- k.** Roof Age: 5 Type of Roof Covering: shingle
 Moisture or leakage: _____
 Comments: _____
- l.** Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ Type: foundation basement
 Moisture or leakage: it can get some groundwater when lake is at exceptionally high water level
 Comments: _____
- m.** Chimney(s) How Many? 1 Lined? _____ Last Cleaned: 2022 Problems? _____
 Comments: installed a cap on roof about 4 years ago
- n.** Plumbing Type: _____ Age: _____
 Comments: _____
- o.** Domestic Hot Water: Age: 2012 Type: Electric Gallons: _____
- p.** Electrical System: # of Amps _____ 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: _____
- r.** Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
 Comments: basement is open to the elements but cabin has been free of pests/critters
- 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: _____ Age: _____ Date Last Serviced and by whom: _____
 Comments: Just the breeze from the lake
- 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: _____
- 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.

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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:

Recently installed new windows and back door. Roof was replaced recently. All the hardscape and landscape was done in 2012. We worked with Bonin architects to design a site plan for a 5 bedroom home (driveway, septic etc.) We have respectful neighbors on either side of our property.

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).

SELLER

DATE

Gerard Weber, Manager

SELLER

DATE

dotloop verified
10/25/23 7:47 PM EDT
S9MU-GEJQ-XKBI-JEJZ

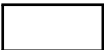
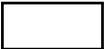
BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. 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: 265 Elkins Road, New London, NH

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.

Seller Date

Purchaser Date

 dotloop verified
10/25/23 3:27 PM EDT
M3BI-QTRG-R13N-7GTO

Agent Date

 dotloop verified
10/18/23 5:56 PM EDT
JOPL-6NGJ-SMMP-KIQT

Seller Date

Purchaser Date

Agent Date

ENV Holland: Knight LLP

①

Doc#: 201300007066
Book: 3378 Pages: 0402 - 0404
04/05/2013 1:08PM

MCRD Book 3378 Page 402

(\$13,125.00)



STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
13 THOUSAND		1 HUNDRED AND 25 DOLLARS	
MO.	DAY	YR.	AMOUNT
04	05	2013	887500 \$13,125
VOID IF ALTERED			

WARRANTY DEED

Property Address: 265 Elkins Road, Elkins, New Hampshire

KNOW ALL PERSONS BY THESE PRESENTS, That GERARD J. WEBER and SHERI WEBER, Trustees of THE WEBER FAMILY INVESTMENT TRUST, a revocable trust under declaration of trust dated July 8, 1998, which is recorded in the Merrimack County Registry of Deeds at Book 2594, Page 1220, whose present mailing address is 9 Wedgemere Avenue, Winchester, Massachusetts 01890, for consideration paid and in full consideration of Eight Hundred Seventy-five Thousand Dollars (\$875,000.00), grant to WEBBIE'S FAMILY HOLDINGS LLC, a Delaware limited liability company whose present mailing address is 9 Wedgemere Avenue, Winchester, Massachusetts 01890, with Warranty Covenants:

A certain tract or parcel of land with any improvements thereon, situated in New London, County of Merrimack and State of New Hampshire, shown as Lot 1 on a plan entitled "Corrective Plan, Subdivision for Annexation, MacDonald Trust Land", drawn by Clifford P. Richer, LLS, dated November 9, 2009, corrected October 19, 2010, approved by the New London Planning Board on January 25, 2011 and recorded as Plan #19661 in the Merrimack County Registry of Deeds, bounded and described as follows:

Beginning at an iron pipe set on the northerly side of Elkins Road, said iron pipe being the southwesterly corner of Lot 1; thence North 22° 19' West 426.6 feet to an iron pipe; thence North 25° 28' West 67.5 feet to a drill hole on the shore of Pleasant Lake, the previous two courses being along land now or formerly of Rocky Point Lodge & Cottages, Inc.; thence following the shore of Pleasant Lake in an easterly and northeasterly direction 290 feet, more or less, to a drill hole with an iron plug; thence South 9° 24' East 20.1 feet along a stone wall to a drill hole with an iron plug; thence South 26° 42' West 8.7 feet to a granite bound; thence South 11° 19' East 161.6 feet to a granite bound; thence South 22° 02' East 149.7 feet to a granite bound near a light pole; thence South 42° 42' East

#11877413_v1



LT1-2-201300007066-1



LT2-3378-402-3

215.1 feet to a granite bound on the northerly side of Elkins Road, the previous five courses being along Lot 2 as shown on said Plan; thence South 64° 11' West 206.9 feet along the northerly side of Elkins Road to the point of beginning.

Said to contain 1.61 acres, more or less.

Buildings 1, 2, 4, 5, 6 and 8 as shown on the Plan and all septic tanks and other water systems on the premises were removed by the grantors prior to the date hereof, all in full satisfaction of the condition of approval of the Plan by the New London Planning Board.

Also conveying a temporary easement to be used in common by the owners of Lot 1 and Lot 2 for the passage of persons and vehicles over the existing driveway shown on said Plan and the maintenance and use of the utilities servicing the premises and for all lawful purposes for which a road or easement may be used. However, this temporary easement for driveway and utilities shall terminate upon the completion of any new construction on Lot 1.

Meaning and intending to describe the premises conveyed to GERARD J. WEBER and SHERI WEBER, Trustees of THE WEBER FAMILY INVESTMENT TRUST, dated January 4, 2010 and recorded in Book 3173, Page 1882 of the Merrimack County Registry of Deeds. See also the Corrective Warranty Deed dated September 7, 2011 and recorded in Book 3272, Page 1359 of the Merrimack County Registry of Deeds.

This is not homestead premises.

Witness our hands and seals on this 20th day March, 2013.

THE WEBER FAMILY INVESTMENT TRUST

L. L. A.
Witness

Sheri Weber
Sheri Weber, Trustee

L. L. A.
Witness

Gerard J. Weber
Gerard J. Weber, Trustee

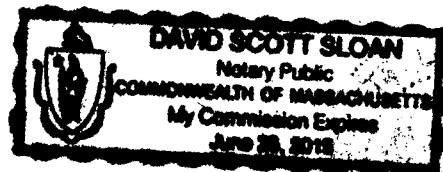
Commonwealth of Massachusetts

Suffolk, ss

On this 20th day of March, 2013, before me, the undersigned notary public, personally appeared Sheri Weber and Gerard J. Weber, Trustees as aforesaid, proved to me through satisfactory evidence of identification to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily, as Trustees, for its stated purpose.

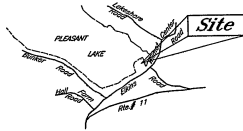
Personally Known ✓
Produced Identification _____
Type of Identification _____

David Scott Sloan
Notary Public
Commonwealth of Massachusetts
My Commission Expires: 6/28/2015

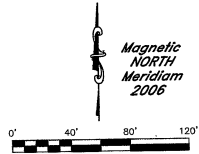


MERRIMACK COUNTY RECORDS

Kath L. Gray CPO, Register



Locus Plan



Scale 1" = 40'
Zone R2 - (Residential)

Survey by EDM total station Topcon GPT-1083 on November 01, 2006 with a relative error of closure of 1 : 10,000 or greater.

The area above is calculated from the edge of the water as located on November 01, 2006. At an elevation of 804.2+-

Note:

Existing buildings 1,2,4,5,6,8 to be removed as per agreement.

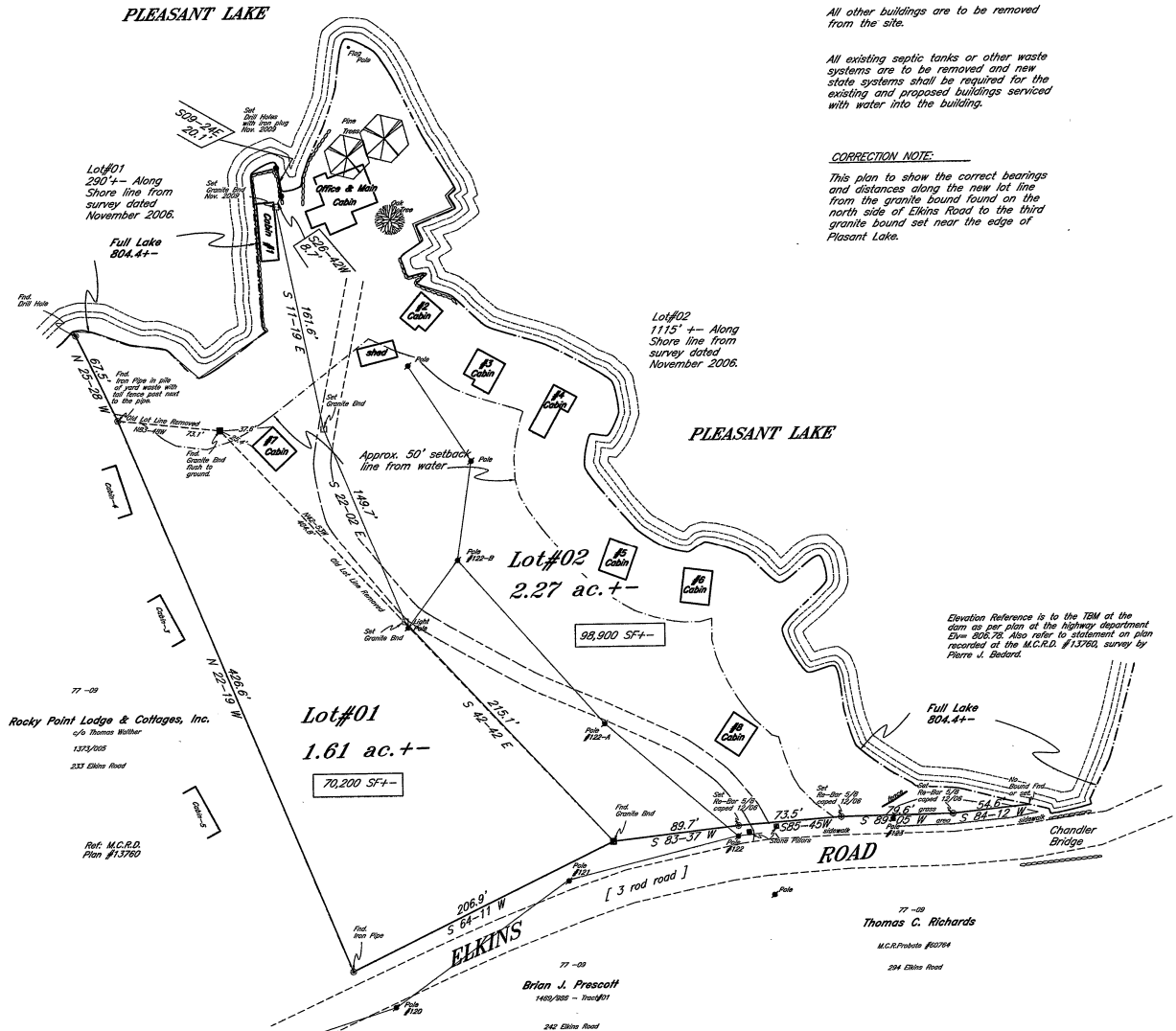
Office & Main Cabin along with Cabin #3 - Cabin #7 to remain.

All other buildings are to be removed from the site.

All existing septic tanks or other waste systems are to be removed and new state systems shall be required for the existing and proposed buildings serviced with water into the building.

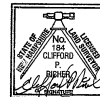
CORRECTION NOTE:

This plan to show the correct bearings and distances along the new lot line from the granite bound found on the north side of Elkins Road to the third granite bound set near the edge of Pleasant Lake.



The property conveyed as a result of this annexation shall not be deemed or considered a separate lot of record, but shall be regarded as a merged into and made an integral part of the contiguous lot of land previously owned by the grantee(s) so that the same shall hereafter be one confirmed single lot of record.

Hearing Date: 25 JAN 2011
Approval Date:
TOWN OF NEW LONDON, N.H. PLANNING BOARD
David P. Cahill
B. J. MacDonald
Michael Hutton



Survey and Plan by
Clifford P. Richer
Land Surveyor
122 Cheney Street
Newport, N.H. 03773
November 09, 2009
Date of Corrective Plan
January 13, 2011

Owners and Subdivision for
Mary A. Miller
490 Elkins Road
Elkins, N.H. 03323
and
John J. MacDonald
525 Lexington Street
Bristol, MA 02154
David P. Cahill
P.O. Box 754
Sunapee, N.H. 03782-0754
David Ref: M.C.R.D.
Book 3078
Page 0351
Date 07/09/2008

Tax Map 77 - Lot 10 & 11

CORRECTIVE PLAN
Subdivision for Annexation
MacDONALD TRUST LAND
Elkins Road
New London, N.H. 03233

Proj: 06-335-428-027-028

