

195 Village Road Wilmot, NH



Just Listed

Perfectly set on over 1/2 an acre, this charming home is just a short stroll to the farmers market and bandstand for evening concerts throughout the summer. Stepping inside, you are welcomed by an open concept kitchen/living space, a first-floor bedroom, full bathroom, den and mudroom/laundry area. Moving upstairs, you will find two additional bedrooms, another bathroom and a loft space that would make an excellent home office. Relax on your enclosed sun porch and covered patio or gather around the stone fire pit in your back yard. This home is minutes from downtown New London amenities, local restaurants, shopping and more. Just 15 minutes to skiing at Ragged Mountain, as well as skiing at Mount Sunapee Resort. Easy access from Interstate 89 and only 1 1/2hrs to Boston. Come experience all that the Sunapee Region has to offer!



\$350,000

Bedrooms: 3

Year Built: 1940

Bathrooms: 2

Taxes: \$5,300

Acres: 0.60

Sq Ft: 1,528

 **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



County NH-Merrimack
Village/Dist/Locale
Construction Status Existing
Year Built 1940
Style Cape
Color
Total Stories 1.5
Zoning Village
Taxes TBD No
Tax - Gross Amount \$5,300.00
Tax Year 2022
Tax Year Notes
Owned Land
Lot Size Acres 0.60
Lot - Sqft 26,136
Common Land Acres
Garage Yes
Garage Type Attached
Garage Capacity 2
Basement No
Basement Access Type
Date - Initial Showings Begin 11/18/2023

Rooms - Total 8
Bedrooms - Total 3
Baths - Total 2
Baths - Full 2
Baths - 3/4 0
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Fin Above Grade 1,528
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 980
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 Public Records
SqFt-Apx Total Finished 1,528
Footprint
Road Frontage Yes
Road Frontage Length 168
Roads Paved, Public

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

Unbranded Tour URL 1

Remarks - Public Perfectly set on over 1/2 an acre, this charming home is just a short stroll to the farmers market and handstand for evening concerts throughout the summer. Stepping inside, you are welcomed by an open concept kitchen/living space, a first-floor bedroom, full bathroom, den and mudroom/laundry area. Moving upstairs, you will find two additional bedrooms, another bathroom and a loft space that would make an excellent home office. Relax on your enclosed sun porch and covered patio or gather around the stone fire pit in your back yard. This home is minutes from downtown New London amenities, local restaurants, shopping and more. Just 15 minutes to skiing at Ragged Mountain, as well as skiing at Mount Sunapee Resort. Easy access from Interstate 89 and only 1 1/2hrs to Boston. Come experience all that the Sunapee Region has to offer! *Delayed showings until the Open House on Saturday, November 18th from 10:00 - 12:00.
Directions From Route 11 - Turn on to Village Road. Go approximately 0.8 miles. House will be on your right. (GPS does work for this location as well)

Den 1 16' x 11' 9"
Dining Room 1 11' 8" x 8'
Kitchen 1 12' x 9' 5"
Living Room 1 15' 11" x 11'
Primary 1 11' 7" x 23' 5"
Bedroom 2 14' x 11' 5"
Bedroom 2 9' x 12' 2"
Loft 2 13' 2" x 19' 5"

Map 16
Block 0
Lot 68
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 3815
DeedPage 2159
TotDeeds
Covenants Unknown
Seasonal No

SchDistrict Kearsarge Sch Dst SAU #65
SchElem Kearsarge Elem New London
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS

Lot Description Level
Construction Wood Frame
Foundation Block
Roof Shingle - Asphalt
Exterior Clapboard
Driveway Gravel
Electric Circuit Breaker(s)
Phone Company TDS
Electric Company NH Coop
Fuel Company Dead River
Cable Company TDS

Utilities Internet - Fiber Optic
Items Excluded

Appliances Dishwasher, Dryer, Range - Gas, Refrigerator, Washer, Exhaust Fan
Equipment Smoke Detector
Features - Exterior Patio, Porch - Enclosed, Shed
Features - Interior Kitchen/Dining, Kitchen/Living, Natural Light, Vaulted Ceiling, Laundry - 1st Floor
Flooring Carpet, Hardwood, Tile, Vinyl Plank
Heating Baseboard
Heat Fuel Oil
Cooling None
Water Drilled Well
Water Heater Off Boiler
Sewer Septic

Fees - Condo - Mobile
Condo Fees
Fee
Fee Frequency
AssnFee2
AssnFee2Frg
AssnFee3
AssnFee3Frg

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 2.50% **SubAgency** **Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages** **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.



Joshua Lizotte
 Off: 603-526-8600
 josh@ohgrp.com

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



NO IMAGE AVAILABLE

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Listed By:

195 Village Rd, Wilmot, NH

Main Floor Finished Area 1129.47 sq ft
Unfinished Area 121.64 sq ft



PREPARED: 2023/1/14

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.



195 Village Rd, Wilmot, NH

2nd Floor Finished Area 398.57 sq ft
Unfinished Area 94.78 sq ft



PREPARED: 2023/1/14



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:** Jamison Bradley Banks and Bree Kristin Banks

2. **PROPERTY LOCATION:** 195 Village Road, Wilmot, NH 03287

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

4. **SELLER:** has has not occupied the property for One 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: 4
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 1/17/2023
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?

A reverse osmosis filtration system was installed to remedy the arsenic found in the water test. The water is now clean.

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 1,000 Gal. Unknown Other:
Tank Type Concrete Metal Unknown Other:
Location: behind house Location Unknown Date of Installation: _____
Date of Last Servicing: 07/21/2021 Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
Comments: _____

SELLER(S) INITIALS JBB / BKB

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 195 Village Road, Wilmot, NH 03287

d. LEACH FIELD: Yes No Other: _____
IF YES, Location: Behind house 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"/>	Vermiculite	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: 9/12/2018 By: _____
Results: within normal range _____ 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 JFB / BKB

BUYER(S) INITIALS _____ / _____

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d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: 1/18/2023 By: Capital Well

Results: Well below EPA limit 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? Village

i. Street (check one): Public Private Association

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

Additional Information:

j. Heating System Age: Unknown Type: Baseboard Fuel: Heating Oil Tank Location: Crawl Space

Owner of Tank: homeowner

Annual Fuel Consumption: Price: around \$3000/year Gallons:

Date system was last serviced and by whom? Unknown

Secondary Heat Systems:

Comments:

SELLER(S) INITIALS JFB / BKB

BUYER(S) INITIALS /

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k. Roof Age: Unknown Type of Roof Covering: Shingles
Moisture or leakage: None
Comments: _____

l. Foundation/Basement: Full Partial Other: Crawl space Type: _____
Moisture or leakage: None
Comments: _____

m. Chimney(s) How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

n. Plumbing Type: Waste piping Age: _____
Comments: Cast iron pvc

o. Domestic Hot Water: Age: Unknown Type: Off Boiler 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: _____

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: _____

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 Optic

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 *JFB* / *BKB*
11/15/23 12:15 PM EST dotloop verified 11/15/23 12:12 PM EST dotloop verified

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 195 Village Road, Wilmot, NH 03287

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS

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

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

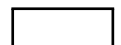
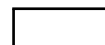
Jamison Bradley Banks
SELLER _____ DATE _____
dotloop verified
11/15/23 12:15 PM EST
5VKI-3AVS-U4PT-M8JS

Bree Kristin Banks
SELLER _____ DATE _____
dotloop verified
11/15/23 12:12 PM EST
1VBB-GQOZ-YR7Z-90FW

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: 195 Village Road, Wilmot, NH 03287

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.

Jamison Bradley Banks dotloop verified 11/14/23 7:10 PM EST GEKX-N57H-SVTL-R35T

Seller Date

Purchaser Date

Joshua Lizotte dotloop verified 11/15/23 9:37 AM EST GEYB-AXLN-EXAP-5MGK

Agent Date

Bree Kristin Banks dotloop verified 11/14/23 9:30 AM EST YDOP-G6GB-ZSPC-FEUY

Seller Date

Purchaser Date

Agent Date

Return to:
Jamison Bradley Banks and Bree Kristin Banks
195 Village Road
Wilmot, NH 03287

Transfer Tax: \$5,025.00 WARRANTY DEED

Athanasios Skoulikaritis, married, Marianna C. Skoulikaritis, married and Nektarios Skoulikaritis, single, of 195 Village Road, Wilmot, New Hampshire 03287, for consideration paid, do hereby grant to

Bree Kristin Banks and Jamison Bradley Banks, Wife and Husband, as joint tenants with rights of survivorship, of 6308 Candletree Lane, Grand Prairie, Texas 75050,

with **WARRANTY COVENANTS**

A certain tract or parcel of land with the buildings thereon, situated in the Town of Wilmot, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at the northeast corner of the tract at a stone bound on the south side of the highway from Elkins to Wilmot Flat, the same being the corner of land now or formerly of the Town of Wilmot, thence South 10° 30' West on line of said land now or formerly of the Town of Wilmot, one hundred fifty (150) feet;

Thence North 60° West parallel with the said highway, one hundred sixty-eight (168) feet to an iron pipe in the ground;

Thence North 10° 30' East one hundred fifty (150) feet to a stone post at the side of the said highway;

Thence Southeasterly alongside of the said highway, one hundred sixty-eight (168) feet to the first mentioned bound.

Meaning and intending to describe the same premises conveyed to Athanasios Skoulikaritis and Marianna C. Skoulikaritis and Nektarios Skoulikaritis by virtue of a deed of Peter L. Burghardt and Pamela C. Burghardt dated October 11, 2018 and recorded in the Merrimack County Registry of Deeds at Book 3611, Page 340.

This is not homestead property.

Executed under seal this 23 day of December, 2022.


ATHANASIOS SKOULIKARITIS


MARIANNA C. SKOULIKARITIS

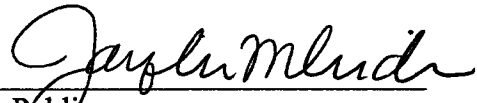

NEKTARIOS SKOULIKARITIS

STATE OF NEW HAMPSHIRE

Merrimack, ss.

December 23, 2022

Then personally appeared before me, the said Athanasios Skoulikaritis and Marianna C. Skoulikaritis and Nektarios Skoulikaritis and acknowledged the foregoing to be their voluntary act and deed.


Notary Public:
My commission expires:

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



SCALE: 1" = 200'
 DATE: 1980
 REVISED: 2004
 HIGHEST PARCEL NO. USED 101

Revisions by
 Bristol, Sweet & Associates, Inc.
 117 Kroyer Street, P.O. Box 114
 North Sutton, NH 03250
 603-927-4756

WILMOT, NEW HAMPSHI