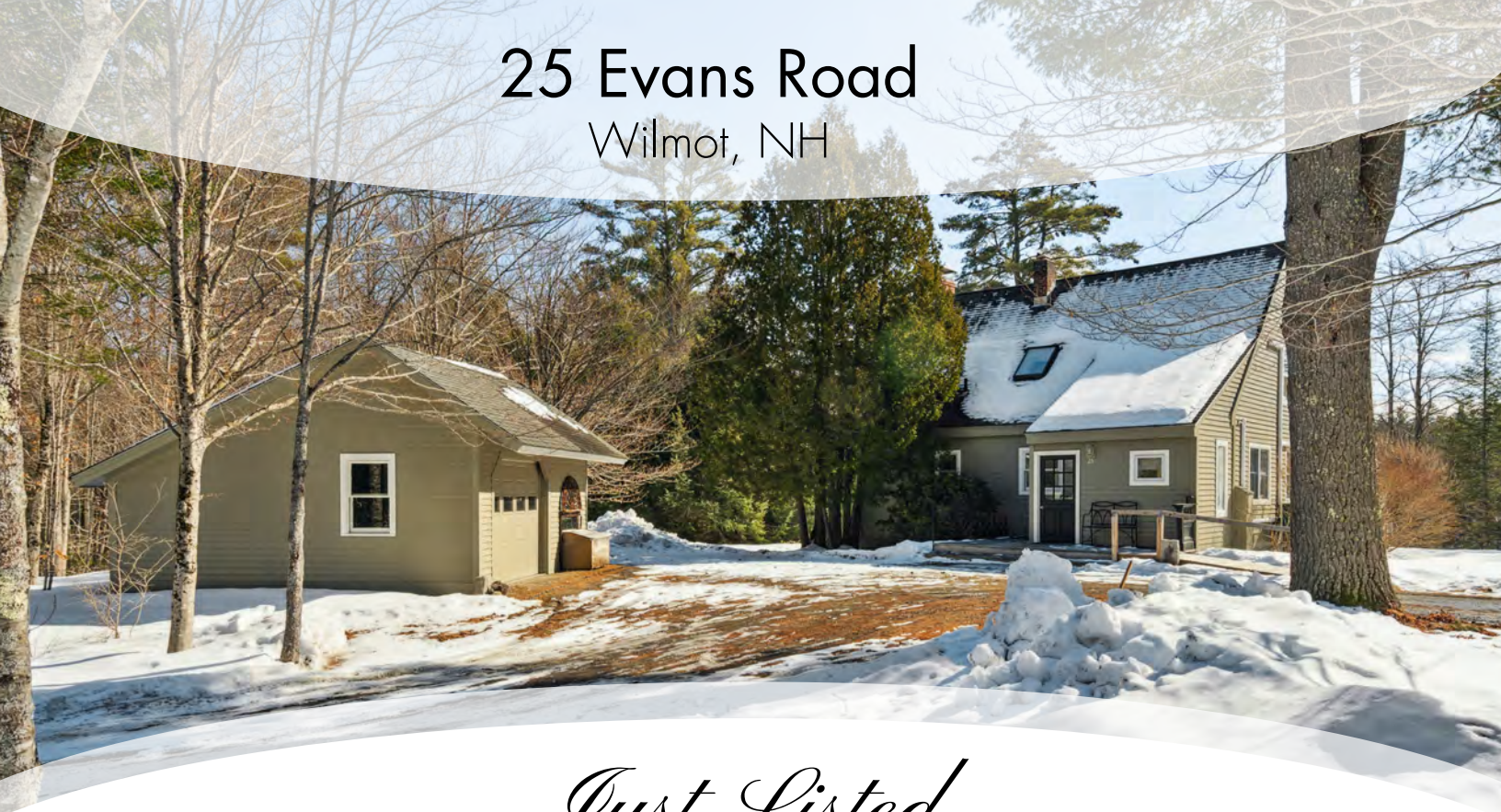



25 Evans Road

Wilmot, NH



Just Listed

Welcome to this beautiful retreat in Wilmot, a 3-bedroom, 2-bathroom home perfect as a primary residence, vacation getaway or Airbnb. With the open layout, kitchen island and exposed beams, entertaining is relaxed and simple. When you enter the home, you will enjoy the bright chef's kitchen with a living/dining space overlooking a stunning four-season view of New England nature. The main level is complete with a full bath and den with fireplace. Through sliding-glass doors, walk out to the expansive back deck with charming enclosed porch, hot tub and outdoor shower, rolling backyard and brook. On the second level are two bedrooms adjoined by a common bath with large shower. Each bedroom has a double-glass door to capture the outside view. Downstairs, on your bonus level, you will find two rooms ready to accommodate family and friends or for just hanging out. There is a utility room with washer and dryer. Scenically set on over 1.6 acres with a 5-bedroom septic system, you have plenty of space to add a separate artist's studio or to accommodate future dreams. This home satisfies the soul. If you want to love where you live, this is the home for you. Close to Wilmot's Tannery Pond, farmer's market and bandstand concerts in the summer. 10 minutes to New London for local shops and dining; 15 minutes to Ragged Mountain Resort; 25 minutes to Mount Sunapee Resort; 30 minutes to Lebanon and 90 minutes to Boston.

 \$679,000

Bedrooms: 3

Year Built: 1986

Bathrooms: 2

Taxes: \$6,234

Acres: 1.64





Sq. Ft. 2,166

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

256 Main Street, New London, NH
C: 603-252-6428 | O: 603-526-8600

 ohgrp.com

kw LAKES & MOUNTAINS
KELLER WILLIAMS REALTY

Residential 4986346	Single Family Active	25 Evans Road Wilmot	NH 03287	Unit/Lot	Listed: 2/28/2024 Closed:	\$679,000
			County NH-Merrimack Village/Dist/Locale Construction Status Existing Year Built 1986 Architectural Style Cape, Saltbox Color Sage Total Stories 2 Zoning RESRES Taxes TBD No Tax - Gross Amount \$6,234.00 Tax Year 2022 Tax Year Notes Owned Land Lot Size Acres 1.64 Lot - Sqft 71,438 Common Land Acres Garage Yes			
  			Unbranded Tour URL 1			
Garage Capacity 1 Basement Yes Basement Access Type Walk-up Date - Initial Showings Begin 3/2/2024			Rooms - Total 8 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 1,620 SqFt-Apx Fin AG Source Measured SqFt-Apx Unfn Above Grade 0 SqFt-Apx Unfn AG Source Measured SqFt-Apx Fin Below Grade 546 SqFt-Apx Fin BG Source Measured SqFt-Apx Unfn Below Grade 248 SqFt-Apx Unfn BG Source Measured SqFt-Apx Total Finished 2,166 Footprint Road Frontage Yes Road Frontage Length 300 Roads Cul-de-Sac, 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			

Remarks - Public Welcome to this beautiful retreat in Wilmot. a 3-bedroom, 2-bathroom home perfect as a primary residence, vacation getaway or Airbnb. With the open layout, kitchen island and exposed beams, entertaining is relaxed and simple. When you enter the home, you will enjoy the bright chef's kitchen with a living/dining space overlooking a stunning four-season view of New England nature. The main level is complete with a full bath and den with fireplace. Through sliding-glass doors, walk out to the expansive back deck with charming enclosed porch, hot tub and outdoor shower, rolling backward and brook. On the second level are two bedrooms adjoined by a common bath with large shower. Each bedroom has a double-glass door to capture the outside view. Downstairs, on your bonus level, you will find two rooms ready to accommodate family and friends or for just hanging out. There is a utility room with washer and dryer. Scenically set on over 1.6 acres with a 5-bedroom septic system, you have plenty of space to add a separate artist's studio or to accommodate future dreams. This home satisfies the soul. If you want to love where you live, this is the home for you. Close to Wilmot's Tannery Pond, farmer's market and bandstand concerts in the summer. 10 minutes to New London for local shops and dining; 15 minutes to Raquet Mountain Resort; 25 minutes to Mount Sunapee Resort; 30 minutes to Lebanon and 90 minutes to Boston.

***Delayed showings until the open house on 3/2 from 10:00 - 12:00.**

Directions From Route 11 take Evans Road. Follow Evans Road. After the right hand curve, 25 Evans is the first house on the left. GPS is accurate.

Kitchen - Eat-in 1 11'6" x 11' Dining Room 1 11'6" x 8'3" Living Room 1 11'4" x 19'1" Family Room 1 16'3" x 13'5" Primary BR 2 20' x 13'8" Bedroom 2 17'2" x 13'3" Bedroom B 14'6" x 9'3" Rec Room B 22'3" x 13'3"		Map 016 Block 084 Lot 000 SPAN Number Property ID PlanUrbDev	DeedRecTy Warranty DeedBook 2747 DeedPage 063 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, Dryer, Microwave, Range - Gas, Refrigerator, Washer, Water Heater-Gas-LP/Bottle Equipment Air Conditioner, Generator - Portable Features - Exterior Deck, Garden Space, Hot Tub, Porch - Covered, Porch - Enclosed Features - Interior Bar, Dining Area, Fireplace - Wood, Hot Tub, Kitchen Island, Kitchen/Dining, Kitchen/Living, Primary BR w/ BA, Natural Light, Skylight, Soaking Tub, Laundry - Basement, Attic - Pulldown Flooring Carpet, Hardwood, Tile Heating Baseboard, Electric, Heat Pump, Hot Water Heat Fuel Electric, Gas - LP/Bottle Cooling Mini Split Water Source Drilled Well Sewer 1000 Gallon, Concrete, Leach Field, On-Site Septic Exists, Private, Septic		Lot Features Country Setting, Landscaped, Rolling, Sloping, Stream, Water View, Wooded Construction Materials Post and Beam, Wood Frame, Clapboard Exterior Foundation Poured Concrete Roof Shingle - Asphalt Driveway Gravel Electric 200 Amp Phone Company Electric Company NHEC Fuel Company Dead River Cable Company	Utilities Gas - LP/Bottle, Telephone Available 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

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 2024 PrimeMLS.

25 Evans Rd, Wilmot, NH

Main Floor Finished Area 889.52 sq ft



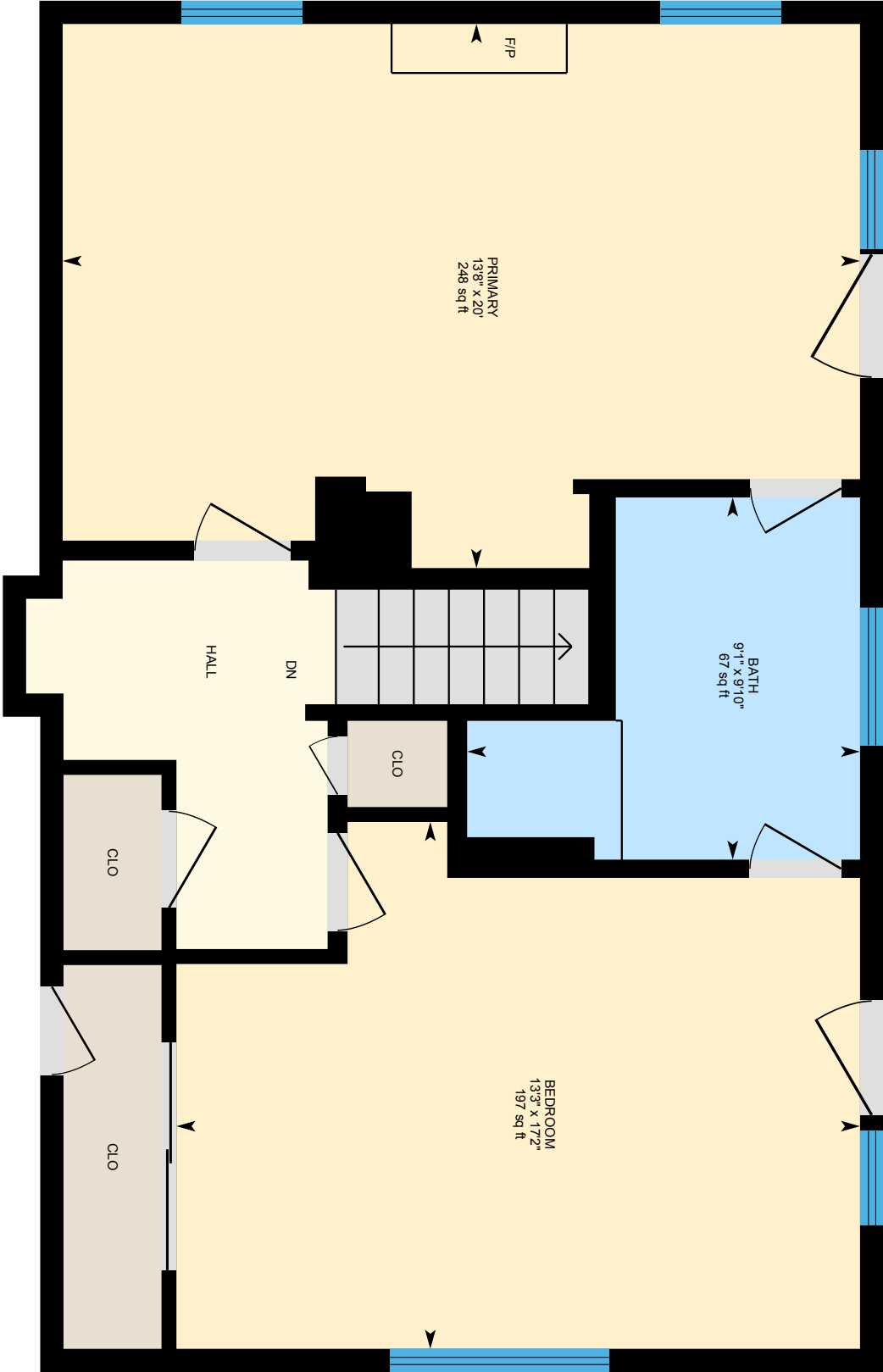
PREPARED: 2024/02/22



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.

25 Evans Rd, Wilmot, NH

2nd Floor Finished Area 730.97 sq ft



PREPARED: 2024/02/22

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.



25 Evans Rd, Wilmot, NH

Basement (Below Grade) Finished Area 545.86 sq ft
Unfinished Area 248.00 sq ft



PREPARED: 2024/02/22

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

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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:** Dana Dakin

2. **PROPERTY LOCATION:** 25 Evans 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 1 _____ 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: Right of garage
 Installed By: Unknown Date of Installation: 2006
 What is the source of your information? Myself

c. **USE:** Number of persons currently using the system: Weekend renters
 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 1-6-2021
 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? Put a filter on kitchen sink

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: To right of house Location Unknown ☐ Date of Installation: 2022
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: _____

SELLER(S) INITIALS  / _____

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 25 Evans Road, Wilmot, NH 03287

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other: _____
 IF YES, Location: Under driveway and circle for driveway Size: _____ Unknown: _____
 Date of installation of leach field: Unknown Installed By: Unknown
 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass/blown	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass/blown	_____	<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass/blown	_____	<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" 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? Irrelevant
 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: _____

SELLER(S) INITIALS DDT /

BUYER(S) INITIALS /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 25 Evans Road, Wilmot, NH 03287

d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: 1-6-21 By: _____

Results: None 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: Telephone and electric companies

What is your source of information? Deed

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? Residential

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

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

Additional Information: _____

j. Heating System Age: 20 years Type: Hot water Fuel: Propane Tank Location: Right of garage - buried

Owner of Tank: Dead River

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? 2022. Dead River

Secondary Heat Systems: Mini-splits

Comments: _____

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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
TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 25 Evans Road, Wilmot, NH 03287

- k.** Roof Age: 22 Type of Roof Covering: Asphalt shingles
 Moisture or leakage: No
 Comments: _____
- l.** Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ Type: _____
 Moisture or leakage: None
 Comments: _____
- m.** Chimney(s) How Many? 3 Lined? Lined Last Cleaned: 2022 Problems? _____
 Comments: _____
- n.** Plumbing Type: Copper and apex Age: Original and updated for remodels
 Comments: _____
- o.** Domestic Hot Water: Age: 2015 Type: Propane Gallons: 30
- 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: Enclosed porch added off deck
- 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-splits Age: 2021 Date Last Serviced and by whom: Kelly Plumbing
 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: 2021
- w.** Internet: Type Currently Used at Property: Fiber Optic from TDS
- x.** Other (e.g. Alarm System, Irrigation System, etc.) None
 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  /

BUYER(S) INITIALS /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 25 Evans 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).

Dana Dakin, Trustee
dotloop verified
02/20/24 3:34 PM PST
NT0C-FJZl-KCAL-0HJD

SELLER

DATE

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

McSwiney, Semple, Hankin-Birke & Wood P.C.
280 Main Street
P. O. Box 2450
New London, NH 03257-2450

Doc# 593372
Book: 2747
Pages: 63 - 65
Filed & Recorded
02/07/2005 10:30:55 AM
KATHI L. GUAY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS
RECORDING \$ 18.00
SURCHARGE \$ 2.00
TRANSFER TAX \$ 3,450.00
POSTAGE \$ 0.37

Book 2747 Page 63

18.37
2-
3450.00 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, JOAN D. BLACKMER,
married, of Wilmot, County of Merrimack and State of New
Hampshire, for consideration paid, grant to DANA DAKIN, TRUSTEE
OF THE DANA DAKIN 1991 FAMILY TRUST dated 10/4/91, of said
Wilmot, whose present mailing address is Campground Road, Wilmot,
New Hampshire 03287, with **WARRANTY COVENANTS**,

A certain tract or parcel of land, with any buildings which
may be thereon, situated in the Village of Wilmot Flat, Town of
Wilmot, County of Merrimack and State of New Hampshire, being Lot
#7 on Plan of land of Carl A. Evans and Dorothy Evans, recorded
in the Merrimack County Registry of Deeds as Plan No 1980,
bounded and described as follows:

Beginning at an iron pin on the southeasterly side of Evans
Road, so-called, and being the northwesterly bound of Lot #7;
thence North 81° East a distance of 150 feet, more or less, to an
iron pin set in the ground; thence South 30° East a distance of
292 feet, more or less, along Lot #8 of said Plan to an iron pin
set in the ground; thence Southwesterly 81° a distance of 150
feet, more or less, along Cascade Brook, so-called, to an iron
pin set in the ground; thence North 30° West a distance of 292
feet, more or less, to the point of beginning. Said lot to
contain .94 acre, more or less.

Subject to an easement granted by Serge M. St. Germain to
Kearsarge Telephone Company and New Hampshire Electric
Cooperative, Inc. dated August 8, 1986, recorded in Volume 1606,
Page 976 of the Merrimack County Registry of Deeds.

Meaning and intending to describe and convey all and the
same premises as were conveyed to Joan D. Blackmer by Donald L.M.
Blackmer and Joan D. Blackmer by warranty deed dated June 10,
1992, recorded in Volume 1886, Page 1610 of the Merrimack County
Registry of Deeds.

Also, a certain tract or parcel of land, with any buildings which may be thereon, situated in said Wilmot, County of Merrimack and State of New Hampshire, being Lot #8 as shown on Plan No. 1980, dated April 1, 1965, recorded in the Merrimack County Registry of Deeds, said tract or parcel being more particularly bounded and described as follows:

Beginning at an iron rod at the northwesterly corner of Lot #8 as shown on said Plan and on the southeasterly sideline of the road known as Evans Road, which is shown as "Right-of-Way 32' Wide" on said Plan; thence North 81° East a distance of 150 feet, more or less, to an iron rod at the northeasterly corner of Lot #8; thence South 18° East a distance of 262 feet, more or less, along Lot #9 as shown on said Plan to an iron rod at the Southeasterly corner of Lot #8 near Cascade Brook; thence South 18° East to the center of Cascade Brook; thence west a distance of 87 feet, more or less, along the center of said Cascade Brook to a point near an iron pin at the Southwesterly corner of Lot #8; thence North 30° West to the aforementioned iron pin; thence North 30° West a distance of 293 feet, more or less, along Lot #7 as shown on said Plan to the point of beginning; containing 0.7 acre, more or less.

Meaning and intending to describe and convey all and the same premises as were conveyed to Joan D. Blackmer by Carl A. and Dorothy Evans by warranty deed dated December 3, 1991, recorded in Volume 1872, Page 388 of the Merrimack County Registry of Deeds.

The within-described Lot #7 and Lot #8 have been merged to form a single lot of record by action of the Wilmot Planning Board dated November 1, 2004. See Notice of Decision - Voluntary Merger dated November 22, 2004, to be recorded in the Merrimack County of Deeds.

The premises conveyed hereby are not the homestead property of Donald L.M. Blackmer, husband of the within grantor.

Signed this 4th day of February, 2005.

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
3 THOUSAND 4 HUNDRED AND 50 DOLLARS			
MO.	DAY	YR.	AMOUNT
02	07	2005	700795 \$ 3,450
VOID IF ALTERED			

Joan D. Blackmer
Joan D. Blackmer

STATE OF NEW HAMPSHIRE
MERRIMACK, SS.

February 4th, 2005

Personally appeared Joan D. Blackmer, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,



Notary Public/Justice of the Peace

(Please type or print name)
My commission expires:



MERRIMACK COUNTY RECORDS

Kathi L. Gray, CPO, Register

