

13 Harvey Road

Sutton, NH



Just Listed

Meticulously and lovingly restored 1940's cottage - renovated kitchen & baths with newer roof & most windows, new heating system, updated plumbing & electrical, but still loaded with charm and character. Light filled, inviting interior, cozy lay-out. Many original features preserved including pine floors, stunning stone fireplace, built-ins, and open-concept living with dining area & kitchen attached. Three adorable bedrooms and two ensuite bathrooms. Short walk to Musterfield Farm or the Kezar Lake Loop. Shared access to Kezar Lake noted in the Deed - Buyers to do their own due diligence. Just minutes away from the center of New London for local dining, shops, cafe's, amenities and more. Close to golf courses, hiking trails, beaches and fishing spots for summer fun. 25 minutes to Mount Sunapee Resort and Ragged Mountain Resort for winter activities. Under two hours to Boston and 30 minutes to Dartmouth Health.

 \$450,000

Bedrooms: 3

Year Built: 1940

Bathrooms: 2

Taxes: \$4,199

Acres: 0.60



Sq. Ft. 1,380

 **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 4991858	Single Family Active	13 Harvey Road Sutton	NH 03260	Unit/Lot	Listed: 4/18/2024 Closed:	\$450,000		
			County NH-Merrimack Village/Dist/Locale Construction Status Existing Year Built 1940 Architectural Style Cottage/Camp Color Butter Total Stories 1 Zoning RURAL Taxes TBD No Tax - Gross Amount \$4,199.00 Tax Year 2023 Tax Year Notes 2 TAXCARDS Owned Land Lot Size Acres 0.60 Lot - Sqft 26,136 Common Land Acres Garage No Basement Yes Basement Access Type Walkout		Rooms - Total 5 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 1,380 SqFt-Apx Fin AG Source Public Records SqFt-Apx Unfn Above Grade 120 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 1,200 SqFt-Apx Unfn BG Source Public Records SqFt-Apx Total Finished 1,380 Footprint Road Frontage Yes Road Frontage Length 248 Roads Paved, Public		Waterfront Property Water Body Access Yes Water Body Name Kezar Lake Water Body Type Lake Water Access Details Beach Access, Cross a Street to Access WaterFrRit Water Body Restrictions Unknown 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 No Land Gains	
			Date - Initial Showings Begin					

Remarks - Public Meticulously and lovingly restored 1940's cottage - renovated kitchen & baths with newer roof & most windows, new heating system, updated plumbing & electrical, but still loaded with charm and character. Light filled, inviting interior, cozy lay-out. Many original features preserved including pine floors, stunning stone fireplace, built-ins, and open-concept living with dining area & kitchen attached. Three adorable bedrooms and two ensuite bathrooms. Short walk to Musterfield Farm or the Kezar Lake Loop. Shared access to Kezar Lake noted in the Deed - Buyers to do their own due diligence. Just minutes away from the center of New London for local dining, shops, cafe's, amenities and more. Close to golf courses, hiking trails, beaches and fishing spots for summer fun. 25 minutes to Mount Sunapee Resort and Raquet Mountain Resort for winter activities. Under two hours to Boston and 30 minutes to Dartmouth Health. SHOWINGS DELAYED until Open House - Saturday 4/20 1:30 - 4:00pm.

Directions From 114 turn onto Kevser Street at the Follansbee Inn. Harvey Road will be on your right after .7 miles. #13 - Cottage will be on your left.

Mudroom 1 8'5" x 5'6" Bedroom 1 11'11" x 12'1" Bedroom 1 12'5" x 12'1" Bedroom 1 11'9" x 12'5" Bath - 3/4 1 Bath - 3/4 1 Living Room 1 21'1" x 19'6" Dining Room 1 9'4" x 17'7" Kitchen 1 9'8" x 9'6" Porch 1	Map 8 / 8 Block 113 / 112 Lot 422 / 418 SPAN Number Property ID PlanUrbDev	DeedRecTy Warranty DeedBook 3683 DeedPage 2631 TotDeeds Covenants Unknown Seasonal No	SchDistrict Kearsarge Sch Dst SAU #65 SchElem Sutton Central School SchMiddle Kearsarge Regional Middle Sch SchHigh Kearsarge Regional HS
Appliances Dishwasher, Dryer, Range Hood, Microwave, Range - Gas, Refrigerator, Washer Equipment Stove-Wood Features - Exterior Garden Space, Porch - Screened Features - Interior Dining Area, Fireplaces - 1, Primary BR w/ BA, Natural Light, Natural Woodwork, Vaulted Ceiling, Window Treatment, Laundry - 1st Floor, Attic - Pull-down Flooring Softwood, Vinyl Heating Forced Air, Hot Air, Stove - Wood Heat Fuel Gas - LP/Bottle, Wood Cooling None Water Source Dug Well Sewer Leach Field, Private, Septic	Lot Features Country Setting, Lake Access, Landscaped, Trail /Near Trail, Walking Trails Construction Materials Aluminum Siding, Metal Siding Foundation Block, Concrete Roof Metal, Shingle - Architectural Driveway Gravel Electric 220 Volt, Circuit Breaker(s) Phone Company TDS available Electric Company Eversource Fuel Company Ayer & Goss Cable Company Spectrum	Utilities Cable - Available, Gas - LP/Bottle Items Excluded Negotiable Furnishings	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	2.50 %
Compensation Based On Net Sales Price			
The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.			
Compensation Comments			



O'Halloran Group

listings@ohgrp.com



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



13 Harvey Rd, Sutton, NH

Main Floor Finished Area 1435.03 sq ft



PREPARED: 2024/04/17



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:** Edward Warfield and Heather Warfield

2. **PROPERTY LOCATION:** 13 Harvey Road, Sutton, NH 03273

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 3.5 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: Courtyard well by bathroom runs into holding tank in closet next to bathroom and hot water system.

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: Plumbing waste lines under house replaced in 2020 at the time of

SELLER(S) INITIALS

EW / HW

BUYER(S) INITIALS

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other: _____
 IF YES, Location: flat area between driveway and top of hill by garden 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"/>	unsure		<input checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	foam spray	under house	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	yes		<input checked="" 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: _____


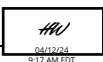
b. ASBESTOS - Current or previously existing:

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: _____

SELLER(S) INITIALS

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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: _____ 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: access to barn

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: 3 yrs Type: high efficiency propane Fuel: propane Tank Location: out back by dining room

Owner of Tank: vendor

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? Aaron Christiansen 2021

Secondary Heat Systems: wood stove

Comments: _____

SELLER(S) INITIALS

EH / HL
04/12/24 8:32 AM EDT dotloop verified 04/12/24 9:17 AM EDT dotloop verified

BUYER(S) INITIALS

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PROPERTY LOCATION: 13 Harvey Road, Sutton, NH 03273

- k.** Roof Age: 6 years Type of Roof Covering: shingle
 Moisture or leakage: dry
 Comments: _____
- l.** Foundation/Basement: ☐ Full ☐ Partial ☐ Other: _____ Type: spray foam insulated under house
 Moisture or leakage: no
 Comments: _____
- m.** Chimney(s) How Many? 1 Lined? stove pipe Last Cleaned: annually Problems? no
 Comments: _____
- n.** Plumbing Type: PVC Age: 3 years
 Comments: Plumbing replaced throughout, including complete kitchen, bathrooms, fixtures and waste under property.
- o.** Domestic Hot Water: Age: unsure Type: electric tank Gallons: unsure
- p.** Electrical System: # of Amps 220 Circuit Breakers ☒ Fuses ☐
 Comments: Panel relocated in 2020. House rewired.
 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: Have been using a professional pest service quarterly inside and outside.
- 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: Spectrum
- x.** Other (e.g. Alarm System, Irrigation System, etc.) Hard wired smoke detectors.
 Comments: installed when home was rewired by electrician in 2020.

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 EW/ HW/

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:

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).

Edward Warfield

dotloop verified
04/12/24 8:32 AM EDT
IES2-00YB-BGND-QYW0

SELLERDATE

Heather Warfield

dotloop verified
04/12/24 9:17 AM EDT
PE9T-OI2K-4QGL-8CR0

SELLERDATE

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.

BUYERDATE

BUYERDATE

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: 13 Harvey Road, Sutton, NH 03273

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.

Edward Warfield dotloop verified
04/11/24 2:12 PM EDT
B4C6-GUAA-MKM9-OQGG

Seller Date

Purchaser Date

Anne Marie Appel dotloop verified
04/11/24 2:23 PM EDT
4TYF-GDES-A14J-XQNF

Agent Date

Heather Warfield dotloop verified
04/11/24 3:20 PM EDT
RV33-NH6D-LQNV-UR6X

Seller Date

Purchaser Date

Agent Date

Return To:
Heather Warfield and Edward Warfield III
13 Harvey Road
Sutton, NH 03260

2430-
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Carolyn R. Burgtorf, an unmarried widow**, with a mailing address of 13038 Hunters Breeze Street, San Antonio, TX 78230, for consideration paid grants to **Heather Warfield and Edward Warfield III, wife and husband**, as Joint Tenants with Rights of Survivorship, with a mailing address of 32 Harvey Street, Manchester, NH 03102, with WARRANTY COVENANTS:

Two certain tracts or parcels of land with any buildings which may be thereon, situate in the Town of Sutton, Merrimack County, State of New Hampshire, more particularly bounded and described as follows, to wit:

Tract One:

Beginning at an iron pipe on the Westerly side of Harvey Road at the Southeast corner of land now or formerly of Herman Reyman, and about two hundred ten (210) feet Northerly on said Harvey Road from its junction with Keyser Street; thence Southerly along the Westerly side of Harvey Road to an iron pipe at the Southeast corner of this described parcel, and at land now or formerly of George and Martha Wells, the closing side between the two-named iron pipes is South 06° 25' East, sixty-nine and nine tenths (69.9) feet; thence South 80° 11' West, fifty and one-tenth (50.1) feet, along land of said Wells to an iron pipe at the Southwest corner of this described parcel: thence North 15° 00' West, seventy-four and four-tenths (74.4) feet, along said Wells' land to an iron pipe on line of said Wells' land and at the Southwest corner of Reyman's land; thence North 84° 15' East, sixty-one and two-tenths (61.2) feet, along Reyman's land to the point of beginning.

Tract Two:

A certain tract of land with the buildings thereon, situate in said Sutton, as described in a foreclosure deed from Lake Sunapee Savings Bank, fsb, conveying an undivided one-third (1/3) interest to George G. Wells, II and Martha S. Wells, as joint tenants with rights of survivorship; and undivided one-third (1/3) interest to George G Wells, III and Brenda B. Wells, as joint tenants with rights of survivorship; and an undivided one -third (1/3) interest to Paul A. Claroni and Sally W. Claroni, as joint tenants with rights of survivorship; dated February 12, 1992, and recorded in the Merrimack County registry of Deeds at Book 1877, Page 2230; said tract of land being more particularly described as follows:

Commencing at a pint in an easterly boundary of a certain tract of land now or formerly of Edwin H. Keith and Robert S. Bristol, and being the first tract described in deed of Herman Reyman amd Margaret Reyman, dated April 30, 1956 and recorded in the Merrimack County Registry of Deeds in Book 984, Page 430, said point also being 244 feet, more or less, due north of a stone bound marking the northeast corner of the second tract conveyed to said Keith and Bristol by said deed and the southeast corner of the tract herein conveyed; thence south 85° west, 61 feet to a point; thence north 10° 30' west, 32.6 feet to a point; thence north 33° west, 67.5 feet to a point; thence south 85° west, 15 feet to a point; thence north 7° west, 150 feet to a point; thence north 84° east, 104 feet to a point in said easterly boundary of said Keith and Bristol property; thence south 5° east, 145 feet to a point; thence south 10° 30' east, 92 feet to the point of beginning.

Said tract herein conveyed abutting the westerly side of Harvey Road, being Lot #113,422 as shown on Plan #2622-8 recorded in the Merrimack County Registry of Deeds.

Together with the right to Margo M. Smith, her heirs and assigns, to use a portion of the frontage of the second tract of said Keith and Bristol on Kezar Lake and a right-of-way over the present town road leading southerly from Kezar Street, so-called, along the westerly side of the second of said tracts of Keith and Bristol.

Tract One contains 4,000 square feet, more or less.

Tract One is subject to the restrictive covenants that no trailers or mobile homes shall be placed or used upon the premises presently or at any time in the future.

Tract Two is subject to a permanent right-of-way granted to the said Edwin H. Keith and Robert S. Bristol over a 12-foot strip of land running east and west, 12 feet northerly from the southerly boundary of the tract herein described.

Meaning and intending to describe and convey the same premises as conveyed to Carolyn R. Burgtorf and Robert E. Burgtorf by virtue of a deed dated October 16, 2001 recorded in the Merrimack County Registry of Deeds at Book 2304, Page 664. Carolyn R. Burgtorf is the surviving joint tenant of Robert E. Burgtorf who died September 30, 2013. See also death certificate of Robert E. Burgtorf recorded in said Registry of Deeds at Book 3681, Page 2783.

The grantor hereby releases all rights of homestead in the above-described property.

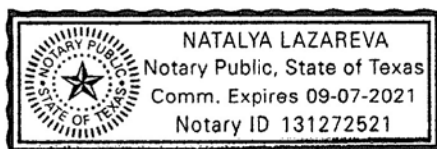
Executed this 24th day of June, 2020.

[Signature]
Witness

[Signature]
Carolyn R. Burgtorf

State of Texas
County of Bexar

Personally appeared the above named **Carolyn R. Burgtorf**, before me this 24th day of June, 2020 known to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.



[Signature]
Notary Public/Justice of the Peace
My Commission Expires: 09-07-2021

