


163 Maple Street

Andover, NH



Just Listed

Four-bedroom, two-bathroom 1800's home on 3.40 acres in Andover! This beautiful home has classic charm with modern touches. Featuring an open-concept kitchen, vaulted ceilings, exposed wood beams, family room, dining room and living room. From the family room you can step outside through the slider onto the deck to have a summer barbecue with family and friends. First-floor primary bedroom and bathroom with radiant heat, a gorgeous tiled shower and soaking tub, separate laundry room and office allow for easy first-floor living. You will also find a large enclosed sun porch to sit and enjoy your evenings. On the second level, there are two additional bedrooms that could also be used as an office, and 3/4 bathroom. The attached barn and basement offer additional parking and great storage space or use as an art studio or workshop. Located minutes from Highland Lake where you can spend your time at the beach or bring your boat to the boat launch. Only 20 minutes to Ragged Mountain Resort for winter activities, close to many local golf courses and hiking trails and other lakes for summer fun. 20 minutes to Tilton for local shops and restaurants and 40 minutes to Concord for even more dining, shops, theater, coffee shops and amenities. Plenty of outdoor activities for New Hampshire living.

 \$425,000

Bedrooms: 4

Year Built: 1875

Bathrooms: 2

Taxes: \$6,885

Acres: 3.40

Sq Ft: 2,113

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

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

 ohgrp.com

 **LAKES & MOUNTAINS**
KELLERWILLIAMS. REALTY



Unbranded Tour URL 1

County NH-Merrimack
Village/Dist/Locale
Construction Status Existing
Year Built 1875
Architectural Style New Englander
Color
Total Stories 2
Zoning AR R
Taxes TBD No
Tax - Gross Amount \$6,885.00
Tax Year 2023
Tax Year Notes
Owned Land
Lot Size Acres 3.40
Lot - Sqft 148,104
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Walkout
Date - Initial Showings Begin 4/27/2024

Rooms - Total 9
Bedrooms - Total 4
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Fin Above Grade 2,113
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 938
SqFt-Apx Unfn AG Source Measured
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Measured
SqFt-Apx Unfn Below Grade 1,829
SqFt-Apx Unfn BG Source Measured
SqFt-Apx Total Finished 2,113
Footprint
Road Frontage Yes
Road Frontage Length 375
Roads Paved

Waterfront Property
Water Body Access Yes
Water Body Name Highland Lake
Water Body Type Lake
Water Access Details Beach Access
WaterFrRit
Water Body Restrictions Yes
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 Four-bedroom, two-bathroom 1800's home on 3.40 acres in Andover! This beautiful home has classic charm with modern touches. Featuring an open-concept kitchen, vaulted ceilings, exposed wood beams, family room, dining room and living room. From the family room you can step outside through the slider onto the deck to have a summer barbecue with family and friends. First-floor primary bedroom and bathroom with radiant heat, a gorgeous tiled shower and soaking tub, separate laundry room and office allow for easy first-floor living. You will also find a large enclosed sun porch to sit and enjoy your evenings. On the second level, there are two additional bedrooms that could also be used as an office, and 3/4 bathroom. The attached barn and basement offer additional parking and great storage space or use as an art studio or workshop. Located minutes from Highland Lake where you can spend your time at the beach or bring your boat to the boat launch. Only 20 minutes to Raagaed Mountain Resort for winter activities, close to many local golf courses and hiking trails and other lakes for summer fun. 20 minutes to Tilton for local shops and restaurants and 40 minutes to Concord for even more dining, shops, theater, coffee shops and amenities. Plenty of outdoor activities for New Hampshire living. *Delayed showings until the Open House on Saturday, April 27th from 10:00 -1:00.
Directions From Route 4, turn onto NH-11, turn left onto Old Collee Road, turn right onto Maple Street, house will be on the right.

Kitchen 1 13'10" x 12'8"
Living Room 1 11'8" x 13'10"
Breakfast Nook 1 16'1" x 10'5"
Family Room 1 20'1" x 15'11"
Primary 1 13'7" x 11'6"
Bedroom 1 14' x 15'6"
Sunroom 1 5'6" x 22'11"
Bedroom 2 12'7" x 15'7"
Office/Study 2 10'9" x 13'5"

Map 017
Block 205
Lot 471
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 3776
DeedPage 1303
TotDeeds
Covenants No
Seasonal No

SchDistrict Andover
SchElem Andover Elem/Middle School
SchMiddle Andover Elem/Middle School
SchHigh Merrimack Valley High School

Lot Features Level, Open
Construction Materials Wood Frame
Foundation Concrete, Stone
Roof Metal, Shingle - Asphalt, Standing Seam
Driveway Paved
Electric 200 Amp, Circuit Breaker(s)
Phone Company TDS
Electric Company NH Co-Op
Fuel Company
Cable Company

Utilities Cable - Available, Telephone Available
Items Excluded

Appliances Dishwasher, Dryer, Range - Gas, Refrigerator, Washer, Water Heater - Off Boiler
Equipment Stove-Pellet, Stove-Wood
Features - Exterior Deck, Garden Space, Porch - Screened, Shed
Features - Interior Fireplace - Wood, Kitchen/Dining, Natural Woodwork, Vaulted Ceiling, Laundry - 1st Floor
Flooring Carpet, Hardwood, Tile
Heating Hot Water, Stove - Pellet, Stove - Wood
Heat Fuel Oil, Pellet, Wood
Cooling None
Water Source Drilled Well, Private
Sewer 1000 Gallon, Drywell, Leach Field, Private, Septic

Fees - Condo - Mobile
Condo Fees
Fee
Fee Frequency
AssnFee2
AssnFee2Frq
AssnFee3
AssnFee3Frq

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAsmt
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 %
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



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163 Maple St, Andover, NH

Main Floor Finished Area 153.20 m²
Unfinished Area 72.54 m²



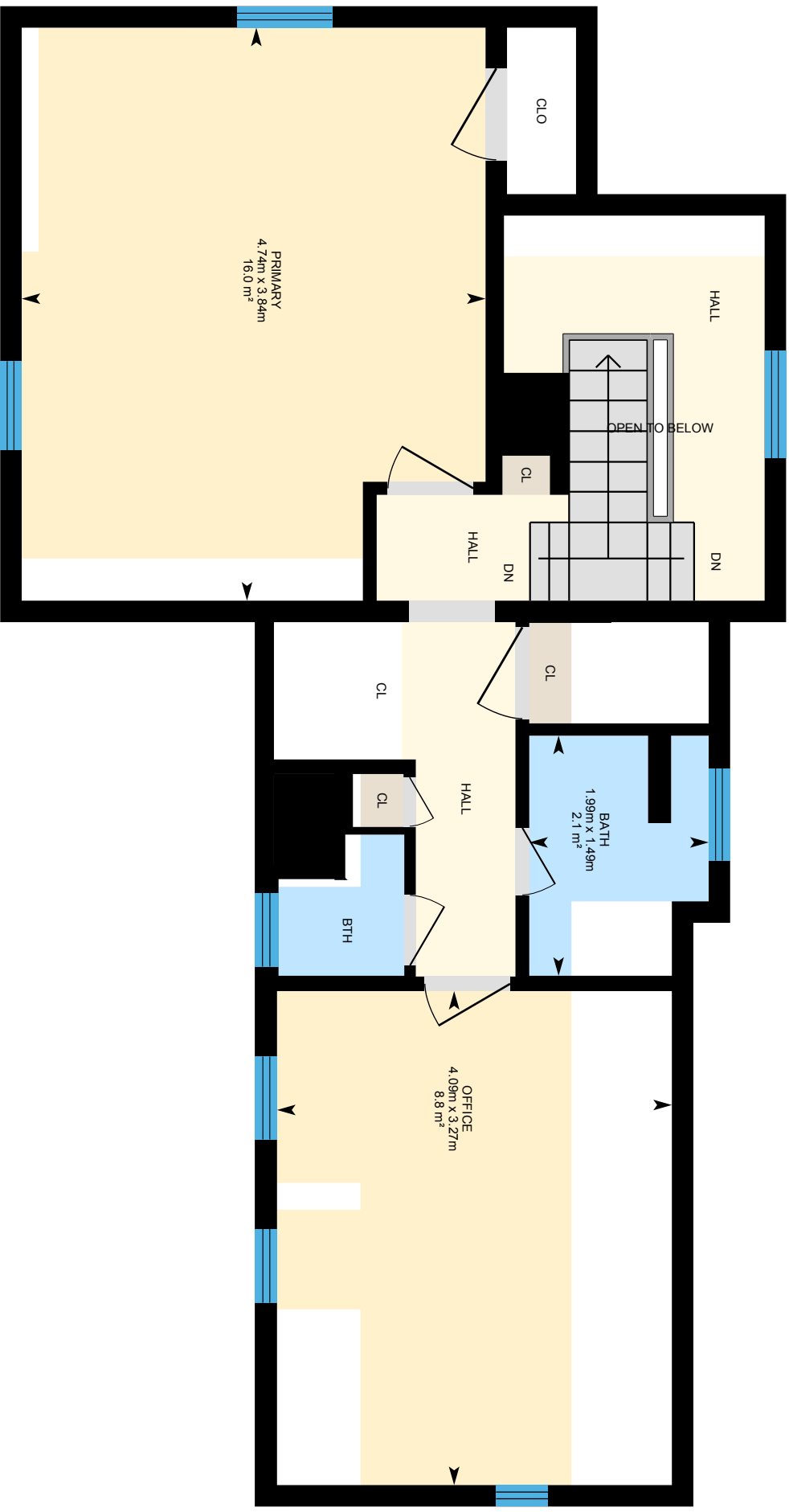
PREPARED: 2024/04/23



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.

163 Maple St, Andover, NH

2nd Floor Finished Area 43.19 m²
Unfinished Area 14.77 m²



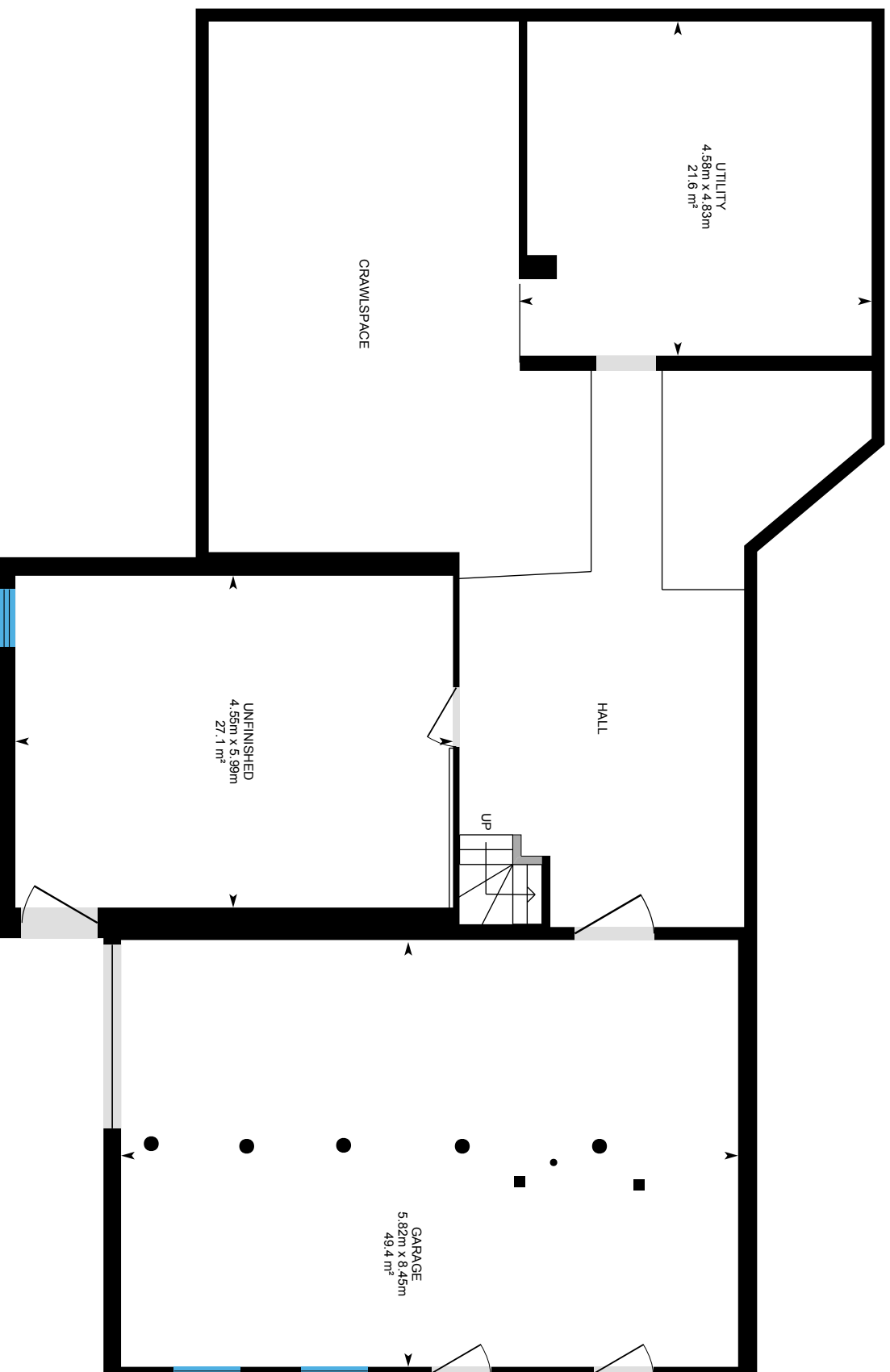
PREPARED: 2024/04/23



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.

163 Maple St, Andover, NH

Basement (Below Grade) Unfinished Area 169.97 m²



PREPARED: 2024/04/23



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:** Alexandra Maria Chinchilla Quiros and Michael P. Zamot

2. **PROPERTY LOCATION:** 163 Maple Street, Andover, NH 03216

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

4. **SELLER:** has has not occupied the property for 2 _____ 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: Front yard
Installed By: NA Date of Installation: NA
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 10/21/2021
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?

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 Dry well grey water under driveway
Tank Size 1000 Gal. Unknown Other: _____
Tank Type Concrete Metal Unknown Other: _____
Location: Backyard Location Unknown Date of Installation: NA
Date of Last Servicing: April 2022 Name of Company Servicing Tank: Byron's
Have you experienced any malfunctions? Yes No
Comments: _____

SELLER(S) INITIALS AMC / MPZ

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 163 Maple Street, Andover, NH 03216

d. LEACH FIELD: Yes No Other: _____
IF YES, Location: Backyard Size: _____ Unknown: _____
Date of installation of leach field: NA 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input 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: _____ 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 AME / MPZ

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 163 Maple Street, Andover, NH 03216

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: Private road shared with neighbor in the back

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: Richard D. Bartlett & Associates, LLC

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Rural

i. Street (check one): Public Private Association

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

Additional Information: _____

j. Heating System Age: 2016 Type: FHW Fuel: Oil Tank Location: Basement

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: 2x 275

Date system was last serviced and by whom? In 2023 by Innovative Heating and Cooling LLC

Secondary Heat Systems: Woodstove and Pellet Stove

Comments: _____

SELLER(S) INITIALS MBE / MPZ
04/24/24 04/24/24
6:43 PM EDT 4:00 PM EDT
dotloop verified dotloop verified

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 163 Maple Street, Andover, NH 03216

k. Roof Age: 2021 Type of Roof Covering: Asphalt / Metal
Moisture or leakage: No
Comments:

l. Foundation/Basement: Full Partial Other: Type: Concrete, block and stone.
Moisture or leakage:
Comments:

m. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 2022 Problems? No
Comments: Woodstove in dining room shared same flue as boiler.

n. Plumbing Type: Copper / PVC Age: NA
Comments:

o. Domestic Hot Water: Age: 2016 Type: Off boiler Gallons: 40

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:

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

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 AME / MPZ
04/24/24 6:43 PM EDT dotloop verified 04/24/24 4:00 PM EDT dotloop verified

BUYER(S) INITIALS /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 163 Maple Street, Andover, NH 03216

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).

Alexandra Maria Chinchilla Quiros
SELLER
dotloop verified
04/24/24 6:43 PM EDT
E80Z-XAHL-EN1O-UVKL
DATE

Michael P. Zamot
SELLER
dotloop verified
04/24/24 3:43 PM EDT
7FAJ-IOSW-5EF7-MXFJ
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



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: 163 Maple Street, Andover, NH 03216

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.

Alexandra Maria Chinchilla Quiros dotloop verified 03/01/24 9:13 AM EST PKPS-ZCUJ-QMKN-0VH4

Seller Date

Purchaser Date

Dan O'Halloran dotloop verified 04/24/24 8:43 PM EDT R2DS-XWHJ-XCZM-B2UA

Agent Date

Michael P. Zamot dotloop verified 02/29/24 5:52 PM EST J10-4K6A-GTRF-T5B9

Seller Date

Purchaser Date

Agent Date

Return To:

Theresa A. Carter
PO Box 103
Andover, NH 03213

CORRECTIVE & CONFIRMATORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Michael Paul Zamot, and Alexandra Maria Chinchilla Quiros**, husband and wife, of 163 Maple Street, Andover, NH 03216, for consideration paid grants to **Theresa A. Carter, Trustee of The Theresa A. Carter Revocable Trust u/d/t dated February 4, 2021**, with a mailing address of P.O. Box 103, Andover, NH 03213, with WARRANTY COVENANTS:

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

BEGINNING at a point a little East of the Center of the cleared right-of-way of the New England Power Company about two hundred fifty (250) feet South to Towers No. 544 and 550 (as measured diagonally from each other to the center of the right-of-way), this being the common corner between lands now or formerly of Ralph G. and Grace F. Chaffee, Charles A. and Donald C. Hazen, Orill H. and Alice M. Fitz, and Elaina Graves; and located a short distance NORTHERLY from the Tilton Brook Road, so-called; thence running approximately North twenty (20) degrees West within the right-of-way about seven hundred (700) feet to a pile of stones; thence EASTERLY approximately nine hundred (900) feet across the right-of-way and beyond it to the end of a short stone wall and along said stone wall to land of Benjamin W. and Violet R. Grant; thence SOUTHERLY along said Grant land to land of Elaina Graves; thence along said Graves land approximately South seventy-three (73) degrees West to the point of beginning.

Containing fifteen (15), more or less, about (1/3) of which is in the New England Power Company right-of-way.

Meaning and intending to describe and convey a portion of the premises as conveyed to the within grantors by deed of Theresa A. Carter, Trustee of The Theresa A. Carter Revocable Trust u/d/t dated February 4, 2021 dated November 19, 2021 and recorded in the Merrimack County Registry of Deeds at Book 3770, Page 799.

This Confirmatory Warranty Deed is given to correct the deed at Book 3770, Page 799, in which 2 lots were erroneously conveyed.

This deed is a non-contractual transfer pursuant to NH RSA 78-B:2, IX.

Executed this 27 day of December, 2021.



Michael Paul Zamot

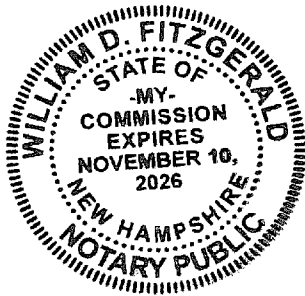


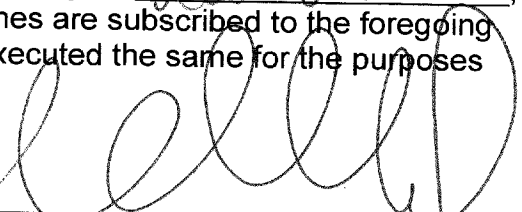
Alexandra Maria Chinchilla Quiros

State of New Hampshire

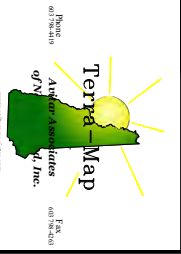
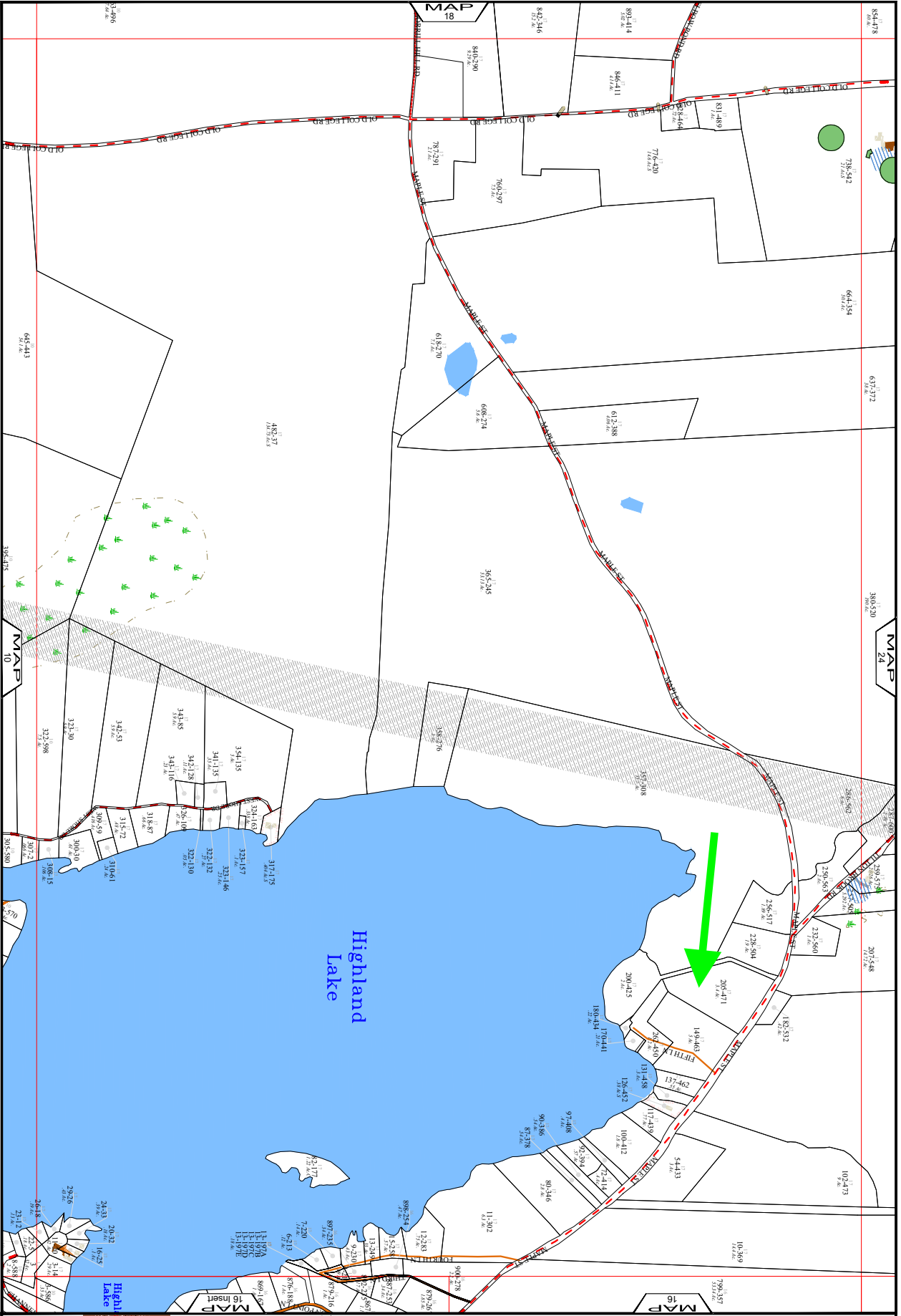
County of: Merrimack

Personally appeared the above named Michael Paul Zamot and Alexandra Maria Chinchilla Quiros, before me this 27 day of December, 2021 known to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.





Notary Public/Justice of the Peace
My Commission Expires:



Town of ANDOVER
 Merrimack County
 New Hampshire

LEGEND

Map Number	12
Lot-Sub	2-12
Average	20 Ac.S
S survey - Calculated	200'
Dimensions (Feet)	
Easement	
Water Features	
Wetlands	
Power Lines	
Conservation Easements	
Class I	
Class II	
Class V	
Class V - Summer	
Class VI	
Private	

For Assessment Purposes
 Not to be used for conveyances

Revised April 1, 2023

NHRSF - State Plane Coordinate System

