


# 51 Blaisdell Lake Road

Bradford, NH



## *Just Listed*

Beautiful property in Bradford! This 3-bedroom, 2-bathroom post & beam home has so much to offer. Open-concept main level that includes the living room, dining room and kitchen. Gorgeous woodwork and beams, plenty of windows and sliding glass doors allow for an abundance of light. Off the kitchen is the screened sun porch where you can relax in the evening. Bedroom and half-bathroom complete the first level. On the second level you will find the large primary bedroom that includes a balcony, additional bedroom and full bathroom. The lower level is partially finished with a great recreational room where you can enjoy hanging out with family and friends, it could also make for a great workout room. Off the living room, you can spend your days out on the deck or spacious backyard. With over 5.50 acres, there is plenty of room for gardens. Take a nice walk or bike through the cleared trails on the property. Detached garage that could fit two vehicles inside is a perfect finish to this home. Bradford is the home of Lake Massasecum and Todd Lake. Plenty of outdoor activities, with fishing spots, hiking trails, local golf course, beaches and more. Only 15 minutes to Mount Sunapee Resort and 10 minutes to Newbury Harbor. Just 30 minutes to Concord for local dining, shopping, theaters, coffee shops, health care and more. Under 2 hours to Boston.

 \$395,000

Bedrooms: 3

Year Built: 1984

Bathrooms: 2

Taxes: \$7,022

Acres: 5.70

Sq. Ft. 1,631

 **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  
KELLERWILLIAMS. REALTY



**County** NH-Merrimack  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1984  
**Architectural Style** Contemporary  
**Color**  
**Total Stories** 2  
**Zoning** RURAL  
**Taxes TBD** No  
**Tax - Gross Amount** \$7,022.00  
**Tax Year** 2023  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 5.70  
**Lot - Sqft** 248,292  
**Common Land Acres**  
**Garage** Yes  
**Basement** Yes  
**Basement Access Type** Walkout  
**Date - Initial Showings Begin** 5/4/2024

**Rooms - Total** 8  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Fin Above Grade** 1,216  
**SqFt-Apx Fin AG Source** Measured  
**SqFt-Apx Unfn Above Grade** 122  
**SqFt-Apx Unfn AG Source** Measured  
**SqFt-Apx Fin Below Grade** 415  
**SqFt-Apx Fin BG Source** Measured  
**SqFt-Apx Unfn Below Grade** 144  
**SqFt-Apx Unfn BG Source** Measured  
**SqFt-Apx Total Finished** 1,631  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Length** 219  
**Roads** Gravel

**Waterfront Property** No  
**Water Body Access** Yes  
**Water Body Name** Massasecum Lake  
**Water Body Type** Lake  
**Water Access Details** Beach Access, Municipal Residents Only  
**WaterFrRit**  
**Water Body Restrictions** No  
**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**



Unbranded Tour URL 1

**Remarks - Public** Beautiful property in Bradford! This 3-bedroom, 2-bathroom post & beam home has so much to offer. Open-concept main level that includes the living room, dining room and kitchen. Gorgeous woodwork and beams. plenty of windows and sliding glass doors allow for an abundance of light. Off the kitchen is the screened sun porch where you can relax in the evening. Bedroom and half-bathroom complete the first level. On the second level you will find the large primary bedroom that includes a balcony, additional bedroom and full bathroom. The lower level is partially finished with a great recreational room where you can enjoy hanging out with family and friends. it could also make for a great workout room. Off the living room, you can spend your days out on the deck or spacious backyard. With over 5.50 acres, there is plenty of room for gardens. Take a nice walk or bike through the cleared trails on the property. Detached garage that could fit two vehicles inside is a perfect finish to this home. Bradford is the home of Lake Massasecum and Todd Lake. Plenty of outdoor activities, with fishing spots, hiking trails, local golf course, beaches and more. Only 15 minutes to Mount Sunapee Resort and 10 minutes to Newbury Harbor. Just 30 minutes to Concord for local dining, shopping, theaters, coffee shops, health care and more. Under 2 hours to Boston. \*Delayed showings until the open house on Saturday, May 4th from 10:00 - 12:00.  
**Directions** From Warner - take RTE 103 towards Mount Sunapee. Just after 5 Acres Garden Supply, turn right onto Blaisdell Lake Rd. Property will be on your right. From North, take RTE 103 towards Warner, go past the RTE 114 Junction and take a left onto Blaisdell Lake Rd. BTW GPS may take you for an adventure

**Living Room** 1 17' x 15'5"  
**Dining Room** 1 6'4" x 11'6"  
**Kitchen** 1 11'4" x 11'10"  
**Bedroom** 1 7'7" x 9'11"  
**Sunroom** 1 9'11" x 9'11"  
**Primary Bedroom** 2 11'5" x 20'  
**Bedroom** 2 11'6" x 9'1"  
**Rec Room** B 15'2" x 22'6"  
**Foyer** B 6'11" x 8'8"

**Map** 003  
**Block** 000  
**Lot** 050  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 3606  
**DeedPage** 2210  
**TotDeeds**  
**Covenants** No  
**Seasonal** No

**SchDistrict** Kearsarge Sch Dst SAU #65  
**SchElem** Kearsarge Elem Bradford  
**SchMiddle** Kearsarge Regional Middle Sch  
**SchHigh** Kearsarge Regional HS

**Lot Features** Country Setting, Landscaped, Level, Trail/Near Trail, Walking Trails, Wooded  
**Construction Materials** Post and Beam, Wood Siding  
**Foundation** Concrete  
**Roof** Standing Seam  
**Driveway** Gravel  
**Electric** 100 Amp, Circuit Breaker(s)  
**Phone Company** TDS  
**Electric Company** Eversource  
**Fuel Company** Ayer and Goss  
**Cable Company**

**Utilities** Satellite, Telephone Available  
**Items Excluded**

**Appliances** Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer, Water Heater - Electric  
**Equipment** Stove-Wood  
**Features - Exterior** Balcony, Deck, Garden Space, Outbuilding, Porch Screened  
**Features - Interior** Dining Area, Natural Light, Natural Woodwork, Laundry - Basement  
**Flooring** Carpet, Hardwood, Laminate  
**Heating** Hot Air, Stove - Wood  
**Heat Fuel** Oil, Wood  
**Cooling** Wall AC Units  
**Water Source** Drilled Well, Private  
**Sewer** 1000 Gallon, Leach Field, Private, Septic

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

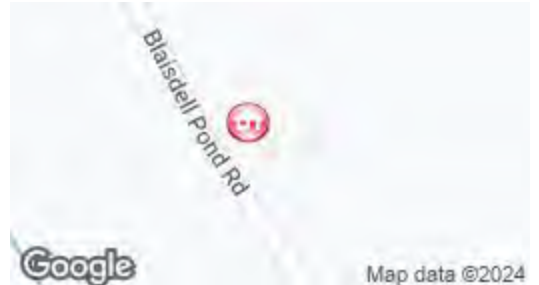
**Condo Name**  
**Building Number**  
**Floor Number**  
**Units Per Building**  
**LmtComArea**  
**SpecAssmt**  
**ParkName**  
**Mobile Co-Op**  
**MobPkApvl**  
**MustMove**  
**Mobile Make**  
**MobileMod**  
**MobileSer#**  
**Mobile Anchor**

**Buyer Agency** 2.50% **SubAgency** **Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages** **NonAgency Facilitator** 2.50 %  
**Compensation Based On**  
 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



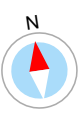
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# 51 Blaisdell Lake Rd, Bradford, NH

Main Floor Finished Area 64.14 m<sup>2</sup>  
Unfinished Area 10.85 m<sup>2</sup>

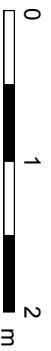


PREPARED: 2024/04/30

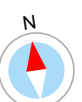


# 51 Blaisdell Lake Rd, Bradford, NH

2nd Floor Finished Area 48.85 m<sup>2</sup>  
Unfinished Area 0.58 m<sup>2</sup>



PREPARED: 2024/04/30

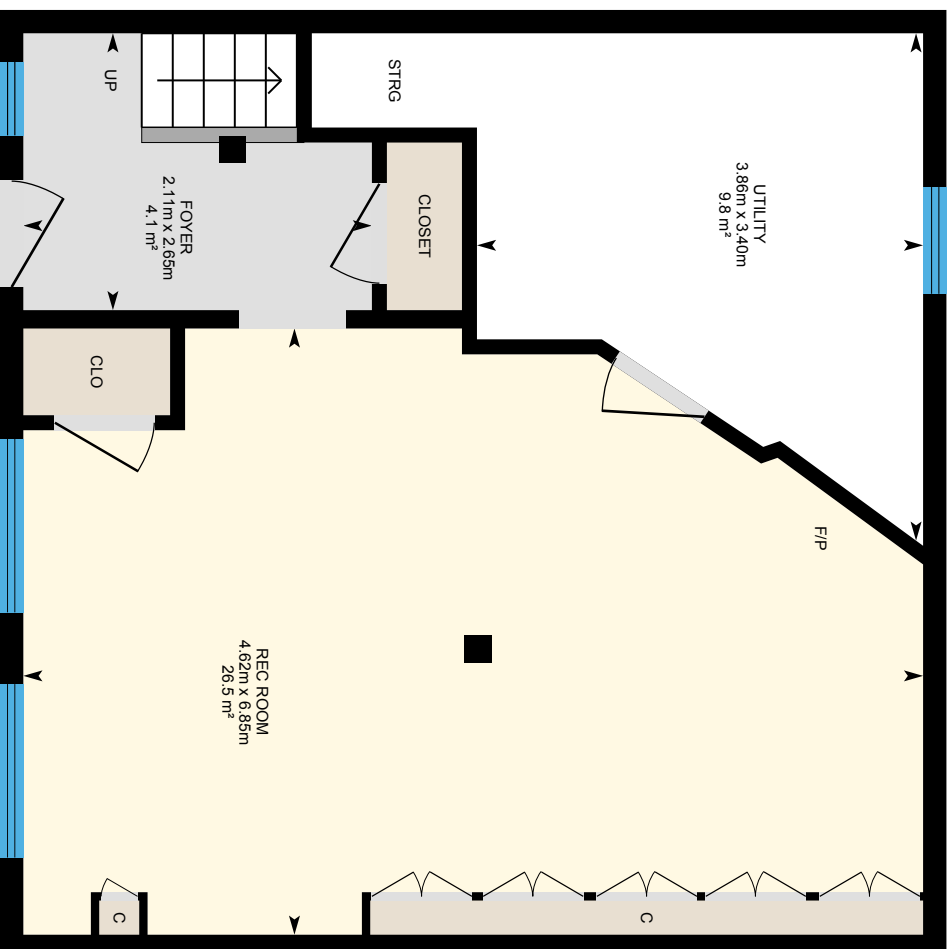


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 51 Blaisdell Lake Rd, Bradford, NH

Basement (Below Grade) Finished Area 38.60 m<sup>2</sup>  
Unfinished Area 13.44 m<sup>2</sup>



PREPARED: 2024/04/30



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:** Conor Ameigh and Lisa Ameigh

2. **PROPERTY LOCATION:** 51 Blaisdell Lake Road, Bradford NH 03221

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

4. **SELLER:**  has  has not occupied the property for 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: NW corner off of garage  
Installed By: Robert Lucas & Son's Drilling Co. Date of Installation: 1983  
What is the source of your information? Previous owners information- original documents

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 \_\_\_\_\_

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: Replaced motor control box 3/10/2020, Capital Well Co. Replaced pump and well tank 09/21/2021, Capital Well Co.

\_\_\_\_\_

### 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: 1000 Gal.  Unknown  Other: \_\_\_\_\_  
Tank Type  Concrete  Metal  Unknown  Other: polyethylene  
Location: 15' east of Dining Room window Location Unknown  Date of Installation: 1983  
Date of Last Servicing: 10/06/22 Name of Company Servicing Tank: Henniker Septic Service  
Have you experienced any malfunctions?  Yes  No  
Comments: \_\_\_\_\_

SELLER(S) INITIALS CA / LA

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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d. LEACH FIELD:  Yes  No  Other: \_\_\_\_\_  
IF YES, Location: East of septic tank Size: 35x20 Unknown: \_\_\_\_\_  
Date of installation of leach field: 1983 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. <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"/>	fiberglass	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	board	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

### 8. HAZARDOUS MATERIAL

#### a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property?  Yes  No  Unknown IF YES: Are tanks currently in use?  Yes  No  
IF NO: How long have tank(s) been out of service? \_\_\_\_\_  
What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
Location: \_\_\_\_\_  
Are you aware of any past or present problems such as leakage, etc?  Yes  No  
Comments: \_\_\_\_\_  
If tanks are no longer in use, have the tanks been removed?  Yes  No  Unknown  
Comments: \_\_\_\_\_

#### b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts?  Yes  No  Unknown  
In the siding?  Yes  No  Unknown In the roofing shingles?  Yes  No  Unknown  
In flooring tiles?  Yes  No  Unknown Other \_\_\_\_\_  Yes  No  Unknown  
If YES, Source of information: \_\_\_\_\_  
Comments: \_\_\_\_\_

#### c. RADON/AIR - Current or previously existing:

Has the property been tested?  Yes  No  Unknown  
If YES: Date: 11/07/08 By: Nelson Analytical Labs  
Results: None found 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

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: 11/07/08 By: Nelson Analytical Labs  
Results: good 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? 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: 8 years Type: Forced Hot Air Fuel: Oil Tank Location: basement**

Owner of Tank:

Annual Fuel Consumption: Price: Gallons: 450 without wood stove use

Date system was last serviced and by whom? A.G.S. Services 01/08/24

Secondary Heat Systems: Wood Stove

Comments: Using the wood stove will cut the oil usage significantly

SELLER(S) INITIALS

BUYER(S) INITIALS



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- k. Roof Age: unknown Type of Roof Covering: Standing seam  
Moisture or leakage: None  
Comments: \_\_\_\_\_
- l. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_ Type: Concrete/ concrete block  
Moisture or leakage: none  
Comments: \_\_\_\_\_
- m. Chimney(s) How Many? 2 Lined? yes Last Cleaned: Feb 2024 Problems? No  
Comments: \_\_\_\_\_
- n. Plumbing Type: PVC & Copper Age: \_\_\_\_\_  
Comments: \_\_\_\_\_
- o. Domestic Hot Water: Age: \_\_\_\_\_ Type: electric Gallons: \_\_\_\_\_
- p. Electrical System: # of Amps 100 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: Wall Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
Comments: Installed in one upstairs bedroom
- 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: WIFI
- 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 CA / M  
04/10/24 4:29 PM EDT dotloop verified 04/10/24 4:36 PM EDT dotloop verified

BUYER(S) INITIALS  /

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
New Hampshire Association of REALTORS® Standard Form



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 51 Blaisdell Lake Road, Bradford NH

**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).**

*Conor Aneigh*  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
dotloop verified  
04/10/24 4:29 PM EDT  
8WN0-BJD2-TATV-SOJO

*Lisa Aneigh*  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
dotloop verified  
04/10/24 4:36 PM EDT  
IH12-VCAE-E8AE-NAWA

**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 \_\_\_\_\_

MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

Return to:

Lisa Ameigh and Conor Ameigh  
51 Blaisdell Lake Road  
Bradford, NH 03221

\$3743.00

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Scott B. Kennison, married**, of PO Box 521, Warren, VT 05674, for consideration paid, grants to **Lisa Ameigh and Conor Ameigh**, of PO Box 83, Antrim, NH 03440, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

### SEE ATTACHED EXHIBIT A

MEANING and INTENDING to describe and convey the same premises conveyed to the grantor herein by deed of Thomas F. Meegan and Jean I. Meegan dated 12/17/2008 and recorded at Book 3100, Page 1797 in the Merrimack County Registry of Deeds.

I, the grantor and my spouse herein hereby release all rights of homestead in the above-described premises.

Executed this 30<sup>th</sup> day of August, 2018.

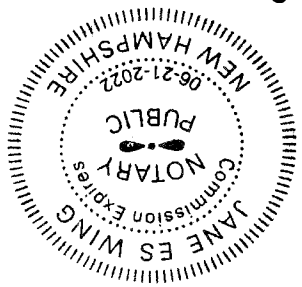
*Scott Kennison*  
Scott B. Kennison

*Lindsay Kennison*  
Lindsay Kennison

State of New Hampshire

County of Merrimack 8 / 30 / 2018

Then personally appeared before me the said Scott B. Kennison and Lindsay Kennison and acknowledged the foregoing to be their voluntary act and deed.



*Jane Es Wing*  
Notary Public/Justice of the Peace  
Commission expiration: 6-21-2022

EXHIBIT A *sk 26*

A certain tract or parcel of land, with the buildings thereon, situated in the **Town of Bradford, County of Merrimack, State of New Hampshire**, being Lot A as shown on a plan entitled "Meadowbrook" said plan being recorded at the Merrimack County Registry of Deeds as Plan No. 3316, more particularly bounded and described as follows, to wit:

Beginning at a point on the easterly side of Blaisdell Lake Road, so-called, as shown on the aforesaid plan;

thence northerly along the easterly edge of said Blaisdell Lake Road 240 feet, more or less, to an iron pin set in the ground, said pin being the northwest corner of Lot B as shown on the aforesaid plan;

thence N 86° E 707 feet, more or less, to an iron pin set in the ground;

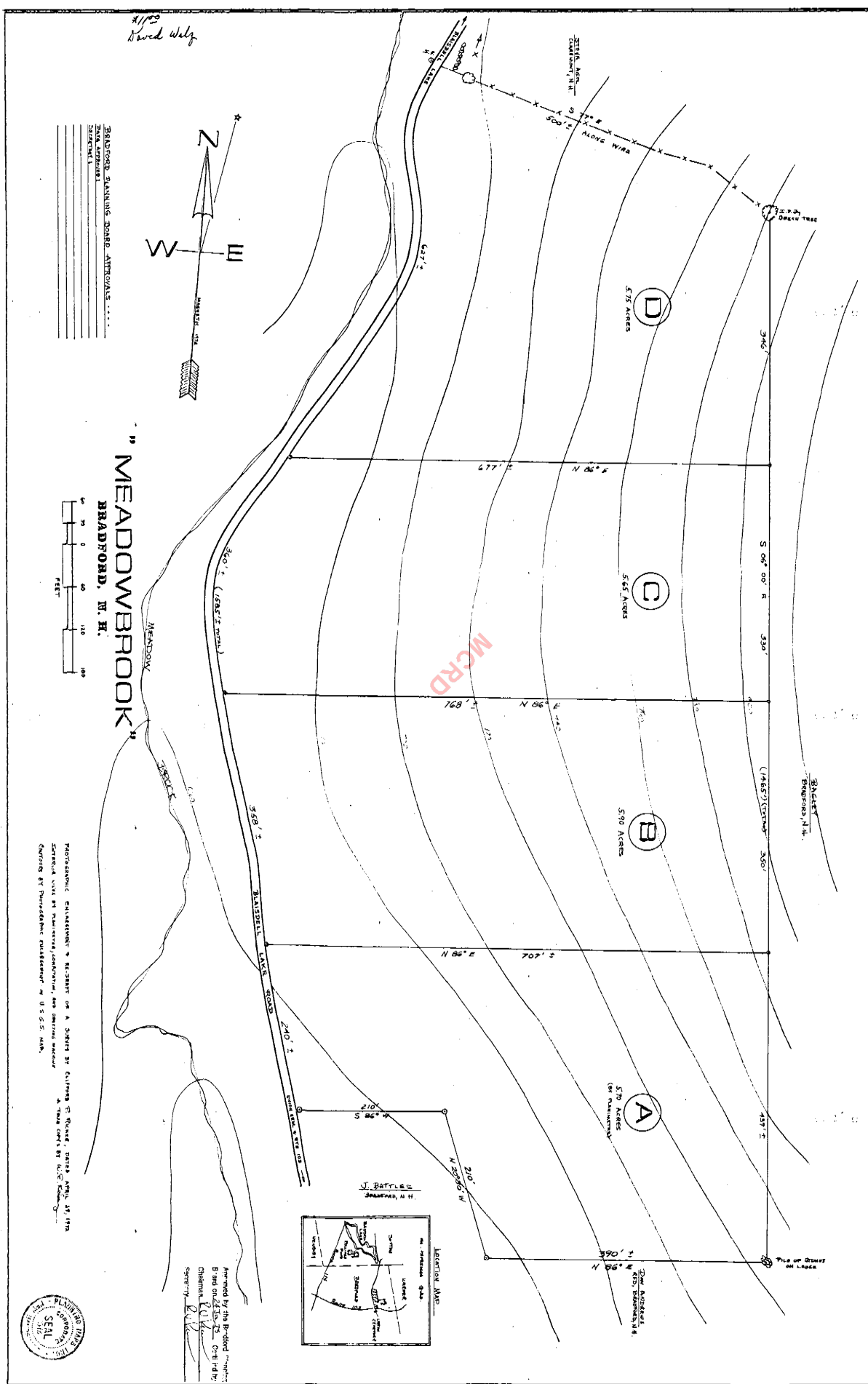
thence S 6° E 439 feet, more or less, to a pile of stone on a ledge;

thence S 86° W 390 feet, more or less, to an iron pin set in the ground;

thence N 20° 30' W 210 feet, more or less, to an iron pin set in the ground,

thence S 86° W 210 feet, more or less, to the point or place of beginning.

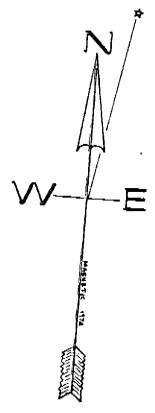
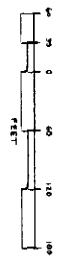
#3316  
Approved: July 26, 1973 P.M. 1973  
Drawn: Michael B. Hester, Deputy Registrar



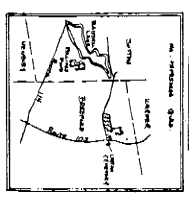
PROFESSIONAL ENGINEER'S CERTIFICATE  
 I, CLIFFORD P. FISHER, a duly Licensed Professional Engineer in the State of New Hampshire, do hereby certify that the above described plat is a true and correct copy of the original survey as shown to me by the owner thereof.



**"MEADOWBROOK"**  
**BRADFORD, N.H.**



11/23  
 David Wiley

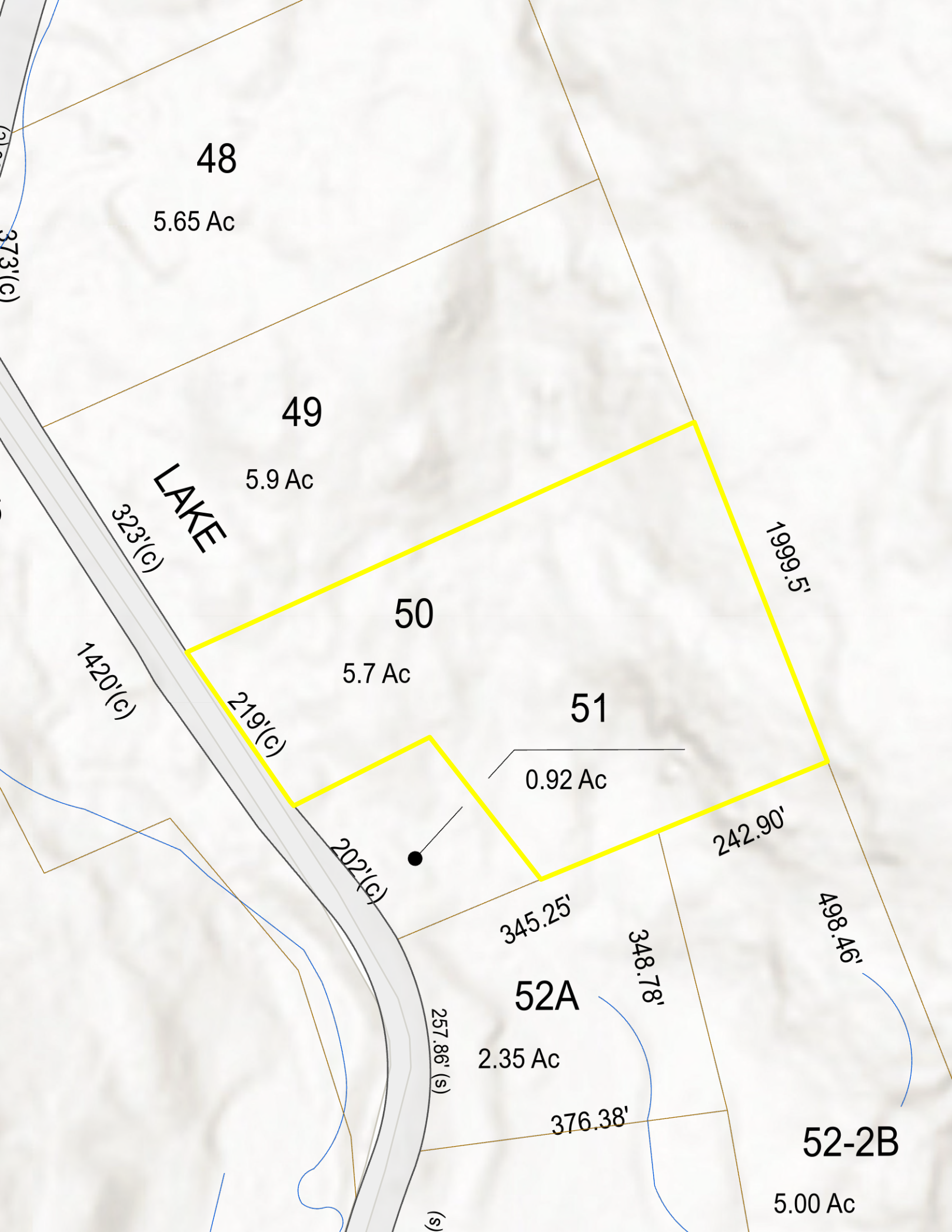


Scale: 1" = 80'	Drawn By: WK
Approvals:	From Surveys By: Clifford P. Fisher
Contours Taken Photo-graphically From U.S.G.S. Map	

Property Of:
Michael Walls, Jon Anton and Constance & William F. Tracey of Newport N.H.

**W. E. KELSEY**  
 ENVIRONMENTAL PLANNING  
 Newport, N. H.





48

5.65 Ac

49

5.9 Ac

LAKE

50

5.7 Ac

51

0.92 Ac

52A

2.35 Ac

52-2B

5.00 Ac

323'(c)

1420'(c)

219'(c)

202'(c)

257.86'(s)

345.25'

348.78'

376.38'

242.90'

498.46'

1999.5'

373'(c)

(s)