


22 LaBounty Lane

Lempster, NH



Just Listed

Amazing opportunity in Lempster! This 4-bedroom, 3-bathroom home is privately set back on over 5.50 acres at the end of the road. Built in 2005, this property could be ideal for those who own their own business and have a need for a worker's garage, those who own horses and want a horse barn with stalls or those who just want privacy to enjoy their new pool during the warm summer months in New Hampshire in the "no zoning" town. The main level is the ideal first-floor living with a primary bedroom, large ensuite bathroom and a separate laundry room. On the main level is the living room, kitchen, half-bathroom and sunlit filled breakfast nook. From the breakfast nook, you can enter the back deck and enjoy your pool, sunbathing or grilling. On the second level you will find three additional bedrooms, an office and an extremely spacious bathroom with dual sinks, a soaking tub and tiled shower. The large unfinished basement is great for storage or your future finishing touches as it has a radiant heat in the floor. Lempster is home to Long Pond where residents go to swim or kayak. Plenty of local outdoor activities including hiking, mountain biking, four-wheeling, snowmobiling, hunting, golfing, motorsports and more. 20 minutes to Newport and Claremont for shopping, local dining, health care and amenities. Under 40 minutes to Keene for even more dining, shopping, theater, coffee shops, and breweries.

 **\$499,900**

Bedrooms: 4

Year Built: 2005

Bathrooms: 3

Taxes: \$11,437

Acres: 5.81

Sq. Ft. 2,807

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

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

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m

kw LAKES &
MOUNTAINS
KELLERWILLIAMS REALTY



County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 2005
Architectural Style Contemporary
Color
Total Stories 2
Zoning Residential
Taxes TBD No
Tax - Gross Amount \$11,437.00
Tax Year 2024
Tax Year Notes
Owned Land
Lot Size Acres 5.81
Lot - Sqft 253,084
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Walkout
Date - Initial Showin as Beain

Rooms - Total 11
Bedrooms - Total 4
Baths - Total 3
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 1
Baths - 1/4 0
SqFt-Apx Fin Above Grade 2,807
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 38
SqFt-Apx Unfn AG Source Measured
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Measured
SqFt-Apx Unfn Below Grade 1,532
SqFt-Apx Unfn BG Source Measured
SqFt-Apx Total Finished 2,807
Footprint
Road Frontage Yes
Road Frontage Length 289
Roads Gravel, 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 112
Auction No
Current Use No
Land Gains No
Resort



Unbranded Tour URL 1

Remarks - Public Amazing opportunity in Lemper! This 4-bedroom, 3-bathroom home is privately set back on over 5.50 acres at the end of the road. Built in 2005, this property could be ideal for those who own their own business and have a need for a worker's garage, those who own horses and want a horse barn with stalls or those who just want privacy to enjoy their new pool during the warm summer months in New Hampshire in the "no zoning" town. The main level is the ideal first-floor living with a primary bedroom, large ensuite bathroom and a separate laundry room. On the main level is the living room, kitchen, half-bathroom and sunlit filled breakfast nook. From the breakfast nook, you can enter the back deck and enjoy your pool, sunbathing or grilling. On the second level, you will find three additional bedrooms, an office and an extremely spacious bathroom with dual sinks, a soaking tub and tiled shower. The large unfinished basement is great for storage or your future finishing touches as it has a radiant heat in the floor. Lemper is home to Lona Pond where residents go to swim or kayak. Plenty of local outdoor activities including hiking, mountain biking, four-wheeling, snowmobiling, hunting, golfing, motorsports and more. 20 minutes to Newmarket and Claremont for shopping, local dining, health care and amenities. Under 40 minutes to Keene for even more dining, shopping, theater, coffee shops, and breweries.
Directions From Lemper Street take Allen Road 1.3 miles to Labounty Lane on your left.

Kitchen 1 13' x 12'7"
Dining Room 1 12'11" x 13'1"
Breakfast Nook 1 12'10" x 10'7"
Living Room 1 12'10" x 18'7"
Primary 1 12'10" x
Foyer 1 13' x 9'4"
Laundry Room 1 8'7" x 5'11"
Bedroom 2 13' x 12'7"
Bedroom 2 13' x 12'4"
Bedroom 2 13' x 12'5"
Office/Study 2 13'6" x 15'11"

Map 224
Block 000
Lot 016
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 983
DeedPage 305
TotDeeds
Covenants No
Seasonal No

SchDistrict Lemper School District
SchElem
SchMiddle
SchHigh Fall Mountain High School

Lot Features Country Setting, Sloping, View
Structure Type Modular
Construction Materials Wood Frame, Vinyl Siding
Foundation Concrete
Roof Shingle - Architectural
Driveway Gravel
Electric 200 Amp, Circuit Breaker(s), Generator
Phone Company
Electric Company
Fuel Company Eastern Propane
Cable Company

Utilities Gas - LP/Bottle
Items Excluded

Appliances Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer
Equipment Generator - Standby
Features - Exterior Barn, Deck, Fence - Dog, Garden Space, Outbuilding, Pool - Above Ground, Porch - Covered, Storage
Features - Interior Dining Area, Kitchen Island, Primary BR w/ BA, Storage - Indoor
Heating Forced Air, Radiant Floor
Heat Fuel Gas - LP/Bottle
Cooling Central AC
Water Source Private
Sewer On-Site Septic Exists, Private

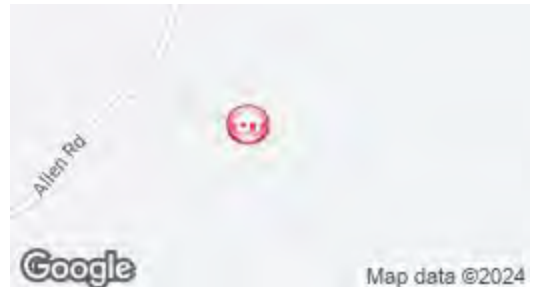
Fees - Condo - Mobile
Condo Fees
Fee
Fee Frequency
AssnFee2
AssnFee2Frq
AssnFee3
AssnFee3Frq

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

O'Halloran Group
 listings@ohgrp.com



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



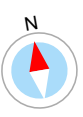
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22 Labounty Ln, Lempster, NH

Main Floor Finished Area 1552.12 sq ft



PREPARED: 2024/05/08



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.

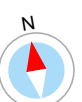


22 Labounty Ln, Lempster, NH

2nd Floor Finished Area 1255.55 sq ft
Unfinished Area 38.45 sq ft



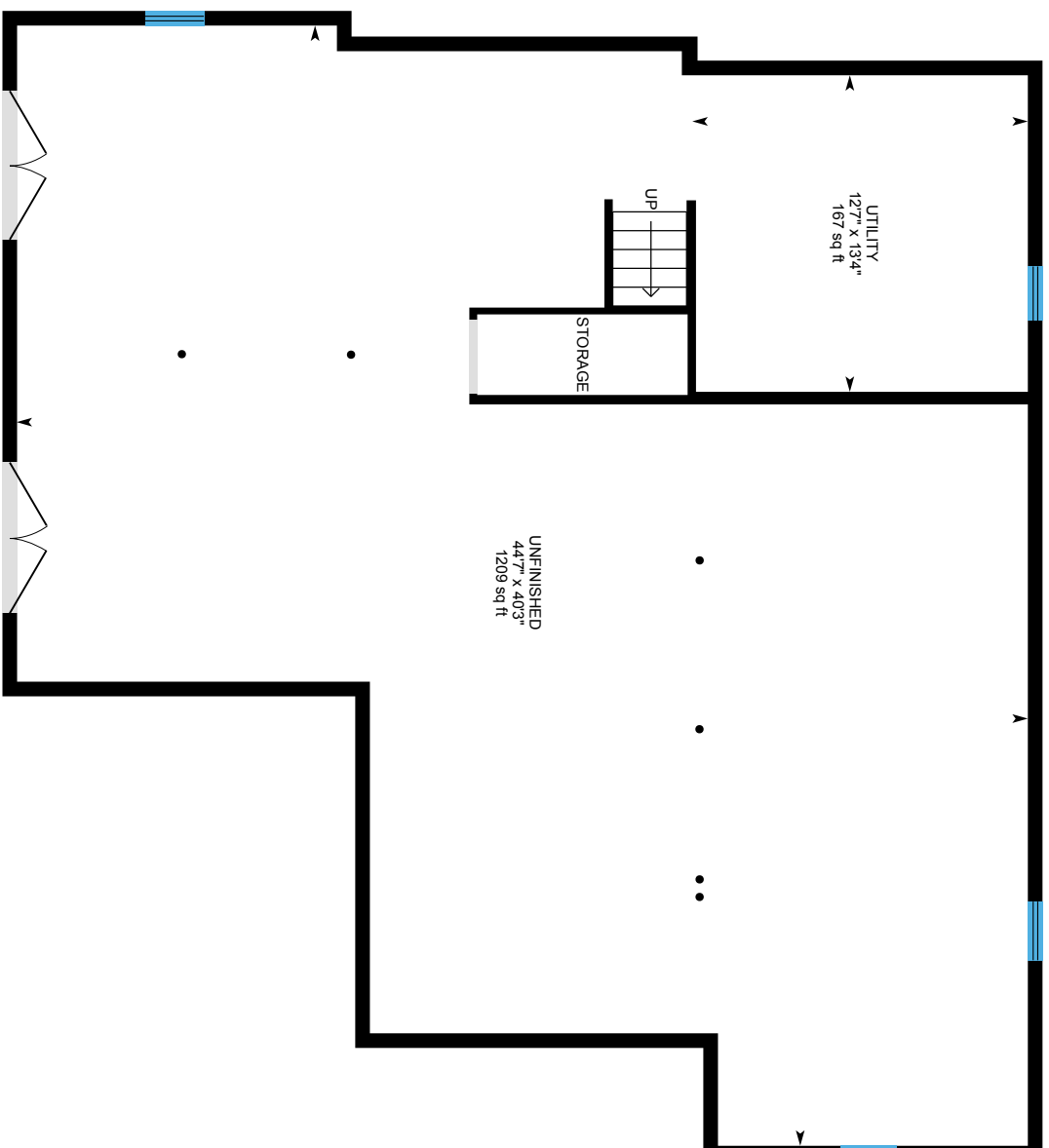
PREPARED: 2024/05/08



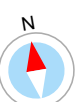
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

22 Labounty Ln, Lempster, NH

Basement (Below Grade) Unfinished Area 1532.01 sq ft



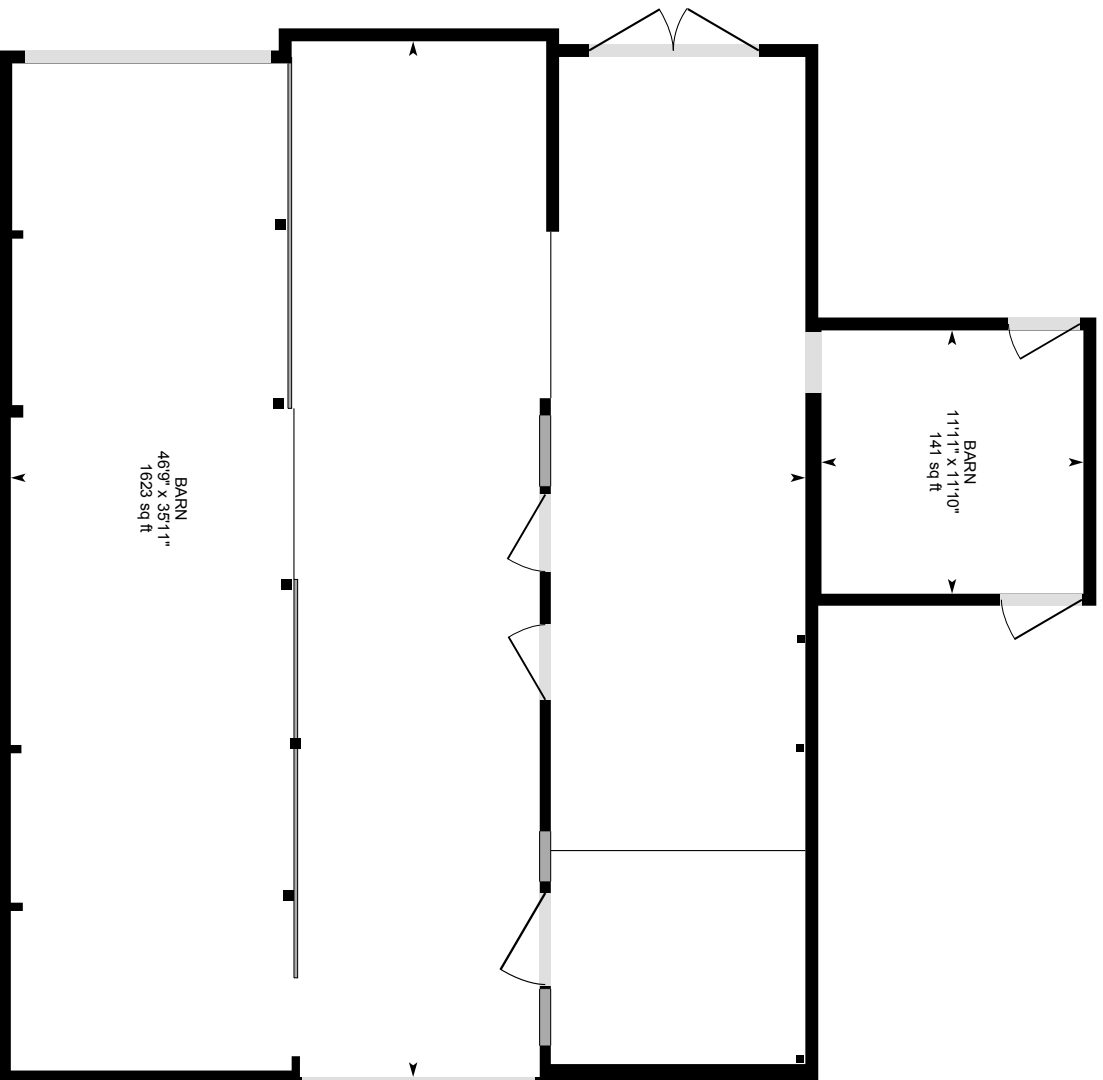
PREPARED: 2024/05/08



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.

22 Labounty Ln, Lempster, NH

Detached Barn Unfinished Area 1909.46 sq ft



PREPARED: 2024/05/08



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:** Carla Labounty

2. **PROPERTY LOCATION:** 22 Labounty Lane, Lempster, NH 03605

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

4. **SELLER:** has has not occupied the property for 35 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: 22 labounty lane.
Installed By: Ourselves Date of Installation: 1995
What is the source of your information? _____

c. USE: Number of persons currently using the system: 3
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 1995

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 1,700 Gal. Unknown Other: _____
Tank Type Concrete Metal Unknown Other: _____
Location: 22 labounty lane Location Unknown Date of Installation: 2004
Date of Last Servicing: 2023 Name of Company Servicing Tank: Norms septic
Have you experienced any malfunctions? Yes No
Comments: _____

SELLER(S) INITIALS  / _____

BUYER(S) INITIALS _____ / _____

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d. LEACH FIELD: Yes No Other: _____
IF YES, Location: 22 labounty lane Size: _____ Unknown: _____
Date of installation of leach field: 2004 Installed By: United constr
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"/>	_____	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" 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: _____

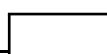
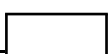
b. ASBESTOS - Current or previously existing:

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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d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: 2005 By: State test
Results: All was 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? _____

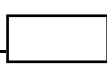
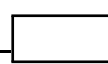
i. Street (check one): Public Private Association

If private, is there a written road maintenance agreement? Yes No
Additional Information: _____

j. Heating System Age: 19 years Type: Forced hot air Fuel: Propane Tank Location: Beside house

Owner of Tank: Eastern propane
Annual Fuel Consumption: _____ Price: 2.00 Gallons: 1,000.
Date system was last serviced and by whom? 2023. Eastern propane
Secondary Heat Systems: _____
Comments: _____

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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k. Roof Age: 15 years Type of Roof Covering: Shingles
Moisture or leakage: None
Comments: _____

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

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

n. Plumbing Type: _____ Age: _____
Comments: _____

o. Domestic Hot Water: Age: 19 years Type: Propane and elec Gallons: _____

p. Electrical System: # of Amps _____ Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____

r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____

s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes No If YES, please explain: _____

t. Air Conditioning: Type: Central Age: 19yrs Date Last Serviced and by whom: Never
Comments: _____

u. Pool: Age : 2 years Heated: Yes No Type: Above ground Last Date of Service: 2023
By Whom: _____

v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: 2023
If Portable: Included Negotiable
Comments: _____

w. Internet: Type Currently Used at Property: Conexit, fiber optic

x. Other (e.g. Alarm System, Irrigation System, etc.) _____
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS /

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:

This house is extremely well insulated. Complete house paint in 2023. Complete backyard is fenced for dogs. This fence also encompasses the pool and back deck, which makes it extremely safe for children and pets. There is also a fenced in area to let your pet out to do its business out to there business. It is fenced as well as having a roof, so pets do not get wet. The house also has a 3 level deck with a covered area for grilling. This area is attached to the pool area, which makes it wonderful for gathering. This location is extremely private with a good view. This property also includes a barn with horse stalls and room for other animals. There is also a full large mechanics garage for working o equipment as well as vehicles or large trucks.

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).

Carla Labounty
dotloop verified
05/09/24 12:07 PM EDT
BNBZ-PUOB-KBSE-CJ1
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 _____

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That we, CLINTON B. NEILY; BRUCE F. LABOUNTY, JR. and CARLA T. LABOUNTY, husband and wife; BRUCE F. LABOUNTY and NANCY A. LABOUNTY, husband and wife; all of Lempster, New Hampshire for consideration paid grant to BRUCE F. LABOUNTY, JR. and CARLA T. LABOUNTY, whose present mailing address is P.O. Box 140, East Lempster, New Hampshire 03605, with Warranty Covenants to the said BRUCE F. LABOUNTY, JR. and CARLA T. LABOUNTY, as joint tenants with rights of survivorship:

A certain tract or parcel of land situated in Lempster, County of Sullivan and State of New Hampshire shown as Lot 3 on a Plan entitled "Proposed Subdivision of Land Owned by Clinton B. Neily, Bruce F., Jr. & Carla T. LaBounty & Bruce F & Nancy A. LaBounty" drawn by Twin State Surveys dated March, 1990 and revised May 20, 1991, said plan being approved by the Lempster Planning Board September 9, 1991 and recorded in Planfile 4, Pocket 1, Folder 3, Number 18 of the Sullivan County Registry of Deeds bounded and described as follows:

Beginning at an iron pin set in a stone wall said pin being the Southeasterly corner of the premises being conveyed herein; thence North $77^{\circ} 2'$ West sixty-five and five tenths (65.5) feet to a point; thence North $83^{\circ} 36' 40''$ West eighty-one and six tenths (81.6) feet to a point; thence North $83^{\circ} 0' 20''$ West ninety-two and five tenths (92.5) feet to a point; thence North $78^{\circ} 23' 20''$ West one hundred nine and one tenth (109.1) feet to a point; thence North $81^{\circ} 7' 5''$ West one hundred thirty-three and nine tenths (133.9) feet to an intersection of stone walls, the previous five courses being along a stone wall and land now or formerly of Pereira; thence North $8^{\circ} 42' 15''$ East one hundred fifty (150) feet to an iron pin, this course being along a stone wall; thence North $47^{\circ} 46' 45''$ West one hundred twenty-five (125) feet to an iron pin, the previous two courses being along Lot 1 as shown on said Plan; thence North $48^{\circ} 7' 35''$ East one hundred sixty-two and nine tenths (162.9) feet to an iron pin; thence North $40^{\circ} 35' 0''$ West five hundred seventy-seven and three tenths (577.3) feet to an iron pin on the Southeasterly sideline of Allen Road; thence North $42^{\circ} 55' 45''$ East twenty and five tenths (20.5) feet to a point; thence North $38^{\circ} 34' 45''$ East thirty and two tenths (30.2) feet to an iron pin, the previous two courses being along the Southeasterly sideline of Allen Road; thence South $40^{\circ} 35'$ East one thousand one hundred seventy-nine and five tenths (1,179.5) feet along land now or formerly of Meunier to the point of beginning.

Said to contain 3.15 acres, more or less.

008271

FEENEY, ADAMS & BONNETTE
ATTORNEYS AT LAW

P. O. BOX 309, NEWPORT, N. H. 03773-0309

007657

KNOW ALL MEN BY THESE PRESENTS

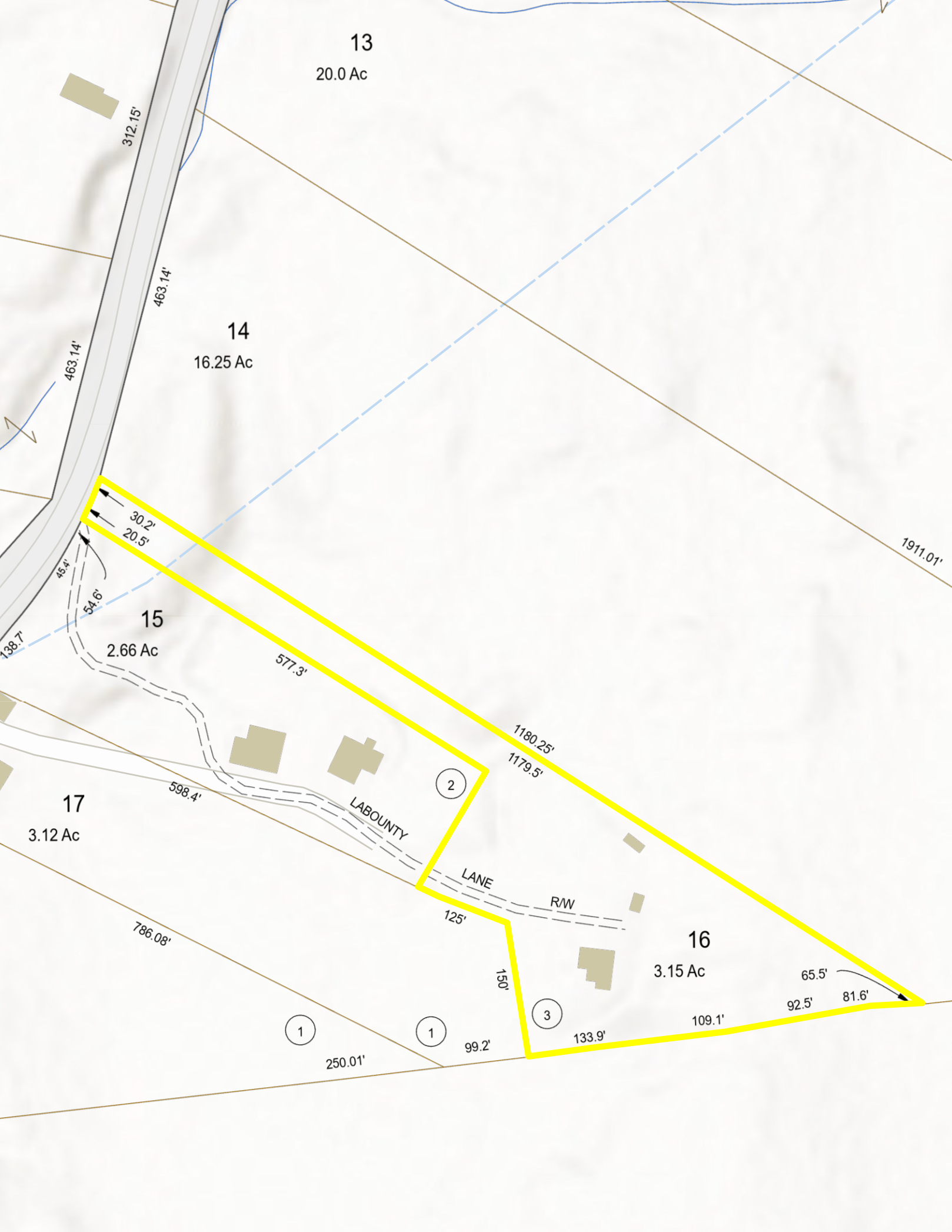
THAT We, **BRUCE F. LaBOUNTY AND NANCY A. LaBOUNTY**, husband and wife, of Lempster, in the County of Sullivan, and State of New Hampshire, for consideration paid, grant to **BRUCE F. LaBOUNTY, JR. AND CARLA T. LaBOUNTY**, husband and wife as joint tenants with rights of survivorship, of PO Box 140, East Lempster, in the County of Sullivan, and State of New Hampshire 03605, with **WARRANTY** covenants, the following described premises:

A certain tract or parcel of land situated in Lempster, County of Sullivan and State of New Hampshire shown as Lot 2 on a Plan entitled "Proposed Subdivision of Land Owned by Clinton B. Neily, Bruce F., Jr. & Carla T. LaBounty & Bruce F. & Nancy A. LaBounty" drawn by Twin State Surveys dated March, 1990 and revised May 20, 1991, said plan being approved by the Lempster Planning Board September 9, 1991, and recorded in Planfile 4, Pocket 1, Folder 3, Number 18 of the Sullivan County Registry of Deeds bounded and described as follows:

Beginning at an iron pin set on the Southeasterly side of Allen Road, said iron pin being the Northerly corner of the premises being conveyed herein and the Northwesterly corner of Lot #3 as shown on said Plan; thence South $40^{\circ} 35'$ East 577.3 feet to an iron pin; thence South $48^{\circ} 7' 35''$ West 162.9 feet to an iron pin, the previous two courses being along Lot #3 as shown on said Plan; thence N. $47^{\circ} 46' 45''$ West 598.4 feet along Lot #1 as shown on said Plan to an iron pin set on the Southeasterly side line of Allen Road; thence North $56^{\circ} 5' 10''$ East 138.7 feet to a point; thence North $52^{\circ} 50' 25''$ East 45.9 feet to a point; thence North $42^{\circ} 55' 25''$ East 54.6 feet to the point of beginning, the previous three courses being along the Southeasterly side line of said Allen Road.

Said to contain 2.67 acres, more or less.

Also conveying to the owner of Lot #2 is an easement for the passage of persons and vehicles over the drive as shown on the above reference plan leading from Allen Road over Lot #1 to Lot #2, said drive to be used in common with the owner of Lot #1.



13
20.0 Ac

14
16.25 Ac

15
2.66 Ac

17
3.12 Ac

16
3.15 Ac

LABOUNTY

LANE

RW

1

1

3

2

312.15'

463.14'

463.14'

30.2'
20.5'

48.4'

54.6'

138.7'

598.4'

786.08'

577.3'

1180.25'

1179.5'

125'

130'

250.01'

99.2'

133.9'

109.1'

92.5'

81.6'

1911.01'

