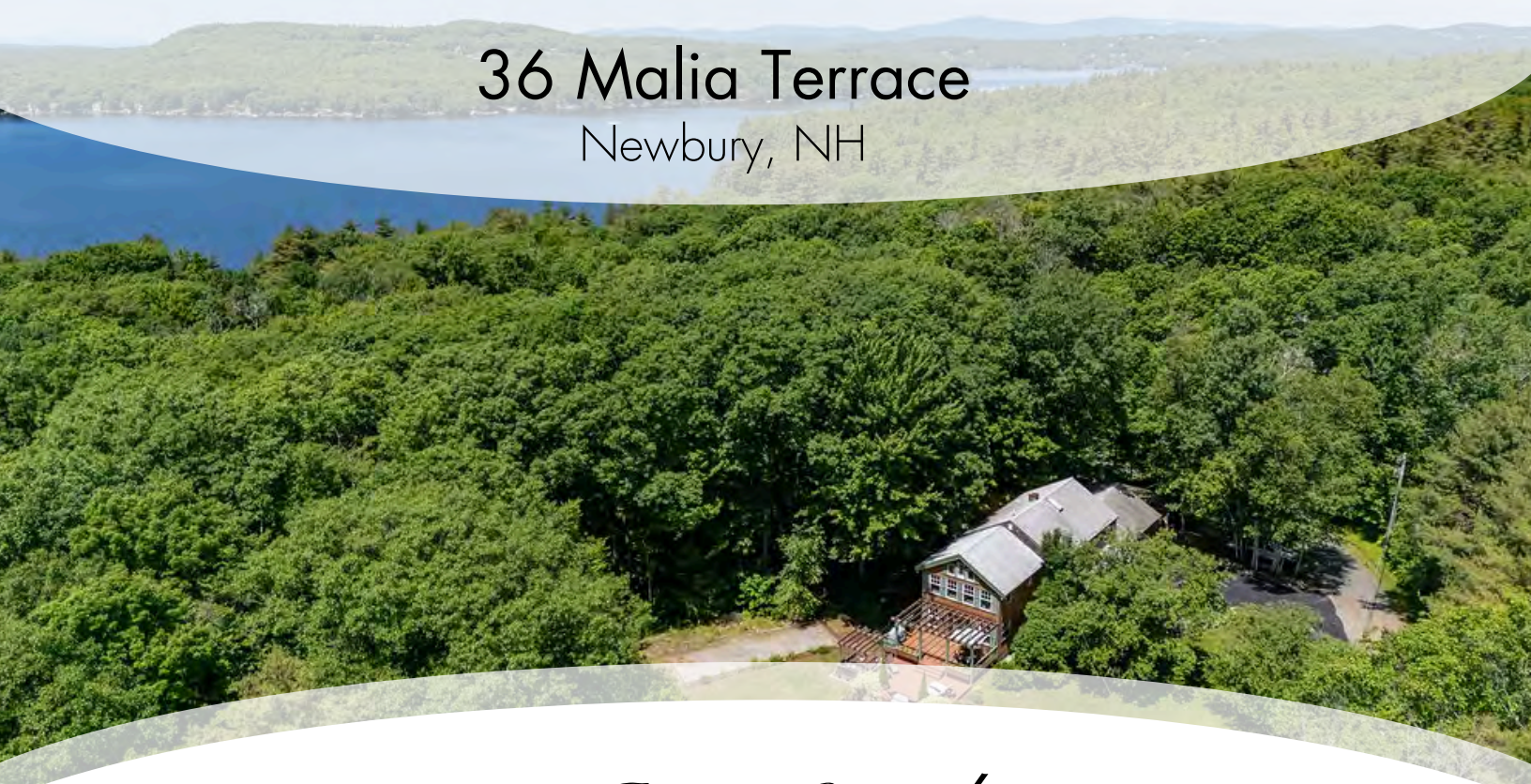


36 Malia Terrace

Newbury, NH



Just Listed

Oasis - First of many words that could be used to describe this one of kind property. As you enter this home, you are greeted with an open-concept kitchen/dining area, beautiful living room with gas stove, first-floor bedroom and office. Heading upstairs, you will find three additional bedrooms, including a stunning primary wing, including a cedar walk-in closet and large en-suite bath with luxurious soaker tub. You will also find a loft filled with natural light that can be used for anything your heart desires. Enjoy your time outdoors between your covered front porch and huge back deck with pergola and fire pit. When you're ready to spend some time on Lake Sunapee, head down to your shared private waterfront, where you will find two decks and a day dock. Need some quiet time? Escape to your custom, 2-story treehouse behind your home and listen to the loons on the lake. This community also boasts a recently renovated tennis/pickleball court. Only 5 minutes to Mount Sunapee Resort, 30 minutes to Hanover and Concord and 1 1/2 hours to Boston. This property affords the best of everything the Sunapee Region has to offer.



\$875,000

Bedrooms: 4

Year Built: 1981

Bathrooms: 3

Taxes: \$8,674

Acres: 2.01

Sq. Ft.: 3,427





256 Main Street, New London, NH

C: 603-252-6428

O: 603-526-8600




Residential 5001239	Single Family Active	36 Malia Terrace Newbury	NH 03255	Unit/Lot	Listed: 6/19/2024 Closed:	\$875,000		
			County NH-Merrimack Village/Dist/Locale Construction Status Existing Year Built 1981 Architectural Style Colonial Color Total Stories 2 Zoning Residential Taxes TBD No Tax - Gross Amount \$8,674.00 Tax Year 2023 Tax Year Notes Owned Land Lot Size Acres 2.01 Lot - Sqft 87,556 Common Land Acres Garage Yes Basement Yes Basement Access Type Interior		Rooms - Total 12 Bedrooms - Total 4 Baths - Total 3 Baths - Full 3 Baths - 3/4 0 Baths - 1/2 0 Baths - 1/4 0 SqFt-Apx Fin Above Grade 3,074 SqFt-Apx Fin AG Source Measured SqFt-Apx Unfn Above Grade 0 SqFt-Apx Unfn AG Source Measured SqFt-Apx Fin Below Grade 353 SqFt-Apx Fin BG Source Measured SqFt-Apx Unfn Below Grade 892 SqFt-Apx Unfn BG Source Measured SqFt-Apx Total Finished 3,427 Footprint Road Frontage Yes Road Frontage Length 590 Roads Privately Maintained		Waterfront Property No Water Body Access Yes Water Body Name Lake Sunapee Water Body Type Lake Water Access Details Right of Way 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 Resort No	
			Date - Initial Showinas Beain 6/22/2024					

Remarks - Public Oasis - First of manv words that could be used to describe this one of kind proprtvt. As you enter this home. you are greeted with an open-concent kitchen/dinina area. beautiful living room with oas stove. first-floor bedroom and office. Heading upstairs. you will find three additional bedrooms. including a stunning primary wina. including a cedar walk-in closet and large en-suite bath with luxurious soaker tub. You will also find a loft filled with natural light that can be used for anything your heart desires. Eniov your time outdoors between your covered front porch and huae back deck with percola and fire pit. When you're readv to spend some time on Lake Sunapee. head down to your shared private waterfront. where you will find two decks and a dav dock. Need some quiet time? Escape to your custom. 2-storv treehouse behind your home and listen to the loons on the lake. This community also boasts a recentlv renovated tennis/pickleball court. Only 5 minutes to Mount Sunapee Resort. 30 minutes to Hanover and Concord and 1 1/2 hours to Boston. This proprtvt affords the best of everything the Sunapee Region has to offer. *Showinas beain with the Open House on Saturdav. June 22. from 10:00 - 12:00.

Directions From Route 103A - Turn onto Malia Terrace. Go approximately 0.1 miles and turn right. Another 300 ft and the proprtvt will be located on your left.

Bedroom 1 11'x11'8" Laundry Room 1 4'11"x11'8" Office/Study 1 16'9"x11'5" Bath - Full 1 7'2"x4'11" Kitchen 1 8'2"x14 Dining Room 1 9'7"x15'9" Living Room 1 14'9"x15'10" Living Room 1 19'1"x19'1" Loft 2 9'1"x11'9" Bath - Full 2 8'2"x7'7" Bedroom 2 11'x11'15"	Bedroom 2 11'x11'15" Bath - Full 2 10'1" x 15'14" Primary 2 19'3"x19'3" Rec Room B 16'5"x17'3" Utility Room B 23'10"x32'10" Utility Room B 18'8"x19'6" Utility Room B 3'10"x7'1"	Map 18 Block 303 Lot 294 SPAN Number Property ID PlanUrbDev	DeedRecTy Quit Claim DeedBook 3753 DeedPage 2321 TotDeeds Covenants Unknown Seasonal No	SchDistrict Kearsarge Sch Dst SAU #65 SchElem Kearsarge Elem Bradford SchMiddle Kearsarge Regional Middle Sch SchHigh Kearsarge Regional HS
Association Amenities Docks, Tennis Court Appliances Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer Equipment Stove-Gas, Stove-Wood Features - Exterior Day Dock, Deck, Hot Tub, Porch - Covered, ROW to Water, Shed, Tennis Court Features - Interior Cedar Closet, Ceiling Fan, Hot Tub, Kitchen/Living, Primary BR w/ BA, Natural Woodwork, Vaulted Ceiling, Walk-in Closet, Laundry - 1st Floor Flooring Hardwood, Tile, Vinyl Plank Heating Forced Air, Stove - Gas, Stove - Wood Heat Fuel Gas - LP/Bottle, Wood Cooling None Water Source Drilled Well Sewer Septic		Lot Features Country Setting, Lake Access, Level, Wooded Construction Materials Wood Frame Foundation Concrete Roof Shingle - Asphalt Driveway Paved Electric 200 Amp Phone Company TDS Electric Company Eversource Fuel Company Ayer & Goss Cable Company	Utilities Cable - Available, Gas - LP/Bottle Items Excluded	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	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



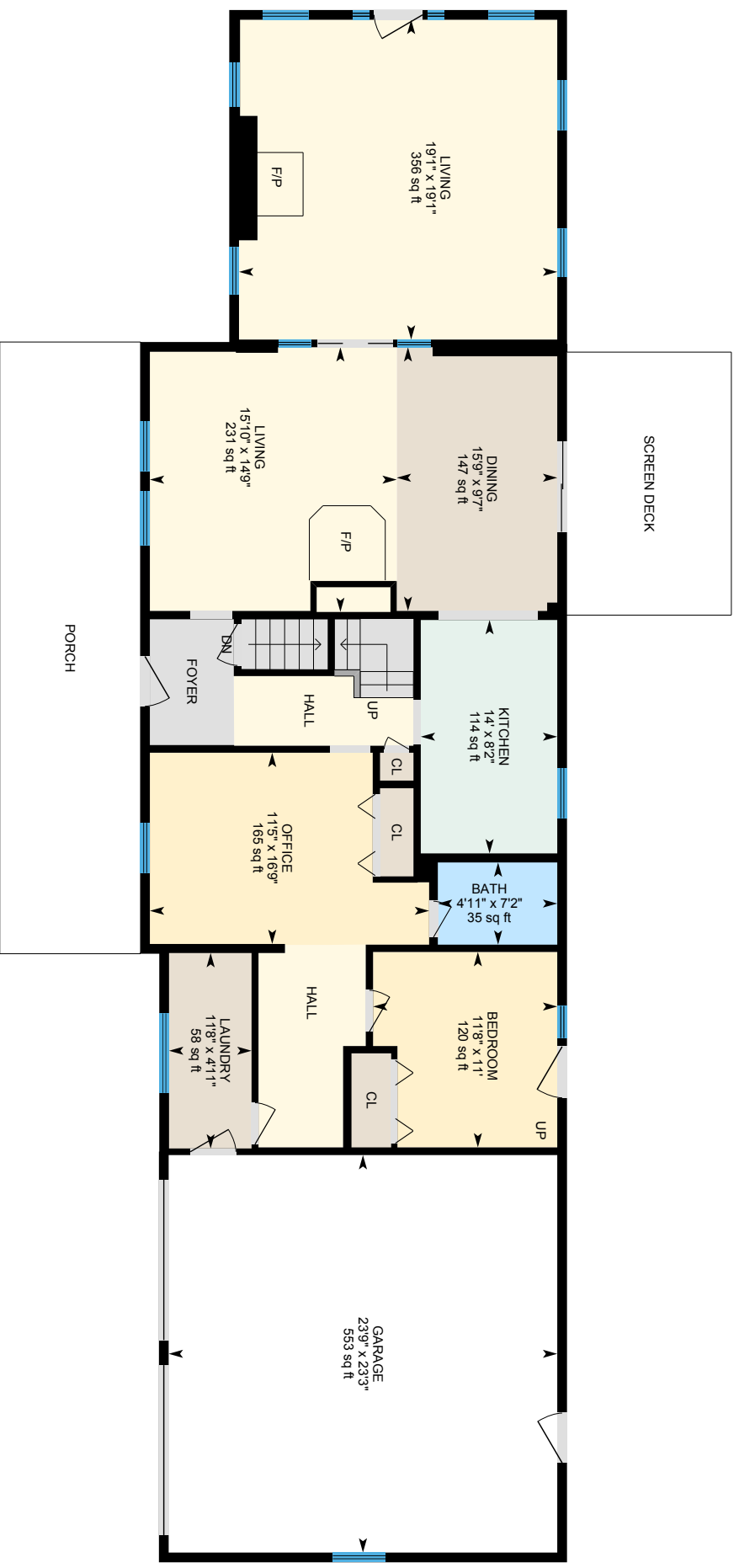
Map data ©2024 Google

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2024 PrimeMLS.

36 Malia Terrace, Newbury, NH

Main Floor Finished Area 1628.97 sq ft

Unfinished Area 594.84 sq ft



Age Group	Percentage
0	100%
7	100%
14	100%

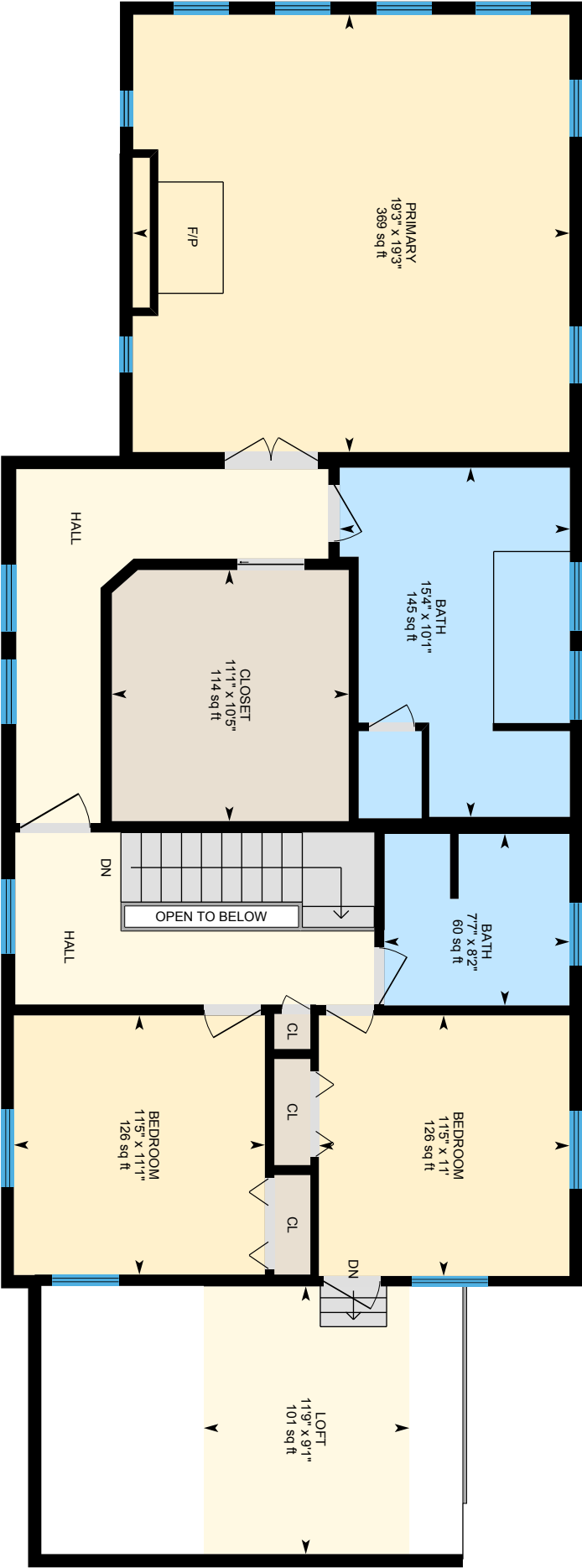
PREPARED: 2024/06/15



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.

36 Malia Terrace, Newbury, NH

2nd Floor Finished Area 1445.57 sq ft
Unfinished Area 132.02 sq ft



PREPARED: 2024/06/15



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.



36 Malia Terrace, Newbury, NH

Basement (Below Grade) Finished Area 353.11 sq ft
Unfinished Area 892.66 sq ft



PREPARED: 2024/06/15



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:** Scott Bardier and Catherine Bardier

2. **PROPERTY LOCATION:** 36 Malia Terrace, Newbury, NH 03255

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 27 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: Facing the house - left of the front door

Installed By: unknown Date of Installation: 1980

What is the source of your information? original listing sheet

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: Pump was replaced in 2016

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 1200 Gal. ☐ Unknown ☐ Other:

Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other:

Location: Behind garage - between garage and bar Location Unknown ☐ Date of Installation: original - 1980

Date of Last Servicing: 2023 Name of Company Servicing Tank: Henniker Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments:

SELLER(S) INITIALS

SB / CB

BUYER(S) INITIALS

/

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 36 Malia Terrace, Newbury, NH 03255

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other: _____
 IF YES, Location: _____ Size: _____ Unknown: unknown
 Date of installation of leach field: unknown Installed By: unknown
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
 IF YES, has a site assessment been done? ☐ Yes ☒ No ☐ Unknown
 Source of Information: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <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 checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass	_____	<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass	_____	<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass	_____	<input checked="" type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown IF
 YES: Are tanks currently in use? ☐ Yes ☒ No
 IF NO: How long have tank(s) been out of service? N/A
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): N/A Size of tank(s): N/A
 Location: N/A
 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 SB / CB

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 36 Malia Terrace, Newbury, NH 03255

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: Neighborhood Covenants

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: 44 years Type: Forced Hot Air Fuel: Propane Tank Location: Back yard

Owner of Tank: Ayer & Goss

Annual Fuel Consumption: unknown Price: unknown Gallons: unknown

Date system was last serviced and by whom? 2021, Sunapee Plumbing & Heating

Secondary Heat Systems: Wood Stove, 2nd furnace in attic, 2 propane fireplaces

Comments: We have used wood stove primarily for last 12 years

SELLER(S) INITIALS

SB / CB
06/04/24 10:26 PM EDT dotloop verified 06/02/24 7:31 PM EDT dotloop verified

BUYER(S) INITIALS

 /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 36 Malia Terrace, Newbury, NH 03255

- k.** Roof Age: 14 years Type of Roof Covering: asphalt
Moisture or leakage: no
Comments: _____
- l.** Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ Type: concrete
Moisture or leakage: _____
Comments: humidity - dehumidifier used during the summer months
- m.** Chimney(s) How Many? 1 Lined? unknown Last Cleaned: 2023 Problems? needs attention
Comments: We were told that it could use a liner during the last chimney inspection
- n.** Plumbing Type: unknown Age: original
Comments: Additions have newer plumbing
- o.** Domestic Hot Water: Age: 6 years Type: propane Gallons: unknown
- p.** Electrical System: # of Amps unknown Circuit Breakers ☒ Fuses ☐
Comments: additional panel was added for building additions
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: N/A
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: Ants
Comments: We have seasonal pest servicing (JP Pest)
- 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: n/a 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: Yes - TDS
- x.** Other (e.g. Alarm System, Irrigation System, etc.) No
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 SB / CB

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 36 Malia Terrace, Newbury, NH 03255

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

The original house was built in 1980. In 1997 we added the mudroom and the garage. We added the farmers porch in 2012. The formal living room and master suite were built in 2018 with the additional decks. The barn was built in 2016. The treehouse was built in 2015. The woodshed was built in 2020.

The tennis court was renovated in 2021.

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).

Scott Bardier
dotloop verified
06/04/24 10:20 PM EDT
G3M1-W8V7-PQJX-FROQ
SELLER _____ DATE _____

Catherine Bardier
dotloop verified
06/02/24 7:23 PM EDT
E7QP-FZ6B-EMXO-ZS9B
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 _____

Return to:
Catherine R. Bardier
Scott Bardier
36 Malia Terrace
Newbury, NH 03255

150

Quitclaim Deed

I, **Catherine R. Bardier f/k/a Catherine R. Budd, married** of 36 Malia Terrace, Newbury, NH 03255, for consideration paid GRANT TO **Catherine R. Bardier and Scott Bardier, wife and husband**, of 36 Malia Terrace, Newbury, NH 03255 as joint tenants with full rights of survivorship,

With QUITCLAIM COVENANTS

A certain tract of land, with the buildings thereon, situated between the west side of Route 103A and the east side of Lake Sunapee in the Town of Newbury, County of Merrimack and State of New Hampshire, being shown as Lot #6 on a plan entitled "Malia Terrace Subdivision - Property of Jeanne L. Wasserman" prepared by Bristol, Sweet & Associates, Inc. and recorded in the Merrimack County Registry of Deeds as Plan #6304, to which Plan reference may be made for a more particular description.

Excepting and reserving an additional ten (10) feet into said Lot #6 as measured from the center line of the road, said land being a portion of the Melia Terrace, so-called.

Together with the benefit of an easement, FOR PEDESTRIAN USE ONLY, in common with the owners of Lots 4, 5, 7 & 8 as shown on the aforesaid Plan, which easement is from Malia Terrace Road to the easterly shore of Lake Sunapee and is on that portion of Lot 1 which is shown as a shaded area on said Plan.

Together with an undivided interest in and to the "Common" land as shown on said Plan.

Also together with an undivided interest in a private road known as Malia Terrace Road as shown on said Plan, said road consisting of that portion of the roadways shown on said Plan beginning at a line as shown connecting the easternmost point of the "Common" land and the southeasterly corner of Lot 6 and ending at a line running between the southerly side of said Lot 6 and the "remainder 18 + / - acres" so-called, said line being shown immediately to the West of a small north-south road into the "remainder"; the said road also includes a spur or extension

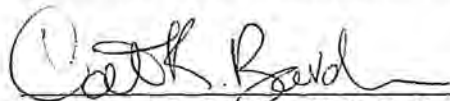
along the easterly boundary of Lot 1. The width of the road is fifty (50) feet, which distance includes an additional ten (10) feet (measured from the centerline) beyond that shown on said Plan, into Lots 1-, the "Common" land and the "remainder, 18 +/- acres".

Together with a perpetual right and easement to enter upon the real property hereinafter described, and to construct, maintain and repair a leaching field connected to the sanitary septic system to be installed upon Lot 6, namely upon a certain tract or parcel of land situated between the west side of Route 103A and the east side of Lake Sunapee in the Town of Newbury, County of Merrimack, and State of New Hampshire, and being shown as a portion of Lot 5 on a plan entitled "Malia Terrace Subdivision" - Property of Jeanne L. Wasserman" prepared by Bristol, Sweet & Associates, Inc., and recorded in the Merrimack County Registry of deeds as Plan #6304, being more particularly bounded and described as follows:

Beginning at a stone bound in the southwesterly line of a private road, said bound being directly opposite and thirty (30) feet distant, southwesterly from the point of beginning of the above described northerly portion of Lot 5 and at the northeast corner of Lot 6; thence South 89 degrees 10' West a distance of two hundred twenty-one and 1/20 (221.1) feet along the north line of lot 6 to a stone bound at the southwest corner of Lot 5 herein described and being the northwest corner of Lot 6 and on line of Lot 4; thence North 02 degrees 54' East a distance of forty-five and 0/10 (45.0) feet along the east line of Lot 4 to a bolt set in a rock at the south line of a private road; thence along said road as follows: North 88 degrees 40' East a distance of one hundred thirty-three and 7/10 (133.7) feet to a point; then a distance of one hundred and 5/10 (100.5) feet along the arc of a curve with a radius of ninety-nine and 3/100 (99.03) feet to the point of beginning. The above-described tract encompasses the portion of Lot 5 lying southerly of a private road.

For Grantor's Title, see deed dated 08/15/2006 and recorded with the Merrimack Registry of Deeds at Book 2921, Page 769.

Executed as a sealed instrument this 10th day of Aug, 2021.

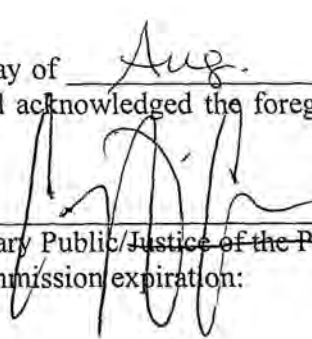


Catherine R. Bardier f/k/a Catherine R. Budd

State of NH
County of Merrimack

Then personally appeared before me on this 10th day of Aug, 2021 the said Catherine R. Bardier f/k/a Catherine R. Budd, and acknowledged the foregoing to be her voluntary act and deed.




Notary Public/Justice of the Peace
Commission expiration:

#1304- Bounded Jan 27, 2-25 A.M. 1980 Date: *Martin B. Stachura, Deputy Register.*

NOTES

- 1) Malia Terrace Road is a private road and shall remain private and each lot owner is to own an undivided interest.
- 2) State of New Hampshire Water Supply and Pollution Control Commission Subdivision Approval # 15780, 6/9/80
- 3) The COMMON shall be reserved for the common use of all property owners of this subdivision and shall be reserved by a covenant in the deeds.
- 4) Total area of subdivision is 18.6 Acres.
- 5) The Malia Terrace Road right-of-way extends 10 feet further than shown into Lots 1 through 7 and the remainder. This shall be reserved by a covenant in the deeds.

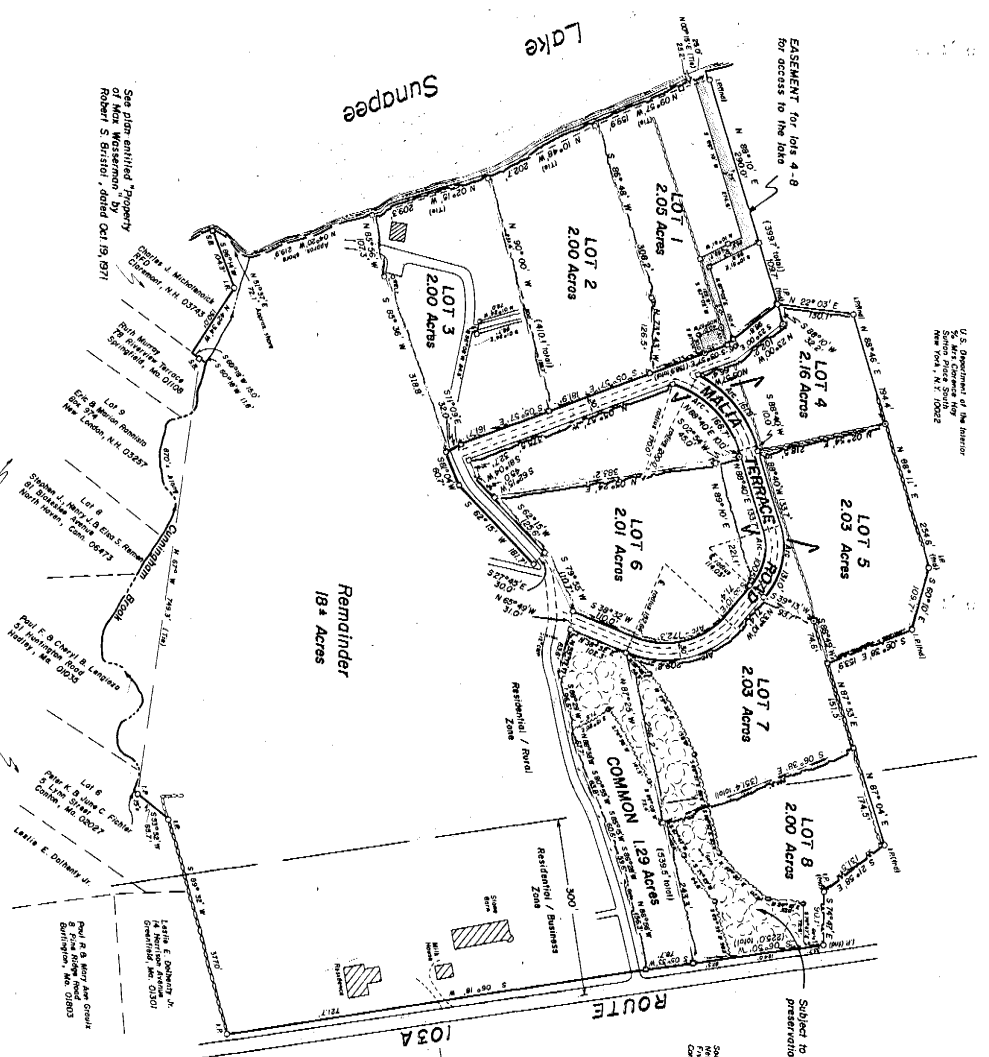
TOWN OF NEWBURY PLANNING BOARD
 DATE: *January 19, 1980*
 APPROVED BY: *George W. Adams, Jr.*
Philip J. Adams
Robert S. Adams
Robert S. Adams

See plan entitled "Property of Mrs. Westerman" by Robert S. Adams, dated Oct 19, 1971

See plan entitled "A Subdivision Layout for Mr. Edward Doherty" dated Dec 1, 1969

SYMBOLS

- Drill Hole with carriage bolt (sh)
- 4"x4" Stone Bound (ss)
- Iron Pipes (ss)
- Stone wall
- Sheep fence
- Tree Line



Subject to restrictions for preservation of woodland area.

Subject to the provisions of the New Hampshire Revised Statutes, Chapter 210, N.H.S.A.

"MALIA TERRACE" SUBDIVISION

PROPERTY OF:
Jeanne L. Wasserman
 324 Ridge Avenue
 Cambridge, N.H. 03104

LOCATION:
 West side of Route 103A
 East side of Lono Sunapee

TOWN: Newbury COUNTY: Merrimack

DEEDS: W76/518 8/31/55
 W117/40 11/21/71

TABE: & THEODOLITE SURVEY

ACCOMPLISHED BY: Daniel Thomas 1/23/700
 F-100 THEODOLITE 1/33/900

Surveyed by: T.L.D.
 Dated by: 1/23/80
 Field Check by: 6/6/80
 Final Check by: 6/10/80

SCALE: 1"=100'

PROJECT: 07-4-231,056 MAP FILE: 11-6

NOTESBOOKS: #149 pp 31-82, 87-90, 112-157

COMPILED BY: Oliver P692 & DAS 604

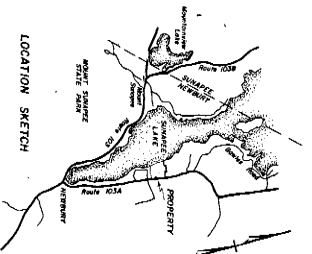
BLASTING METHODS: GRID COORDINATE SYSTEM

REVISIONS: DESCRIPTION DATE

BRISTOL, SWEET & ASSOCIATES, INC.
 LAND SURVEYORS

NORTH SUTTON, NEW HAMPSHIRE

This work is certified only when enclosed with an official seal, in accordance with section 55, N.H.R.S.A. Chapter 550-A.



7-277

2.03 Ac (s)

41

348

171.8'
MALIA

264.7'
TERRACE

234.2'

ROAD

176.7'

(6)

36

281.2'
(PVT)

2.03

31

303-294

2.01 Ac (s)

(4)

353.7'

102.3'

71

181.9'

375.5'

73

193.7'

77.7'

184.5'

57.7'

236.3'

29.9'

110.6'

30.7'

83.6'

9

5.6'