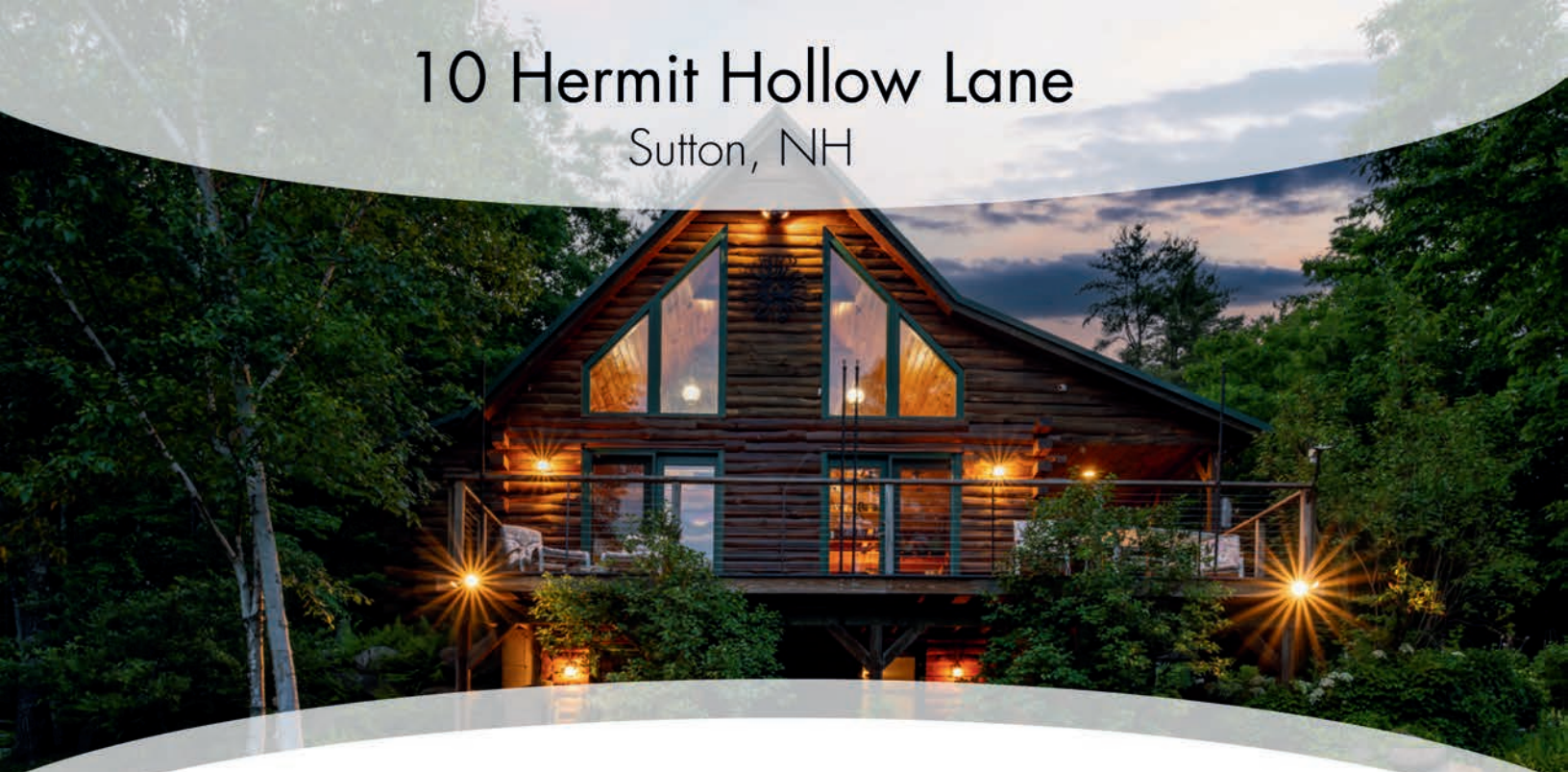


10 Hermit Hollow Lane

Sutton, NH



Just Listed

Tucked away in the woods of South Sutton, this property is mere minutes from the post office and 10 minutes from I-89. This picturesque log home comes equipped with first floor laundry and primary bedroom with an ensuite full bath. Windows spanning near the entirety of the front of the home let in significant natural light during the day. The open concept first floor includes a cozy kitchen and dining area that leads out to the lengthy wrap around porch. The upstairs has a large open office area that overlooks the living room, a second bedroom and a $\frac{3}{4}$ bathroom. In the lower level, you will find ample storage rooms and recreation space for a variety of uses or easy conversion to a third bedroom as there is a three bedroom septic system. The location couldn't be more perfect with close proximity to Kezar Lake, Lake Sunapee and downtown Warner. In the backyard you can enjoy a calming brook, outdoor seating area for hosting friends and family and a barn with power for a workshop or extra storage. Whether it's an easy commute to Concord or a day trip to Lebanon/Hanover, this property puts you close to what matters, while preserving a serene sense of privacy.

 \$595,000





Bedrooms: 2	Year Built: 2005
Bathrooms: 3	Taxes: \$7,058
Acres: 2.83	Sq. Ft.: 1,650

 **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 AND
MOUNTAINS
KELLER WILLIAMS REALTY

Residential 5001436	Single Family Active	10 Hermit Hollow Lane Sutton NH 03273	Unit/Lot	Listed: 6/20/2024 Closed:	\$595,000
			<div> <div> County NH-Merrimack Village/Dist/Locale Construction Status Existing Year Built 2005 Architectural Style Cabin, Log Color Total Stories 2 Zoning RURAL Taxes TBD No Tax - Gross Amount \$7,058.00 Tax Year 2023 Tax Year Notes Owned Land Lot Size Acres 2.83 Lot - Sqft 123,275 Common Land Acres Garage No Basement Yes Basement Access Type Walkout </div> <div> Rooms - Total 8 Bedrooms - Total 2 Baths - Total 3 Baths - Full 1 Baths - 3/4 1 Baths - 1/2 1 Baths - 1/4 0 SqFt-Apx Fin Above Grade 1,657 SqFt-Apx Fin AG Source Measured SqFt-Apx Unfn Above Grade 0 SqFt-Apx Unfn AG Source Measured SqFt-Apx Fin Below Grade 612 SqFt-Apx Fin BG Source Measured SqFt-Apx Unfn Below Grade 485 SqFt-Apx Unfn BG Source Measured SqFt-Apx Total Finished 2,269 Footprint Road Frontage Yes Road Frontage Length 892 Roads Gravel, Private, Unpaved, Easement /ROW </div> <div> 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 0 Auction No Current Use Land Gains Resort </div> </div>		
<div>    </div>			Date - Initial Showinas Beain		

Remarks - Public Tucked away in the woods of South Sutton, this property is mere minutes from the post office and 10 minutes from I-89. This picturesque log home comes equipped with first floor laundry and primary bedroom with an ensuite full bath. Windows spanning near the entirety of the front of the home let in significant natural light during the day. The open concept first floor includes a cozy kitchen and dining area that leads out to the lengthy wrap around porch. The upstairs has a large open office area that overlooks the living room, a second bedroom and a ¾ bathroom. In the lower level, you will find ample storage rooms and recreation space for a variety of uses or easy conversion to a third bedroom as there is a three bedroom septic system. The location couldn't be more perfect with close proximity to Kezar Lake, Lake Sunapee and downtown Warner. In the backyard you can enjoy a calming brook, outdoor seating area for hosting friends and family and a barn with power for a workshop or extra storage. Whether it's an easy commute to Concord or a day trip to Lebanon/Hanover, this property puts you close to what matters, while preserving a serene sense of privacy. Be one of the first to see this property at the open house on 6/22 from 10 AM to 12 PM. We'll see you there! *delayed showings

Directions Going south on Route 114, turn onto Old Main St. (on the left), take another left onto Meetinghouse Hill Road, take a left on Pound Road South and follow it to the end. Pound Road South will turn into Hermit Hollow Lane, which splits into 2 driveways at the end. 10 will be on the right.

Living Room 1 23'1" x 16'7" Dining Room 1 11'6" x 14'3" Kitchen 1 11'4" x 10'2" Primary 1 11'4" x 11'8" Office/Study 2 18'9" x 16'6" Bedroom 2 10'6" x 11'4" Rec Room B 21'11" x 27'7" Bonus Room B 10'9" x 14'8"	Map 04 Block 026 Lot 499 SPAN Number Property ID PlanUrbDev	DeedRecTy Warranty DeedBook 2745 DeedPage 646 TotDeeds Covenants No Seasonal No	SchDistrict Kearsarge Sch Dst SAU #65 SchElem Sutton School SchMiddle Kearsarge Regional Middle Sch SchHigh Kearsarge Regional HS
Appliances Dishwasher, Dryer, Refrigerator, Washer, Stove - Electric, Water Heater Features - Interior Fireplace - Wood, Wood Stove Insert, Laundry - 1st Floor Flooring Softwood, Tile Heating Baseboard, Hot Water, Radiant, Wood Boiler Heat Fuel Oil Cooling None Water Source Drilled Well, Private Sewer 1250 Gallon, Leach Field	Lot Features Secluded Construction Materials Log Home, Wood Frame Foundation Concrete Roof Metal Driveway Gravel Electric Circuit Breaker(s) Phone Company Electric Company Fuel Company Cable Company	Utilities Cable Items Excluded	Condo Name Building Number Floor Number Units Per Building LmtComArea SpecAssmt
		Fees - Condo - Mobile	ParkName Mobile Co-Op MobPkApvl MustMove Mobile Make MobileMod MobileSer# Mobile Anchor
		Condo Fees Fee Fee Frequency AssnFee2 AssnFee2Frq AssnFee3 AssnFee3Frq	

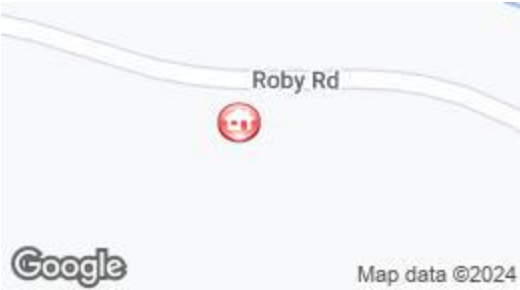
Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages			
Buyer Agency	2.50 %	SubAgency	NonAgency Facilitator 2.50 %
Compensation Based On		Net Sales Price	
The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.			
Compensation Comments			



Daniel O'Halloran
Cell: 603-252-6428
dan@ohgrp.com



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



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.

10 Hermit Hollow Ln, Sutton, NH

1st Floor Finished Area 1164.19 sq ft



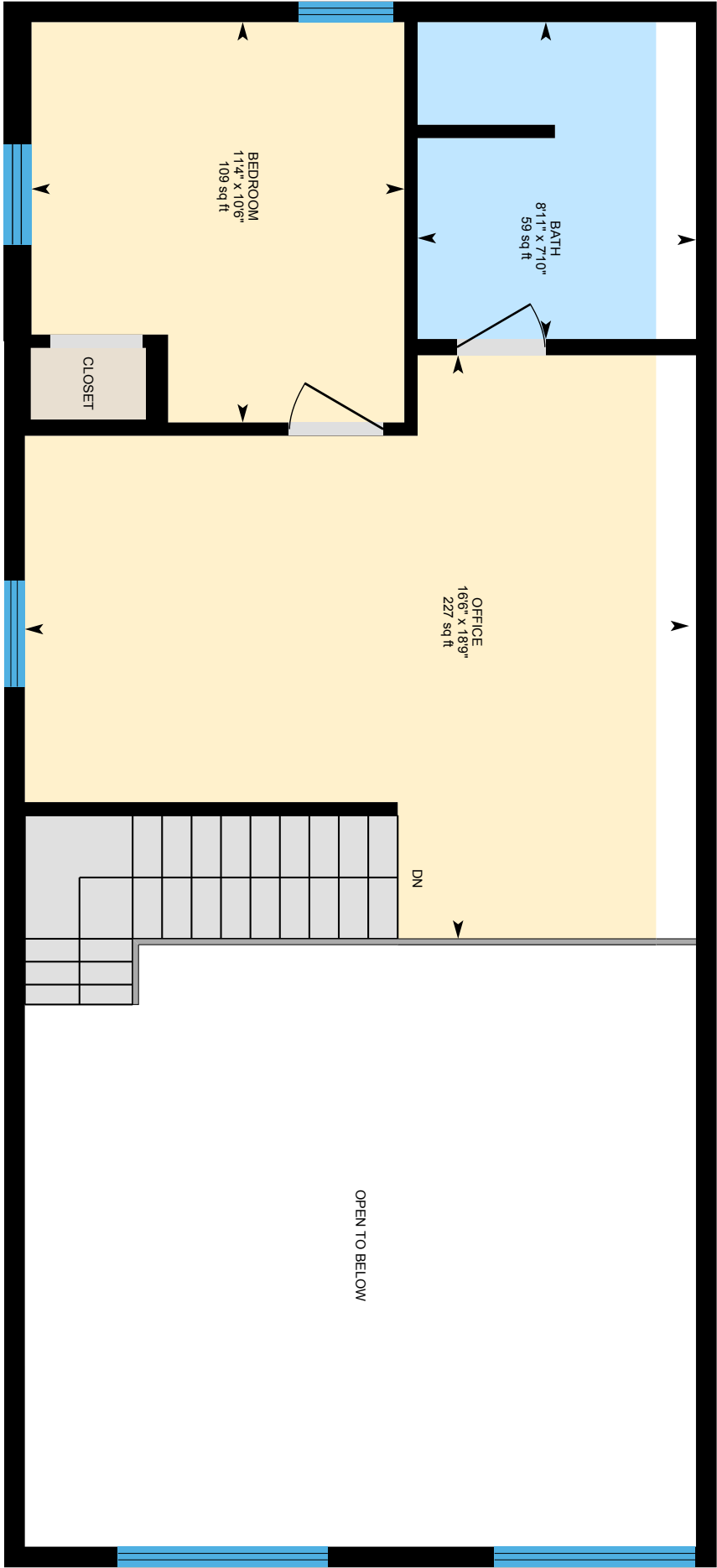
PREPARED: 2024/06/18

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.



10 Hermit Hollow Ln, Sutton, NH

2nd Floor Finished Area 493.74 sq ft
Unfinished Area 45.42 sq ft



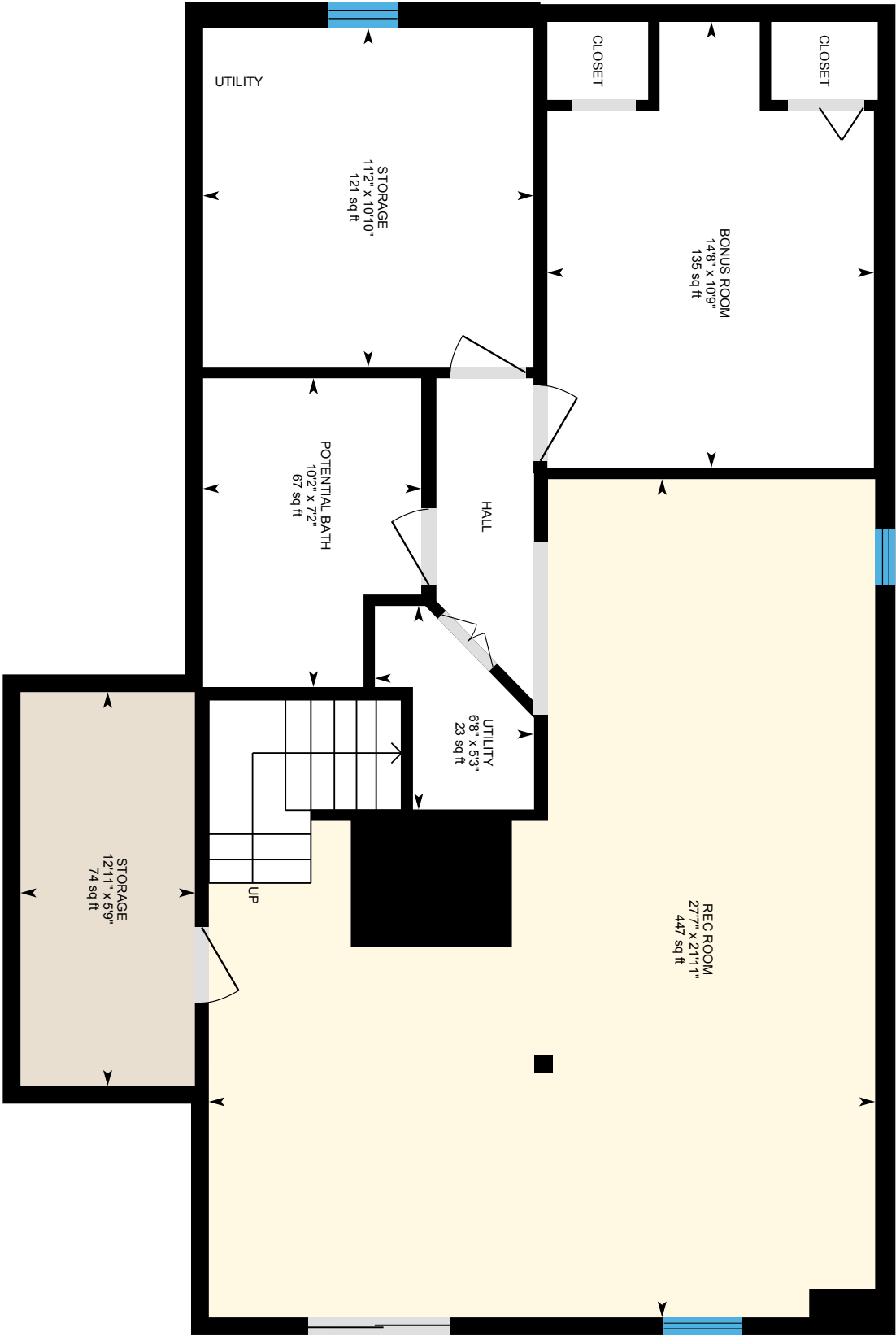
PREPARED: 2024/06/18



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.

10 Hermit Hollow Ln, Sutton, NH

Lower Level (Below Grade) Finished Area 612.12 sq ft
Unfinished Area 485.47 sq ft



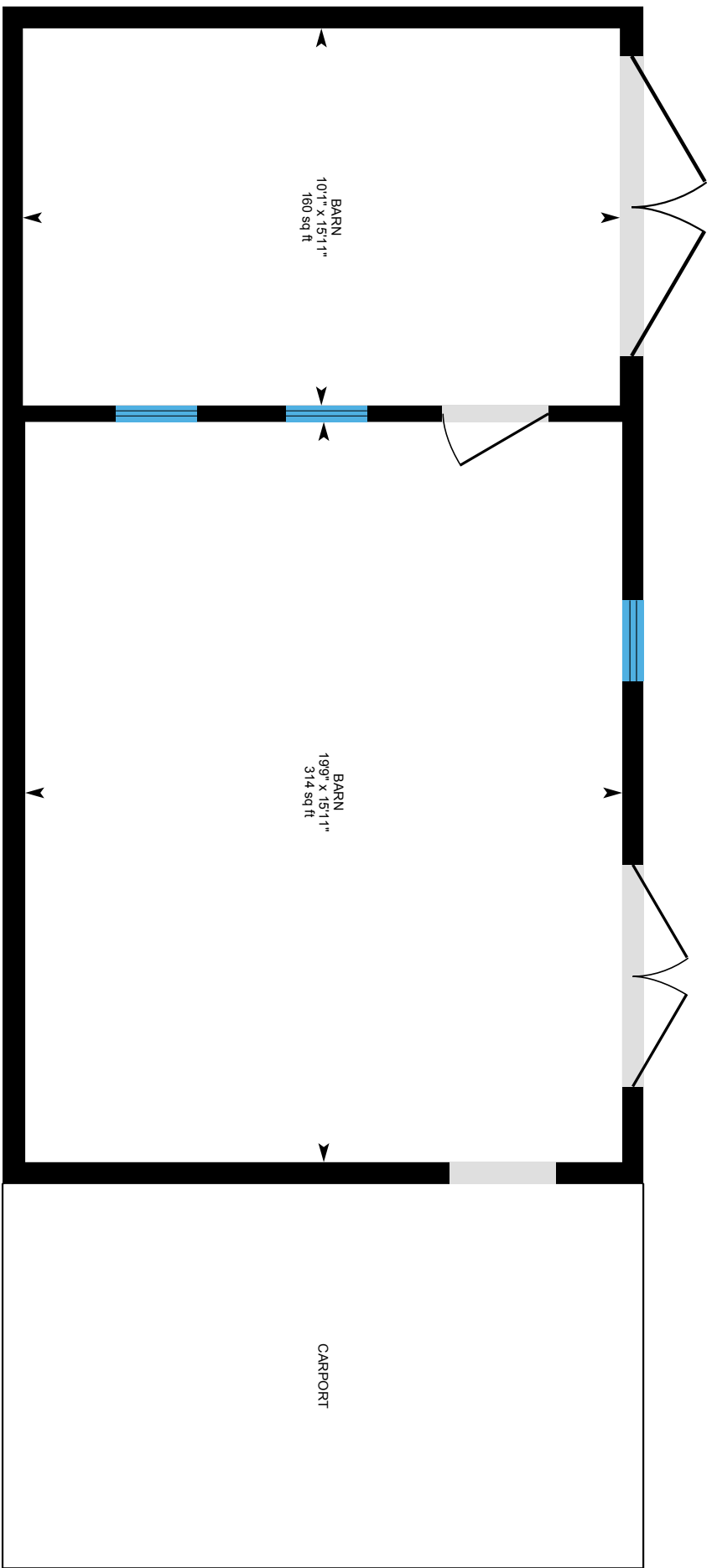
PREPARED: 2024/06/18



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.

10 Hermit Hollow Ln, Sutton, NH

Barn Unfinished Area 536.50 sq ft



PREPARED: 2024/06/18



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.

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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:** A Garrett Evans and Tara Evans

2. **PROPERTY LOCATION:** 10 Hermit Hollow Lane, South Sutton, NH 03273

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 19 _____ 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: Lower yard

Installed By: Digger Day's Artesian Well Co. Inc

Date of Installation: February 2005

What is the source of your information? Payment invoice

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 12/23/2020

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: Property has a true artesian well. Overflow drains into stream from 1" plastic pipe.

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 1250 Gal. ☐ Unknown ☐ Other: _____

Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: In front of deck on left side of house. Location Unknown ☐ Date of Installation: 2005

Date of Last Servicing: _____ Name of Company Servicing Tank: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments: _____

SELLER(S) INITIALS _____

BUYER(S) INITIALS _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 10 Hermit Hollow Lane, Sutton, NH 03273

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other: _____
IF YES, Location: Front lawn, between deck and split rail fence Size: 37x7. Unknown: _____
Date of installation of leach field: 2005 Installed By: CS Rowe
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	**Log Home**		<input 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 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 /

BUYER(S) INITIALS /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 10 Hermit Hollow Lane, Sutton, NH 03273

d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: 12/23/2020 By: State of NH

Results: 175+/-14 pCi/L 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: An aqueduct usage from the stream.

What is your source of information? Deed. Can be removed when transferred

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: Jeffrey A Evans

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: Will be adding to the deed upon transfer

j. Heating System Age: 19 years Type: hot water Fuel: oil Tank Location: basement

Owner of Tank: _____

Annual Fuel Consumption: Half a tank Price: _____ Gallons: _____

Date system was last serviced and by whom? Ayer & Goss

Secondary Heat Systems: Outdoor wood burning furnace

Comments: We heat with wood throughout the late fall and into mid spring reducing fuel oil consumption.

SELLER(S) INITIALS /

BUYER(S) INITIALS /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 10 Hermit Hollow Lane, Sutton, NH 03273

- k.** Roof Age: 19 years Type of Roof Covering: Metal
Moisture or leakage: None
Comments: _____
- l.** Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ Type: _____
Moisture or leakage: None
Comments: _____
- m.** Chimney(s) How Many? 1 Lined? _____ Last Cleaned: _____ Problems? No
Comments: 3 flues
- n.** Plumbing Type: pex-pipe Age: 19 years
Comments: _____
- o.** Domestic Hot Water: Age: 19 years Type: hot water Gallons: _____
- 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 - Fiberoptic
- x.** Other (e.g. Alarm System, Irrigation System, etc.) hard wired security cameras with DVR and lock box.
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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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 10 Hermit Hollow Lane, South Sutton, NH 03273

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).

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

✓ GARRETT EVANS
24 SAWYER LANE
NEW LONDON, NH
03257

18.37
2

②

Doc# 592758
Book: 2745
Pages: 646 - 648
Filed & Recorded
01/31/2005 03:00:42 PM
KATHI L. GUAY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS
RECORDING \$ 18.00
SURCHARGE \$ 2.00
POSTAGE \$ 0.37

Book 2745 Page 646

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, WE, **JEFFREY A. EVANS and DEBBRA RINARD-EVANS**, husband and wife, of P.O. Box 522, South Sutton, New Hampshire, 03273, for consideration paid, grant to **ANDREW GARRETT EVANS and TARA D. EVANS**, husband and wife, of 24 Sawyer Lane, New London, New Hampshire, 03257, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, with WARRANTY COVENANTS to the said Andrew Garrett Evans and Tara D. Evans the following described premises:

A certain tract or parcel of land situated in Sutton, County of Merrimack and State of New Hampshire, being Lot 2 as shown on a plan entitled, "MINOR SUBDIVISION PLAN, PROPERTY OF JEFFREY A. EVANS, LOCATED ON POUND ROAD, IN THE TOWN OF SUTTON, NEW HAMPSHIRE, M.C.R.D BOOK #1817 PAGE #700, TAX MAP 4 LOT 033, 482" DATED OCTOBER, 2004, PREPARED BY JEFFREY A. EVANS, LAND CONSULTANT, recorded Merrimack County Registry of deeds Plan 17144, November 17, 2004, bounded and described as follows, to wit:

Beginning at a drill hole on the Westerly side of Pound Road, being the Northeast corner of said Lot 2, and being the Northeast corner of the within described parcel;

THENCE South 09° 13' 41" East 96.13 feet along the Easterly side of Pound Road and a stone wall to a point;

THENCE South 07° 22' 45" East 51.70 feet along the Easterly side of Pound Road and a stone wall to a point;

THENCE South 05° 22' 50" West 62.78 feet along the Easterly side of Pound Road and a stone wall to a point;

THENCE South 18° 39' 19" West 171.90 feet along the Easterly side of Pound Road and a stone wall to a point;

THENCE South 28° 47' 28" West 214.27 feet along the Easterly side of Pound Road and a stone wall to a point;

THENCE North 31° 17' 25" West 75.50 feet along the Northerly side of Hermit Hollow Lane to a point;

THENCE North 27° 55' 00" West 56.56 feet along the Northerly side of Hermit Hollow Lane to a point;

THENCE North 35° 33' 12" West 40.10 feet along the Northerly side of Hermit Hollow Lane to a point;

THENCE North 43° 02' 04" West 52.84 feet along the Northerly side of Hermit Hollow Lane to the end of Hermit Hollow lane;

THENCE North 59° 40' 47" West 16.15 feet along the land of the Grantor to a stone bound;

THENCE North 13° 27' 50" East 31.24 feet to a point;

THENCE North 09° 48' 43" West 281.31 feet to a point;

THENCE North 79° 48' 29" East 326.84 feet to the point of beginning.

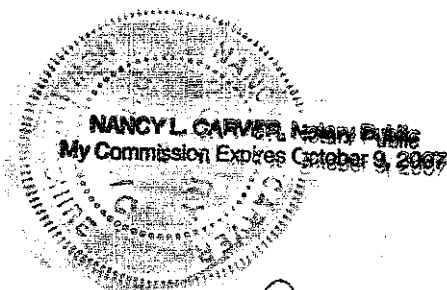
Being Lot 2 and containing 2.83 acres more or less. Meaning and intending to convey a portion of the premises conveyed to the grantor in book 1817, page 700 of the Merrimack County Registry of Deeds.

Reserving to the grantor the right to enter and maintain the aqueduct along the stream as it exists on the property of the grantee.

Granting to the grantee use of Hermit Hollow Lane as a private road as shown on said plan, and sharing the maintenance cost equally with the grantor and grantee.

This conveyance is a "noncontractual transfer" as defined by RSA 78B: 1-a, therefore no state transfer tax stamps are required.

Dated this 20 day of December, 2004.



Nancy L Carver

Jeffrey A. Evans
JEFFREY A. EVANS

Debra Rinard-Evans
DEBBRA RINARD EVANS

STATE OF NEW HAMPSHIRE
COUNTY OF Sullivan

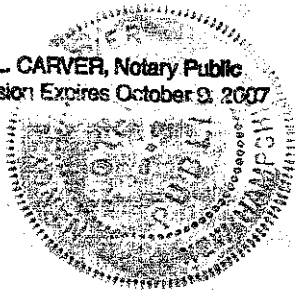
Date: 12/20/04

Then personally appeared, Jeffrey A. Evans and Debbra Rinard-Evans, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged the same to be their true and voluntary act and deed for the purposes therein contained.

Before me,

Nancy L. Carver
Notary Public Justice of the Peace
My Commission Expires:

NANCY L. CARVER, Notary Public
My Commission Expires October 9, 2007



MCRD

MERRIMACK COUNTY RECORDS

Kath L. Gray, CPO, Register

