


# 74 Alexander Avenue

Newport, NH



## *Just Listed*

Beautiful 3 bedroom, 1 bathroom home in Newport set in a quiet neighborhood. You will love the open-concept kitchen, dining area & living room. Off the dining room you can access the deck that is perfect for entertaining guests and enjoy the fenced in the backyard. There is a full basement with plenty of storage space as well as an attached 2-car garage. Just minutes from the Newport Golf Course and from downtown Newport where you will find local dining, shopping, healthcare and amenities. Only 15 minutes to Mount Sunapee Resort and Lake Sunapee for summer and winter activities. Close to the Sugar River Rail Trail for hiking, biking & snowmobile trails, beaches, lakes, fishing spots and other local golf courses. 45 minutes to Keene for great dining and shopping options, and to the Upper Valley for Dartmouth Health, theater, restaurants and more. 1.5 hours to Boston.

 \$295,000

Bedrooms: 3      Year Built: 2004  
Bathrooms: 1      Taxes: \$5,621  
Acres: .68      Sq. Ft.: 1,080

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

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

 ohgrp.com

 **LAKES AND MOUNTAINS**  
KELLERWILLIAMS REALTY



County NH-Sullivan  
 Village/Dist/Locale  
 Construction Status Existing  
 Year Built 2004  
 Architectural Style Raised Ranch  
 Color Cream  
 Total Stories 1  
 Zoning R120 S  
 Taxes TBD No  
 Tax - Gross Amount \$5,621.00  
 Tax Year 2023  
 Tax Year Notes ER 90.8%  
 Owned Land  
 Lot Size Acres 0.68  
 Lot - Sqft 29,621  
 Common Land Acres  
 Garage Yes  
 Basement Yes  
 Basement Access Type Interior  
 Date - Initial Showings Begin 6/30/2024

Rooms - Total 6  
 Bedrooms - Total 3  
 Baths - Total 1  
 Baths - Full 1  
 Baths - 3/4 0  
 Baths - 1/2 0  
 Baths - 1/4 0  
 SqFt-Apx Fin Above Grade 1,080  
 SqFt-Apx Fin AG Source Public Records  
 SqFt-Apx Unfn Above Grade 0  
 SqFt-Apx Unfn AG Source Public Records  
 SqFt-Apx Fin Below Grade 0  
 SqFt-Apx Fin BG Source Public Records  
 SqFt-Apx Unfn Below Grade 480  
 SqFt-Apx Unfn BG Source Public Records  
 SqFt-Apx Total Finished 1,080  
 Footprint  
 Road Frontage Yes  
 Road Frontage Length 186  
 Roads Paved, 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. Ownrsh No  
 T/F Ownership Amount  
 T/F Ownership Type  
 Foreclosed/Bank-Owned/REO No  
 Days On Market 0  
 Auction No  
 Current Use  
 Land Gains  
 Resort

**Remarks - Public** Beautiful 3 bedroom. 1 bathroom home in Newport set in a quiet neighborhood. You will love the open-concept kitchen, dining area & living room. Off the dining room you can access the deck that is perfect for entertaining guests and enjoy the fenced in the backyard. There is a full basement with plenty of storage space as well as an attached 2-car garage. Just minutes from the Newport Golf Course and from downtown Newport where you will find local dining, shopping, healthcare and amenities. Only 15 minutes to Mount Sunapee Resort and Lake Sunapee for summer and winter activities. Close to the Sugar River Rail Trail for hiking, biking & snowmobile trails, beaches, lakes, fishing spots and other local golf courses. 45 minutes to Keene for great dining and shopping options, and to the Upper Valley for Dartmouth Health, theater, restaurants and more. 1.5 hours to Boston. \*Showings begin at the Open House on 6/30 from 11am - 2pm.  
**Directions** From Main Street in Newport follow Route 11/103 west towards Claremont. Turn onto Unity Road. Follow Unity Road for about 1-1/2 miles. Turn left onto Elaine Street, which will turn into Alexander Avenue. #74 Alexander will be on your right in .2 miles.

**Kitchen - Eat-in** 1 11'6" x 9'11"  
**Dining Room** 1 11'6" x 8'  
**Living Room** 1 13'7" x 12'2"  
**Primary** 1 11'4" x 14'4"  
**Bedroom** 1 13'3" x 10'7"  
**Bedroom** 1 9'10" x 8'4"

**Map** 119  
**Block** 000  
**Lot** 10  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 1776  
**DeedPage** 130  
**TotDeeds**  
**Covenants** Yes  
**Seasonal** No

**SchDistrict** Newport Sch Dst SAU #58  
**SchElem** Richards Elementary School  
**SchMiddle** Newport Middle and High School  
**SchHigh** Newport Middle High School

**Lot Features** Country Setting, Level, Open, Sloping, Wooded  
**Construction Materials** Vinyl Siding  
**Foundation** Poured Concrete  
**Roof** Shingle - Asphalt  
**Driveway** Paved  
**Electric** 200 Amp, Circuit Breaker(s)  
**Phone Company**  
**Electric Company** Eversource  
**Fuel Company** Eastern Prop & Oil  
**Cable Company** Comcast

**Utilities** Cable, Telephone Available  
**Items Excluded**

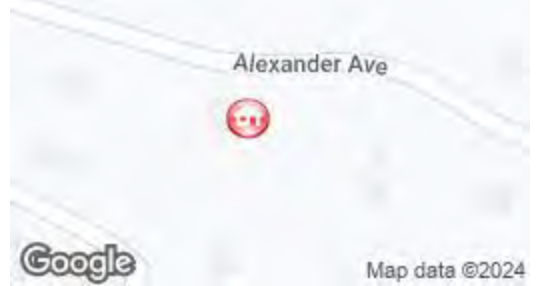
**Appliances** Dishwasher, Dryer, Range - Electric, Refrigerator, Washer  
**Features - Exterior** Deck, Fence - Partial, Garden Space  
**Features - Interior** Kitchen/Dining, Kitchen/Living, Laundry - Basement  
**Flooring** Bamboo, Carpet, Tile  
**Heating** Baseboard, Hot Water  
**Heat Fuel** Oil  
**Cooling** None  
**Water Source** Public  
**Sewer** 1250 Gallon, Concrete, Leach Field, Septic Design Available

**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** 3.00% **SubAgency** **Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages**  
**Compensation Based On** Net Sales Price **NonAgency Facilitator** 3.00 %  
 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





# 74 Alexander Ave, Newport, NH

Main Floor Finished Area 1094.49 sq ft



PREPARED: 2024/06/27



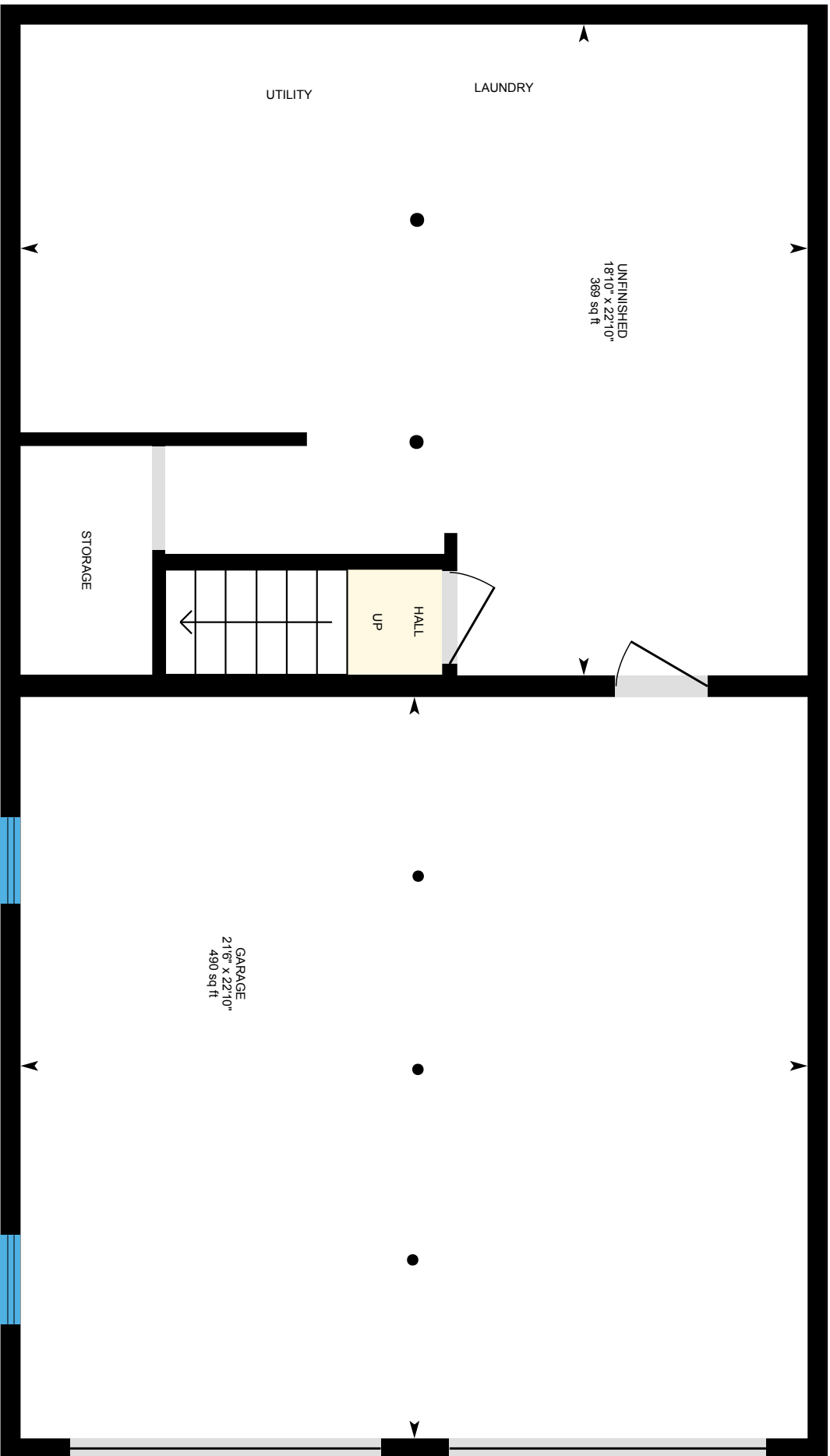
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 74 Alexander Ave, Newport, NH

Basement (Below Grade) Finished Area 13.06 sq ft

Unfinished Area 996.20 sq ft



PREPARED: 2024/06/27



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:** Charles M McLeman IV

2. **PROPERTY LOCATION:** 74 Alexander Avenue, Newport, NH 03773

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

4. **SELLER:**  has  has not occupied the property for 14 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: \_\_\_\_\_  
Installed By: \_\_\_\_\_ Date of Installation: \_\_\_\_\_  
What is the source of your information? \_\_\_\_\_

c. **USE:** Number of persons currently using the system: 5 (2 adults, 3 young children)  
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:

Town water, testing by the Water Department.

### 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: Side yard Location Unknown  Date of Installation: \_\_\_\_\_  
Date of Last Servicing: 04/29/2024 Name of Company Servicing Tank: Bradford Septic Services  
Have you experienced any malfunctions?  Yes  No  
Comments: \_\_\_\_\_

SELLER(S) INITIALS CM / \_\_\_\_\_

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

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d. LEACH FIELD:  Yes  No  Other: \_\_\_\_\_  
IF YES, Location: Side yard Size: \_\_\_\_\_ Unknown: \_\_\_\_\_  
Date of installation of leach field: 2004 Installed By: \_\_\_\_\_  
Have you experienced any malfunctions?  Yes  No  
Comments: Presby Leach Field rejuvenated per manufacturer protocol on 06/18/2024, removed filter and replaced with baffle

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 type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input 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: \_\_\_\_\_ 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: Testing was last conducted in the Summer of 2010

SELLER(S) INITIALS EM / \_\_\_\_\_

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: \_\_\_\_\_ 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: \_\_\_\_\_

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: 20 years Type: Baseboard Fuel: Oil Tank Location: Basement**

Owner of Tank: Property owner

Annual Fuel Consumption: 600 gallons Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? \_\_\_\_\_

Secondary Heat Systems: \_\_\_\_\_

Comments: \_\_\_\_\_

SELLER(S) INITIALS CM / \_\_\_\_\_

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

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**k. Roof Age:** 20 years **Type of Roof Covering:** Asphalt shingle  
**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:** Copper pipe **Age:** 20 years  
**Comments:** \_\_\_\_\_

**o. Domestic Hot Water: Age:** 20 years **Type:** off boiler **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:** Modifications were made to the deck, as the original wood was becoming unstable due to carpenter ants

**r. Pest Infestation: Are you aware of any past or present pest infestations?**  Yes  No **Type:** Carpenter ants Summer 2018  
**Comments:** Orkin Pest Control resolved the issue and services were retained for a few years to ensure no further infestation

**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:** Window units **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:** Comcast

**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 CM / \_\_\_\_\_

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:

Remodeled the bathroom with tile flooring and new cabinetry in 2010  
Removed carpet in the living room and hallway and replaced with full bamboo floors (boards contain no composite) in 2013  
Modified the deck, removed rotting wood, and replaced with pressure treated pine in 2018  
Replaced the 4' fence and installed a 6' privacy fence and new gate around 2020  
Replaced carpets in the bedrooms around 2022  
Replaced driveway in 2023 and rerouted drain to run away from the driveway

**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).**

*Charles M. McLeman IV*  
dotloop verified  
06/24/24 9:44 PM EDT  
LSYA-IBZY-EKYN-E39T  
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.**

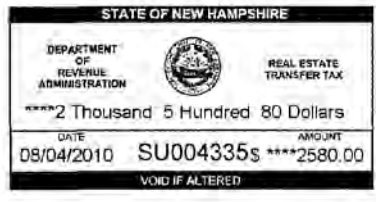
BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_



*Sharon A. Krig*

*Return to Grantor  
74 Alexander Ave  
Newport NH 03773*



**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that we, **David Stone** and **Linda Stone**, husband and wife, of 74 Alexander Avenue, Newport, County of Sullivan and State of New Hampshire 03773, **for consideration paid**, grant to **Charles M. McLeman IV**, an unmarried person, of PO Box 224 Sunapee, County of Sullivan and State of New Hampshire, 03782

**With Warranty Covenants**

A certain tract or parcel of land, with the buildings and improvements thereon situated in the Town of Newport, County of Sullivan and State of New Hampshire, being Lot 5 on a plan entitled "Subdivision- George Kassas Land- Birchwood Grove- Newport, N.H." dated February 18, 1988, prepared by Clifford P. Richer, LLS, approved by the Newport Planning Board on June 1, 1988 and recorded in the Sullivan County Registry of Deeds on June 14, 1988 at Pocket 14, Folder 1, Number 4 of Planfile 2, to which plan reference may be made for a more particular description.


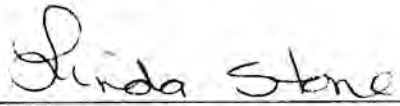
Lot 5 consists of 0.68 acre or 29,700 square feet, more or less.

**Subject to** any and all matters as shown on said plan recorded at Pocket 14, Folder 1, Number 4 of Planfile 2 of the Sullivan County Registry of Deeds.

**Subject to** the Protective Covenants- Kassas Development in Newport, New Hampshire as described in a deed recorded at Volume 1434, Page 75 of the Sullivan County Registry of Deeds.


**Meaning and Intending** to convey all and the same premises granted to David Stone and Linda Stone by Warranty Deed of Charles Sargent dated June 18, 2004 and recorded at Volume 1454, Page 996 of the Sullivan County Registry of Deeds.

Dated this 3<sup>rd</sup> day of July, 2010

  
\_\_\_\_\_  
David Stone  
  
\_\_\_\_\_  
Linda Stone

STATE OF NEW HAMPSHIRE  
COUNTY OF SULLIVAN

Personally appeared before me this 30<sup>th</sup> day of July, 2010 David Stone and Linda Stone, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

  
\_\_\_\_\_  
Justice of the Peace/Notary Public

My commission expires \_\_\_\_\_



