

1776 Route 114

Sutton, NH



Just Listed

Beautiful 2-bedroom, 2-bathroom home set on over 16 acres of land in the quaint town of Sutton. The main level offers an open-concept floor plan, bedroom and bathroom. The finished basement includes an additional living room that could be used as a recreation room or workout room, bedroom, bathroom and laundry. Each level has a wood stove and on the main level there is a mini-split for cooling. Outside you will find an enclosed sun porch and deck for all your entertaining needs. Large 4-car tandem garage with above storage that could possibly be finished for more living space. Enjoy the private setting and quiet neighborhood, with just a short drive to the center of New London for local dining, shops, cafe's, theater and more. Ideal home for someone who wants to live 20 minutes to Mount Sunapee Resort, 30 minutes to Ragged Mountain, 15 minutes to Lake Sunapee and Pleasant Lake to enjoy outdoor activities all year round. Close to many golf courses, hiking and biking trails, fishing spots and public beaches. 35 minutes to Dartmouth Health, the Upper Valley and Concord. Under an hour and 45 minutes to Boston.

 \$350,000

Bedrooms: 2 Year Built: 1970
Bathrooms: 2 Taxes: \$4,697
Acres: 16.5 Sq. Ft.: 1,667

 **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-Merrimack
Village/Dist/Locale
Construction Status Existing
Year Built 1970
Architectural Style Raised Ranch
Color
Total Stories 1
Zoning Residential
Taxes TBD No
Tax - Gross Amount \$4,697.00
Tax Year 2023
Tax Year Notes
Owned Land
Lot Size Acres 16.50
Lot - Sqft 718,740
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Walkout
Date - Initial Showings Begin

Rooms - Total 8
Bedrooms - Total 2
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Fin Above Grade 920
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Measured
SqFt-Apx Fin Below Grade 747
SqFt-Apx Fin BG Source Measured
SqFt-Apx Unfn Below Grade 0
SqFt-Apx Unfn BG Source Measured
SqFt-Apx Total Finished 1,667
Footprint
Road Frontage Yes
Road Frontage Length 536
Roads Paved

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 Yes
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

Remarks - Public Beautiful 2-bedroom, 2-bathroom home set on over 16 acres of land in the quaint town of Sutton. The main level offers an open-concept floor plan, bedroom and bathroom. The finished basement includes an additional living room that could be used as a recreation room or workout room, bedroom, bathroom and laundry. Each level has a wood stove and on the main level there is a mini-split for cooling. Outside you will find an enclosed sun porch and deck for all your entertaining needs. Large 4-car tandem garage with above storage that could possibly be finished for more living space. Enjoy the private setting and quiet neighborhood, with just a short drive to the center of New London for local dining, shops, cafe's, theater and more. Ideal home for someone who wants to live 20 minutes to Mount Sunapee Resort, 30 minutes to Raquet Mountain, 15 minutes to Lake Sunapee and Pleasant Lake to enjoy outdoor activities all year round. Close to many golf courses, hiking and biking trails, fishing spots and public beaches. 35 minutes to Dartmouth Health, the Upper Valley and Concord. Under an hour and 45 minutes to Boston. *Showings begin at the open house on Tuesday, July 9th, from 4:00 pm - 6:00 pm. Additional open house will be held on Saturday, July 13th from 10:00 am - 12:00 pm.
Directions Take a right off of 89 North. Turn right onto Route 114. Will be on the left side of the road.

Dining Room 1 11'3" x 9'11"
Living Room 1 12'1" x 14'3"
Kitchen 1 11'5" x 13'2"
Bedroom 1 11'6" x 13'3"
Rec Room B 22'6" x 14'8"
Utility Room B 10'9" x 9'9"
Bedroom B 10'10" x 12'8"

Map 009
Block 750
Lot 178
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Quit Claim
DeedBook 3605
DeedPage 2117
TotDeeds
Covenants No
Seasonal No

SchDistrict Sutton School District
SchElem Sutton School
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS

Appliances Dishwasher, Range - Electric, Refrigerator, Washer, Water Heater - Off Boiler
Equipment Air Conditioner, Stove-Wood
Features - Exterior Deck, Garden Space, Porch - Enclosed
Features - Interior Laundry Hook-ups, Laundry - Basement
Flooring Hardwood, Vinyl
Heating Hot Water, Stove - Wood
Heat Fuel Oil
Cooling Mini Split
Water Source Drilled Well, Private
Sewer Concrete, Leach Field, Private

Lot Features Landscaped, Level, Subdivision, Walking Trails, Wooded
Construction Materials Board and Batten Exterior
Foundation Concrete
Roof Metal, Standing Seam
Driveway Dirt, Gravel
Electric 200 Amp, Circuit Breaker(s)
Phone Company TDS
Electric Company
Fuel Company
Cable Company TDS

Utilities Phone, Cable
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

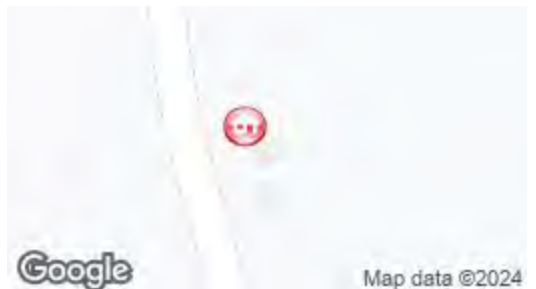
Buyer Agency 2.50% **SubAgency** **Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages**
Compensation Based On Net Sales Price **NonAgency Facilitator** 2.50 %
 The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.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

1776 NH-114, Sutton, NH

1st Floor Finished Area 920.45 sq ft



PREPARED: 2024/07/02



1776 NH-114, Sutton, NH

Lower Level Finished Area 741.05 sq ft



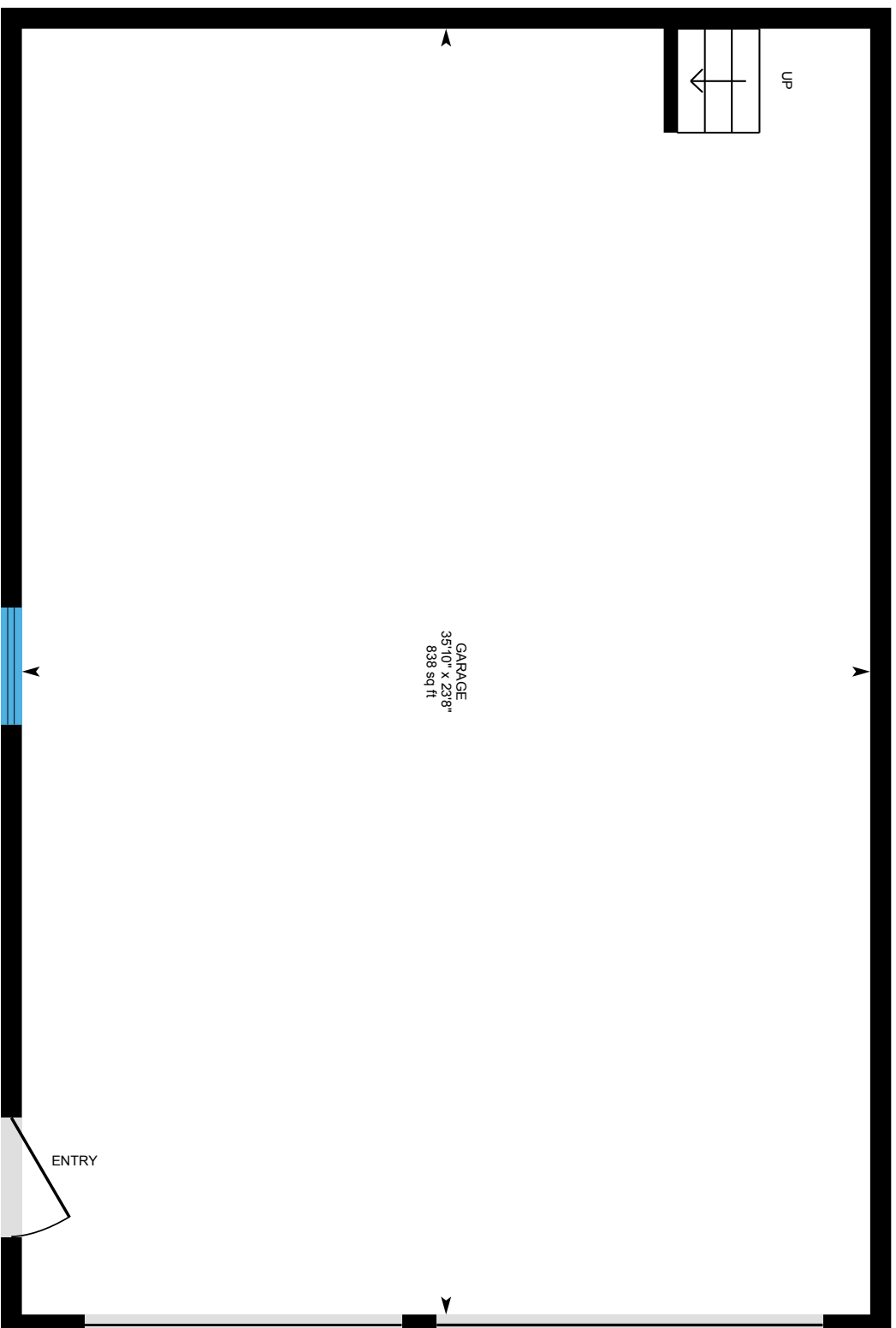
PREPARED: 2024/07/02

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.



1776 NH-114, Sutton, NH

Garage Unfinished Area 916.59 sq ft



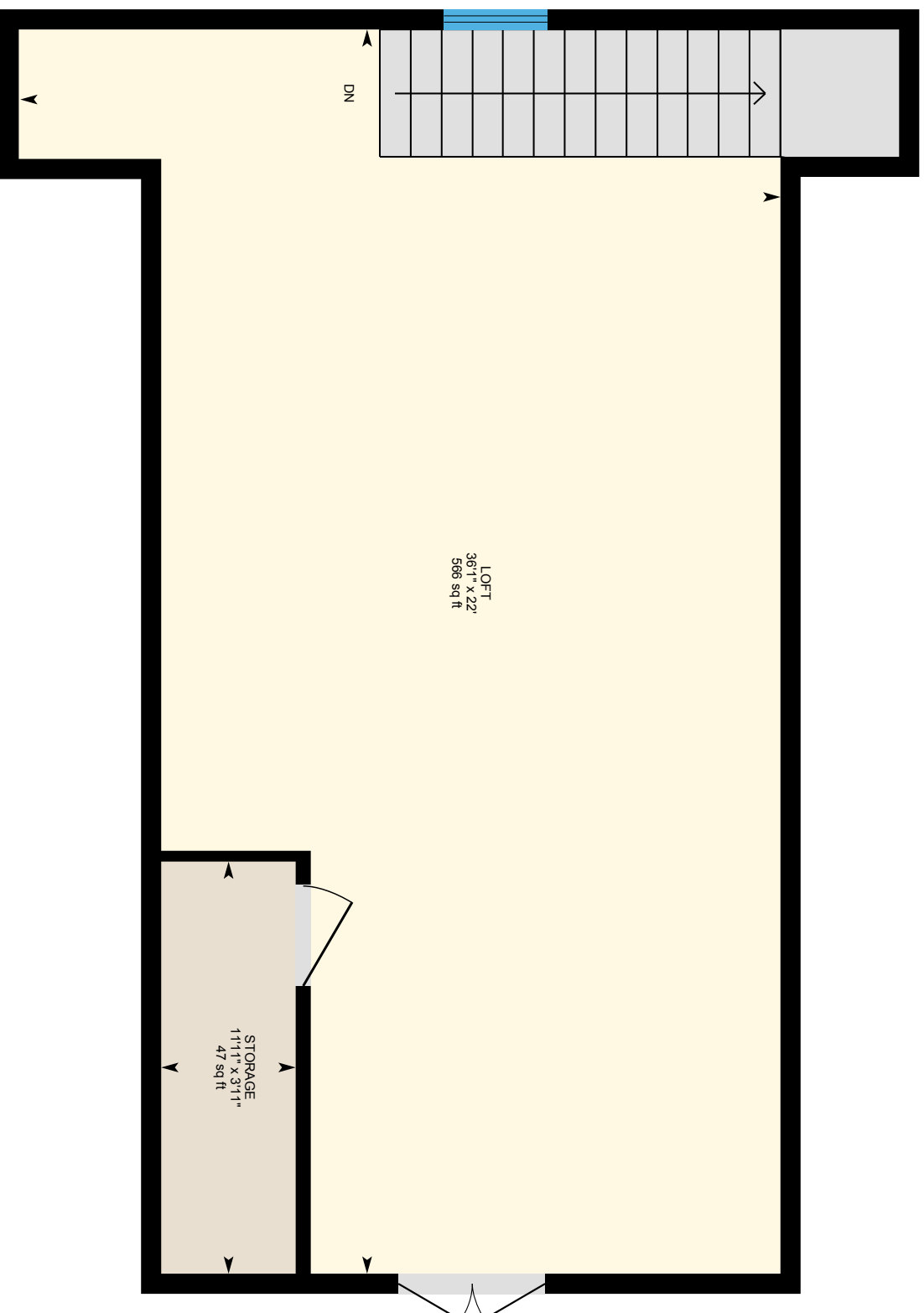
PREPARED: 2024/07/02



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.

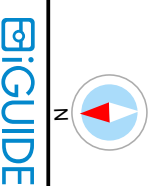
1776 NH-114, Sutton, NH

Garage Loft Finished Area 747.84 sq ft



PREPARED: 2024/07/02

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:** Hosmer Family Revocable Living Trust 7/12/2018

2. **PROPERTY LOCATION:** 1776 New Hampshire 114, Sutton, NH 03260

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

4. **SELLER:** has has not occupied the property for 40+ 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: 1
 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:

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 Gal. Unknown Other: _____
 Tank Type Concrete Metal Unknown Other: _____
 Location: Back Lawn Location Unknown Date of Installation: _____
 Date of Last Servicing: 2022 Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

SELLER(S) INITIALS TJH

BUYER(S) INITIALS _____

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d. LEACH FIELD: Yes No Other: _____
 IF YES, Location: Back Lawn Size: _____ Unknown: _____
 Date of installation of leach field: unknown Installed By: _____
 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. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" 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 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 JMA _____

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: Walking Loop at Back of Property for Seller

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: Current Use

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: 100 year Flood plane back of property

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? RES

i. Street (check one): Public Private Association

If private, is there a written road maintenance agreement? Yes No

Additional Information: _____

j. Heating System Age: 28 Type: FHW Fuel: oil Tank Location: outside under Deck

Owner of Tank: Seller

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? 2023 Wend Rivin

Secondary Heat Systems: Wood 3 1/2 cord

Comments: _____

SELLER(S) INITIALS TMH

BUYER(S) INITIALS _____

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- k. Roof Age: 11+- Type of Roof Covering: Metal
 Moisture or leakage: None
 Comments: _____
- l. Foundation/Basement: Full Partial Other: _____ Type: concrete
 Moisture or leakage: None
 Comments: _____
- m. Chimney(s) How Many? 2 Lined? Yes Last Cleaned: 2023 Problems? None
 Comments: _____
- n. Plumbing Type: Copper Age: _____
 Comments: _____
- o. Domestic Hot Water: Age: 28 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: _____
- r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: occasional mouse
 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: Mini Split Age: 4 Date Last Serviced and by whom: 2022
 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 Fiber
- 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 JAH |

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:

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).

Tom & Ann Trustee 7/1/24
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

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED HAZARDS FOR HOUSING SALES



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 1776 New Hampshire 114, Sutton, NH 03260

Lead Warning Statement

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Tina M. Ford Trustee 7/1/24

Seller Date

Purchaser Date

[Signature] 7/1/24

Agent Date

Seller Date

Purchaser Date

Agent Date

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

Return to: Hudkins Law PLLC
58 Winnacunnet Road
Hampton, NH 03842

ENV

Transfer Tax: \$0.00 QUITCLAIM DEED

WE, TERESA A. HOSMER AND DAVID HOSMER, husband and wife, of 1776 RT 114, North Sutton, New Hampshire, 03260, for consideration paid, do hereby grant to

TERESA A. HOSMER AND DAVID HOSMER, TRUSTEES OF THE HOSMER FAMILY REVOCABLE LIVING TRUST u/d/t dated July 12, 2018, of 1776 RT 114, North Sutton, New Hampshire, 03260,

with **QUITCLAIM COVENANTS**

a certain tract or parcel of land located in the Town of Sutton, County of Merrimack and State of New Hampshire bounded and described as follows:

A certain tract of land known as Lot C and located in the Town of Sutton, County of Merrimack and State of New Hampshire beginning at a stake on the East side of State Route 114, the same being the Southwest corner of the tract conveyed herein, and the corner of land believed to be now or formerly owned by Clough; thence South 89° East six hundred forty-four (644) feet along said Clough land to a stake and stones; thence South 13° 15' East two hundred sixty-two feet (262) along said Clough land to an iron pipe set in a pile of stones; thence 88° East one thousand fifty-six (1,056) feet along said Clough land and along blazed line to a junction of a wire fence and wall; thence North 13° West five hundred nineteen (519) feet along a stone wall to a stake at the Northeast corner of the tract; thence North 88° West one thousand six hundred forty-six (1,646) feet along Lot B, so-called, to a stake on the East side of said State Route 114; thence Southerly about two hundred seventy-four (274) feet along the East side of said State Route 114 to the point of beginning.

See also recorded Plan No. 2727, being a subdivision of property of George E. Werner and Barbara E. Werner prepared by C.P. Richer, surveyor, of Newport, New Hampshire.

Said Lot C containing 16 acres, more or less.

145
25.00

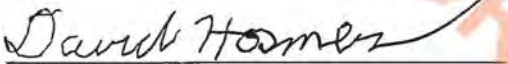
Meaning and intending to describe the premises conveyed to the within grantors by Quitclaim deed of Teresa Hosmer dated July 30, 2012 and recorded with the Merrimack County Registry of Deeds at Book 3328, Page 1777.

We, Teresa A. Hosmer and David Hosmer, husband and wife, hereby consent to this transfer, but retain our rights of homestead.

This transfer is being made pursuant to RSA 78-B:2 XXII and is exempt from transfer tax.

Executed under seal this 12th day of July, 2018.


Teresa A. Hosmer


David Hosmer

STATE OF NEW HAMPSHIRE

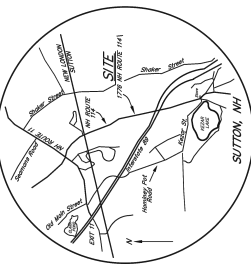
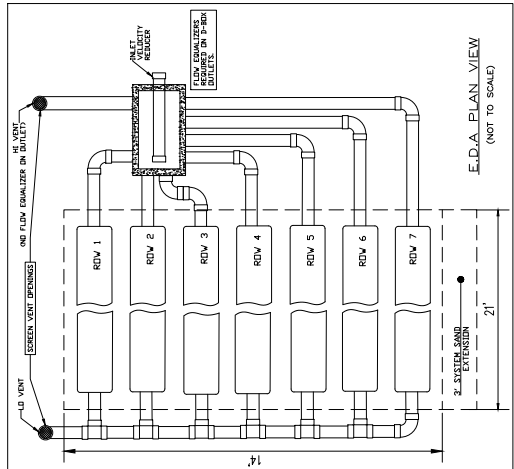
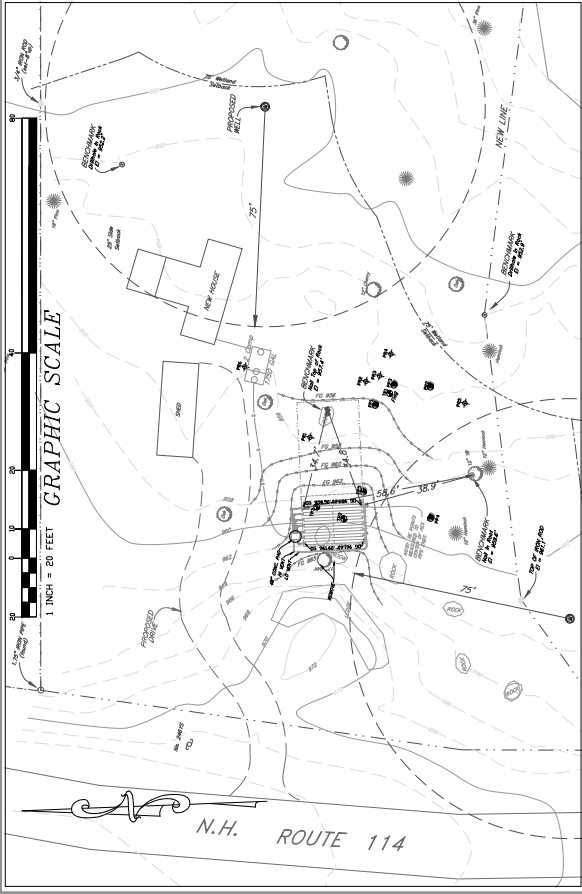
Merrimack, ss.

July 12th, 2018

Then personally appeared the above-named Teresa A. Hosmer and David Hosmer and acknowledged the foregoing instrument to be their free act and deed before me.


Notary Public:
My commission expires:

KATHARINE N HALSTED
Notary Public-New Hampshire
My Commission Expires
May 02, 2023



DIRECTIONAL SIZE: FROM RD EXH 11, HEAD EAST ON RT 114, A THE ROAD CORNER, HEAD SOUTH ON RT 114 TO THE FIRST BOUNDARY LINE, THEN WEST TO THE POLE PLANTS ON THE LEFT SIDE.



GABRIEL DATA
SURVEYING, INC. 2430 W. MAIN ST. AMHERST, NH 03817
PHONE: 603-842-1100 FAX: 603-842-1101
WEBSITE: WWW.GABRIELDATA.COM
ADDITIONAL SURVEYING DATED 7/18/2011
CONTRACT NO. GDS-11-000001
DRAWN BY: GABRIEL DATA
CHECKED BY: GABRIEL DATA
DATE: 7/18/2011

SEPTIC DESIGN PLAN:
TAX MAP 9, LOT 760-178
ROUTE 114
SUTTON, NH 03360
CLIENT:
TERESA HOSMER
1776 ROUTE 114
SUTTON, NH 03360
REVISION: 1/1
DATE: 7/29/2013
DESIGNED BY: ALEXANDER KISH
P. O. BOX 472
NEWPORT, NH 03873
DESIGNER NO. 1822
DESIGNER:
Alexander Kish
No. 1822

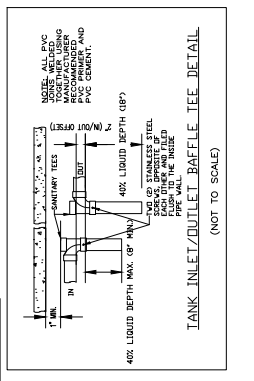
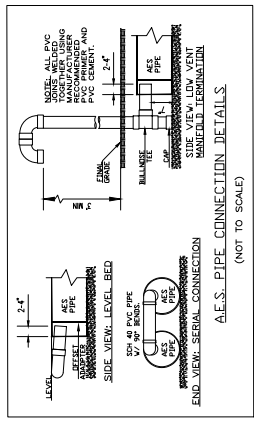
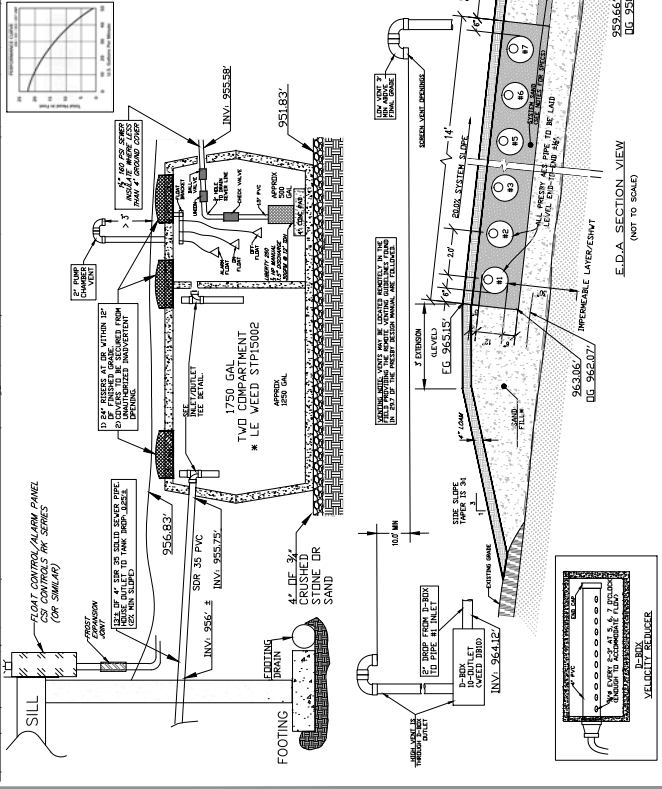


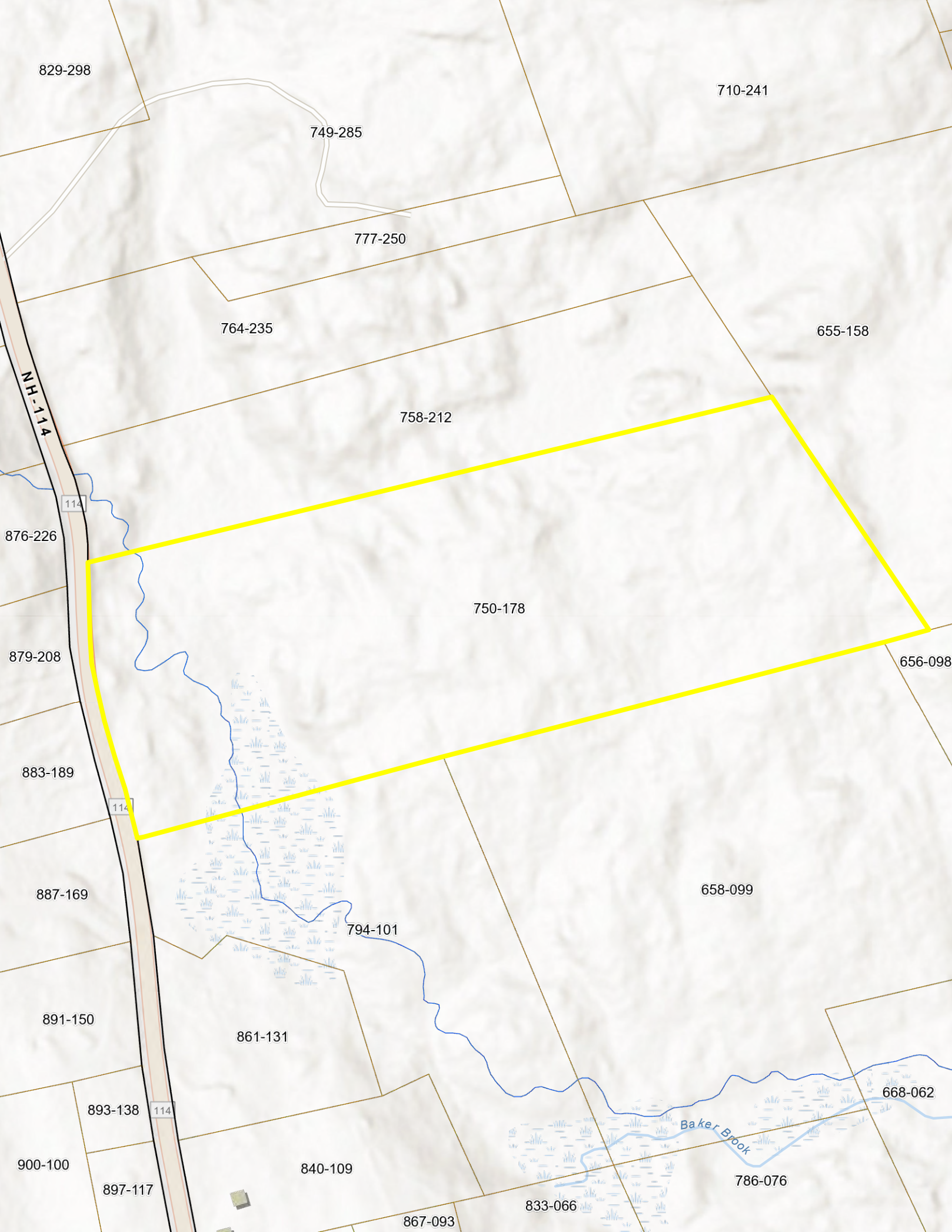
Table with columns: COMPONENT, INV. PLAN, TOP PIPE, INVERT, GRADE. Rows include riser pipes REV 1 through REV 7 and bed elevations.



LOT LOADINGS:
100S-1 (UP TO 4 BEDROOMS)
15-20% SLOPES / GROUP 1: 55,000 S.F.
15-25% SLOPES / GROUP 2: 110,000 S.F.
15-25% SLOPES / GROUP 3: 165,000 S.F.
15-25% SLOPES / GROUP 4: 220,000 S.F.
UNDESIGNATED WELANDS:
(11,650 S.F.)
(31,850 S.F.)
TOTAL WELAND AREA:
92,550 S.F.

DESIGN INTENT:
(1) THE BOTTOM OF THE BED SHALL BE CONSTRUCTED AT THE ELEVATION OF THE HIGH CONTOUR OF THE DESIGNED LEVEL, APPROX. 1:12 TO 1:15 SLOPE TO THE WELAND.
(2) THE ELEVATION OF THE HIGH CONTOUR OF THE DESIGNED LEVEL SHALL BE THE HIGHEST ELEVATION OF THE EDA BED CORNER IS AT 958.10'.





829-298

710-241

749-285

777-250

764-235

655-158

758-212

NH-114

114

876-226

750-178

879-208

656-098

883-189

114

887-169

658-099

891-150

794-101

861-131

893-138

114

900-100

840-109

Baker Brook

668-062

897-117

786-076

867-093

833-066