


34 Pine St.  
Newbury, NH



## *Just Listed*

Here's the Lake Sunapee access you've been waiting for! Located in Blodgett's Landing, this property comes with a deeded boat slip that can accommodate a 20x8.3ft boat and shared wharf, all recently refurbished! Inside this 3-bedroom, 2-bathroom home you will find a comfortable primary suite complete with its own sliding library ladder, which leads to a small loft area for extra storage. The living room features cathedral ceilings and large windows toward the backyard. There's plenty of space for cooking with freshly revitalized countertops in the kitchen great for hosting friends. Two bedrooms are tucked next to the living room providing extra living space for friends and family. One of the bedrooms has a stationary ladder leading to another loft area for extra storage. The backyard has a great space for outdoor hosting or barbecue area. Off to the side of the home, enjoy a large shed at the end of your paved driveway for storage. You'll find this property a mere 15 minutes from Mount Sunapee Ski Resort, New London for shopping, bakeries, restaurants and summer stock theater!

 \$695,000

Bedrooms: 3      Year Built: 1988  
Bathrooms: 2      Taxes: \$3,411  
Acres: .44      Sq. Ft.: 1,128

 **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**  
KELLER WILLIAMS REALTY





Unbranded Tour URL 1

**County** NH-Merrimack  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1988  
**Architectural Style** Ranch  
**Color** White  
**Total Stories** 1  
**Zoning** Cottage  
**Taxes TBD** No  
**Tax - Gross Amount** \$3,411.00  
**Tax Year** 2023  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 0.44  
**Lot - Sqft** 19,166  
**Common Land Acres**  
**Garage** No  
**Basement** No  
**Basement Access Type**  
**Date - Initial Showings Begin** 8/17/2024

**Rooms - Total** 5  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 0  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Fin Above Grade** 1,128  
**SqFt-Apx Fin AG Source** Measured  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Measured  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source** Measured  
**SqFt-Apx Unfn Below Grade** 0  
**SqFt-Apx Unfn BG Source** Measured  
**SqFt-Apx Total Finished** 1,128  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Length** 160  
**Roads** Association

**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**

**Remarks - Public** Here's the Lake Sunapee access you've been waiting for! Located in Blodgett's Landina, this property comes with a deeded boat slip that can accommodate a 20x8.3ft boat and shared wharf, all recently refurbished! Inside this 3-bedroom, 2-bathroom home you will find a comfortable primary suite complete with its own sliding library ladder, which leads to a small loft area for extra storage. The living room features cathedral ceilings and large windows toward the backyard. There's plenty of space for cooking with freshly revitalized countertops in the kitchen great for hosting friends. Two bedrooms are tucked next to the living room providing extra living space for friends and family. One of the bedrooms has a stationary ladder leading to another loft area for extra storage. The backyard has a great space for outdoor hosting or barbecue area. Off to the side of the home, enjoy a large shed at the end of your paved driveway for storage. You'll find this property a mere 15 minutes from Mount Sunapee Ski Resort. New London for shopping, bakeries, restaurants and summer stock theater! \*Showings begin at the open house on Saturday 8/17 from 1:00 PM to 3 PM.

**Directions**

**Bedroom with** 1 12'1" x 11'8"  
**Living Room** 1 12'6" x 15'1"  
**Kitchen** 1 10'6" x 11'5"  
**Bedroom** 1 12'9" x 10'11"  
**Bedroom** 1 12'3" x 8'7"

**Map** 16A  
**Block** 285  
**Lot** 465  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 3843  
**DeedPage** 1435  
**TotDeeds**  
**Covenants** No  
**Seasonal** No

**SchDistrict** Kearsarge Sch Dst SAU #65  
**SchElem** Kearsarge Elem New London  
**SchMiddle** Kearsarge Regional Middle Sch  
**SchHigh** Kearsarge Regional HS

**Lot Features** Lake Access  
**Construction Materials** Clapboa  
 rd Exterior  
**Foundation** Slab - Concrete  
**Roof** Shingle - Asphalt  
**Driveway** Paved  
**Electric** Circuit Breaker(s)  
**Phone Company**  
**Electric Company**  
**Fuel Company**  
**Cable Company** TDS Telecom

**Utilities** Cable - Available  
**Items Excluded**

**Association Amenities** Boat Slip/Dock  
**Appliances** Dryer, Refrigerator, Washer  
**Features - Exterior** Boat Launch, Boat Slip/Dock, Shed  
**Flooring** Vinyl Plank  
**Heating** Baseboard, Electric  
**Heat Fuel** Electric  
**Cooling** None  
**Water Source** Drilled Well  
**Sewer** Public

**Fees - Condo - Mobile**  
**Condo Fees** No  
**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**



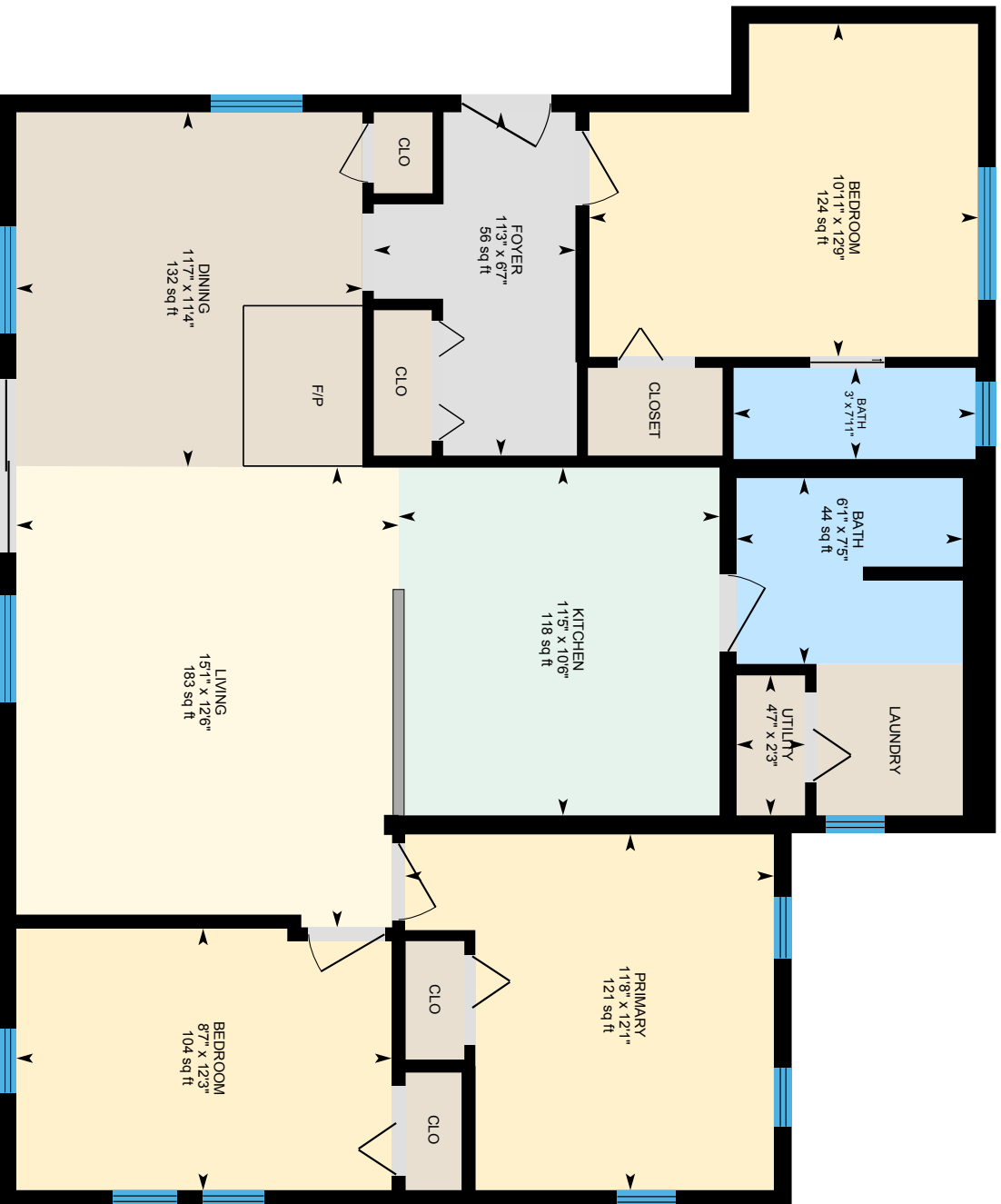
KW Coastal and Lakes & Mountains  
 Off: 603-526-8600  
 listing@ohgrp.com



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# 34 Pine St, Newbury, NH

Main Floor Finished Area 1128.23 sq ft



PREPARED: 2024/08/05



# 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:** Erik Kaloyanides and Monique Kaloyanides

2. **PROPERTY LOCATION:** 34 Pine Street, 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 1 \_\_\_\_\_ 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: \_\_\_\_\_  
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 8/23

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: \_\_\_\_\_ Location Unknown  Date of Installation: \_\_\_\_\_

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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**PROPERTY LOCATION:** 34 Pine Street, Newbury, NH 03255

d. LEACH FIELD:  Yes  No  Other: \_\_\_\_\_  
IF YES, Location: \_\_\_\_\_ Size: \_\_\_\_\_ Unknown: \_\_\_\_\_  
Date of installation of leach field: \_\_\_\_\_ 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. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" 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: 8/23 By: Nelson  
Results: 7pci If applicable, what remedial steps were taken? none needed  
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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**d. RADON/WATER - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown  
If YES: Date: 8/23 By: nelson

Results: 6450 If applicable, what remedial steps were taken? n/a

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? Private residence**

**i. Street (check one):  Public  Private  Association**

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

Additional Information: \_\_\_\_\_

**j. Heating System Age: 1988 Type: baseboard Fuel: electric Tank Location: \_\_\_\_\_**

Owner of Tank: \_\_\_\_\_

Annual Fuel Consumption: \_\_\_\_\_ Price: \$2400 annual Gallons: \_\_\_\_\_

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

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

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

SELLER(S) INITIALS

BUYER(S) INITIALS

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**PROPERTY LOCATION:** 34 Pine Street, Newbury, NH 03255

k. Roof Age: \_\_\_\_\_ Type of Roof Covering: asphalt shingle  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_

l. Foundation/Basement:  Full  Partial  Other: slab Type: \_\_\_\_\_  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_

m. Chimney(s) How Many? 1 Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_

n. Plumbing Type: Copper / PVC Age: \_\_\_\_\_  
Comments: \_\_\_\_\_

o. Domestic Hot Water: Age: 2023 Type: \_\_\_\_\_ Gallons: \_\_\_\_\_

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

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

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

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

t. Air Conditioning: Type: none Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
Comments: window units

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 Telecom

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 EK / MK

BUYER(S) INITIALS MK /

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
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**PROPERTY LOCATION:** 34 Pine Street, Newbury, NH 03255

**10. ADDITIONAL INFORMATION**

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?  
 Yes  No

b. ADDITIONAL COMMENTS:

Slip was redone June 2024

**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).**

*Erik Kaloyanides*  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
dotloop verified  
07/29/24 11:06 AM EDT  
FFF9-EMFY-MJPH-WIE9

*Monique Kaloyanides*  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
dotloop verified  
07/31/24 10:20 AM EDT  
UAYZ-VLF3-KQSP-HDJ

**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.**

*Monique Kaloyanides*  
BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
dotloop verified  
07/31/24 10:20 AM EDT  
LEXU-BOI4-YSE1-GPBC

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



Return to:

Erik Kaloyanides

Monique Kaloyanides

105 Sanborn Lane

Reading, MA 01867-1012

T/S: \$9,600.00

### WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Lake Solitude Holdings, LLC**, a Pennsylvania Limited Liability Company, of 614 W. Wayne Avenue, Wayne, PA 19087, for consideration paid grant(s) to **Erik Kaloyanides and Monique Kaloyanides**, Husband and Wife, of 105 Sanborn Lane, Reading, MA 01867, as joint tenants with rights of survivorship with WARRANTY COVENANTS:

Tract 1:

A certain tract of land with the improvements thereon, if any, situated on pine street, in the Town of Newbury, and in the section known as Blodgett's landing, County of Merrimack, and State of New Hampshire, more particularly bounded and described as follows:

Beginning at the northerly corner of said tract, the same being the easterly corner of adjoining tract now or formerly owned by Dorothy W. Messer, deed for the same being recorded in the Merrimack County Registry of Deeds in Volume 890, Page 197; thence westerly 7' 4" to an electric light pole near the edge of pine street; thence South 82° West 125', more or less, to an iron post in the ground; thence southeasterly by the so-called sanitary strip 150', more or less, to the maple tree which is also the northern bound of the ice house lot; thence easterly along said ice house lot 122', more or less, to the easterly corner of said lot; thence northwesterly along Pine Street to the point of beginning.

Excepting a right-of-way through said lot known as Ashley Road.

Tract 2:

All my right, title and interest in a certain boat slip, including access thereto, located on the shore of lake Sunapee at Blodgett landing in the Town of Newbury, County of Merrimack, and State of New Hampshire.

Said boat slip being slip #3 as shown on a sketch recorded in Volume 728, Page 691 of the Merrimack County Registry of Deeds on June 26, 1989.

**Red Door Title** ☐ 2204 Woodbury Avenue, Newington NH 03801 ☐ (207) 358-7500

Meaning and intending to describe and convey the same premises conveyed to Lake Solitude Holdings LLC by a Warranty Deed of Douglas Paradis and Jane Paradis dated November 16, 2023 and recorded at the Merrimack County Registry of Deeds at Book 3843, Page 20. For further title reference see deed to Douglas Paradis and Jane Paradis by virtue of a Warranty Deed of Keith Fortier and Tanya Fortier dated May 19, 2022 and recorded in the Merrimack County Registry of Deeds at Book 3792, Page 2997.

Executed this 18 day of November, 2023.

Lake Solitude Holdings, LLC

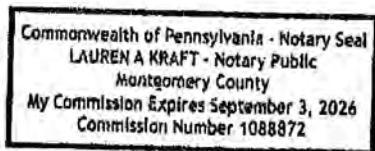
By: [Signature]  
Douglas Paradis, Managing Member

State of Pennsylvania  
County of Delaware

Then personally appeared before me on this 18 day of November, 2023 the said Douglas Paradis, Managing Member of Lake Solitude Holdings, LLC and acknowledged the foregoing to be his voluntary act and deed on behalf of the LLC.

[Signature]  
Notary Public/Justice of the Peace

Commission expiration: 9/03/2026



Red Door Title ☐ 2204 Woodbury Avenue, Newington NH 03801 ☐ (207) 358-7500

Town of Newbury  
PO Box 296  
Newbury, NH  
03265

# TOWN OF NEWBURY, NEW HAMPSHIRE

## Department of Highways Flowage Release

B  
10.41  
2.

KNOW ALL BY THESE PRESENTS THAT, I, Anthony E. LoPresti, do hereby release to the said Town of Newbury, New Hampshire the right to construct a ditch or lay a drainage pipe in the Town of Newbury, New Hampshire at the following location/locations: Map 16A Block 285 Lot 465 at 34 Pine St Newbury AND I DO HEREBY ALSO RELEASE to the said Town the right to flow water through said ditch or pipe and empty the water upon my land together with the right to forever maintain the said ditch or pipe in repair and enter upon my land at any and all times for the purpose of cleaning out or repairing said ditch, providing however, that no damage to my land or crops is occasioned by these entries or repairs.

I HEREBY RELEASE the said Town of Newbury, New Hampshire from any and all claims to damage arising from or incidental to the construction or the maintenance of the drainage referred to above with the exception as stated.

IN WITNESS WHEREOF 5 day of November, 2007.

Signed, sealed and delivered in the presence of

[Signature]  
[Signature]

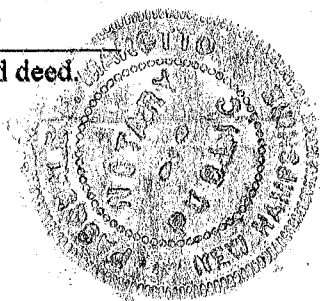
ROCKINGHAM

STATE OF NEW HAMPSHIRE, ~~MERRIMACK~~ SS A.D. 2007-11-05

Personally appeared the above-named ANTHONY LOPRESTI and acknowledged the foregoing instrument to be his/~~her~~ voluntary act and deed. Before me:

[Signature]  
Justice of the Peace/Notary

Commission Expires 9/21/2010



ORIGINAL NOT SUITABLE  
FOR PROPER REPRODUCTION

MERRIMACK COUNTY RECORDS

Kathi L. Gray, CPO, Register

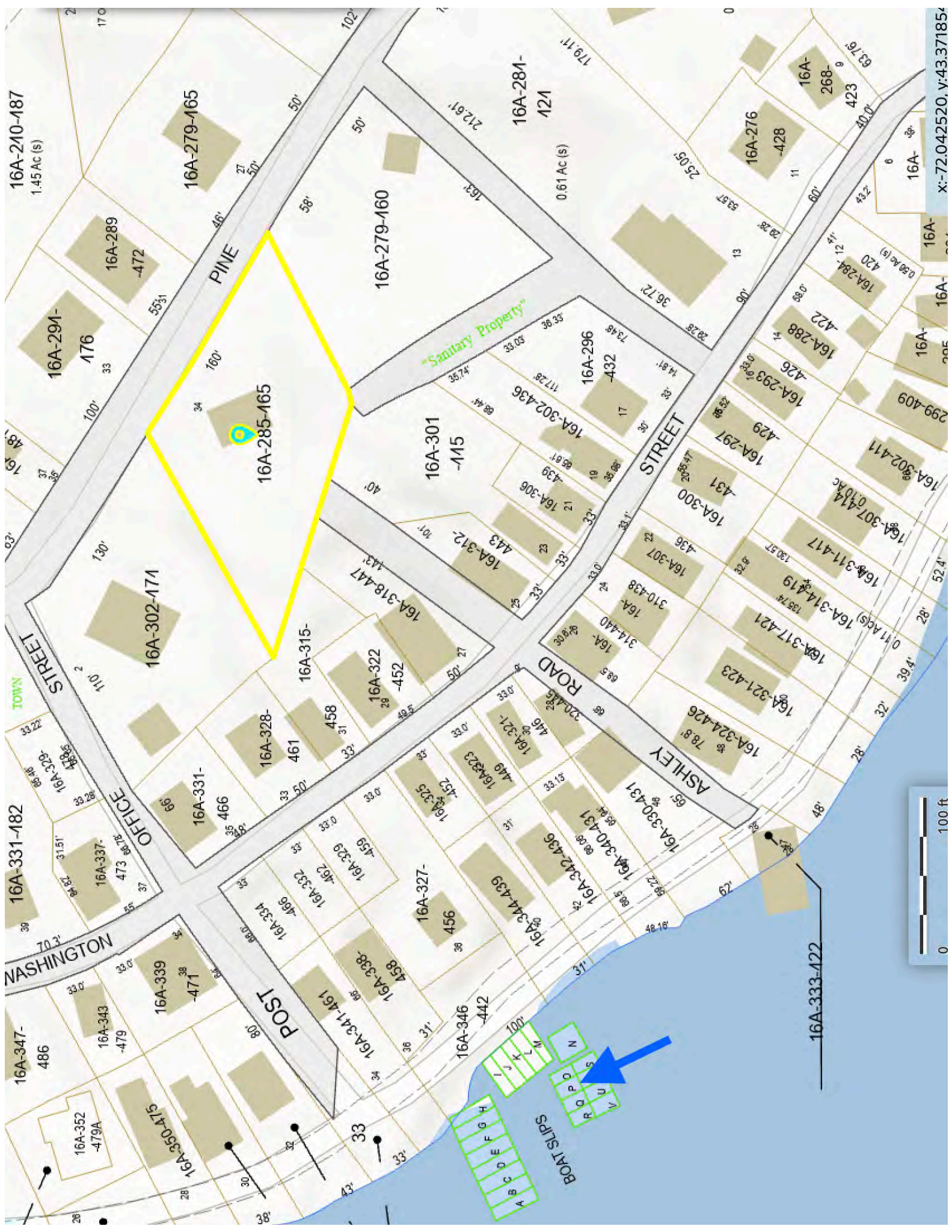


LT1-2-700606-1



LT2-3044-268-1





16A-210-187  
1.45 AC (S)

16A-289  
-472

16A-291-176  
33

16A-302-171

16A-331-182

16A-347-486

16A-352-479A

16A-279-165

16A-285-165

16A-301-115

16A-315-452

16A-328-461

16A-339-471

16A-350-175

16A-279-160

16A-302-436

16A-312-443

16A-318-447

16A-322-452

16A-325-452

16A-341-461

16A-281-121

16A-296-432

16A-306-439

16A-314-440

16A-321-446

16A-327-456

16A-344-439

16A-276-428

16A-288-422

16A-293-426

16A-297-429

16A-300-431

16A-307-436

16A-342-436

16A-302-411

16A-307-414

16A-311-417

16A-314-419

16A-317-421

16A-321-423

16A-324-426

16A-302-411

16A-307-414

16A-311-417

16A-314-419

16A-317-421

16A-321-423

16A-324-426

16A-302-411

16A-307-414

16A-311-417

16A-314-419

16A-317-421

16A-321-423

16A-324-426

16A-302-411

16A-307-414

16A-311-417

16A-314-419

16A-317-421

16A-321-423

16A-324-426

16A-302-411

16A-307-414

16A-311-417

16A-314-419

16A-317-421

16A-321-423

16A-324-426

X: -72.042520, Y: 43.371854



"Sanitary Property"

BOAT SLIPS

16A-333-422

TOWN

STREET

OFFICE

WASHINGTON

POST

STREET

ROAD

ASHLEY