

# 98 Gile Pond Road

Franklin, NH



## *Just Listed*

Here's your chance to own New Hampshire waterfront property at a reasonable price! Kayak or paddle board from your backyard. This super cute cottage has been completely renovated down to the studs with a second bedroom/bonus room added. Beautiful new kitchen and bathroom, vinyl plank flooring, insulation and new Harvey windows. The home is light and bright with a cathedral ceiling and an open floor plan. Interior drywall and paint scheduled to be completed prior to closing. Exterior siding to be completed as well. Still room to add your personal touches! Minutes from the Franklin Falls Reservoir with picnic tables, hiking trails, mountain biking or snowshoeing. Downtown Franklin offers the River Trail Walk, brewpubs and shops with I-93 and the outlets in Tilton minutes away. Don't forget to check out the Mill City Park at Franklin Falls. Secure your peace and solitude perched overlooking Gile Pond today!



\$295,000

Bedrooms: 1+    Year Built: 1920  
Bathrooms: 1    Taxes: \$3,467  
Waterfront: 60'    Sq. Ft.: 718

 **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



Unbranded Tour URL 1

**County** NH-Merrimack  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1920  
**Architectural Style** Cottage/Camp  
**Color** Grey  
**Total Stories** 1  
**Zoning** Conservation  
**Taxes TBD** No  
**Tax - Gross Amount** \$3,467.00  
**Tax Year** 2023  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 0.12  
**Lot - Sqft** 5,227  
**Common Land Acres**  
**Garage** No  
**Basement** Yes  
**Basement Access Type** Interior  
**Date - Initial Showings Begin**

**Rooms - Total** 4  
**Bedrooms - Total** 1  
**Baths - Total** 1  
**Baths - Full** 1  
**Baths - 3/4** 0  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Fin Above Grade** 718  
**SqFt-Apx Fin AG Source** Measured  
**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** 350  
**SqFt-Apx Unfn BG Source** Measured  
**SqFt-Apx Total Finished** 718  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Length** 60  
**Roads** Paved, Public

**Waterfront Property** Yes  
**Water Body Access** Yes  
**Water Body Name** Gile Pond  
**Water Body Type** Pond  
**Water Access Details** Directly Adjoining  
**WaterFrRit** Exclusively Owned  
**Water Body Restrictions** Unknown  
**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** Here's your chance to own New Hampshire waterfront property at a reasonable price! Kavak or paddle board from your backyard. This super cute cottage has been completely renovated down to the studs with a second bedroom/bonus room added. Beautiful new kitchen and bathroom. vinyl plank flooring. insulation and new Harvey windows. The home is light and bright with a cathedral ceiling and an open floor plan. Interior drwall and paint scheduled to be completed prior to closing. Exterior siding to be completed as well. Still room to add your personal touches! Minutes from the Franklin Falls Reservoir with picnic tables, hiking trails, mountain biking or snowshoeing. Downtown Franklin offers the River Trail Walk, brewpubs and shops with I-93 and the outlets in Tilton minutes away. Don't forget to check out the Mill City Park at Franklin Falls. Secure your peace and solitude perched overlooking Gile Pond today! \*Showings begin at the open house on Saturday, August 24, from 10:00 - 1:00.  
**Directions** From Central Street (Route 3) in Franklin, turn at the light onto West Bow Street. Stay left on Chenev Hill which turns into Victory Drive. After about a mile, stay left onto New Hampton Drive. In 1.5 miles, Gile Pond Road will be on your left. After .5 miles #98 will be on your left.

**Kitchen** 1 11'8" x 8'7"  
**Living Room** 1 12'8" x 14'5"  
**Bedroom** 1 10'3" x 11'4"  
**Bonus Room** 1 10'3" x 11'5"  
**Bath - Full** 1 9'3" x 7'11"

**Map** 128  
**Block** 036  
**Lot** 000  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 3635  
**DeedPage** 2892  
**TotDeeds**  
**Covenants** Unknown  
**Seasonal** No

**SchDistrict** Franklin/Hill Sch Dsct SAU #18  
**SchElem** Paul A. Smith School  
**SchMiddle** Franklin Middle School  
**SchHigh** Franklin High School

**Appliances** Microwave, Range - Electric, Refrigerator, Water Heater - Electric  
**Features - Exterior** Porch - Enclosed  
**Features - Interior** Cathedral Ceiling, Kitchen/Living, Natural Light  
**Flooring** Vinyl Plank  
**Heating** Electric, Gas Heater - Vented  
**Heat Fuel** Electric, Gas - LP/Bottle  
**Cooling** Wall AC Units  
**Water Source** Public  
**Sewer** Holding Tank, Private

**Lot Features** Country Setting, Mountain View, Pond, Pond Frontage, Sloping, View, Water View, Waterfront  
**Construction Materials** Wood Frame, Vinyl Siding  
**Foundation** Block  
**Roof** Metal  
**Driveway** Dirt, Gravel  
**Electric** 100 Amp, Circuit Breaker(s)  
**Phone Company**  
**Electric Company** Eversource  
**Fuel Company** Suburban Propane  
**Cable Company** ATT or Xfinity Available

**Utilities** Telephone Available  
**Items Excluded**

**Fees - Condo - Mobile**

**Condo Fees**  
**Fee**  
**Fee Frequency**  
**AssnFee2**  
**AssnFee2Frq**  
**AssnFee3**  
**AssnFee3Frq**

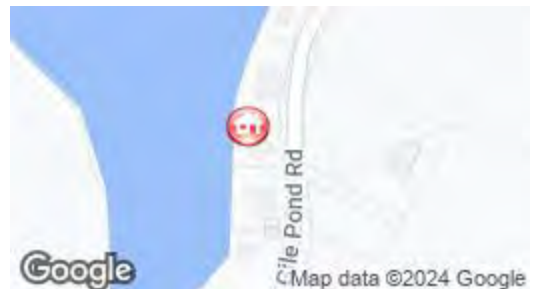
**Condo Name**  
**Building Number**  
**Floor Number**  
**Units Per Building**  
**LmtComArea**  
**SpecAssmt**

**ParkName**  
**Mobile Co-Op**  
**MobPkApvl**  
**MustMove**  
**Mobile Make**  
**MobileMod**  
**MobileSer#**  
**Mobile Anchor**

O'Halloran Group  
 listings@ohgrp.com



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



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# 98 Gile Pond Rd, Franklin, NH

Main Floor Finished Area 718.95 sq ft

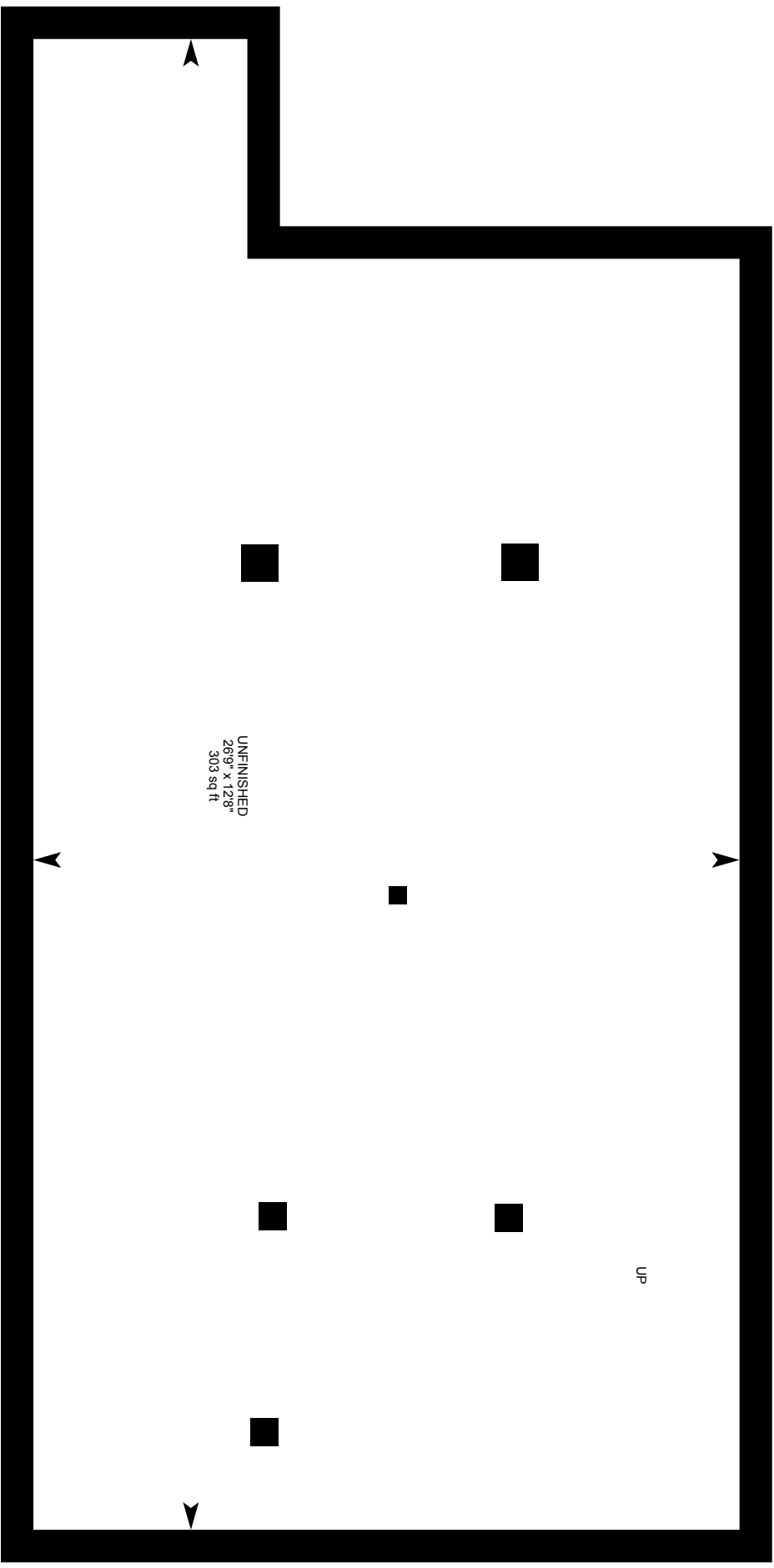


PREPARED: 2024/08/21



# 98 Gile Pond Rd, Franklin, NH

Basement (Below Grade) Unfinished Area 350.75 sq ft



PREPARED: 2024/08/21



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:** Belinda Lazzaro

2. **PROPERTY LOCATION:** 98 Gile Pond Road, Franklin, NH 03235

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

4. **SELLER:**  has  has not occupied the property for 5 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: 2  
 Does system supply water for more than one household?  Yes  No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
 Pump:  Yes  No  N/A Quantity:  Yes  No  
 Quality:  Yes  No  Unknown

If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested?  Yes  No Date of most recent test \_\_\_\_\_  
 IF YES to any question, please explain in Comments below or with attachment.  
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations?  Yes  No  
 IF YES, are test results available?  Yes  No  
 What steps were taken to remedy the problem?

COMMENTS:  
 \_\_\_\_\_  
 \_\_\_\_\_

**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: FRONT YARD Location Unknown  Date of Installation: UNKNOWN  
 Date of Last Servicing: UNKNOWN Name of Company Servicing Tank: \_\_\_\_\_  
 Have you experienced any malfunctions?  Yes  No  
 Comments: \_\_\_\_\_

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

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

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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>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIBERGLASS	R30	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIBERGLASS	R15	<input 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: \_\_\_\_\_ 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 BL /     

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? 05-C

i. Street (check one):  Public  Private  Association

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

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

j. Heating System Age: 4 yrs Type: LINNAI Fuel: PROPANE Tank Location: BACK OF HOUSE

Owner of Tank: SUBURBAN PROPANE

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

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

Secondary Heat Systems: ELECTRIC IN BEDROOMS & BATHROOM

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

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

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k. Roof Age: UNKNOWN Type of Roof Covering: METAL
Moisture or leakage: NO
Comments:

l. Foundation/Basement: Full Partial Other: Type: BLOCK WALLS/POURED FLOOR
Moisture or leakage: OCCASIONAL SLIGHT
Comments:

m. Chimney(s) How Many? NONE Lined? Last Cleaned: Problems?
Comments:

n. Plumbing Type: PVC Age: 4 yrs
Comments:

o. Domestic Hot Water: Age: LESS THAN 10 yrs Type: ELECTRIC Gallons: 53

p. Electrical System: # of Amps 100 Circuit Breakers Fuses
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:

u. Pool: Age: NONE 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: UNKNOWN

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 BV

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).

*[Signature]* 8/10/24  
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: 98 Gile Pond Road, Franklin, NH 03235

**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.

[Signature] 8/10/24  
Seller Date

Seller Date

Purchaser Date

Purchaser Date

[Signature] 8/10/24  
Agent Date

Agent Date

After Recording Return To:

Belinda Lazzaro

~~98 Gile Pond Road, Franklin, NH 03235~~

*BL*  
\$1350

26 L JUNIPER RD  
DERRY, NH 03038

### Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: That **Cynthia Suldenski-Roussin, single** of **98 Gile Pond Road, Franklin, NH 03235**, for consideration paid, grants to **Belinda Lazzaro, a married person of 26 L Juniper Road, Derry, NH 03038**, with **WARRANTY COVENANTS**:


A certain tract or parcel of land, together with any buildings or improvements thereon, situated in the City of Franklin, County of Merrimack and State of New Hampshire, more particularly bounded and described as follows:

Lots 143 and 144 in Mountain View Park, so-called, as shown on the Plat entitled Mountain View Park, Franklin, New Hampshire, owned by Thomas H. Kittredge, made by Fred W. Stowers, Eng., dated September 1927, and recorded in Merrimack County Registry of Deeds as Plan 510. The lots listed are further identified as Lot 02-128-036 on the Franklin Tax Map.

Meaning and intending to describe and convey the same premises conveyed to Cynthia Suldenski-Roussin by virtue of a Warranty Deed from Clifford W. Larson, Trustee of The Clifford W. Larson Family Trust, said deed dated July 17, 2006 and recorded with the Merrimack County Registry of Deeds on July 17, 2006 at Book 2911, Page 434.


This is not homestead property.

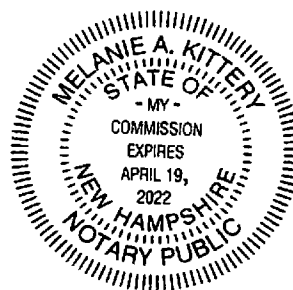
Executed this 27th day of June, 2019.

  
Cynthia Suldenski-Roussin

STATE OF NH  
COUNTY OF Hillsborough

Then personally appeared before me on this 27th day of June, 2019, the said Cynthia Suldenski-Roussin acknowledged the foregoing to be her voluntary act and deed.

  
Notary Public/Justice of the Peace  
Commission expiration: 6/19/22



GILE

POND

128-36

0.12 AcC

128-37

0.23  
AcC

162

0.15  
AcC

161

160

139

145

144

143

138

128-35

0.19  
AcC

139

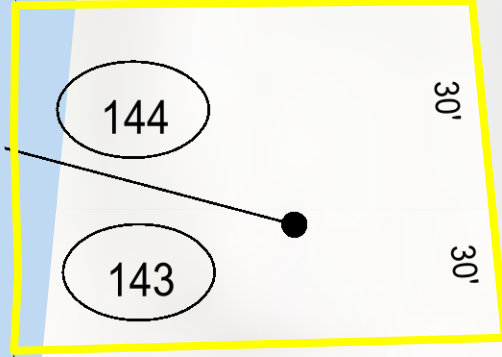
140

132

131

POND

GILE



For fishing regulation information, please refer to the NHFGD Freshwater Fishing Digest.

Contact: NHFGD Region 2 (Lakes Region), New Hampton  
 E-mail: [reg2@wildlife.nh.gov](mailto:reg2@wildlife.nh.gov) Phone: 603-744-5470

## GILES POND Franklin, Sanbornton

**FISHERY:** Warmwater      **ACRES:** 43

**TROPHIC LEVEL:** MESO

**AVG. DEPTH:** 4      **MAX. DEPTH:** 20


**SPECIES:** LMB,ECP,BBH,YP,CSF

**ADDITIONAL INFO:**

**ACCESS:** Salmon Brook Station Ramp

Please contact NH Dept of Safety, Marine Patrol for info. on water body/boat/motor restrictions:  
 (603) 293-2037      [www.nh.gov/safety](http://www.nh.gov/safety)

### Access site to Public Waters

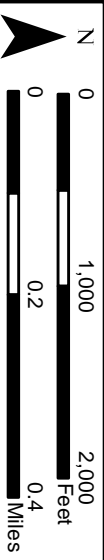
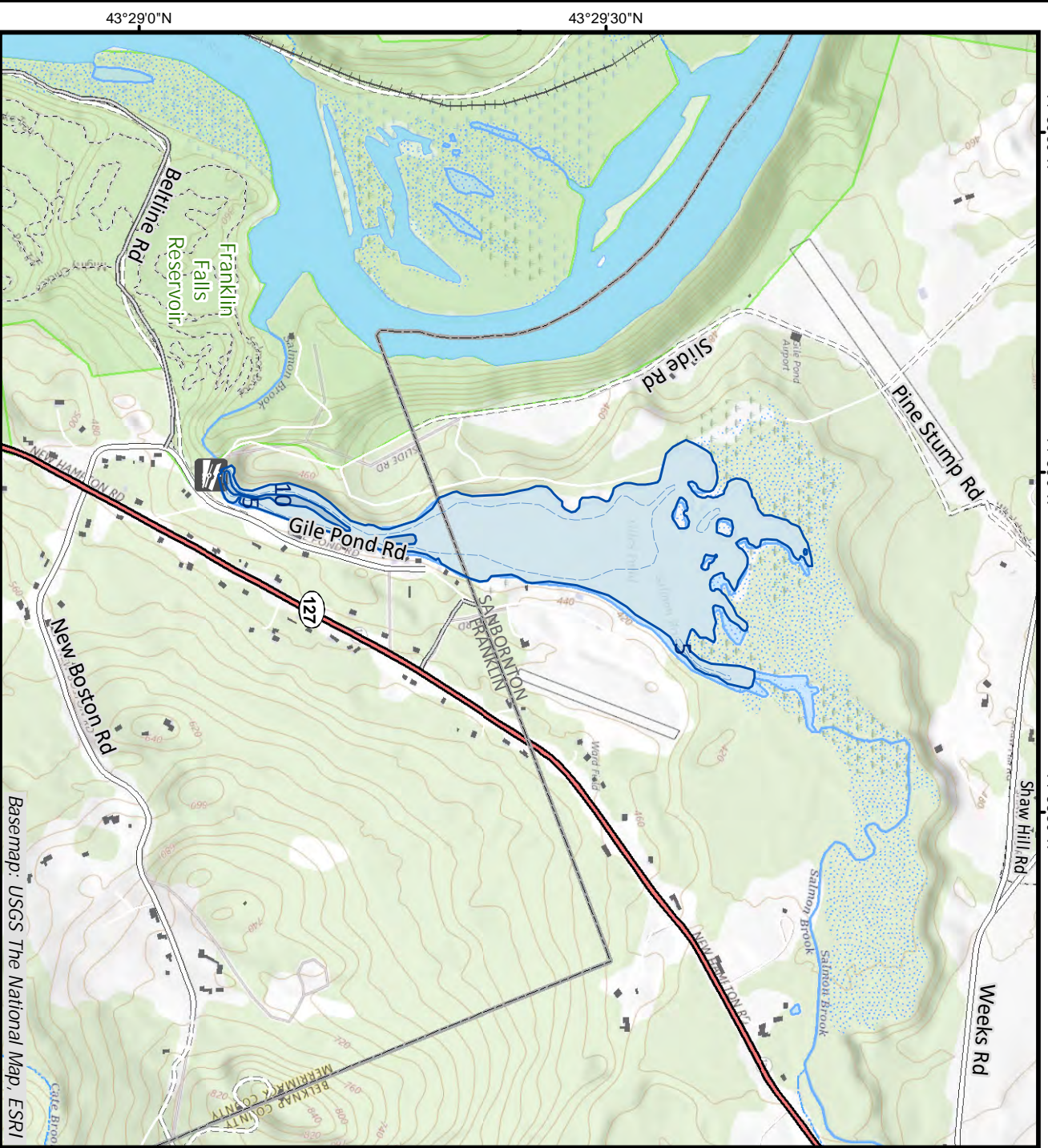
 Cartop      Water access data: NH Office of Planning and Development

 Shorebank

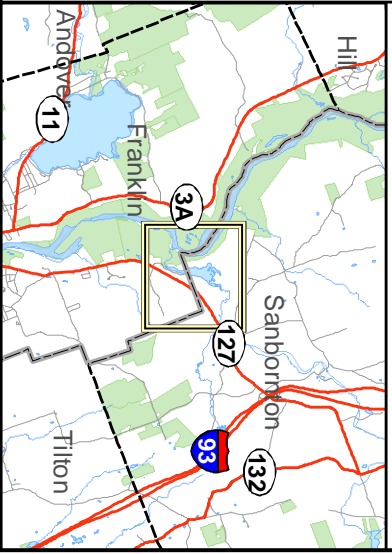
 Ramp

 Bathymetry depth in feet, if available  
 Bathymetry data provided by the NH Dept. of Environmental Services, Watershed Mgt Bureau

-  Town boundary
  -  Primary Route
  -  Road or Street
  -  Trail or other
  -  Stream or Shoreline
  -  Surface Water
  -  Wetland
  -  Conservation or Public land
  -  Restricted Access Conservation
  -  Cleared
  -  Forest
  -  Contour
  -  Building
- Source: USGS



Base map data from NH GRANIT at Earth Systems Research Center (UNH) and Open Street Map contributors. UNH, NH Fish & Game and cooperating agencies make no claim as to the validity or reliability or to any implied uses of these data. Not intended for navigation. Map prepared: June 2023



Directions: Rt 127 to Gile Pond Rd