


3 Chateau Drive

Newport, NH



Just Listed

This well-maintained ranch has been lovingly cared for by one family for its entirety. Located just minutes from downtown Newport, this is a perfect home for someone looking for convenience, first-floor living and simplicity. Two bedrooms and one bathroom make the home easy to take care of while the full basement could be finished for additional living space and storage. The patio is a great spot to enjoy the outdoors and entertain company while you watch the hustle and bustle of Newport's vibrant business community. The property is zoned light commercial and therefore can be used for a residence and/or business such as a retail store, office, or service establishment. Minutes from local restaurants, shopping and all the amenities Newport offers. Located across the street from the Newport Trail System offering endless hours of hiking, biking and more. Under 10 minutes to Lake Sunapee and Mount Sunapee Resort, close to local beaches, mountains and golf courses. 30 minutes to Dartmouth Health and the Upper Valley.

 \$245,000

Bedrooms: 2 Year Built: 1938
Bathrooms: 1 Taxes: \$5,049
Acres: 0.285 Sq. Ft.: 1,175

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

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

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kw LAKES AND
MOUNTAINS
KELLER WILLIAMS REALTY



Unbranded Tour URL 1

County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 1938
Architectural Style Ranch
Color
Total Stories 1
Zoning B110 L
Taxes TBD No
Tax Annual Amount \$5,049.00
Tax Year 2024
Tax Year Notes
Owned Land
Lot Size Acres 0.28
Lot - Sqft 12,197
Common Land Acres
Garage No
Basement Yes
Basement Access Type Interior
Date - Initial Showings Begin 9/7/2024

Rooms - Total 6
Bedrooms - Total 2
Baths - Total 1
Baths - Full 1
Baths - 3/4 0
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Fin Above Grade 990
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Measured
SqFt-Apx Fin Below Grade 185
SqFt-Apx Fin BG Source Measured
SqFt-Apx Unfn Below Grade 441
SqFt-Apx Unfn BG Source Measured
SqFt-Apx Total Finished 1,175
Footprint
Road Frontage Yes
Road Frontage Length 224
Roads Dead End, 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 Unknown
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Days On Market 20
Auction No
Current Use
Land Gains
Resort

Remarks - Public This well-maintained ranch has been lovingly cared for by one family for its entirety. Located just minutes from downtown Newport, this is a perfect home for someone looking for convenience, first-floor living and simplicity. Two bedrooms and one bathroom make the home easy to take care of while the full basement could be finished for additional living space and storage. The patio is a great spot to enjoy the outdoors and entertain company while you watch the hustle and bustle of Newport's vibrant business community. The property is zoned light commercial and therefore can be used for a residence and/or business such as a retail store, office, or service establishment. Minutes from local restaurants, shopping and all the amenities Newport offers. Located across the street from the Newport Trail System offering endless hours of hiking, biking and more. Under 10 minutes to Lake Sunapee and Mount Sunapee Resort, close to local beaches, mountains and golf courses. 30 minutes to Dartmouth Health and the Upper Valley.
Directions On Sunapee Street, turn onto Chateau Drive, house will be on the right.

Kitchen - Eat-in 1 15'4" x 11'9"
Dining Room 1 15'4" x 11'3"
Living Room 1 12'1" x 20'7"
Primary 1 10'10" x 12"
Bedroom 1 8'11" x 8'11"
Office/Study B

Map 101
Block 001
Lot 000
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Quit Claim
DeedBook 2053
DeedPage 381
TotDeeds
Covenants No
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 Level, Trail/Near Trail, Walking Trails
Construction Materials Shingle Siding, Wood Siding
Foundation Concrete
Roof Rolled
Driveway None
Electric Circuit Breaker(s)
Phone Company
Electric Company
Fuel Company Irving
Cable Company
Internet Service Provider

Utilities Cable - Available, Telephone Available
Items Excluded

Appliances Dryer, Range - Electric, Refrigerator, Washer
Features - Exterior Garden Space, Patio
Features - Interior Dining Area, Kitchen/Dining, Natural Woodwork
Flooring Carpet, Laminate, Wood
Heating Baseboard, Hot Water
Heat Fuel Oil
Cooling None
Water Source Public
Sewer Public

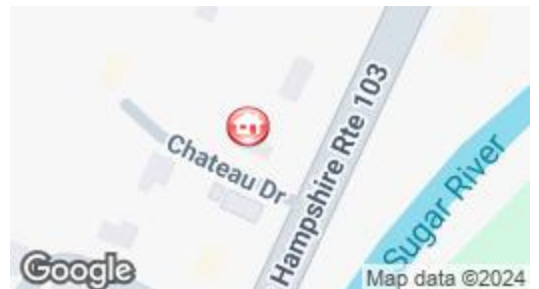
Fees - Condo - Mobile
Condo Fees
Fee
Fee Frequency
AssnFee2
AssnFee2Frq
AssnFee3
AssnFee3Frq

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



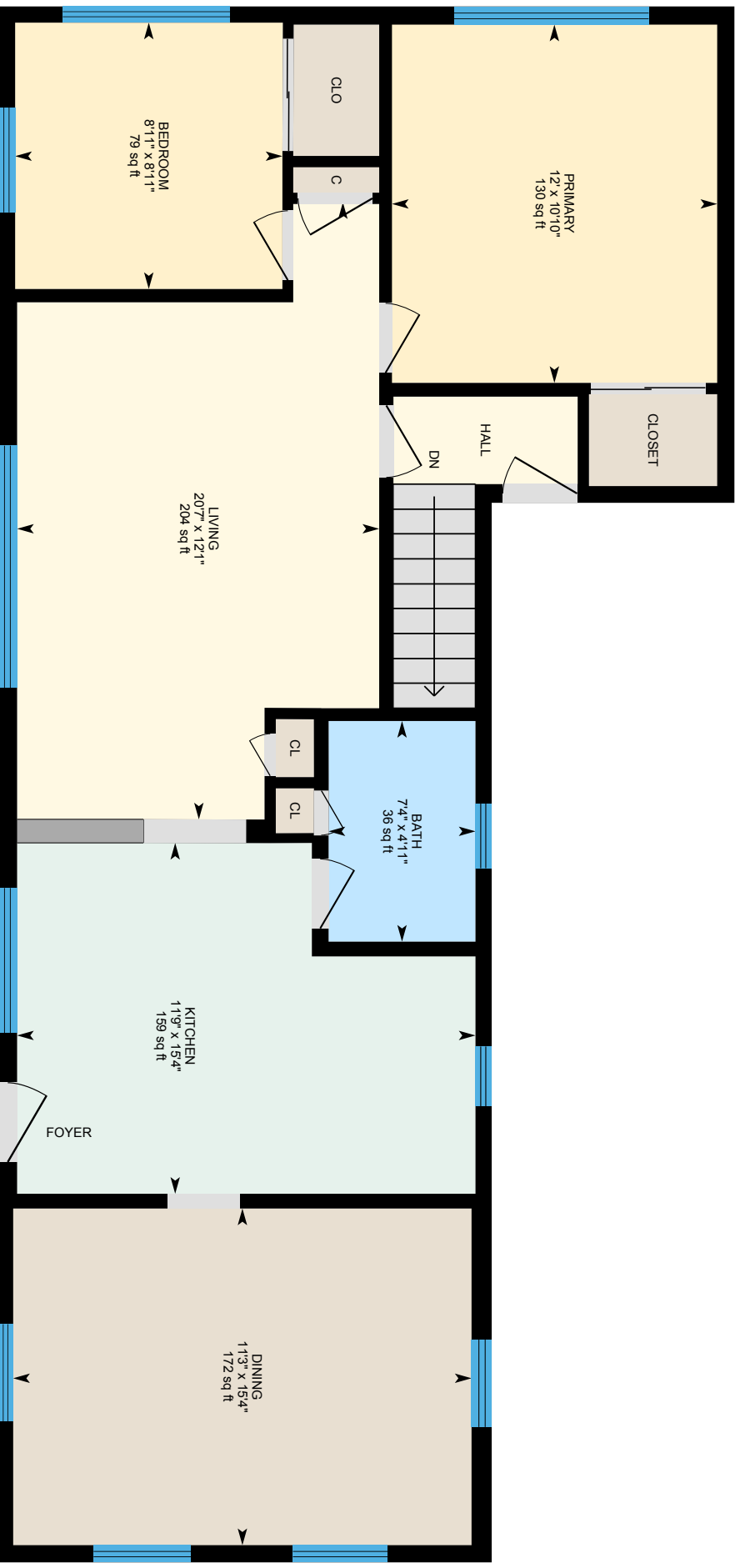
KW Coastal and Lakes & Mountains
 Off: 603-526-8600



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3 Chateau Dr, Newport, NH

Main Floor Finished Area 989.95 sq ft



PREPARED: 2024/09/03

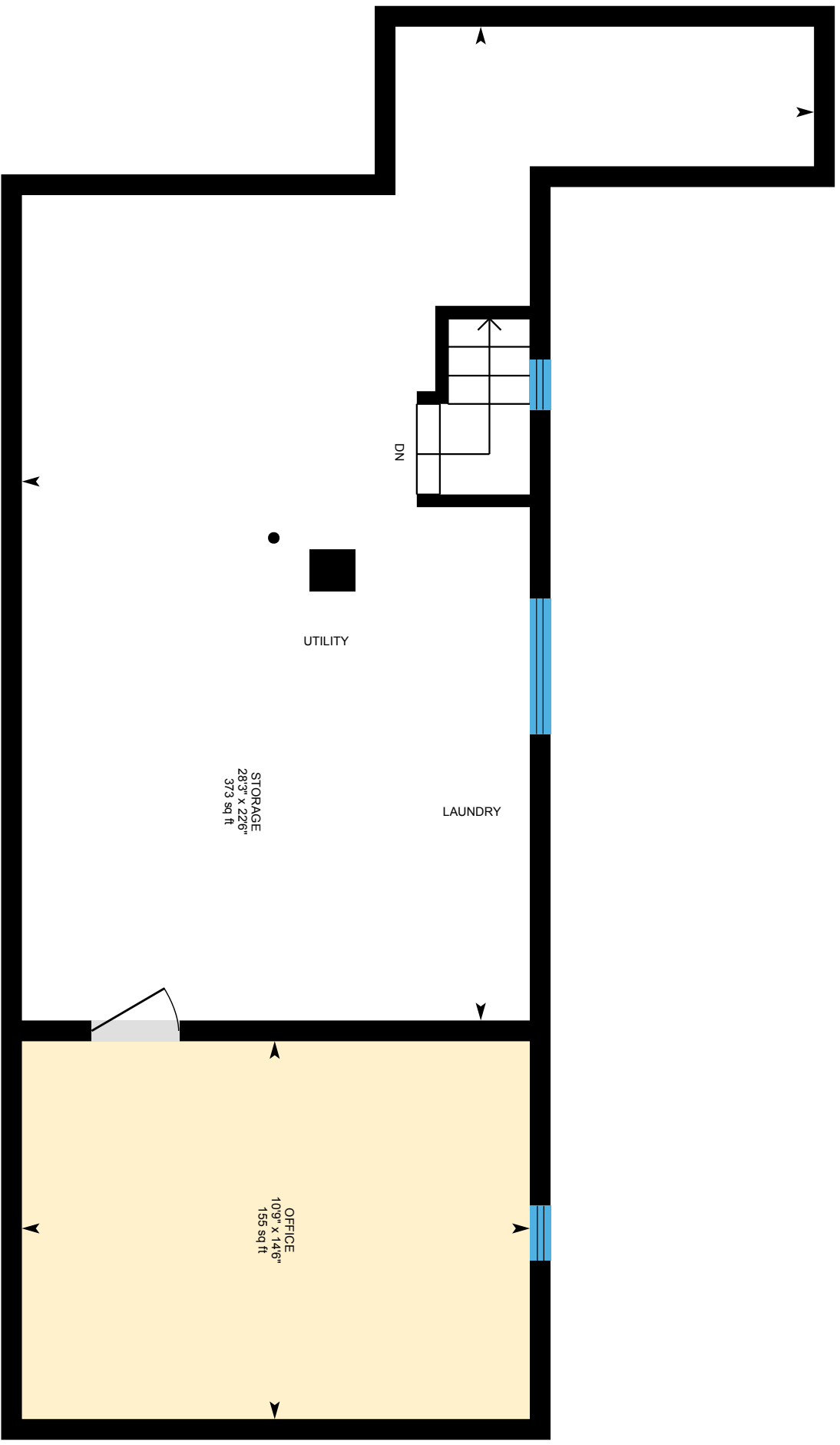


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

3 Chateau Dr, Newport, NH

Basement (Below Grade) Finished Area 185.84 sq ft

Unfinished Area 441.60 sq ft



PREPARED: 2024/09/03



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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:** William G Rodeschin and Darlene L McKenney

2. **PROPERTY LOCATION:** 3 Chateau Drive, 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 2 1/2 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: unknown
 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: _____ 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 WR / DLM

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"/>	_____	_____	<input checked="" 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 checked="" 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: _____ 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 BA / DW

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 3 Chateau Drive, Newport NH 03773

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: PENNY ROYAL HILL

If YES, is survey available? Yes No Unknown

h. How is the property zoned? LIGHT COMMERCIAL + FORESTRY LLC

i. Street (check one): Public Private Association

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

Additional Information: _____

j. Heating System Age: ? Type: SYSTEM 2000 Fuel: #2 Tank Location: BASEMENT

Owner of Tank: HOUSE INSPECTED JUNE 2024 IRVING

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? ?

Secondary Heat Systems: _____

Comments: _____

SELLER(S) INITIALS Bol | DLM

BUYER(S) INITIALS _____ | _____

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- k. Roof Age: 20? Type of Roof Covering: ASPHALT
Moisture or leakage: NO
Comments: _____
- l. Foundation/Basement: Full Partial Other: _____ Type: _____
Moisture or leakage: NO
Comments: _____
- m. Chimney(s) How Many? 1 Lined? ? Last Cleaned: ? Problems? _____
Comments: _____
- n. Plumbing Type: YES Age: ?
Comments: _____
- o. Domestic Hot Water: Age: SAME AS SYSTEM Type: 2000 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: N/A Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- u. Pool: Age: NO 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: NONE
- x. Other (e.g. Alarm System, Irrigation System, etc.) NONE
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 BW / DM

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:

STAIN ON THE BASEMENT FLOOR UNDER
CLEAN OUT CAME FROM A DELUGE RAIN STORM
THREE YEARS AGO THAT FILLED THE BOTTOM OF
THE CHIMNEY AND FLOWED OUT OF THE
CLEAN OUT

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).

William J. Roder
SELLER DATE 8/19/24

Darlene L. McKeeney
SELLER DATE 8/19/24

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: 3 Chateau Drive, Newport NH 03773

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.

William C. Koder 7/29/24
Seller Date

Purchaser Date

Steph E. Stocker 7.29.24
Agent Date

Darlene L. McKenney 7/29/24
Seller Date

Purchaser Date

Agent Date



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- (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.

DLM
09/05/24
WJR
09/05/24
4:45 PM EDT
dotloop verified

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.

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 Seller Date

Darlene L. McKenney *7/29/24*
 Seller Date

Purchaser Date

Purchaser Date

Steph E. Stocker *7.29.24*
 Agent Date

Agent Date

Return to:
McLane Middleton, PA
53979 cem
900 Elm Street
Manchester, NH 03101

**Janet Gibson, Register of Deeds
Sullivan County New Hampshire**

LCHIP SUA051232 25.00

QUITCLAIM DEED

BARBARA L. RODESCHIN, married, with a mailing address of 5 Wheeler Lane, Lempster, New Hampshire 03605, for consideration paid, grants to **WILLIAM G. RODESCHIN**, married, with a mailing address of 5 Wheeler Lane, Lempster, New Hampshire 03605, and **DARLENE L. MCKENNEY**, married, with a mailing address of 569 North Bennington Road, Bennington, New Hampshire 03442, with **QUITCLAIM COVENANTS**, the following described premises:

A certain tract or parcel of land, with the buildings and improvements thereon, situate on the westerly side of Sunapee Street, in Newport, County of Sullivan, State of New Hampshire, more particularly bounded and described as follows:

Beginning at a stake and stones on the westerly side of what is known as Sunapee Street and a northerly margin of a new road recently laid out which runs in a westerly direction; thence

Running along the northerly margin of said highway three hundred and twenty feet (320'), more or less, to a stake and stones; thence

Turning about at right angles and running in a southerly direction along the westerly tier of a plan of lots made in 1910, to land now or formerly of Hiram Rhodes; thence

Running northerly along land of said Rhodes to land now or formerly of one Kendall; thence

Running in a general northerly direction along a stone wall to a big stone in the wall near a small maple tree; thence

Running in a general westerly direction in a straight line at the end of a stone wall that separates two mow fields; thence

In a westerly direction along the said stone wall to the end of said wall; thence

Still in a westerly direction in a straight line to the Pinnacle Pasture now or formerly owned by Barton & Richards at a point called Pinnacle Corner and being also the corner of land now or formerly of M. C. Jones; thence

Along the southwesterly and the westerly side of land of said Jones as the wall and fence now runs to land now or formerly occupied by W. E. Haggart, or his successors or assigns; thence

In a southerly direction and in an easterly direction still along line of said Haggart land to Sunapee Street, or Sunapee Road at the southeast corner of said Haggart land where the highway intersects the brook; thence

In a southerly direction along said highway to the point begun at.

TOGETHER WITH all my right, title and interest, whatever it may be, in and to a certain spring or well of water, as described in a deed recorded in the Sullivan county Registry of Deeds at Book 311, Page 407, situate in the mow field now or formerly of one Kendall below the old orchard, situate west from the building on the Kimball place, so-called, above conveyed and the aqueduct and pipe running from said well or spring in the building on said Kimball Farm, TOGETHER WITH the right forever to the said grantee, her heirs and assigns, to enter, re-lay and repair the same doing no unnecessary damage thereby.

SUBJECT TO exceptions and reservations, as the same may apply, set forth in deed recorded in the Sullivan County Registry of Deeds at Book 302, Page 167.

SUBJECT TO Current Use taxation by the Town of Newport, recorded at Book 883, Page 465; and at Book 1190, Page 380.

RESERVING a life estate to BARBARA L. RODESCHIN for and during my life, and granting a life estate to WILLIAM M. RODESCHIN, for and during his life, both subject to the following terms and conditions:

- A. BARBARA L. RODESCHIN and WILLIAM M. RODESCHIN (the "Life Tenants") shall have absolute control, possession and supervision of the real estate described above (the "Property") so long as either one of them is alive or until both of them surrender their life estate interest to the Remaindermen prior to their death, or in the event that they both shall not inhabit the premises for a period of six (6) consecutive months and if there is no reasonable prospect of either Life Tenant being able to return and live upon the Property;
- B. The Life Tenants shall be solely responsible for maintaining the Property. Additionally, the Life Tenants may make any changes to the Property which they deem necessary or desirable, without obtaining approval of the Remaindermen.

- C. The Life Tenants shall be responsible for maintaining fire and comprehensive insurance coverage to insure the full value of the building at their sole cost and expense. The Life Tenants shall be entitled to the full proceeds of the insurance in order to rebuild the improvements.
- D. The Life Tenants will pay any real estate taxes, water and sewer charges, or any other special assessments on the Property during the period of the life estate.

SUBJECT TO all liens, encumbrances, easements and mortgages of record, if any.

MEANING AND INTENDING to describe and convey the same premises conveyed to Barbara L. Rodeschin by deed of William M. Rodeschin, dated September 9, 1997 and recorded at Book 1130, Page 341.

THIS DEED WAS PREPARED FROM INFORMATION SUPPLIED BY THE WITHIN GRANTOR, AND NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED.

THIS TRANSFER OF PROPERTY IS EXEMPT FROM TRANSFER TAX AS A GIFT, PURSUANT TO RSA 78-B:2, IX.

signature on following page

Dated this 10 day of Oct., 2018.

Barbara L. Rodeschin
BARBARA L. RODESCHIN

STATE OF NEW HAMPSHIRE
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 10th day of
October, 2018 by Barbara L. Rodeschin.

Robert A. Wells

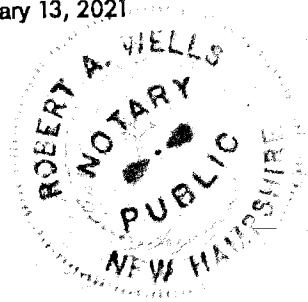
Justice of the Peace/Notary Public

Print Name:

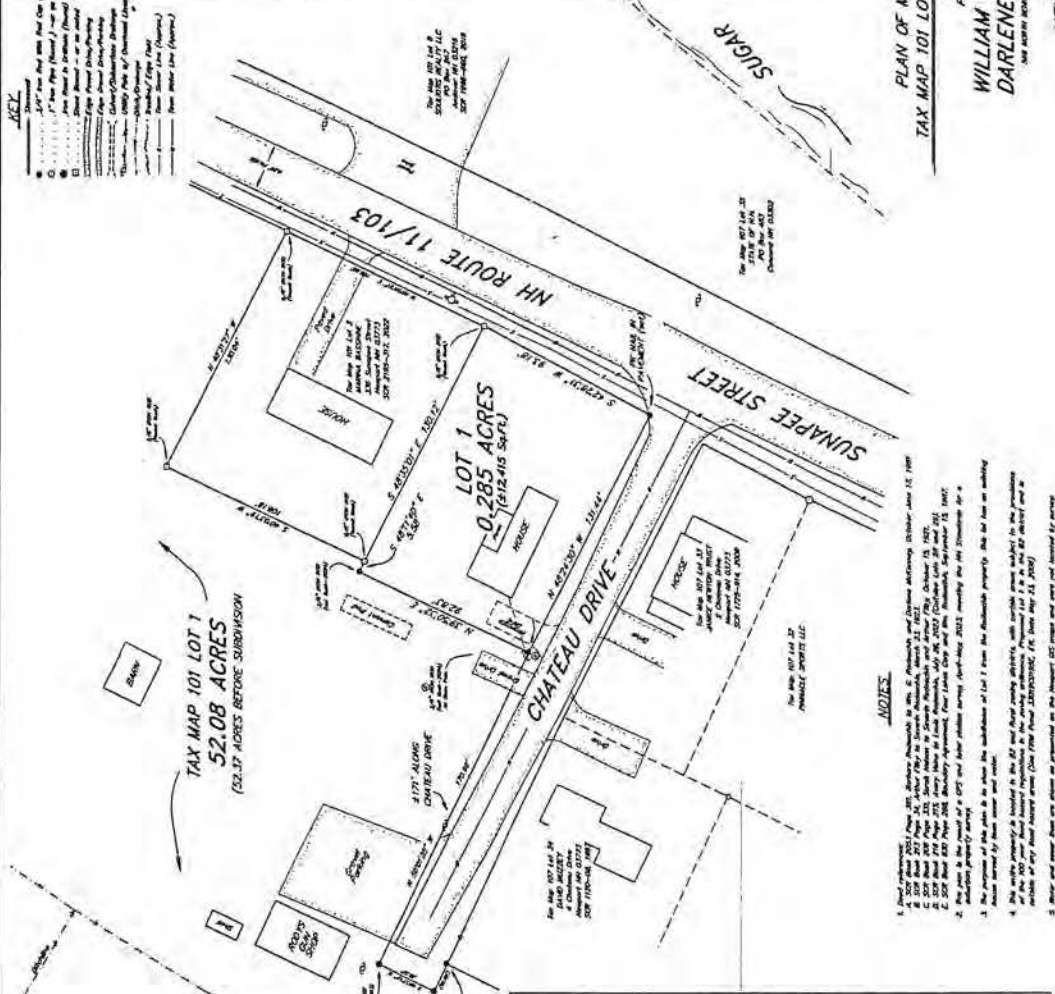
My Commission Expires:

[seal]

ROBERT A. WELLS, Notary Public
My Commission Expires January 13, 2021



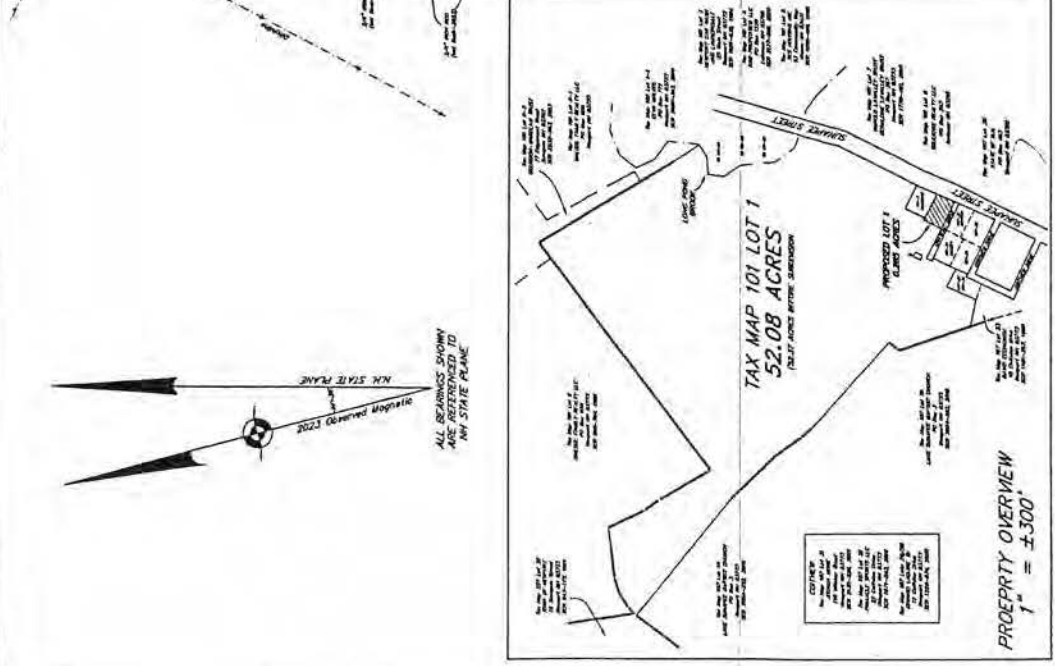
- KEY**
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PLAN OF MINOR SUBDIVISION
 TAX MAP 101 LOT 1 - 3 CHATEAU DRIVE
 PROPERTY OF
 WILLIAM G. RODESCHIN
 DARLENE L. MCKENNEY
 NEW NORTH SUBDIVISION AND SUBDIVISION IN NEWPORT, N.H.



MARCH 12, 2024
 Penney's Hill Land Services & Forestry LLC
 412 PINE HILL ROAD, COVINGTON, NH 03023 (603) 945-0821



- NOTES**
1. The plan is based on the subdivision of Lot 1 from the subdivision property that had an existing...
 2. The plan is based on the subdivision of Lot 1 from the subdivision property that had an existing...
 3. The plan is based on the subdivision of Lot 1 from the subdivision property that had an existing...
 4. The plan is based on the subdivision of Lot 1 from the subdivision property that had an existing...
 5. The plan is based on the subdivision of Lot 1 from the subdivision property that had an existing...

REFERENCE PLANS

1. Instrument No. 2024-0001 - Plan of Subdivision of the Property of William G. Rodeschin and Darlene L. McKenney, dated 03/12/2024.
2. Instrument No. 2024-0002 - Plan of Subdivision of the Property of William G. Rodeschin and Darlene L. McKenney, dated 03/12/2024.
3. Instrument No. 2024-0003 - Plan of Subdivision of the Property of William G. Rodeschin and Darlene L. McKenney, dated 03/12/2024.
4. Instrument No. 2024-0004 - Plan of Subdivision of the Property of William G. Rodeschin and Darlene L. McKenney, dated 03/12/2024.
5. Instrument No. 2024-0005 - Plan of Subdivision of the Property of William G. Rodeschin and Darlene L. McKenney, dated 03/12/2024.

APPROVED BY THE NEWPORT, NH PLANNING BOARD
 [Signature]
 [Signature]
 [Signature]