


# 367 Cornish Turnpike

Newport, NH



## *Just Listed*

Ready to make your escape? This serene hillside retreat offers you privacy and refuge on 139 acres! Begin your relaxing journey home as you drive up the meandering gravel driveway. Roll your windows down and breathe in the shrub lined seasonal display of ever changing scent and color. Enter through the front foyer into a calming floor plan which provides both open spaces and private nooks. You'll long to spend your winter days curled up in front of the fireplace with a good read in the living room, plan gatherings with family and friends in the expansive gourmet kitchen overlooking the beaver pond and open fields. Enjoy the sweeping long-range mountain views of Cardigan, Ragged, Sunapee and other NH peaks as you sip a warming beverage to start your day or close your day with a favorite glass of wine around the fire pit. You'll want to linger to take in all the delightful details including serpentine stone counters in the kitchen, cherry cabinets with redwood burl facing, custom tile work in the primary bathroom, and tile floors and windows placed to enjoy the dynamic parade of wildlife and weather. Your comfort is addressed with a newer heating system and an on demand generator for those days without power. Just minutes to shopping and restaurants in Newport, with Mount Sunapee nearby, only 12 miles to Exit 13 on 89 but a world away from everything else.

 \$995,000

Bedrooms: 3

Year Built: 1988

Bathrooms: 3

Taxes: \$11,210

Acres: 139

Sq. Ft.: 2,930

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

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

 ohgrp.com

**kw** LAKES &  
MOUNTAINS  
KELLERWILLIAMS. REALTY



**County** NH-Sullivan  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1988  
**Architectural Style** Cape  
**Color**  
**Total Stories** 2  
**Zoning** R40 R  
**Taxes** TBD No  
**Tax Annual Amount** \$11,210.00  
**Tax Year** 2023  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 139.00  
**Lot - Sqft** 6,054,840  
**Common Land Acres**  
**Garage** Yes  
**Basement** Yes  
**Basement Access Type** Interior  
**Date - Initial Showin as Beain** 11/9/2024

**Rooms - Total** 8  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 2  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Fin Above Grade** 2,930  
**SqFt-Apx Fin AG Source** Measured  
**SqFt-Apx Unfn Above Grade** 703  
**SqFt-Apx Unfn AG Source** Measured  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source**  
**SqFt-Apx Unfn Below Grade** 1,621  
**SqFt-Apx Unfn BG Source** Measured  
**SqFt-Apx Total Finished** 2,930  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Length** 1,690  
**Roads** Public

**Waterfront Property**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**WaterFrRit**  
**Water Body Restrictions**  
**ROW - Parcel Access**  
**ROW - Length**  
**ROW - Width**  
**ROW to other Parcel**  
**Flood Zone** No  
**Timeshare/Fract. Ownrshp** No  
**T/F Ownership Amount**  
**T/F Ownership Type**  
**Foreclosed/Bank-Owned/REO** No  
**Days On Market** 0  
**Auction** No  
**Current Use** Yes  
**Land Gains**  
**Resort**



Unbranded Tour URL 1

**Remarks - Public** Ready to make your escape? This serene hillside retreat offers you privacy and refuge on 139 acres! Beain your relaxing tournev home as you drive up the meandering gravel driveway. Roll your windows down and breathe in the shrub lined seasonal display of ever changing scent and color. Enter through the front foyer into a calming floor plan which provides both open spaces and private nooks. You'll love to spend your winter days curled up in front of the fireplace with a good read in the living room. plan gatherings with family and friends in the expansive gourmet kitchen overlooking the beaver pond and open fields. Enjoy the sweeping long-range mountain views of Cardigan. Raaqed. Sunapee and other NH peaks as you sip a warming beverage to start your day or close your day with a favorite glass of wine around the fire pit. You'll want to linger to take in all the delightful details including serpentine stone counters in the kitchen. cherrv cabinets with redwood burl facia. custom tile work in the primary bathroom. and tile floors and windows placed to enjoy the dynamic parade of wildlife and weather. Your comfort is addressed with a newer heating system and an on demand generator for those days without power. Just minutes to shopping and restaurants in Newport. with Mount Sunapee nearby. only 12 miles to Exit 13 on 89 but a world away from everything else. \*Showings start at the open house Saturday 11/09/24 from 10am to 12pm.  
**Directions** Cornish Turnpike almost to the end. Property will be on your right

**Breakfast Nook** 1 13.5x14.11  
**Kitchen** 1 16.4x16.10  
**Dining Room** 1 10.6 x 19  
**Living Room** 1 16.4x19  
**Foyer** 1 13.3x14.10  
**Primary** 1 13.4x17.10  
**Bedroom** 2 14.5x20.6  
**Bedroom** 2 12x20.6  
**Bonus Room** 2 17.2x30.11

**Map** 207  
**Block** 018  
**Lot** 000  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**DeedRecTy** Quit Claim  
**DeedBook** 1615  
**DeedPage** 298  
**TotDeeds**  
**Covenants** No  
**Seasonal** No

**SchDistrict** Newport Town School District  
**SchElem** Richards Elementary School  
**SchMiddle** Newport Middle and High School  
**SchHigh** Newport Middle High School

**Lot Features** Mountain View, Pond, Trail/Near Trail, View, Walking Trails

**Utilities** Gas - LP/Bottle  
**Items Excluded**

**Construction Materials** Clapboa  
**rd Exterior**  
**Foundation** Concrete  
**Roof** Shingle - Asphalt  
**Driveway** Gravel  
**Electric** 150 Amp, Circuit Breaker(s)  
**Phone Company**  
**Electric Company** Eversource  
**Fuel Company** Eastern Propane  
**Cable Company** Dish  
**Internet Service Provider** Starlink

**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**

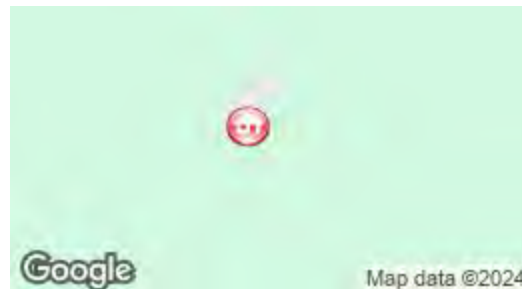
**Appliances** Dishwasher, Dryer, Oven - Wall, Range - Gas, Refrigerator, Washer  
**Equipment** Generator - Standby  
**Features - Exterior** Deck, Garden Space, Patio, Porch - Covered, Shed  
**Features - Interior** Cedar Closet, Dining Area, Fireplace - Wood, Primary BR w/ BA, Walk-in Closet, Laundry - 1st Floor, Attic - Walkup  
**Flooring** Hardwood, Tile  
**Heating** Forced Air, Hot Air  
**Heat Fuel** Oil  
**Cooling** None  
**Water Source** Drilled Well, Private  
**Sewer** 1000 Gallon, Private, Septic

O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

Off: 603-526-8600

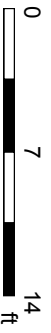


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# 367 Cornish Turnpike, Newport, NH

1st Floor Finished Area 1740.91 sq ft  
Unfinished Area 703.43 sq ft



PREPARED: 2024/11/05

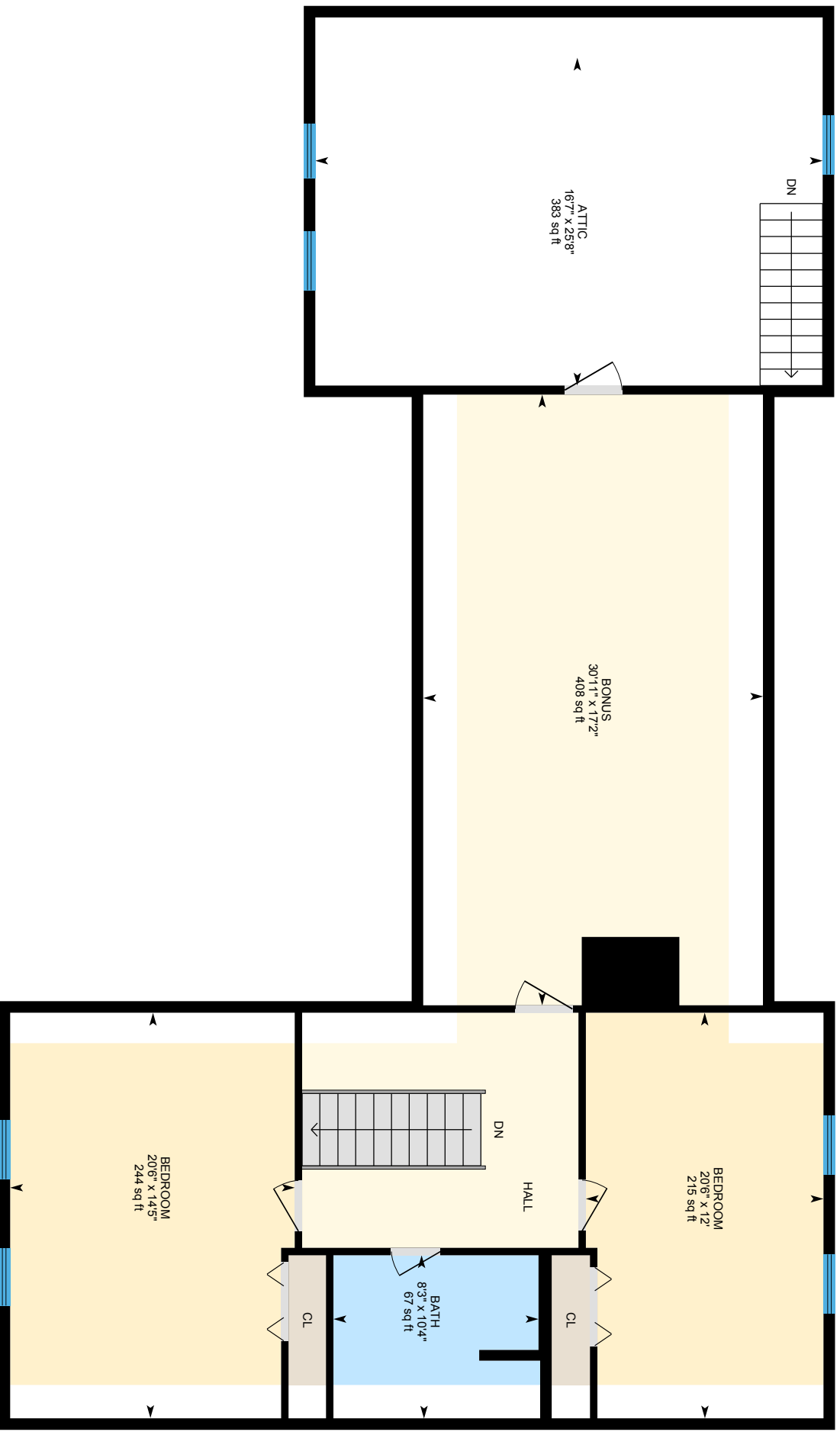


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 367 Cornish Turnpike, Newport, NH

2nd Floor Finished Area 1 189.15 sq ft  
Unfinished Area 820.93 sq ft



PREPARED: 2024/11/05

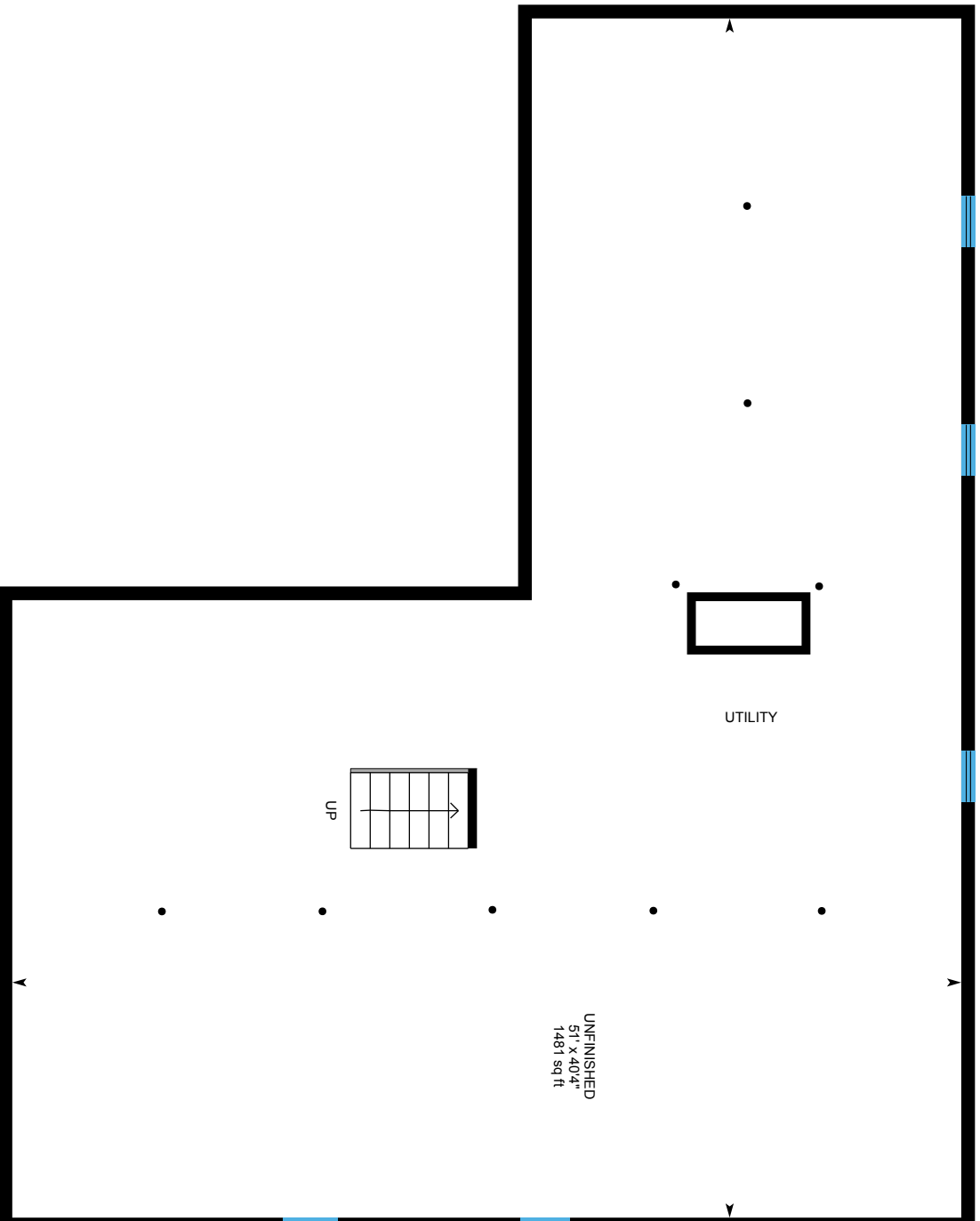


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 367 Cornish Turnpike, Newport, NH

Basement (Below Grade) Unfinished Area 1621.00 sq ft



PREPARED: 2024/11/05



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.

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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: Nicholas Kanakis

2. PROPERTY LOCATION: 367 Cornish Turnpike, 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 38 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: Front of house near fountain  
Installed By: Lucas & Son Date of Installation: 1986  
What is the source of your information? Owner

c. USE: Number of persons currently using the system: two  
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 1987  
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: Pump + Pressure tank 8+ yrs ago

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  
Tank Size 1000 Gal.  Unknown  Other  
Tank Type  Concrete  Metal  Unknown  Other

Location: Back of house  Location Unknown Date of Installation: 1986

Date of Last Servicing: 2021 4- Name of Company Servicing Tank: Stearns

Have you experienced any malfunctions?  Yes  No

Comments:

SELLER(S) INITIALS NSK |

BUYER(S) INITIALS  |



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d. LEACH FIELD:  Yes  No  Other \_\_\_\_\_  
 IF YES, Location: Back of house Size: \_\_\_\_\_  Unknown  
 Date of installation of leach field: 1986 Installed By: United Construction  
 Have you experienced any malfunctions?  Yes  No  
 Comments: Pipe + Stone system

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A?  Yes  No  Unknown  
 IF YES, has a septic system evaluation been done within 180 days?  Yes  No  Unknown  
 Date of Evaluation: \_\_\_\_\_  
 Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

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"/>	<u>Fiberglass</u>	_____	<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"/>	<u>Fiberglass</u>	_____	<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)? Propane  
 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 app \_\_\_\_\_  
 Has the property been tested since remedial steps?  Yes  No  
 Are test results available?  Yes  No  
 Comments: \_\_\_\_\_

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

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: Driveway ROW for neighbor  
What is your source of information? Deed

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: \_\_\_\_\_

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? R-40 rural res

i. Heating System Age: 2021 Type: Forced Hot air Fuel: Oil Tank Location: Basement

Owner of Tank: Me

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

Date system was last serviced and by whom? 2021 - Have service scheduled

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

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

j. Roof Age: 2024 Type of Roof Covering: Shingle

Moisture or leakage: No

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

SELLER(S) INITIALS WSK /   

BUYER(S) INITIALS    /



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k. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_  Type: concrete  
Moisture or leakage No  
Comments: \_\_\_\_\_

l. Chimney(s) How Many? one Lined? yes Last Cleaned: Never Problems? No  
Comments: Used twice a year +-

m. Plumbing Type: Copper Age: \_\_\_\_\_  
Comments: \_\_\_\_\_

n. Domestic Hot Water: Age: Propane 10yr Type: \_\_\_\_\_ Gallons: 50

o. Electrical System: # of Amps 150  Circuit Breakers  Fuses  
Comments: \_\_\_\_\_  
Solar Panels:  Leased  Owned If leased, explain terms of agreement: \_\_\_\_\_  
Comments: \_\_\_\_\_

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

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

r. 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: \_\_\_\_\_

s. Air Conditioning: Type: None Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
Comments: \_\_\_\_\_

t. Pool: Age: \_\_\_\_\_ Heated:  Yes  No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
By Whom: \_\_\_\_\_

u. Generator: Portable:  Yes  No Whole House:  Yes  No Kw/Size: \_\_\_\_\_ Last Date of Service: 8/2024  
If Portable:  Included  Negotiable  
Comments: \_\_\_\_\_

v. Internet: Type Currently Used at Property: Starlinks

w. 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 WSK

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).

*Melba K. ...* 10/25/24  
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

SELLER(S) INITIALS *DSK*

BUYER(S) INITIALS



RECEIVED  
SULLIVAN COUNTY  
REGISTRY OF DEEDS

2006 NOV 21 P 2: 29

**QUITCLAIM DEED**

I, **Regina Kanakis**, spouse of grantee herein, of 367 Cornish Turnpike, Newport, County of Sullivan and State of New Hampshire (mailing address: 367 Cornish Turnpike, Newport, New Hampshire 03773), for consideration paid, grant to **Nicholas Kanakis**, spouse of grantor herein, of 367 Cornish Turnpike, Newport, County of Sullivan and State of New Hampshire (mailing address: 367 Cornish Turnpike, Newport, New Hampshire 03773), all my right, title and interest, the following described premises:

A certain tract or parcel of land situated in Newport, County of Sullivan and State of New Hampshire, bounded and described as follows, to wit::

On the west by land [now or formerly] of Cecily S. (Work) Satterlee which was conveyed by Ida M. Gould, widow, and Mary A. Gould, single, to Cecily S. Work in 1929, by deed recorded in the Sullivan County Registry of Deeds, Volume 233, Page 395, on the south by the Cornish Turnpike; on other sides by land of Davis & Symonds Lumber Company, formerly of the Draper Company.

This conveyance is made subject to any lien for current use taxation which lien runs in favor of the Town of Newport.

MEANING AND INTENDING to describe and convey a portion of the premises conveyed by Catherine M. Pepper to Nicholas Kanakis and Regina Kanakis on March 25, 1987, recorded in the Sullivan County Registry of Deeds at 731, Page 071.

EXCEPTING AND RESERVING from this conveyance, a seven (7) acre lot conveyed to Richard T. Berio by Warranty Deed of Nicholas Kanakis and Regina Kanakis dated September 6, 1988, otherwise known as Lot #1 on a Plan entitled "Subdivision of Kanakis-Gould Land, Cornish Turnpike" drawn by Clifford P. Richer, dated April 13, 1988, recorded in the Sullivan County Registry of Deeds at Pocket 014, Folder 1, Number 0038, Plan File 2. Conveying also the right of way, along with all restrictive covenants and conditions on the tract or parcel of land, as detailed in said Warranty Deed dated April 13, 1988, recorded at Volume 861, Page 510 in the Sullivan County Registry of Deeds.

EXCEPTING AND RESERVING from this conveyance a six (6) acre lot conveyed to Richard T. Berio and Tina Berio by Warranty Deed of Nicholas Kanakis and Regina Kanakis dated February 25, 2003, recorded in the Sullivan County Registry of Deeds at Volume 1356, Page 296. Referring to the lot "Annex to Berio - 6.0 acres" on a plan entitled "Annexation Plan, Kanakis to Berio, Newport, NH, 6.0 Acres" Scale 1" = 100', Pocket 8 Folder 2, Number 16, Planfile 4.

010288

EXECUTED this 13 day of November, 2006.

Regina Kanakis  
Regina Kanakis

I, Nicholas Kanakis, spouse of grantor herein, hereby release all rights of homestead herein.

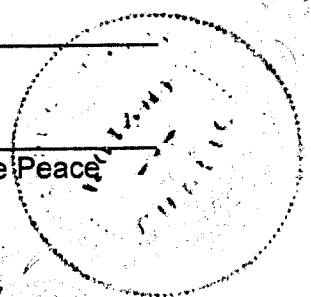
Nicholas Kanakis  
Nicholas Kanakis

STATE OF NEW HAMPSHIRE  
COUNTY OF SULLIVAN

On this 13 day of November 2006, before me the undersigned officer, personally appeared **Regina Kanakis** and **Nicholas Kanakis**, known to me (or satisfactorily proven) to be the persons whose name are subscribed to the within instrument and acknowledged that they each executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and official seal.

Terri G. Spanos  
Notary Public/Justice of the Peace

Terri G. Spanos  
Print name of Notary Public/Justice of the Peace  
My Commission Expires  
Seal



TERRI G. SPANOS, Notary Public  
My Commission Expires December 4, 2007

This conveyance is a noncontractual transfer and is exempt from New Hampshire's real estate transfer tax.

SULLIVAN COUNTY RECORDS  
Alfred King, REGISTER



RECEIVED  
SULLIVAN COUNTY  
REGISTRY OF DEEDS

2006 NOV 21 P 2: 29

**QUITCLAIM DEED**

I, **Regina Kanakis**, spouse of grantee herein, of 367 Cornish Turnpike, Newport, County of Sullivan and State of New Hampshire (mailing address: 367 Cornish Turnpike, Newport, New Hampshire 03773), for consideration paid, grant to **Nicholas Kanakis**, spouse of grantor herein, of 367 Cornish Turnpike, Newport, County of Sullivan and State of New Hampshire (mailing address: 367 Cornish Turnpike, Newport, New Hampshire 03773), all my right, title and interest, the following described premises:

A certain tract or parcel of land situated in Newport, County of Sullivan and State of New Hampshire, bounded and described as follows, to wit::

On the west by land [now or formerly] of Cecily S. (Work) Satterlee which was conveyed by Ida M. Gould, widow, and Mary A. Gould, single, to Cecily S. Work in 1929, by deed recorded in the Sullivan County Registry of Deeds, Volume 233, Page 395, on the south by the Cornish Turnpike; on other sides by land of Davis & Symonds Lumber Company, formerly of the Draper Company.

This conveyance is made subject to any lien for current use taxation which lien runs in favor of the Town of Newport.

MEANING AND INTENDING to describe and convey a portion of the premises conveyed by Catherine M. Pepper to Nicholas Kanakis and Regina Kanakis on March 25, 1987, recorded in the Sullivan County Registry of Deeds at 731, Page 071.

EXCEPTING AND RESERVING from this conveyance, a seven (7) acre lot conveyed to Richard T. Berio by Warranty Deed of Nicholas Kanakis and Regina Kanakis dated September 6, 1988, otherwise known as Lot #1 on a Plan entitled "Subdivision of Kanakis-Gould Land, Cornish Turnpike" drawn by Clifford P. Richer, dated April 13, 1988, recorded in the Sullivan County Registry of Deeds at Pocket 014, Folder 1, Number 0038, Plan File 2. Conveying also the right of way, along with all restrictive covenants and conditions on the tract or parcel of land, as detailed in said Warranty Deed dated April 13, 1988, recorded at Volume 861, Page 510 in the Sullivan County Registry of Deeds.

EXCEPTING AND RESERVING from this conveyance a six (6) acre lot conveyed to Richard T. Berio and Tina Berio by Warranty Deed of Nicholas Kanakis and Regina Kanakis dated February 25, 2003, recorded in the Sullivan County Registry of Deeds at Volume 1356, Page 296. Referring to the lot "Annex to Berio - 6.0 acres" on a plan entitled "Annexation Plan, Kanakis to Berio, Newport, NH, 6.0 Acres" Scale 1" = 100', Pocket 8 Folder 2, Number 16, Planfile 4.

010288

EXECUTED this 13 day of November, 2006.

Regina Kanakis  
Regina Kanakis

I, Nicholas Kanakis, spouse of grantor herein, hereby release all rights of homestead herein.

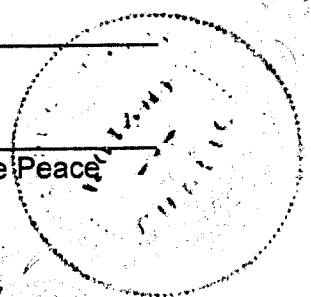
Nicholas Kanakis  
Nicholas Kanakis

STATE OF NEW HAMPSHIRE  
COUNTY OF SULLIVAN

On this 13 day of November 2006, before me the undersigned officer, personally appeared **Regina Kanakis** and **Nicholas Kanakis**, known to me (or satisfactorily proven) to be the persons whose name are subscribed to the within instrument and acknowledged that they each executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and official seal.

Terri G. Spanos  
Notary Public/Justice of the Peace

Terri G. Spanos  
Print name of Notary Public/Justice of the Peace  
My Commission Expires  
Seal



TERRI G. SPANOS, Notary Public  
My Commission Expires December 4, 2007

This conveyance is a noncontractual transfer and is exempt from New Hampshire's real estate transfer tax.

SULLIVAN COUNTY RECORDS  
Alfred King, REGISTER



Croydon

