

66 Howlett Road

Bradford, NH



Just Listed

Amazing opportunity to own this meticulous 3-bedroom, 2-bathroom ranch close to beautiful Lake Massasecum. Newly built in 2018, this home offers one-level living with a primary bedroom and ensuite bathroom that features a jetted soaking tub and gorgeous walk-in tiled shower. Down the hall, you'll find a mudroom with washer and dryer, which leads to the direct entry oversized garage and fenced dog yard. The open-concept layout and vaulted great room make the home very spacious and comfortable. Hardwood oak floors and tile with radiant heat throughout. Unique Shaker style cabinets, granite countertops and stainless steel appliances complete the kitchen. The gas fireplace in the living room will keep you warm on cold winter nights. Off the living room is the large three-season porch where you can entertain guests or just sit and enjoy the quietness of your backyard. The home includes two additional bedrooms and a 3/4 bathroom. There's even a mini-split for cooling. The full basement could be finished for more living space or would make a great entertainment space or workshop. Outside you will enjoy perennial beds, raspberry and blueberry bushes, a paved driveway, a stone patio accessed from the great room, and level space for your vegetable gardens. Just minutes from the public boat launch on Lake Massasecum and white sandy beach for your summer fun open to town residents. Just 15 minutes to Mount Sunapee Resort for skiing and snowboarding! 10 minutes for quick access to I-89.

 \$600,000





Bedrooms: 3 Year Built: 2018
Bathrooms: 2 Taxes: \$9,174
Acres: 5.00 Sq. Ft.: 2,011

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

256 Main Street, New London, NH
C: 603-877-1031
O: 603-526-8600

 ohgrp.com


kw LAKES AND
MOUNTAINS
KELLER WILLIAMS REALTY

Residential 5027810	Single Family Active	66 Howlett Road Bradford	NH 03221	Unit/Lot	Listed: 1/28/2025 Closed:	\$600,000		
			County NH-Merrimack Village/Dist/Locale Construction Status Existing Year Built 2018 Architectural Style Ranch Color Butter Total Stories 1 Zoning Rural Residential Taxes TBD No Tax Annual Amount \$9,174.00 Tax Year 2024 Tax Year Notes Owned Land Yes Lot Size Acres 5.00 Lot - Sqft 217,800 Common Land Acres Garage Yes Basement Yes Basement Access Type Interior		Rooms - Total 6 Bedrooms - Total 3 Baths - Total 2 Baths - Full 1 Baths - 3/4 1 Baths - 1/2 0 Baths - 1/4 0 SqFt-Apx Fin Above Grade 2,111 SqFt-Apx Fin AG Source Public Records 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 2,087 SqFt-Apx Unfn BG Source Public Records SqFt-Apx Total Finished 2,111 Footprint Road Frontage Yes Road Frontage Type Gravel Road Frontage Length 385		Waterfront Property Water Body Access Yes Water Body Name Massasecum Lake Water Body Type Lake Water Access Details Municipal Residents Only WaterFrRit Water Body Restrictions Unknown 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	
   Unbranded Tour URL 1			Date - Initial Showings Begin					

Remarks - Public Amazing opportunity to own this meticulous 3-bedroom, 2-bathroom ranch close to beautiful Lake Massasecum. Newly built in 2018, this home offers one-level living with a primary bedroom and ensuite bathroom that features a jetted soaking tub and gorgeous walk-in tiled shower. Down the hall, you'll find a mudroom with washer and dryer, which leads to the direct entry oversized garage and fenced dog yard. The open-concept layout and vaulted great room make the home very spacious and comfortable. Hardwood oak floors and tile with radiant heat throughout. Unique Shaker style cabinets, granite countertops and stainless steel appliances complete the kitchen. The gas fireplace in the living room will keep you warm on cold winter nights. Off the living room is the large three-season porch where you can entertain guests or just sit and enjoy the quietness of your backyard. The home includes two additional bedrooms and a 3/4 bathroom. There's even a mini-split for cooling. The full basement could be finished for more living space or would make a great entertainment space or workshop. Outside you will enjoy perennial beds, raspberries and blueberry bushes, a paved driveway, a stone patio accessed from the great room, and level space for your vegetable gardens. Just minutes from the public boat launch on Lake Massasecum and white sandy beach for your summer fun open to town residents. Just 15 minutes to Mount Sunapee Resort for skiing and snowboarding! 10 minutes for quick access to I-89.


Directions From the Intersection of 103 and 114 in Bradford head South on 114. After 1.7 miles turn onto Howlett Road on your right. After another 1/2 mile #66 will be on your left.

Kitchen 1 8'3" x 14'11" Dining Room 1 16'9" x 10'10" Living Room 1 16'9" x 17'3" Primary 1 12'6" x 12'10" Bath - Full 1 12' x 9'8" Bedroom 1 10'11" x 13' Bedroom 1 9'8" x 16' Bath - 3/4 1 8'10" x 9'3" Foyer 1 9'4" x 8' Mudroom 1 7'7" x 13'7" Laundry Room 1 6'1" x 9'8"	Map 007 Block 058 Lot 000 SPAN Number Property ID PlanUrbDev	DeedRecTy Warranty DeedBook 3496 DeedPage 1763 TotDeeds Covenants No Seasonal No	SchDistrict Kearsarge Sch Dst SAU #65 SchElem Kearsarge Elem Bradford SchMiddle Kearsarge Regional Middle Sch SchHigh Kearsarge Regional HS
Appliances Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer Equipment Security System, Smoke Detector-HrdWrdw/Bat Features - Exterior Fence - Dog, Garden Space, Patio, Porch - Covered, Porch - Screened, Storage, Window Screens, Windows - Double Pane, Beach Access Features - Interior Attic - Hatch/Skuttle, Ceiling Fan, Dining Area, Fireplace - Gas, Kitchen Island, Kitchen/Dining, Kitchen/Living, Primary BR w/ BA, Natural Light, Security, Soaking Tub, Vaulted Ceiling, Walk-in Closet, Laundry - 1st Floor Flooring Hardwood, Tile Heating Propane, Hot Water, Radiant, Mini Split Cooling Mini Split Water Source Drilled Well, Private Sewer 1250 Gallon, Concrete, Leach Field, Private, Septic	Lot Features Beach Access, Country Setting, Landscaped, Sloping, Wooded, Near Skiing, Rural Construction Materials Vinyl Siding Foundation Concrete, Poured Concrete Roof Shingle - Architectural Driveway Paved Electric 200 Amp, Circuit Breaker(s) Phone Company TDS Electric Company Eversource Fuel Company Ayer & Goss Cable Company TDS Internet Service Provider TDS	Utilities Gas - LP/Bottle Items Excluded	Condo Name Building Number Floor Number Units Per Building LmtComArea SpecAssmt
		Fees - Condo - Mobile	ParkName Mobile Co-Op MobPkApvl MustMove Mobile Make MobileMod MobileSer# Mobile Anchor
		Condo Fees Fee Fee Frequency AssnFee2 AssnFee2Frq AssnFee3 AssnFee3Frq	




O'Halloran Group

listings@ohgrp.com



KW Coastal and Lakes & Mountains

Off: 603-526-8600



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66 Howlett Rd, Bradford, NH

Main Floor Finished Area 1870.16 sq ft



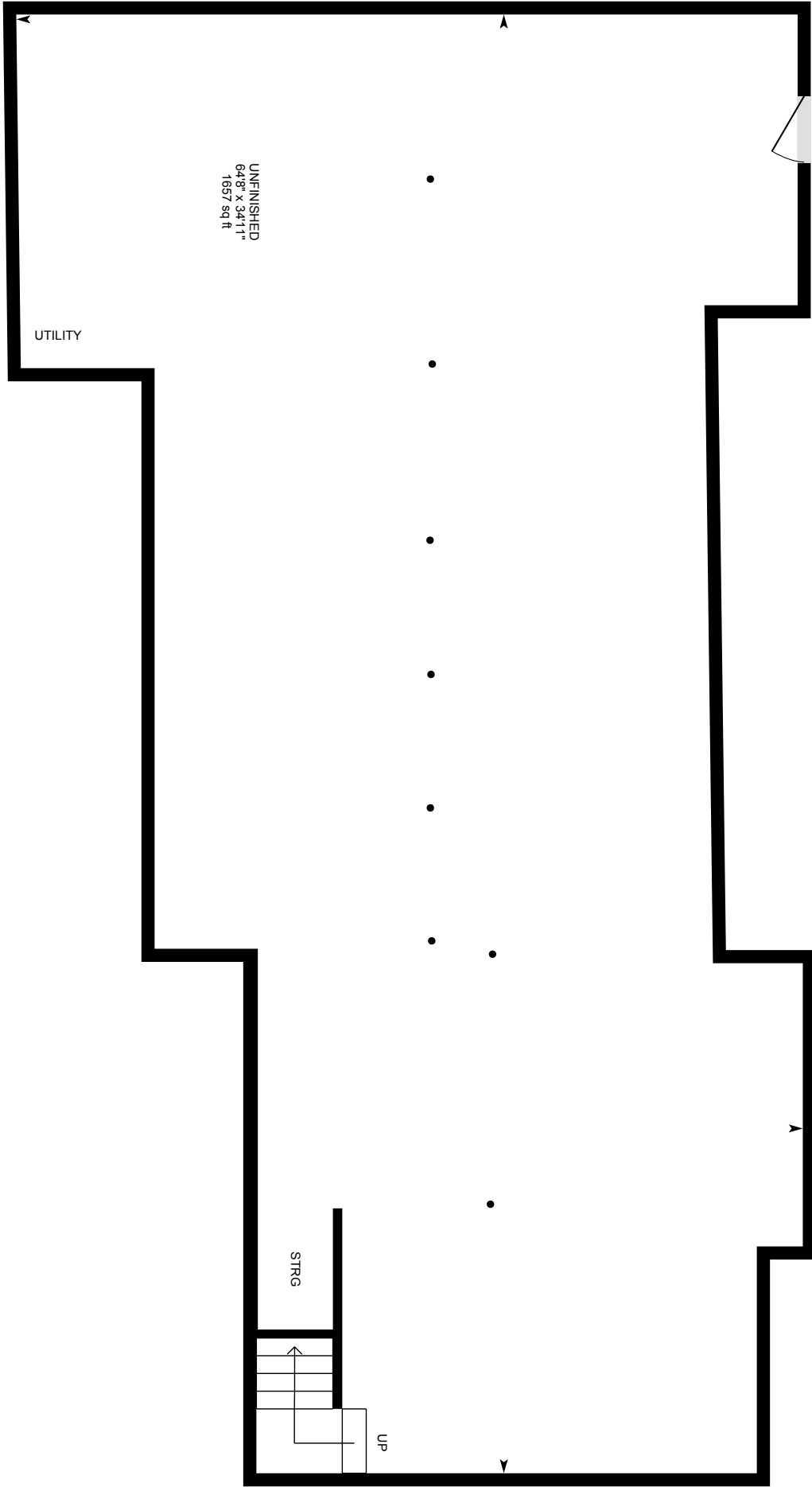
PREPARED: 2025/01/24

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.



66 Howlett Rd, Bradford, NH

Basement (Below Grade) Unfinished Area 1826.69 sq ft



PREPARED: 2025/01/24

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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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:** Pamela A. Rizzo

2. **PROPERTY LOCATION:** 66 Howlett Road, Bradford, NH 03221

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 7 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: Coming up the driveway 1/2 up on left
 Installed By: Gap Mountain Drilling Date of Installation: 2016
 What is the source of your information? Water Well Report DES

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 1/16/17
 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: Whole house sediment Filter System

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 Enviroseptic
 Tank Size 1250 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: Right side of house facing the street ☐ Location Unknown Date of Installation: 2016
 Date of Last Servicing: 5/23/24 Name of Company Servicing Tank: Henniker Septic Service, Inc.
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: _____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Right side of house facing the street Size: 3 bedrooms ☐ Unknown
 Date of installation of leach field: 2016 Installed By: Channing Burrows
 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 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. INSULATION	<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"/>	Blown - R38	_____	<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 R21	_____	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass R21	_____	<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 app _____
 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: _____ 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: unknown

If YES, is survey available? ☐ Yes ☐ No ☒ Unknown

h. How is the property zoned? Rural Residential

i. Heating System Age: 2017 Type: Forced Hot Water Radiant Fuel: Propane Tank Location: Left side of house fac road

Owner of Tank: Ayer and Goss

Annual Fuel Consumption: 608.2 Price: 2042.25 Gallons: _____

Date system was last serviced and by whom? Unknown

Secondary Heat Systems: Mitsubishi Mini Split Heating/Cooling

Comments: Propane Fire Place

j. Roof Age: 7 Type of Roof Covering: Asphalt

Moisture or leakage: No

Comments: _____

SELLER(S) INITIALS

NR
01/20/25

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k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☒ Type: Interior Stairs/Bulkhead
 Moisture or leakage No

Comments: During torrential downpours there is minimal water around bulkhead

l. Chimney(s) How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
 Comments: _____

m. Plumbing Type: Domestic Age: 2017
 Comments: PEX and Copper

n. Domestic Hot Water: Age: 8 Type: On Demand Gallons: _____

o. Electrical System: # of Amps 220 ☒ 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: _____

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: Mini Split Age: 2017 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: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: Prepped for whole house generator

v. Internet: Type Currently Used at Property: TDS Telecommunication/High Speed

w. Other (e.g. Alarm System, Irrigation System, etc.) Arlo 3 Camera
 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.

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

In July 2019, a very small leak was discovered in the section of the house around where the three season porch meets the house. It was determined that the leak was caused by wind driven rain. As a result the floors in the rear bedroom were being lifted. The roof was fixed to eliminate any future problems and one piece of drywall was replaced, all the insulation in that section of the attic was replaced and the flooring was replaced in the back room, hallway and bathroom. There have been no other issues since.



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).

Pamela A. Rizzo
dotloop verified
01/20/25 1:47 PM EST
OY9H-L9QM-WXVG-KCDT
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 *PRR* /

BUYER(S) INITIALS /

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

Return to:

Pamela A. Perry

~~Tax map 7, Lot 58 Howlett Road~~

~~Bradford, NH 03221~~

PO Box 382

Henniker, NH 03248

\$593.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That David J. Duffy and Michelle Duffy, Husband and Wife, of 61 Howlett Road, Bradford, NH 03221, for consideration paid grant(s) to Pamela A. Perry, Single, of PO Box 382, Henniker, NH 03242, individually, with WARRANTY COVENANTS:

A certain tract or parcel of land, in the Town of BRADFORD, County of MERRIMACK and State of New Hampshire, located on the southerly side of Howlett Road, so-called, bounded and described as follows:

Beginning at a point marked by an iron rod, about 1,650 feet, more or less, along the southerly side of Howlett Road westerly from the junction of said Road with Route 114, said point being the northeasterly corner of Lot #01-B, herein described, and the northwesterly corner of Lot #01-A, as shown on Plan of Subdivision of Raymond J. and Elaine Y. Jedrey, recorded as Plan #5000 and being a revision of Plan #4726, all in the Merrimack County Registry of Deeds;

Thence running S. 37° 09' E. a distance of 350 feet along line of Lot #01-A to an iron pipe;

Thence turning and running S. 00° 17' W. a distance of 358.40 feet along the line of Lot #01-A to an iron pipe in a stone wall at land now or formerly of Donald A. Ainslie, being the southeasterly corner of Lot #01-B, herein described, and the southwesterly corner of Lot #01-A:

Thence turning and running N. 88° 49' W. a distance of 73 feet, along land of said Ainslie, and a stone wall to the end thereof;

Thence continuing along the line of land of said Ainslie N. 86° 36' W. a distance of 160.00 feet to an iron rod at the southwesterly corner of Lot #01-B, herein described, and the southeasterly corner of Lot #02;

Thence turning and running N. 37° 09' W. a distance of 533.7 feet along the line of Lot #02 to an iron rod at the southerly side of Howlett Road;

Thence turning and running along the side line of said Road as follows: N. 55° 38' E. a distance of 100.90 feet to a point; thence N. 61° 41' E. a distance of 99.1 feet to a point; thence N. 61° 00' E. a distance of 200 feet, more or less, to the point of beginning.

Being known as Lot #01-B on Plan #5000 in the Merrimack County Registry of Deeds.

Subject to the following:

1. Subject to easements, facts, issues and notations as shown on Plan No. 5000 and 4726.

Meaning and intending to describe and convey the same premises conveyed to David J. Duffy and Michelle R. Duffy by virtue of a deed from Michael J. Seamans and Kate E. Dunlop dated July 31, 2004 and recorded in the Merrimack County Registry of Deeds at book 2687 and page 487.

This is not the homestead of the Grantors.

Executed this 30th day of October, 2015.

David J. Duffy
David J. Duffy

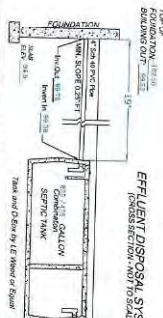
Michelle Duffy
Michelle Duffy

State of New Hampshire
County of Merrimack

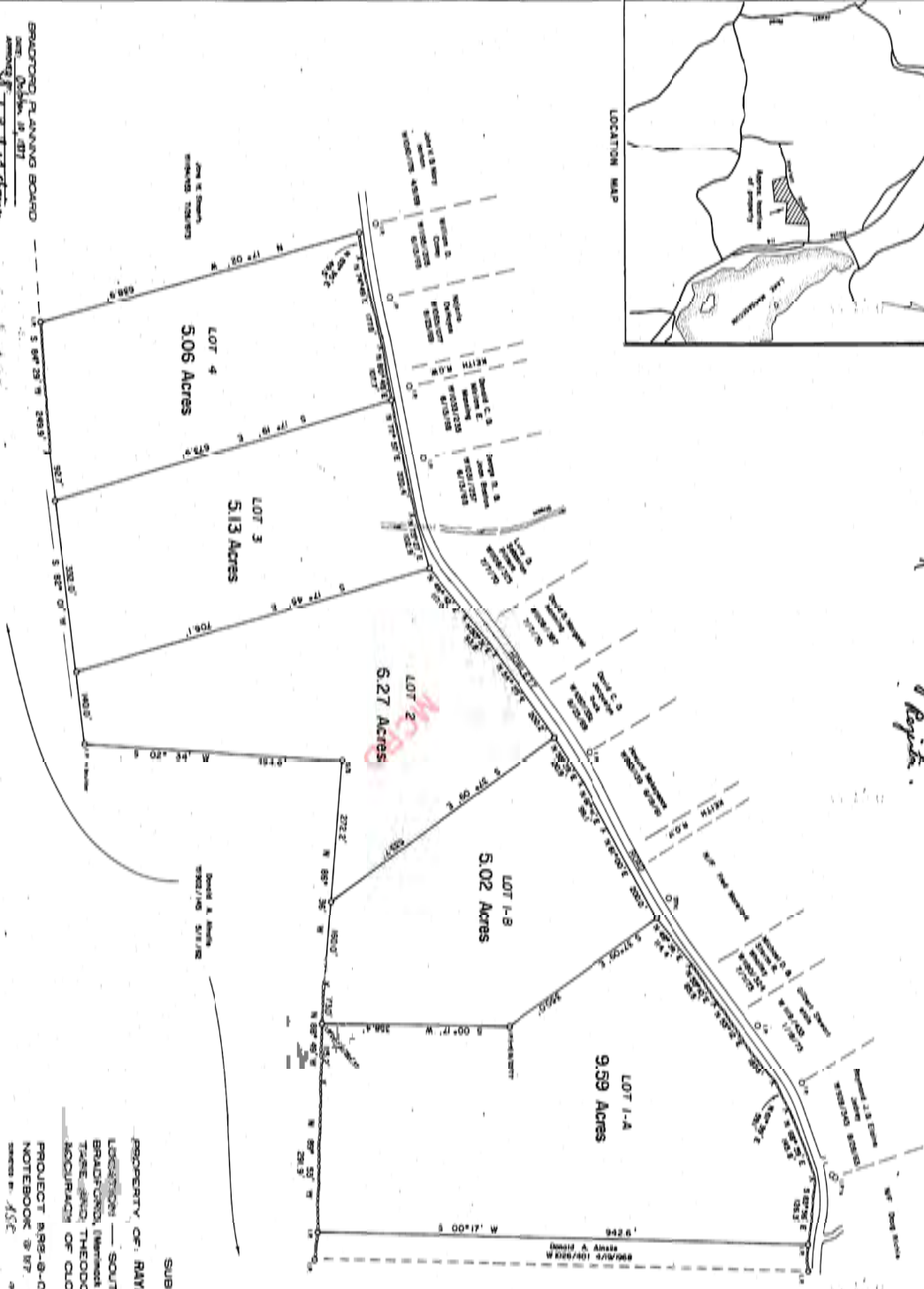
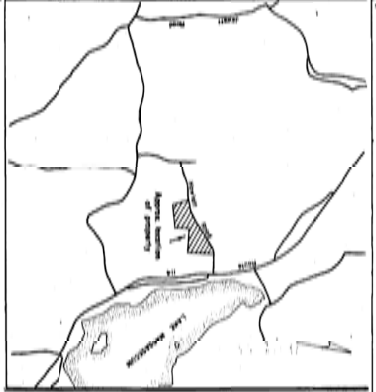
Then personally appeared before me on this 30th day of October, 2015, the said David J. Duffy and Michelle Duffy and acknowledged the foregoing to be their voluntary act and deed.



Robin Shargo
Notary Public/Justice of the Peace
Commission expiration:



500d
 Recorded Oct. 11, 11-68 A.M. 1977
 Order: William W. Seely, Reg'd.



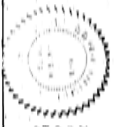
BRADFORD PLANNING BOARD
 Date: October 9, 1977
 Approved: [Signature]
 S. O. [Signature]

NOTE: All bounds on lots 2-4 are, unless otherwise noted, the subdivision of lots 1-4 was approved by the Planning Board on 10/24/77 and recorded at the office of the Registrar.

REVISION - 8/24/77 - SUBDIVIDE LOT 1 INTO 1-4 & 1-5



Robert S. Bristol
 & ASSOCIATES
 NORTH SUTTON, NEW HAMPSHIRE



SUBDIVISION (LOT 1 ONLY)
 PROPERTY OF: RAYMOND J. & ELAINE Y. JEDREY
 LOCATION - SOUTH SIDE OF HOWLETT ROAD
 BRADFORD, (Inland Camp), NEW HAMPSHIRE
 TOWN AND THEODOLITE SURVEY - NOV-DEC 1975
 ACQUISITION OF CLOSURE - CONTROL, 150.00
 PROJECT 889-8-088-408 - DEED W/283 781 10/5/78
 NOTEBOOK 3 87 69-98 - MAP FILE CC 2
 DRAWING BY: ASE
 CHECKED BY: R.H.J.

This work is certified only when accompanied by a signature and seal of the Surveyor.



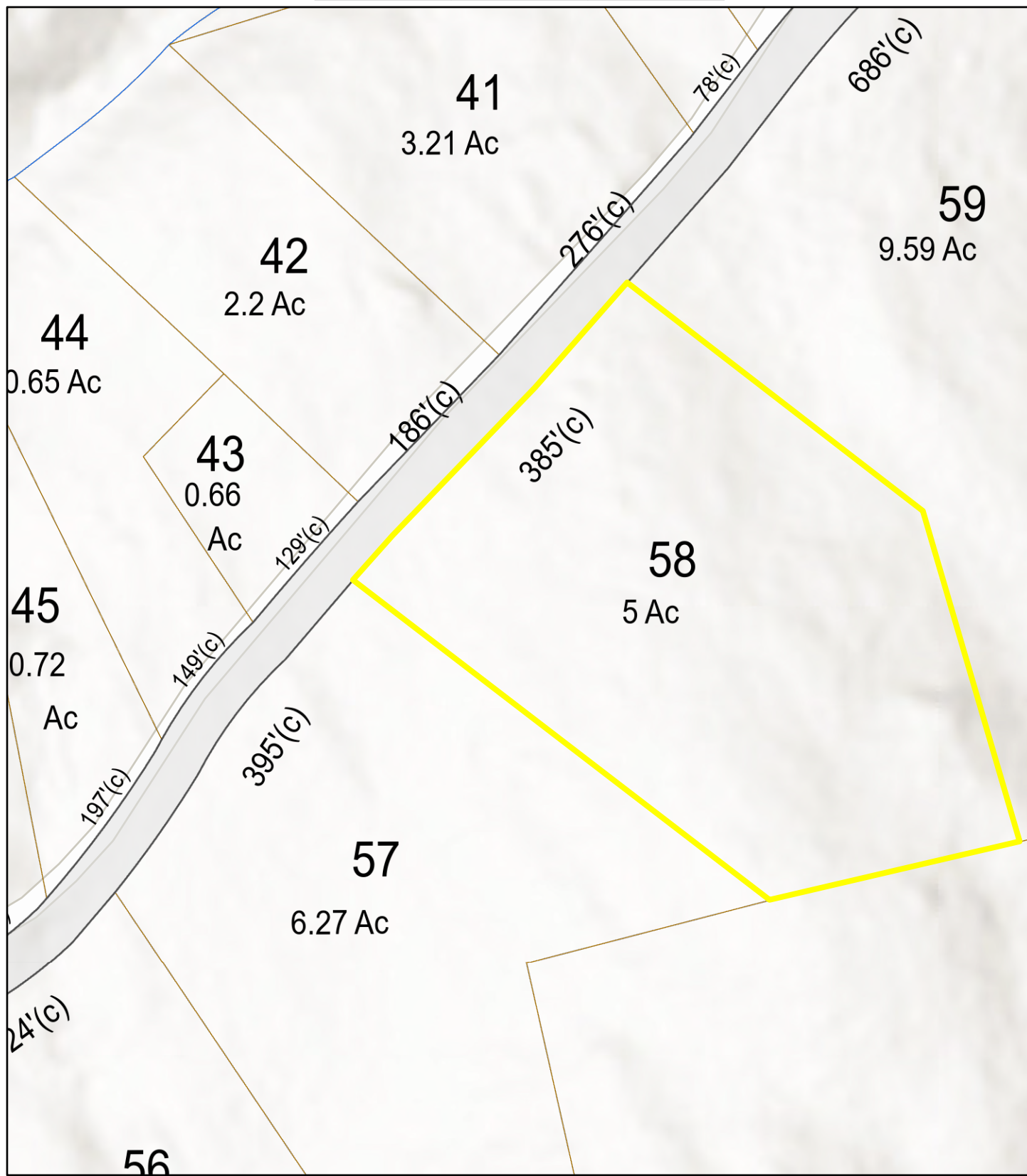
Town of Bradford, NH

1 inch = 138 Feet



www.cai-tech.com

January 16, 2025



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