

Lot 44 Edgemont Road

Sunapee, NH



Just Listed

Enjoy 298.5 feet of private waterfront on Mountainview Lake! Bring your ideas for your dream home or vacation retreat and start enjoying all that the Sunapee Region has to offer. This lot is ideally located for year-round enjoyment. With 0.90 acres this waterfront lot can easily accommodate a 4-bedroom, 5,000+ square foot house, and an approved dock permit for a 6x30 two slip dock (property has sufficient frontage for 3 boat slips with full wetlands permit application). Test pits are done and soils support a 4-bedroom septic system. Driveway permit applied for with NHDOT and successfully issued. Existing conditions plans for permitting are available. Located only 1.2 miles to Mount Sunapee Resort, close to Lake Sunapee, approximately 40 minutes to Concord and two hours from Boston. A short drive will take you to the town center of New London for shopping, dining and entertainment. *Permits and permitting work are available.



\$800,000

Acres: 0.90

Waterfront: 298'




Taxes: \$3,398



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

 ohgrp.com

kw LAKES & MOUNTAINS
KELLER WILLIAMS REALTY

Land 5032408	Active	0 Edgemont Road Sunapee	NH 03782	Unit/Lot Lot 44	Listed: 3/17/2025 Closed:	\$800,000
		County NH-Sullivan Village/Dist/Locale Zoning Rural Residential Taxes TBD No Tax Annual Amount \$3,398.00 Tax Year 2024 Tax Year Notes Tax Class Tax Rate Assessment Year Assessment Amount Lot Size Acres 0.90 Lot - Sqft 39,204 Common Land Acres Price Per Acre \$888,888.89 Total Lots Estimated Open Space %		Road Frontage Yes Road Frontage Type Paved Road Frontage Length 157 Permit Number Pole Number		Waterfront Property Yes Water Body Access Yes Water Body Name Mountainview Lake Water Body Type Lake Water Access Details Directly Adjoining Waterfront Property Rights Exclusively Owned WaterRestr Yes ROW - Parcel Access ROW - Length ROW - Width ROW to other Parcel Flood Zone No Foreclosed/Bank-Owned/REO No Days On Market 0 Current Use No
 		Date - Initial Showings Begin				

Remarks - Public Enjoy 298.5 feet of private waterfront on Mountainview Lake! Bring your ideas for your dream home or vacation retreat and start enjoying all that the Sunapee Region has to offer. This lot is ideally located for year-round enjoyment. With 0.90 acres this waterfront lot can easily accommodate a 4-bedroom, 5,000+ square foot house, and an approved dock permit for a 6x30 two slip dock (property has sufficient frontage for 3 boat slips with full wetlands permit application). Test pits are done and soils support a 4-bedroom septic system. Driveway permit applied for with NHDOT and successfully issued. Existing conditions plans for permitting are available. Located only 1.2 miles to Mount Sunapee Resort, close to Lake Sunapee, approximately 40 minutes to Concord and two hours from Boston. A short drive will take you to the town center of New London for shopping, dining and entertainment. *Permits and permitting work are available.

Directions Mount Sunapee traffic circle to Route 103B towards Sunapee Harbor. Lot will be on your left.

Fee Fee Frequency Fee 2 Fee 2 Frequency Fee 3 Fee 3 Frequency	Map 148 Block 000 Lot 44 SPAN Number Property ID Dev/Subd PlanUrbDev	DeedRecTy Warranty DeedBook 1702 DeedPage 857 TotDeeds Covenants Yes Easements	SchDistrict Sunapee SchElem Sunapee Central School SchMiddle Sunapee Middle High School SchHigh Sunapee Sr. High School Surveyed Yes Surveyed By Plan Survey Number
Lot Features Near Skiing, Lake Access, Lake Frontage, Lake View, Trail/Near Trail, Water View, Waterfront Utilities Cable - Available, Telephone Available Electric At Street Water Source On-Site Well Needed Sewer On-Site Septic Needed Cable Company Electric Company Fuel Company Internet Service Provider Phone Company		Items Excluded Auction Date - Auction Auction Time Auction Price Determnd By Auctioneer Name Auctioneer License Number	

O'Halloran Group



listings@ohgrp.com

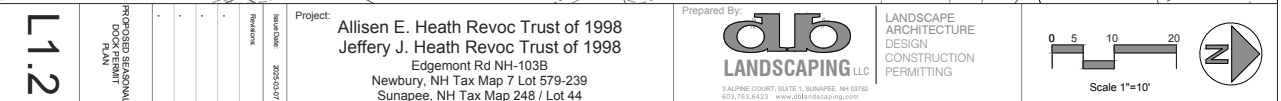
KW Coastal and Lakes & Mountains

Off: 603-526-8600



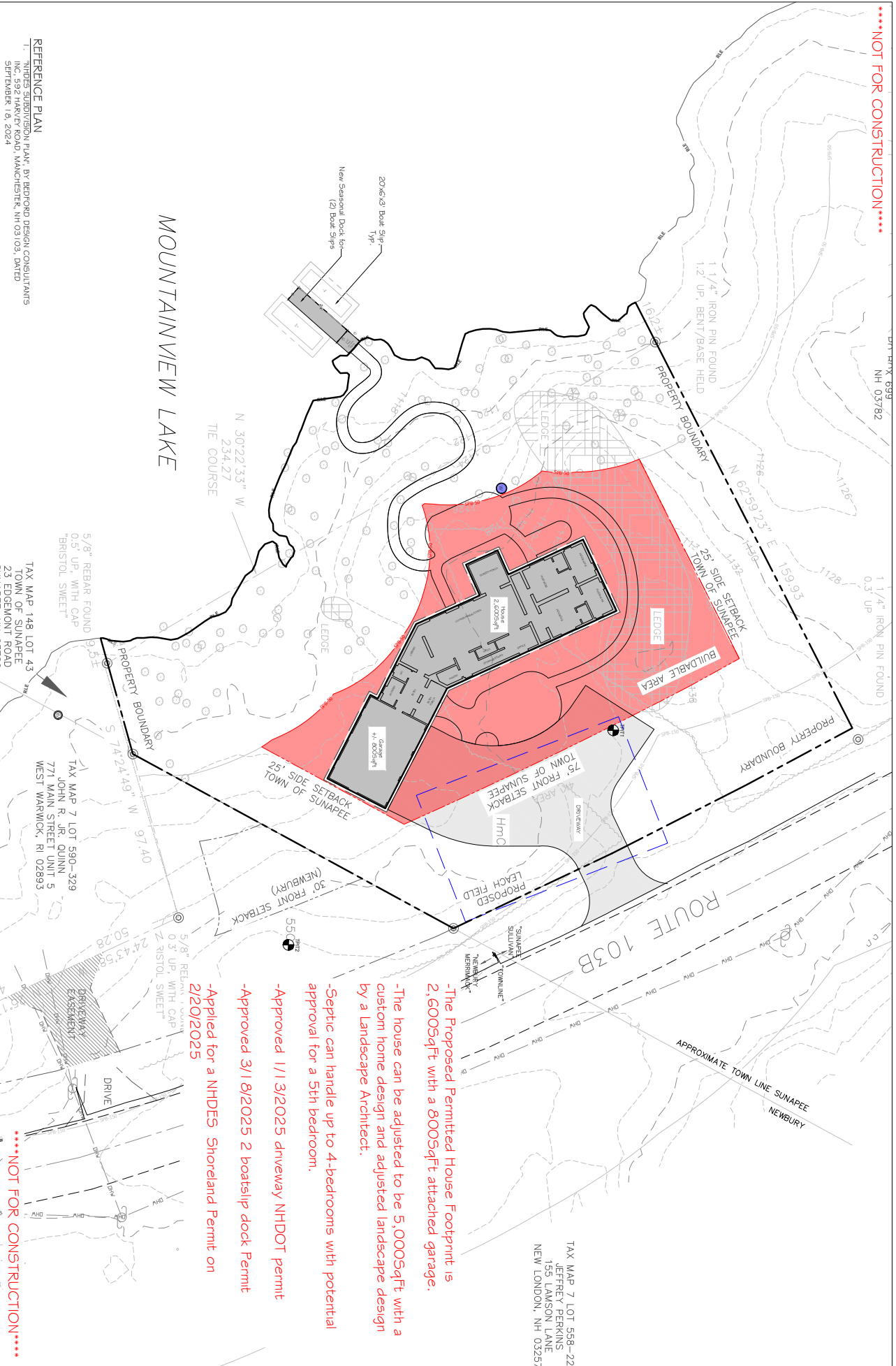
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MOUNTAINVIEW LAKE



7.1.2

*****NOT FOR CONSTRUCTION*****



REFERENCE PLAN
NHDDES SUBDIVISION PLAN, BY BEDFORD DESIGN CONSULTANTS
INC, 592 HARVEY ROAD, MANCHESTER, NH 03103, DATED
SEPTEMBER 18, 2024

MOUNTAINVIEW LAKE

- The Proposed Permitted House Footprint is 2,600sqft with a 800sqft attached garage.
- The house can be adjusted to be 5,000sqft with a custom home design and adjusted landscape design by a Landscape Architect.
- Septic can handle up to 4-bedrooms with potential approval for a 5th bedroom.
- Approved 1/1 3/2025 driveway NHDOT permit
- Approved 3/1 8/2025 2 boatslip dock Permit
- Applied for a NHDDES Shoreland Permit on 2/20/2025

*****NOT FOR CONSTRUCTION*****

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

1. **SELLER:** Allisen E. Heath Revocable Trust of 1998 and Jeffery J. Heath Revocable Trust of 1998
2. **PROPERTY LOCATION:** Edgemont Road (Route 103B) Sunapee - Map 0148 Block 0044
3. 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 SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. 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.

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
 - a. TYPE OF SYSTEM: ☒ None ☐ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____
 - b. INSTALLATION: Location: _____ Installed By: _____
 Date of Installation: _____ What is the source of your information? _____
 - c. USE: Number of Persons currently using the system: _____
 Does system supply water for more than one household? ☐ Yes ☐ No
 - d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
 Pump: ☐ Yes ☐ No ☐ N/A Quantity: ☐ Yes ☐ No ☐ Unknown
 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.
 To your knowledge, have any test results ever been 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? _____
 - f. COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
 Private: ☐ Yes ☐ No Unknown: ☐ Yes ☐ No
 None: ☒ Yes ☐ No Septic/Design Plan in Process? ☐ Yes ☐ No
 Septic Design Available? ☐ Yes ☐ No
 Comments: _____
- 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 ☐ 500 Gal. ☐ 1,000 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: _____
- d. LEACH FIELD: ☐ Yes ☐ No ☐ Other _____
 IF YES: Size _____ Location: _____ ☐ 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: _____
- f. COMMENTS: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS

AEH

JJH

BUYER(S) INITIALS

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PROPERTY LOCATION: Edgemont Road (Route 103B) Sunapee - Map 0148 Block 0044

7. HAZARDOUS MATERIAL

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): _____ Owner of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? ☐ Yes ☐ No Comments: _____

Are tanks registered with the Department of Environmental Services (D.E.S.)? ☐ YES ☐ NO ☐ UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? ☐ YES ☐ NO ☐ UNKNOWN

Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? ☐ YES ☒ NO ☐ UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? ☐ YES ☐ NO ☐ UNKNOWN

If YES, Explain: _____

d. What is your source of information? _____

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: _____

f. 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: _____

g. How is the property zoned? Rural Residential Source: Town of Sunapee ZBA

h. Has the property been surveyed? ☒ YES ☐ NO ☐ UNKNOWN If YES, is the survey available? ☒ YES ☐ NO

i. Has the soil been tested? ☒ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☒ YES ☐ NO

j. Has a percolation test been done? ☒ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☒ YES ☐ NO

k. Has a test pit been done? ☒ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☒ YES ☐ NO

l. Have you subdivided the property? ☒ YES ☐ NO ☐ UNKNOWN

m. Are there any local permits? ☐ YES ☐ NO ☐ UNKNOWN Please explain: _____

n. Are there attachments explaining any of the above? ☐ YES ☒ NO ☐ UNKNOWN

o. Septic/Design plan available? ☐ YES ☒ NO ☐ UNKNOWN

p. 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: _____

9. ADDITIONAL INFORMATION:

10. NOTE 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. 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

AEH JHH
03/14/25 2:06 PM EDT / 03/07/25 1:13 PM EST

BUYER(S) INITIALS

 /

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

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.

Allisen E. Heath, Trustee
dotloop verified
03/14/25 2:00 PM EDT
PDJD-FOXY-SLLA-L0CL
SELLER DATE

Jeffrey J. Heath, Trustee
dotloop verified
03/07/25 1:13 PM EST
5ZJL-6ZKP-JRP0-FZDO
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

Sharon A. Krig

C/H
L-CHIP
SUA001166

2 of 2

For recorder's use:

Tax Stamp: \$ 40.00

L-Chip fee: \$ 25.00


Recording Fee: \$ 32.59

Return to: Acct No. 0099

Devine, Millimet & Branch - Attn: ARM/amw

111 Amherst Street

Manchester, NH 03101

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
***** Thousand * Hundred 40 Dollars		
DATE 09/12/2008	SU002122\$	AMOUNT *****40.00
VOID IF ALTERED		

WARRANTY DEED

JEFFERY J. HEATH, of Sunapee, Sullivan County, New Hampshire, for consideration paid, grants to **JEFFERY J. HEATH, TRUSTEE OF THE JEFFERY J. HEATH REVOCABLE TRUST OF 1998 under trust agreement dated November 13, 1998, as amended and restated**, with a mailing address of P.O. Box 752, Sunapee, New Hampshire 03782, with WARRANTY COVENANTS:

My undivided one-half (1/2) interest in and to certain tracts or parcels of land, together with all buildings and improvements thereon, situated in the Town of Sunapee, Sullivan County, and in the Town of Newbury, Merrimack County, New Hampshire, described as follows:

FIRST: A certain tract of land located on the easterly shoreline of Mountain View Lake, so-called, in said Town of Sunapee, Sullivan County, New Hampshire, the same being shown on a plan entitled "Subdivision of Mrs. Elsie Perkins, Route 103-B, Sunapee, New Hampshire," prepared by Environmental Strategies, Civil, Environmental & Sanitary Engineering, Ring Hill Road, Bradford, New Hampshire, dated September 3, 1985, and revised October 23, 1985, recorded with the Sullivan County Registry of Deeds at Pocket 11, Folder 1, Number 41, Planfile 2, more particularly bounded and described as follows:

Beginning at a point on the northerly corner of the lot herein conveyed and at land now or formerly of Bennett and McCusker and on Route 103-B; thence South 10° 33' East, 354.4 feet, more or less, along Route 103-B to an iron pin; thence North 85° 58' West, 279.64 feet, more or less, along land of Lot C on said Plan to an iron pin and through the iron pin to the shore of Mountain View Lake; thence northerly 204.9 feet, more or less, along the shore of Mountain View Lake, to a point; thence South 85° 58' East a distance of 90.6 feet, more or less, along land now or formerly of Cary to a point; thence North 24° 57' East, 119.8 feet, more or less, along land of said Cary to a point; thence North 76° 27' East a distance of 103.4 feet, more or less, and along land now or formerly of Bennett and McCusker to the point of beginning.

SUBJECT to the Boundary Line Agreement between John Cole and Hilary P. Cole and The Allisen E. Heath Revocable Trust of 1998, Allisen E. Heath, Trustee, dated July 2, 2007 and recorded at Book 1648, Page 865 of the Sullivan County Registry of Deeds.

FURTHER SUBJECT TO such state of facts as are disclosed on the plan recorded with the Sullivan County Registry of Deeds at Pocket 11, Folder 1, Number 41, Planfile 2.

Meaning and intending to describe the same premises conveyed by Allisen E. Heath and Jeffery J. Heath to Allisen E. Heath, Trustee of the Allisen E. Heath Revocable Trust under Trust Agreement dated November 13, 1998, by deed dated January 4, 1999 and recorded at Book 1177, Page 363 of the Sullivan County Registry of Deeds.

SECOND: A certain tract of land situate in said Town of Sunapee, Sullivan County, New Hampshire, containing five acres, more or less, described as follows:

Beginning at the line between the towns of Newbury and Sunapee on the east side of the highway leading from the Town of Newbury to Sunapee Harbor; thence northerly on said highway to land now or formerly of Martha S. Eastman; thence easterly to the Newbury town line; thence southerly on said line to the point of beginning.

Excepting therefrom a tract of land conveyed by Martin B. Perkins to the State of New Hampshire by deed dated May 28, 1964 and recorded with the Merrimack County Registry of Deeds at Book 940, Page 208.

Meaning and intending to describe the same premises conveyed by Jeffery J. Heath and Allisen E. Heath to Allisen E. Heath, Trustee of the Allisen E. Heath Revocable Trust under Trust Agreement dated November 13, 1998, by deed dated January 10, 2003 and recorded at Book 1348, Page 36 of the Sullivan County Registry of Deeds.

THIRD: A certain tract or parcel of land located on the easterly shoreline of Mountain View Lake, so-called, situate in said Town of Sunapee, Sullivan County, New Hampshire, the same being shown as "Lot C, Proposed Parcel to be Subdivided, 1.26 acres," on the plan entitled "Subdivision of Mrs. Elsie Perkins, Route 103-B, Sunapee, New Hampshire", prepared by Environmental Strategies, Civil, Environmental & Sanitary Engineering, Ring Hill Road, Bradford, New Hampshire, dated September 3, 1985, and revised October 23, 1985, recorded with the Sullivan County Registry of Deeds at Pocket 11, Folder 1, Number 41, Planfile 2, the same being more particularly bounded and described as follows:

Beginning at an iron pin located in the westerly sideline of Route 103-B, so-called, at land now or formerly of Elsie Perkins, the same being the northeasterly comer of the tract herein conveyed;

Thence along the westerly side of said Route 103-B South 10° 33' East a distance of 220.0 feet, more or less, to an iron pin at other land now or formerly of Elsie G. Perkins; .

Thence along said Perkins land South 80° 00' West, a distance of 165.00 feet, more or less, to an iron pin at the easterly shoreline of said Mountain View Lake;

Thence in a northerly direction along the easterly shoreline of said Mountain View Lake to an iron pin in said shoreline at other land now or formerly of Elsie G. Perkins, the tie line between the iron pins at each end of the previous course being North 30° 38' West, a distance of 307.54 feet, more or less;

Thence along said Perkins land South 85° 58' East, a distance of 279.64 feet, more or less, to the point of beginning.

The within premises are conveyed SUBJECT TO the following covenants and restrictions:

1. The purpose of these covenants and restrictions is to insure the use of the property herein conveyed for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property and to maintain the desired tone of the area. Anything in violation of the aforesaid purpose will not be permitted.
2. The premises herein conveyed and any and all buildings erected thereon shall not at any time be used for any trade, business, manufacturing or commercial enterprise of any kind whatsoever, nor shall said site be used for any other than private residential purposes or the combined residence-office of a recognized professional person such as a lawyer, doctor, architect or surveyor. The premises may be leased or rented subject to the restrictions herein set forth. Not more than two residences shall be constructed or erected on the premises herein conveyed, together with reasonable appurtenances and outbuildings such as a garage, tool shed, wood shed, studio, small barn, stable or boat house.
3. No right-of-way or easement shall be granted across the property herein conveyed, excepting an easement for sewer, water, or for telephone and electric utilities. Nothing herein shall be deemed to prevent the mortgaging of the premises hereby conveyed, provided, however, that the mortgagee shall agree to mail a notice of any foreclosure to grantor herein.
4. No portable house or trailer or mobile home, so-called, shall be placed on said tract at any time. The exterior of any building shall be completed, including rough grading and exterior finish, within twelve (12) months of start of construction or excavation. No A-Frame, Quonset type or exposed metal exterior buildings shall be permitted. No building shall be constructed upon the premises higher than two (2) stories. The Grantee, his heirs and assigns shall keep the premises in a reasonably neat and attractive condition and shall not allow junk or other unsightly objects to accumulate upon the premises.
5. Elsie G. Perkins shall have the right to prevent or enjoin violation of any of the covenants and restrictions herein set forth by action in law or equity and to recover damages resulting from such violation, together with legal costs and reasonable attorney's fees. Failure by Elsie G. Perkins to enforce any of the restrictions and covenants herein contained shall in no event be deemed a waiver of the right to do so thereafter, as to the same breach or as to one occurring prior or subsequent thereto.

FURTHER SUBJECT TO such state of facts as are disclosed on the plan recorded with the Sullivan County Registry of Deeds at Pocket 11, Folder 1, Number 41, Planfile 2.

ALSO SUBJECT TO the following:

1. Mortgage Deed granted by Jeffery J. Heath, Trustee of the Jeffery J. Heath Revocable Trust of 1998, to Citizens Bank New Hampshire dated September 29, 2003 and recorded at Book 1406, Page 842 of the Sullivan County Registry of Deeds.
2. Mortgage Deed granted by Allisen E. Heath, Trustee of the Allisen E. Heath Revocable Trust, to Citizens Bank New Hampshire dated December 12, 2006 and recorded with the Sullivan County Registry of Deeds at Book 1627, Page 143.

Meaning and intending to describe the premises conveyed by Jeffery J. Heath, Trustee of the Jeffery J. Heath Revocable Trust of 1998, to Allisen E. Heath, Trustee of the Allisen E. Heath Revocable Trust under Trust Agreement dated November 13, 1998, dated February 5, 2004 and recorded at Book 1429, Page 267 of the Sullivan County Registry of Deeds.

FOURTH: A certain tract or parcel of land located in the Town of Newbury, Merrimack County, and in the Town of Sunapee, Sullivan County, New Hampshire, being shown as Lot No. 1 on the plan entitled "Subdivision for: Herbert N. Smith Trust & Marion P. Smith Trust, Location 103B & 103, Town: Newbury & Sunapee, County: Merrimack & Sullivan N.H." with a final check date of October 29, 2002, and recorded in the Merrimack County Registry of Deeds as Plan No. 16285, and with the Sullivan County Registry of Deeds as Plan 8, Folder 4, Number 27, Planfile 4, more particularly described and identified as follows:

Beginning at a point located South 79° 57' 26" West, a distance of 4.6 feet, more or less, from a 1.25-inch iron rod located within the westerly side of the N.H. Route 103B right-of-way;

Thence South 79° 57' 26" West, a distance of 159.93 feet to a 1.25-inch iron rod, being the boundary of property now or formerly of the Jeffery J. Heath Revocable Trust;

Thence continuing South 79° 57' 26" West, a distance of 15.7 feet, more or less, to the apparent mean high water mark of Mountain View Lake;

Thence continuing along the shore of said Mountain View Lake in a southerly direction 298.5 feet, more or less, along said shore to a point being South 88° 37' 08" East, a distance of 13.7 feet, more or less, from a 5/8-inch iron rod;

Thence North 88° 37' 08" West, a distance of 13.7 feet, more or less, to a 5/8-inch iron rod, the last two iron rods located on a tie line North 13° 24' 30" West, a distance of 234.27 feet, more or less;

Thence from the last mentioned 5/8-inch iron rod South 88° 37' 08" East, a distance of 97.4 feet, more or less, to a 5/8-inch iron rod at the base of a blazed hemlock along property now or formerly of Fisher;

Thence proceeding South 07° 45' 55" East, a distance of 50.28 feet, more or less, to a 5/8-inch iron rod;

Thence South 08° 19' 26" East, a distance of 49.45 feet, more or less, to a 5/8-inch iron rod;

Thence turning and running South 84° 40' 49" West, a distance of 100.25 feet, more or less, to a one-inch iron pipe along property now or formerly of the Stuart Family Trust;

Thence proceeding in a southwesterly direction a distance of 68.7 feet, more or less, along the apparent mean high water mark of Mountain View Lake to a one-inch iron pin, the last two monuments being located along a tie South 51° 59' 29" West, a distance of 85.03 feet, more or less;

Thence from the last mentioned 1-inch iron pin South 39° 33' 35" West, a distance of 417.3 feet, more or less, to a drill hole in the top of a stone wall;

Thence turning and running along said stone wall and the southerly bank of Spectacle Pond Brook in a southeasterly direction 468.6 feet to a 5/8-inch iron rod set in a drill hole, said last two monuments being located on a tie line South 46° 08' 55" East, a distance of 413.09 feet, more or less;

Thence proceeding from the last mentioned 5/8-inch iron rod in a drill hole, along the N.H. Route 103B right-of-way, a distance of 1,049.1 feet to the place of beginning, which monument and point of beginning are located on a tie line North 07° 01' 37" East, a distance of 1,034.2 feet, more or less.

Said Lot 1 containing 4.64 acres, more or less.

Said premises are SUBJECT TO a right of way conveyed to Earl Stuart and Helen Stuart, Trustees of the Earl and Helen Stuart Family Trust and Louis A. Fisher and Lorraine J. Fisher by Easement Deed dated June 23, 2004 and recorded at Book 1469, Page 514 of the Sullivan County Registry of Deeds and at Book 2683, Page 251 of the Merrimack County Registry of Deeds and as set forth in that Settlement Agreement recorded with the Sullivan County Registry of Deeds at Book 1469, Page 509 and with the Merrimack County Registry of Deeds at Book 2683, Page 246 and the plan recorded with the Merrimack County Registry of Deeds as Plan No. 16966.

FURTHER SUBJECT TO such state of facts as are disclosed on the plan recorded with the Sullivan County Registry of Deeds as Plan 8, Folder 4, Number 27, Planfile 4 and on the plan recorded with the Merrimack County Registry of Deeds as Plan No. 16966.

Meaning and intending to describe the same premises conveyed to Allisen E. Heath, Trustee of the Allisen E. Heath Revocable Trust, by deed of (1) Herbert N. Smith and Charter Trust Company, Trustees of the Heath Family Trust, dated February 6, 2004 and recorded at Book 1431, Page 774 of the Sullivan County Registry of Deeds and Book 2622, Page 1303 of the Merrimack County Registry of Deeds, and (2) Jeffery J. Heath, Allisen E. Heath, Brianna L. Heath and Allisen E. Heath as Custodian for Jared J. Heath dated February 5, 2004 and recorded at Book 1431, Page 779 of the Sullivan County Registry of Deeds and Book 2622, Page 1308 of the Merrimack County Registry of Deeds.

The above-described tracts are ALSO SUBJECT TO the current land use taxation lien as set forth in the instrument recorded with the Sullivan County Registry of Deeds at Book 1458, Page 499 and the Merrimack County Registry of Deeds at Book 2657, Page 1555, and any land use change tax together with any interest and penalties thereon, which may become due pursuant to New Hampshire RSA 79-A:7.

Being the same premises conveyed to the Grantor herein by deed of Allisen E. Heath, Trustee of the Allisen E. Heath Revocable Trust of 1998, of substantially even date, to be recorded herewith.

HOMESTEAD RIGHTS RETAINED: Pursuant to RSA 480:9, I hereby retain my homestead rights in parcel THIRD described herein, and the homestead rights of my wife, Allisen E. Heath are also retained.

Executed this 20th day of August, 2008.

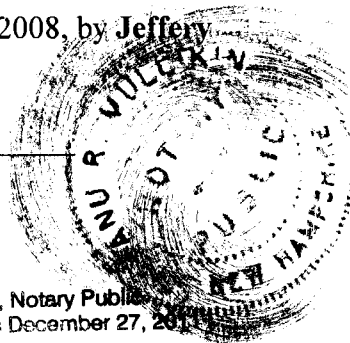
Angie R. Mullikin
Witness

Jeffery J. Heath
Jeffery J. Heath

State of New Hampshire
County of Merrimack

The foregoing instrument was acknowledged before me this 20th day of August, 2008, by Jeffery J. Heath.

Anu R. Mullikin
Justice of the Peace / Notary Public
My Commission Expires:
Seal or Stamp:



ANU R. MULLIKIN, Notary Public
My Commission Expires December 27, 2011

Sharon A. Krig



I of 2

For recorder's use:

Tax Stamp: \$40.00

L-Chip Fee: \$25.00

Recording Fee: \$ 32.59

Return to: Acct. No. 0099

Devine, Millimet & Branch - Attn: ARM/amw

111 Amherst Street

Manchester, NH 03101-9949

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***** Thousand * Hundred 40 Dollars	
DATE 09/12/2008	AMOUNT SU002121\$ *****40.00
VOID IF ALTERED	

WARRANTY DEED

ALLISEN E. HEATH, TRUSTEE OF THE ALLISEN E. HEATH REVOCABLE TRUST OF 1998 under trust agreement dated November 13, 1998, as amended and restated, of Sunapee, Sullivan County, New Hampshire, for consideration paid, grants to **JEFFERY J. HEATH**, having a mailing address of P.O. Box 752, Sunapee, New Hampshire 03782, with WARRANTY COVENANTS:

An undivided one-half (1/2) interest in and to certain tracts or parcels of land, together with all buildings and improvements thereon, situated in the Town of Sunapee, Sullivan County, and in the Town of Newbury, Merrimack County, New Hampshire, described as follows:

FIRST: A certain tract of land located on the easterly shoreline of Mountain View Lake, so-called, in said Town of Sunapee, Sullivan County, New Hampshire, the same being shown on a plan entitled "Subdivision of Mrs. Elsie Perkins, Route 103-B, Sunapee, New Hampshire," prepared by Environmental Strategies, Civil, Environmental & Sanitary Engineering, Ring Hill Road, Bradford, New Hampshire, dated September 3, 1985, and revised October 23, 1985, recorded with the Sullivan County Registry of Deeds at Pocket 11, Folder 1, Number 41, Planfile 2, more particularly bounded and described as follows:

Beginning at a point on the northerly corner of the lot herein conveyed and at land now or formerly of Bennett and McCusker and on Route 103-B; thence South 10° 33' East, 354.4 feet, more or less, along Route 103-B to an iron pin; thence North 85° 58' West, 279.64 feet, more or less, along land of Lot C on said Plan to an iron pin and through the iron pin to the shore of Mountain View Lake; thence northerly 204.9 feet, more or less, along the shore of Mountain View Lake, to a point; thence South 85° 58' East a distance of 90.6 feet, more or less, along land now or formerly of Cary to a point; thence North 24° 57' East, 119.8 feet, more or less, along land of said Cary to a point; thence North 76° 27' East a distance of 103.4 feet, more or less, and along land now or formerly of Bennett and McCusker to the point of beginning.

SUBJECT to the Boundary Line Agreement between John Cole and Hilary P. Cole and The Allisen E. Heath Revocable Trust of 1998, Allisen E. Heath, Trustee, dated July 2, 2007 and recorded at Book 1648, Page 865 of the Sullivan County Registry of Deeds.

FURTHER SUBJECT TO such state of facts as are disclosed on the plan recorded with the Sullivan County Registry of Deeds at Pocket 11, Folder 1, Number 41, Planfile 2.

Meaning and intending to describe the same premises conveyed by Allisen E. Heath and Jeffery J. Heath to Allisen E. Heath, Trustee of the Allisen E. Heath Revocable Trust under Trust Agreement dated November 13, 1998, by deed dated January 4, 1999 and recorded at Book 1177, Page 363 of the Sullivan County Registry of Deeds.

SECOND: A certain tract of land situate in said Town of Sunapee, Sullivan County, New Hampshire, containing five acres, more or less, described as follows:

Beginning at the line between the towns of Newbury and Sunapee on the east side of the highway leading from the Town of Newbury to Sunapee Harbor; thence northerly on said highway to land now or formerly of Martha S. Eastman; thence easterly to the Newbury town line; thence southerly on said line to the point of beginning.

Excepting therefrom a tract of land conveyed by Martin B. Perkins to the State of New Hampshire by deed dated May 28, 1964 and recorded with the Merrimack County Registry of Deeds at Book 940, Page 208.

Meaning and intending to describe the same premises conveyed by Jeffery J. Heath and Allisen E. Heath to Allisen E. Heath, Trustee of the Allisen E. Heath Revocable Trust under Trust Agreement dated November 13, 1998, by deed dated January 10, 2003 and recorded at Book 1348, Page 36 of the Sullivan County Registry of Deeds.

THIRD: A certain tract or parcel of land located on the easterly shoreline of Mountain View Lake, so-called, situate in said Town of Sunapee, Sullivan County, New Hampshire, the same being shown as "Lot C, Proposed Parcel to be Subdivided, 1.26 acres," on the plan entitled "Subdivision of Mrs. Elsie Perkins, Route 103-B, Sunapee, New Hampshire", prepared by Environmental Strategies, Civil, Environmental & Sanitary Engineering, Ring Hill Road, Bradford, New Hampshire, dated September 3, 1985, and revised October 23, 1985, recorded with the Sullivan County Registry of Deeds at Pocket 11, Folder 1, Number 41, Planfile 2, the same being more particularly bounded and described as follows:

Beginning at an iron pin located in the westerly sideline of Route 103-B, so-called, at land now or formerly of Elsie Perkins, the same being the northeasterly corner of the tract herein conveyed;

Thence along the westerly side of said Route 103-B South 10° 33' East a distance of 220.0 feet, more or less, to an iron pin at other land now or formerly of Elsie G. Perkins; .

Thence along said Perkins land South 80° 00' West, a distance of 165.00 feet, more or less, to an iron pin at the easterly shoreline of said Mountain View Lake;

Thence in a northerly direction along the easterly shoreline of said Mountain View Lake to an iron pin in said shoreline at other land now or formerly of Elsie G. Perkins, the tie line between

the iron pins at each end of the previous course being North 30° 38' West, a distance of 307.54 feet, more or less;

Thence along said Perkins land South 85° 58' East, a distance of 279.64 feet, more or less, to the point of beginning.

The within premises are conveyed SUBJECT TO the following covenants and restrictions:

1. The purpose of these covenants and restrictions is to insure the use of the property herein conveyed for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property and to maintain the desired tone of the area. Anything in violation of the aforesaid purpose will not be permitted.
2. The premises herein conveyed and any and all buildings erected thereon shall not at any time be used for any trade, business, manufacturing or commercial enterprise of any kind whatsoever, nor shall said site be used for any other than private residential purposes or the combined residence-office of a recognized professional person such as a lawyer, doctor, architect or surveyor. The premises may be leased or rented subject to the restrictions herein set forth. Not more than two residences shall be constructed or erected on the premises herein conveyed, together with reasonable appurtenances and outbuildings such as a garage, tool shed, wood shed, studio, small barn, stable or boat house.
3. No right-of-way or easement shall be granted across the property herein conveyed, excepting an easement for sewer, water, or for telephone and electric utilities. Nothing herein shall be deemed to prevent the mortgaging of the premises hereby conveyed, provided, however, that the mortgagee shall agree to mail a notice of any foreclosure to grantor herein.
4. No portable house or trailer or mobile home, so-called, shall be placed on said tract at any time. The exterior of any building shall be completed, including rough grading and exterior finish, within twelve (12) months of start of construction or excavation. No A-Frame, Quonset type or exposed metal exterior buildings shall be permitted. No building shall be constructed upon the premises higher than two (2) stories. The Grantee, his heirs and assigns shall keep the premises in a reasonably neat and attractive condition and shall not allow junk or other unsightly objects to accumulate upon the premises.
5. Elsie G. Perkins shall have the right to prevent or enjoin violation of any of the covenants and restrictions herein set forth by action in law or equity and to recover damages resulting from such violation, together with legal costs and reasonable attorney's fees. Failure by Elsie G. Perkins to enforce any of the restrictions and covenants herein contained shall in no event be deemed a waiver of the right to do so thereafter, as to the same breach or as to one occurring prior or subsequent thereto.

FURTHER SUBJECT TO such state of facts as are disclosed on the plan recorded with the Sullivan County Registry of Deeds at Pocket 11, Folder 1, Number 41, Planfile 2.
ALSO SUBJECT TO the following:

1. Mortgage Deed granted by Jeffery J. Heath, Trustee of the Jeffery J. Heath Revocable Trust of 1998, to Citizens Bank New Hampshire dated September 29, 2003 and recorded at Book 1406, Page 842 of the Sullivan County Registry of Deeds.
2. Mortgage Deed granted by Allisen E. Heath, Trustee of the Allisen E. Heath Revocable Trust, to Citizens Bank New Hampshire dated December 12, 2006 and recorded with the Sullivan County Registry of Deeds at Book 1627, Page 143.

Meaning and intending to describe the premises conveyed by Jeffery J. Heath, Trustee of the Jeffery J. Heath Revocable Trust of 1998, to Allisen E. Heath, Trustee of the Allisen E. Heath Revocable Trust under Trust Agreement dated November 13, 1998, dated February 5, 2004 and recorded at Book 1429, Page 267 of the Sullivan County Registry of Deeds.

FOURTH: A certain tract or parcel of land located in the Town of Newbury, Merrimack County, and in the Town of Sunapee, Sullivan County, New Hampshire, being shown as Lot No. 1 on the plan entitled "Subdivision for: Herbert N. Smith Trust & Marion P. Smith Trust, Location 103B & 103, Town: Newbury & Sunapee, County: Merrimack & Sullivan N.H." with a final check date of October 29, 2002, and recorded in the Merrimack County Registry of Deeds as Plan No. 16285, and with the Sullivan County Registry of Deeds as Plan 8, Folder 4, Number 27, Planfile 4, more particularly described and identified as follows:

Beginning at a point located South 79° 57' 26" West, a distance of 4.6 feet, more or less, from a 1.25-inch iron rod located within the westerly side of the N.H. Route 103B right-of-way;

Thence South 79° 57' 26" West, a distance of 159.93 feet to a 1.25-inch iron rod, being the boundary of property now or formerly of the Jeffery J. Heath Revocable Trust;

Thence continuing South 79° 57' 26" West, a distance of 15.7 feet, more or less, to the apparent mean high water mark of Mountain View Lake;

Thence continuing along the shore of said Mountain View Lake in a southerly direction 298.5 feet, more or less, along said shore to a point being South 88° 37' 08" East, a distance of 13.7 feet, more or less, from a 5/8-inch iron rod;

Thence North 88° 37' 08" West, a distance of 13.7 feet, more or less, to a 5/8-inch iron rod, the last two iron rods located on a tie line North 13° 24' 30" West, a distance of 234.27 feet, more or less;

Thence from the last mentioned 5/8-inch iron rod South 88° 37' 08" East, a distance of 97.4 feet, more or less, to a 5/8-inch iron rod at the base of a blazed hemlock along property now or formerly of Fisher;

Thence proceeding South 07° 45' 55" East, a distance of 50.28 feet, more or less, to a 5/8-inch iron rod;

Thence South 08° 19' 26" East, a distance of 49.45 feet, more or less, to a 5/8-inch iron rod;

Thence turning and running South 84° 40' 49" West, a distance of 100.25 feet, more or less, to a one-inch iron pipe along property now or formerly of the Stuart Family Trust;

Thence proceeding in a southwesterly direction a distance of 68.7 feet, more or less, along the apparent mean high water mark of Mountain View Lake to a one-inch iron pin, the last two monuments being located along a tie South 51° 59' 29" West, a distance of 85.03 feet, more or less;

Thence from the last mentioned 1-inch iron pin South 39° 33' 35" West, a distance of 417.3 feet, more or less, to a drill hole in the top of a stone wall;

Thence turning and running along said stone wall and the southerly bank of Spectacle Pond Brook in a southeasterly direction 468.6 feet to a 5/8-inch iron rod set in a drill hole, said last two monuments being located on a tie line South 46° 08' 55" East, a distance of 413.09 feet, more or less;

Thence proceeding from the last mentioned 5/8-inch iron rod in a drill hole, along the N.H. Route 103B right-of-way, a distance of 1,049.1 feet to the place of beginning, which monument and point of beginning are located on a tie line North 07° 01' 37" East, a distance of 1,034.2 feet, more or less.

Said Lot 1 containing 4.64 acres, more or less.

Said premises are SUBJECT TO a right of way conveyed to Earl Stuart and Helen Stuart, Trustees of the Earl and Helen Stuart Family Trust and Louis A. Fisher and Lorraine J. Fisher by Easement Deed dated June 23, 2004 and recorded at Book 1469, Page 514 of the Sullivan County Registry of Deeds and at Book 2683, Page 251 of the Merrimack County Registry of Deeds and as set forth in that Settlement Agreement recorded with the Sullivan County Registry of Deeds at Book 1469, Page 509 and with the Merrimack County Registry of Deeds at Book 2683, Page 246 and the plan recorded with the Merrimack County Registry of Deeds as Plan No. 16966.

FURTHER SUBJECT TO such state of facts as are disclosed on the plan recorded with the Sullivan County Registry of Deeds as Plan 8, Folder 4, Number 27, Planfile 4 and on the plan recorded with the Merrimack County Registry of Deeds as Plan No. 16966.

Meaning and intending to describe the same premises conveyed to Allisen E. Heath, Trustee of the Allisen E. Heath Revocable Trust, by deed of (1) Herbert N. Smith and Charter Trust Company, Trustees of the Heath Family Trust, dated February 6, 2004 and recorded at Book 1431, Page 774 of the Sullivan County Registry of Deeds and Book 2622, Page 1303 of the Merrimack County Registry of Deeds, and (2) Jeffery J. Heath, Allisen E. Heath, Brianna L. Heath and Allisen E. Heath as Custodian for Jared J. Heath dated February 5, 2004 and recorded

at Book 1431, Page 779 of the Sullivan County Registry of Deeds and Book 2622, Page 1308 of the Merrimack County Registry of Deeds.

The above-described tracts are ALSO SUBJECT TO the current land use taxation lien as set forth in the instrument recorded with the Sullivan County Registry of Deeds at Book 1458, Page 499 and the Merrimack County Registry of Deeds at Book 2657, Page 1555, and any land use change tax together with any interest and penalties thereon, which may become due pursuant to New Hampshire RSA 79-A:7.

Trustee Certificate Pursuant to New Hampshire RSA 564-A:7 II: (1) The undersigned Trustee under Allisen E. Heath Revocable Trust of 1998 under trust agreement dated November 13, 1998, created by Allisen E. Heath as grantor, and later amended and restated, has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof. (2) The trust agreement is a trust as defined by New Hampshire RSA 564-A:1 I; the trust has not been revoked and is still in full force and effect.

Gift: This transfer is considered a gift for federal estate tax purposes. However, RSA 78-B:1-a,II provides that transfers to or from a revocable trust shall be classified as contractual transfers, a minimum transfer tax stamp is affixed hereto.

Executed this 20th day of August, 2008.

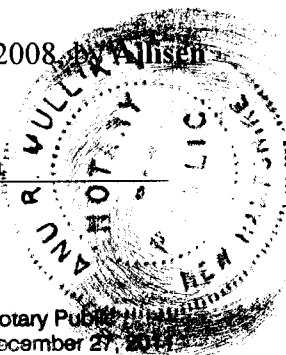
Kathy Lee Maillon
Witness

Allisen E. Heath
Allisen E. Heath, Trustee of the Allisen E. Heath
Revocable Trust of 1998

State of New Hampshire
County of Merrimack

The foregoing instrument was acknowledged before me this 20th day of August, 2008, by **Allisen E. Heath.**

Anu R. Mullikin
Justice of the Peace / Notary Public
My commission expires:
Seal or Stamp:





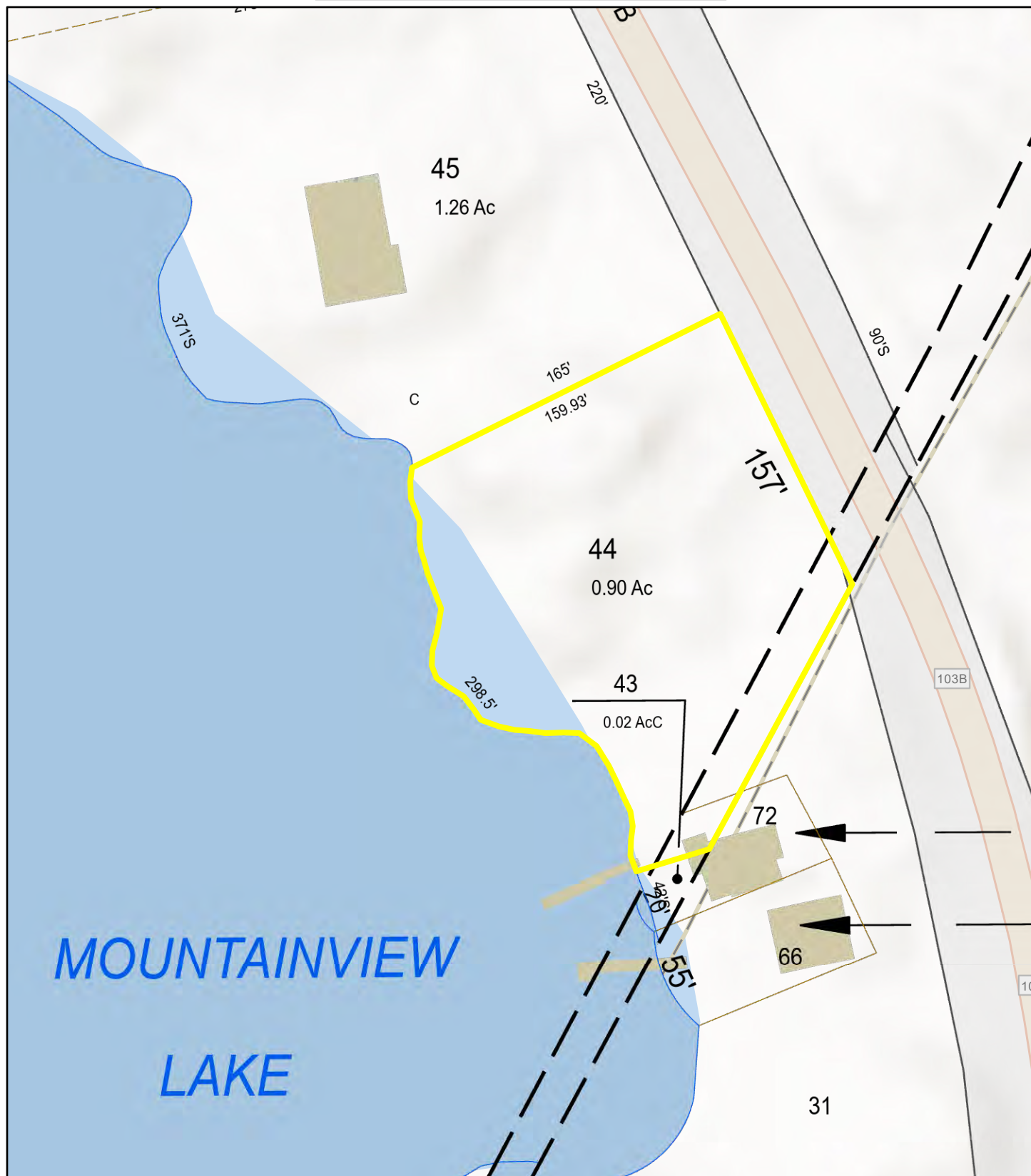
Tri-Town, NH

1 inch = 69 Feet



www.cai-tech.com

February 4, 2025



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