


56 Kearsarge Mountain Road

Andover, NH



Just Listed

Located on a quiet road in the foothills of Mount Kearsarge, this home has been completely and meticulously renovated. The open floor plan offers a beautiful new kitchen with cherry cabinets, large island and high end appliances. Adjacent to the kitchen is the dining area and living room with cathedral ceiling, architectural windows allowing natural light to stream in, warm wood floors, a commanding brick fireplace with wood insert and a bar with mini fridge. Also on the first floor is the primary suite with gorgeous full bathroom and laundry closet. A powder room completes the main level. Upstairs has 2 generous bedrooms, full bathroom and storage room. The partially finished lower level has a family room, workshop area, storage and bulkhead leading out to the 2-car attached garage. Outside you'll find a private oasis with hot tub, extensive perennial and rock gardens, a barn for projects and additional storage, as well as a garden shed. Only 15 minutes to Ragged Mountain Resort for winter activities, close to many local golf courses and hiking trails and other lakes for summer fun. Only 10 minutes to the center of New London, 30 minutes to Tilton for local shops and restaurants and 40 minutes to Concord for even more dining, shops, theater, coffee shops and amenities.

 \$675,000

Bedrooms: 3	Year Built: 1986
Bathrooms: 3	Taxes: \$8,203
Acres: 5.00	Sq. Ft.: 1,964


 **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 5036780	Single Family Active	56 Kearsarge Mountain Road Andover	NH 03216	Unit/Lot	Listed: 4/17/2025 Closed:	\$675,000
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County NH-Merrimack Village/Dist/Locale Construction Status Existing Year Built 1986 Architectural Style Contemporary Color Sage Total Stories 2 Zoning Rural/Agriculture Taxes TBD No Tax Annual Amount \$8,203.00 Tax Year 2024 Tax Year Notes Owned Land Lot Size Acres 5.00 Lot - Sqft 217,800 Common Land Acres Garage Yes Basement Yes Basement Access Type Interior	Rooms - Total 7 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 1,964 SqFt-Apx Fin AG Source Measured SqFt-Apx Unfn Above Grade 249 SqFt-Apx Unfn AG Source Measured SqFt-Apx Fin Below Grade 338 SqFt-Apx Fin BG Source Measured SqFt-Apx Unfn Below Grade 903 SqFt-Apx Unfn BG Source Measured SqFt-Apx Total Finished 2,302 Footprint Road Frontage Yes Road Frontage Type Dead End, Paved, Public Road Frontage Length 540	Waterfront Property Water Body Access Water Body Name Water Body Type WaterFrRit Water Body Restrictions ROW - Parcel Access ROW - Length ROW - Width ROW to other Parcel Flood Zone Unknown Timeshare/Fract. Ownrshp No T/F Ownership Amount T/F Ownership Type Foreclosed/Bank-Owned/REO No Days On Market 4 Auction No Current Use Land Gains Resort
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Remarks - Public Located on a quiet road in the foothills of Mount Kearsarge, this home has been completely and meticulously renovated. The open floor plan offers a beautiful new kitchen with cherry cabinets, large island and high end appliances. Adjacent to the kitchen is the dining area and living room with cathedral ceiling, architectural windows allowing natural light to stream in, warm wood floors, a commanding brick fireplace with wood insert and a bar with mini fridge. Also on the first floor is the primary suite with gorgeous full bathroom and laundry closet. A powder room completes the main level. Upstairs has 2 generous bedrooms, full bathroom and storage room. The partially finished lower level has a family room, workshop area, storage and bulkhead leading out to the 2-car attached garage. Outside you'll find a private oasis with hot tub, extensive perennial and rock gardens, a barn for projects and additional storage, as well as a garden shed. Only 15 minutes to Ragged Mountain Resort for winter activities, close to many local golf courses and hiking trails and other lakes for summer fun. Only 10 minutes to the center of New London. 30 minutes to Tilton for local shops and restaurants and 40 minutes to Concord for even more dining, shops, theater, coffee shops and amenities. *Showings begin at Open House on Saturday, April 19th, from 10am-1pm. Second Open House on Tuesday, April 22nd, from 4pm-6pm.


Directions From Route 11, take Cilleville Road to Kearsarge Mountain Road. #56 will be on the right.

Foyer 1 8'3" x 9'10" Kitchen 1 10'10" x 16'5" Dining Room 1 7'5" x 16'5" Living Room 1 15'6" x 23'5" Mudroom 1 10'6" x 6'1" Primary 1 15'4" x 16'10" Bedroom 2 14'10" x 14' Bedroom 2 11'4" x 13'9" Rec Room B 14'3" x 22'5"	Map 021 Block 343 Lot 421 SPAN Number Property ID PlanUrbDev	DeedRecTy Warranty DeedBook 3611 DeedPage 1459 TotDeeds Covenants No Seasonal No	SchDistrict Merrimack Valley SAU #46 SchElem Andover Elem/Middle School SchMiddle Andover Elem/Middle School SchHigh Merrimack Valley High School
Appliances Dishwasher, Microwave, Range - Electric, Refrigerator Equipment Generator - Portable Features - Exterior Barn, Shed Features - Interior Cathedral Ceiling, Dining Area, Fireplaces - 1, Hearth, Hot Tub, Kitchen Island, Kitchen/Dining, Primary BR w/ BA, Natural Light, Storage - Indoor, Wood Stove Hook-up, Wood Stove Insert, Laundry - 1st Floor, Attic - Walkup Flooring Carpet, Ceramic Tile, Softwood Heating Oil, Wood, Hot Water Cooling None Water Source Drilled Well, Private Sewer 1000 Gallon, Concrete, Leach Field, Private, Septic	Lot Features Landscaped, Sloping, Wooded Construction Materials Wood Frame, Shake Siding, Wood Siding Foundation Concrete Roof Standing Seam Driveway Paved Electric 200 Amp, Circuit Breaker(s) Phone Company Electric Company Fuel Company Irving Cable Company Internet Service Provider Xfinity	Utilities Cable, Gas - LP/Bottle Items Excluded Negotiable Dryer, Washer, Stove - Wood	
		Fees - Condo - Mobile	Condo Name Building Number Floor Number Units Per Building LmtComArea SpecAssmt
		Condo Fees Fee Fee Frequency AssnFee2 AssnFee2Frq AssnFee3 AssnFee3Frq	ParkName Mobile Co-Op MobPkApvl MustMove Mobile Make MobileMod MobileSer# Mobile Anchor



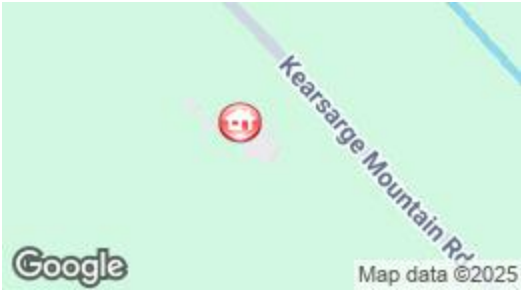
O'Halloran Group

listings@ohgrp.com



KW Coastal and Lakes & Mountains

Off: 603-526-8600



Printed: 04/21/2025 12:03 PM Page 1 of 1

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56 Kearsarge Mountain Rd, Andover, NH

Main Floor Finished Area 1341.39 sq ft
Unfinished Area 517.90 sq ft



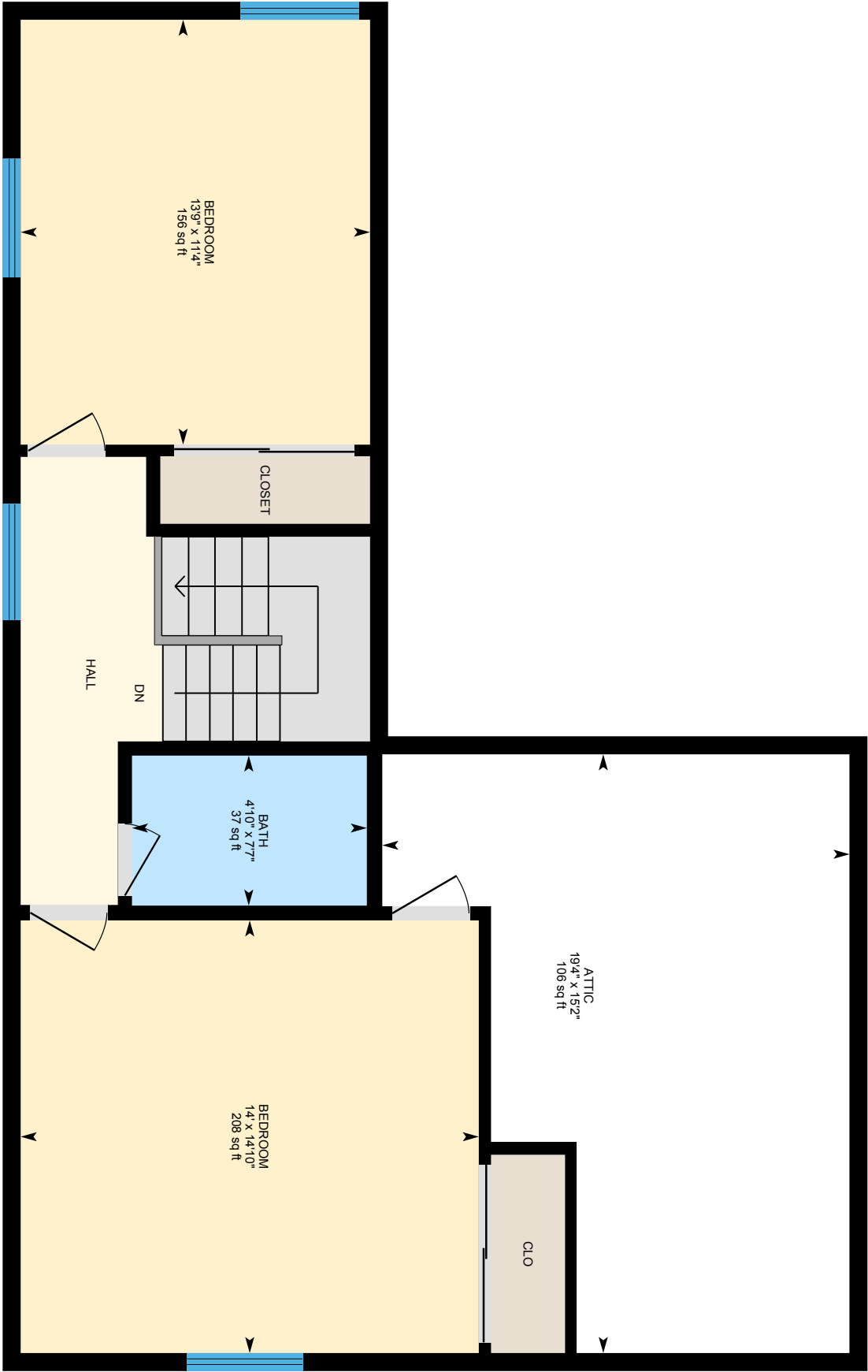
PREPARED: 2025/04/17



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.

56 Kearsarge Mountain Rd, Andover, NH

2nd Floor Finished Area 622.65 sq ft
Unfinished Area 249.22 sq ft



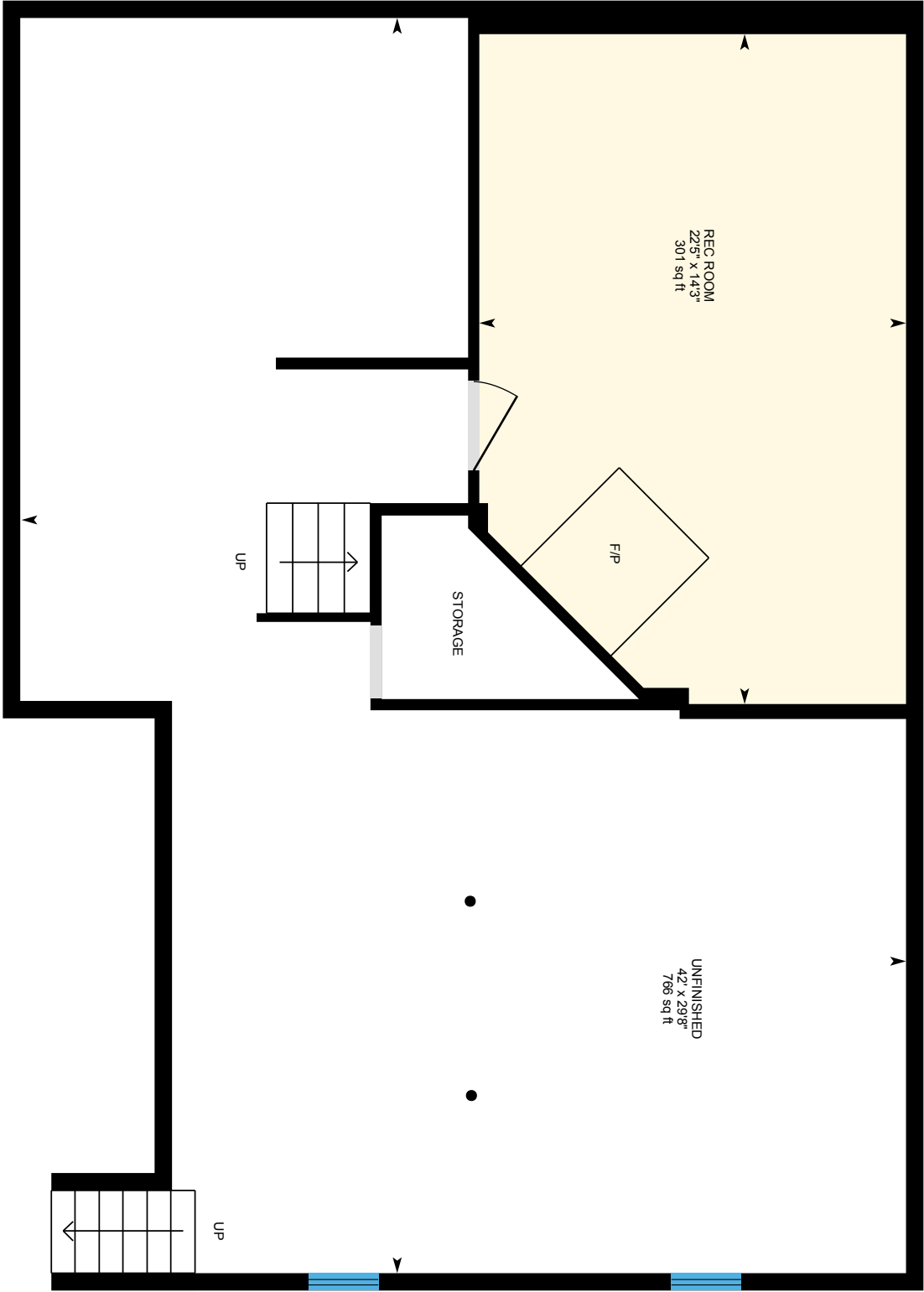
PREPARED: 2025/04/17



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.

56 Kearsarge Mountain Rd, Andover, NH

Basement (Below Grade) Finished Area 338.13 sq ft
Unfinished Area 903.08 sq ft

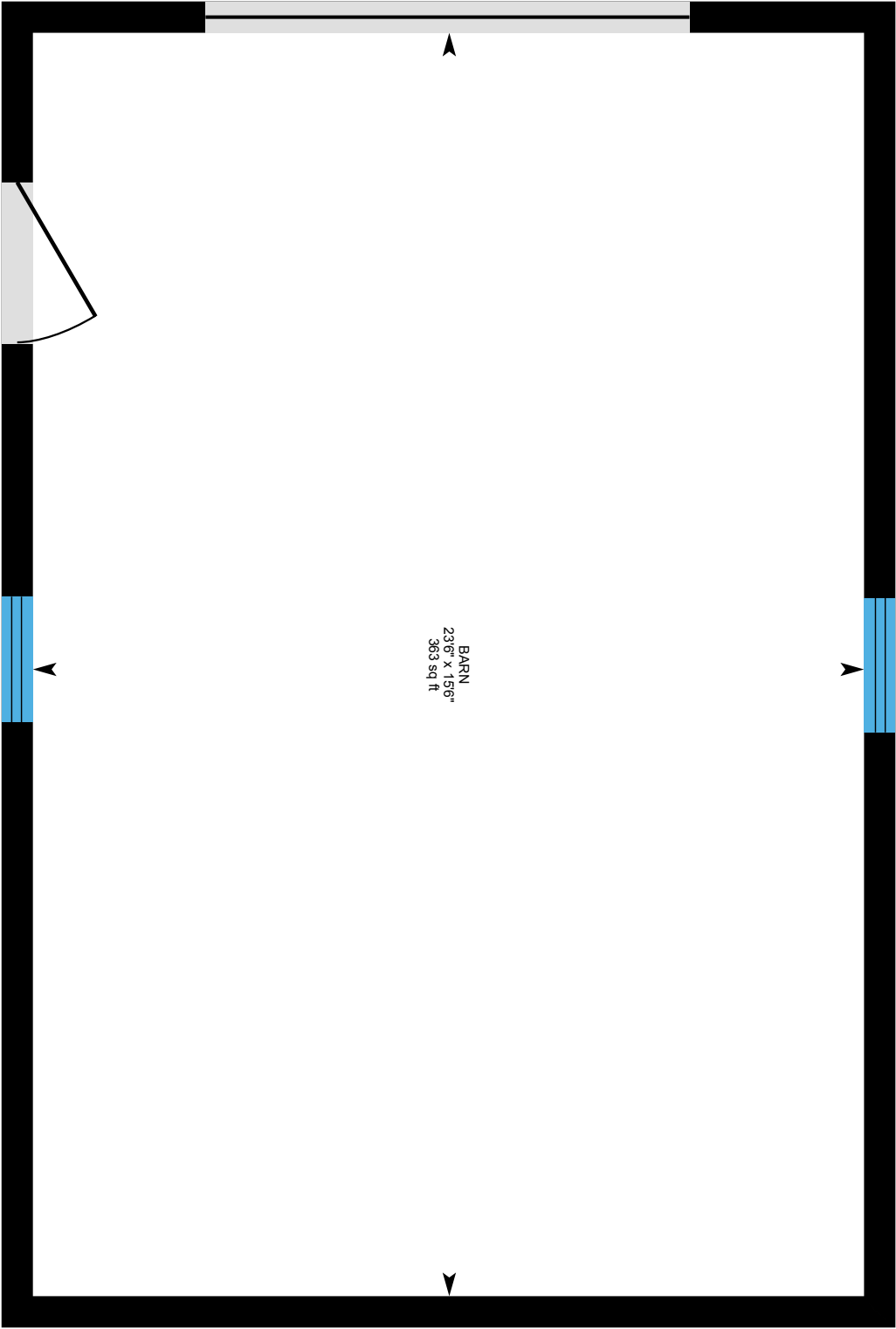


PREPARED: 2025/04/17

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.

56 Kearsarge Mountain Rd, Andover, NH

Barn Unfinished Area 410.11 sq ft



PREPARED: 2025/04/17

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



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



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** Thomas J. Gallo, Trustee and Kerin M. Gallo, Trustee

2. **PROPERTY LOCATION:** 56 Kearsarge Mountain Road, Andover, NH 03216

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 6.5 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:** ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

b. **INSTALLATION:** Location: Left side of front yard
 Installed By: Unkown Date of Installation: 1985?
 What is the source of your information? Previous owners disclosure

c. **USE:** Number of persons currently using the system: 2
 Does system supply water for more than one household? ☐ Yes ☒ No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
 Pump: ☐ Yes ☒ No ☐ N/A Quantity: ☐ Yes ☒ No
 Quality: ☐ Yes ☒ No ☐ Unknown
 If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested? ☒ Yes ☐ No Date of most recent test 9/19/2018
 If YES to any question, please explain in Comments below or with attachment.
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☒ No
 If YES, are test results available? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____
 COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

a. **TYPE OF SYSTEM:** Public: ☐ Yes ☒ No Community/Shared: ☐ Yes ☒ No
 Private: ☒ Yes ☐ No ☐ Unknown
 Septic Design Available: ☐ Yes ☒ No

b. **IF PUBLIC OR COMMUNITY/SHARED**
 Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____

c. **IF PRIVATE:**
 TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown
 Tank Size 1000 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: Side yard to right of house ☐ Location Unknown Date of Installation: _____
 Date of Last Servicing: 4/11/2023 Name of Company Servicing Tank: Byron's Septic Service
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: _____

SELLER(S) INITIALS

THJ KMG
04/18/25 04/18/25

BUYER(S) INITIALS

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: Side yard right of the house Size: _____ ☒ Unknown
Date of installation of leach field: 1985? Installed By: Unkown
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. <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"/>	Blown in	R70	<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	R19	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Basement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spray foam	R20 & R13.8	<input type="checkbox"/>

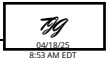

8. HAZARDOUS MATERIAL

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: _____

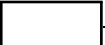
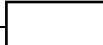
b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown
In the siding? ☐ Yes ☒ No ☐ Unknown In the roofing shingles? ☐ Yes ☒ No ☐ Unknown
In flooring tiles? ☐ Yes ☒ No ☐ Unknown Other _____ ☐ Yes ☐ No ☐ Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:
Has the property been tested? ☒ Yes ☐ No ☐ Unknown
If YES: Date: December 2016 By: Unknown
Results: Negative If app _____
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☒ No
Comments: Previous owner's home inspection disclosure.

SELLER(S) INITIALS

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: 9/19/2018

By: Nelson Analytical Lab

Results: Under 250 pCi/L

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: Walter H. Morse

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

h. How is the property zoned? Residential

i. Heating System Age: 9 **Type:** Boiler **Fuel:** Oil **Tank Location:** Basement

Owner of Tank: Home owner

Annual Fuel Consumption: _____ Price: _____ Gallons: 780

Date system was last serviced and by whom? Irving Oil. 2/3/2025

Secondary Heat Systems: Wood stove fireplace insert.

Comments: New double walled 265 gallon fuel tank installed by Irving in 2024.

j. Roof Age: 17 **Type of Roof Covering:** Standing seam metal

Moisture or leakage: None

Comments: _____

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[Signature] / [Signature]

BUYER(S) INITIALS

[Signature] / [Signature]

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k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage None
 Comments: _____

l. Chimney(s) How Many? 1 Lined? 3 Stainless Liners Last Cleaned: 2024 Problems? None
 Comments: _____

m. Plumbing Type: Copper Age: 1985
 Comments: _____

n. Domestic Hot Water: Age: 2016 Type: Off boiler Gallons: N/A

o. Electrical System: # of Amps 200 ☒ 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: Mice
 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: N/A 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: 7.5 Last Date of Service: _____
 If Portable: ☒ Included ☐ Negotiable
 Comments: _____

v. Internet: Type Currently Used at Property: Xfinity

w. Other (e.g. Alarm System, Irrigation System, etc.) N/A
 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

[Signature] / [Signature]
04/18/25 04/18/25

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).

Thomas J. Gallo, Trustee

dotloop verified
04/18/25 8:53 AM EDT
R2PW-BQZT-Q1LA-VKCP

SELLER

DATE

Kerin M. Gallo, Trustee

dotloop verified
04/18/25 8:51 AM EDT
Q9G4-2FCM-PPVO-RJ0Z

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

04/18/25
8:53 AM EDT
dotloop verified

04/18/25
8:51 AM EDT
dotloop verified

BUYER(S) INITIALS

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

Return To:

McSwiney, Hankin-Birke, Wood & Christie P.C.
280 Main Street
P.O. Box 2450
New London, NH 03257-2450

\$ 4,275.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, I, Amy Wooten, Trustee of the William N.S. Scalora Revocable Trust of 1994 u/a January 27, 1994, of Narrangansett, Rhode Island and I, William N. Scalora, Trustee of the Elaine P. Scalora Revocable Trust of 1994 u/a January 27, 1994, of Andover, New Hampshire, for consideration paid, grant to Thomas J. Gallo, Trustee of the Thomas J. Gallo Trust of 2018 of 146 Wilder Lane, New London, New Hampshire 03257 and Kerin M. Gallo, Trustee of the Kerin M. Gallo Trust of 2018 of 146 Wilder Lane, New London, New Hampshire 03257 as tenants in common, with each party receiving an undivided fifty percent interest, with warrant covenants, the following described premises:

A certain tract or parcel of land with any improvements thereon located in the Town of Andover, County of Merrimack, and State of New Hampshire known as Lot No. 2 on a Plan entitled "Subdivision for Anthony W. Scalora, Andover, New Hampshire" dated October, 1985 and recorded as Plan 8595 in the Merrimack County Registry of Deeds, further bounded and describes as follows:

Beginning at a bound on the westerly side of Kearsarge Mt. Road, so-called, said point beginning the northeasterly corner of Lot No. 1 on a Plan entitled "Subdivision for Anthony W. Scalora, Andover, New Hampshire" dated October, 1985 and recorded as Plan 8595 in the Merrimack County Registry of Deeds;

Thence running S 76° 02' W three hundred and seventy six and one-tenths (376.1) feet along said Lot No. 1 to a bound;

Thence turning and running N 10° 32' W six hundred thirty and two-tenths (630.2) feet along said Lot No. 1 to a bound;

Thence turning and running N 89° 47' E three hundred seventy-three and eight-tenths (373.8) feet along said Lot No. 1 to a bound, said bound being the on the westerly side of Kearsarge Mt. Road;


Thence turning and running along said Kearsarge Mt. Road and a stone wall S 11° 21' E five hundred forty and seven-tenths (540.7) feet to the point of beginning.

Said parcel containing 5.0 acres more or less.

Meaning and intending to describe all and the same premises conveyed to the Grantors herein via Warranty Deed of William Scalora and Elaine Scalora dated January 27, 1994 and recorded in the Merrimack County Registry of Deeds at Book 1946, Page 1762.

Amy Wooten became the Trustee of the William N.S. Scalora Revocable Trust of 1994 via the resignation of William N. Scalora as Trustee on the 12th day of October 2018. William N. Scalora having become the sole Trustee of the William N.S. Scalora Revocable Trust of 1994 upon the death of Elaine P. Scalora on November 28, 1998.

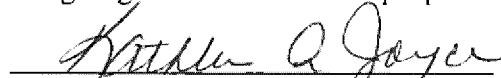
William N. Scalora being the sole Trustee of the Elaine P. Scalora Revocable Trust of 1994 due to the death of Elaine Scalora on November 28, 1998.

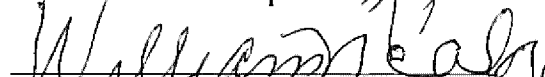

Amy Wooten, Trustee of the William
N.S. Scalora Revocable Trust of 1994

10/13/18
Date

STATE OF NEW HAMPSHIRE *Rhode Island*
COUNTY OF MERRIMACK *Washington*

On this 13 day of October 2018, before me, personally appeared Amy Wooten, Trustee of the William N.S. Scalora Revocable Trust of 1994, satisfactorily proven to be the person whose name is subscribed above, and acknowledged that she executed the foregoing instrument for the purposes therein contained.


Name: ~~KATHLEEN A. JOYCE~~
Notary Public / ~~Justice of the Peace~~
My Commission Expires: 4/20/22


William N. Scalora, Trustee of the Elaine
P. Scalora Revocable Trust of 1994

10/13/18
Date

STATE OF Rhode Island
COUNTY OF Washington

On this 13 day of October 2018, before me, personally appeared William N. Scalora, Trustee of the Elaine P. Scalora Revocable Trust of 1994, satisfactorily proven to be the person whose name is subscribed above, and acknowledged that he executed the foregoing instrument for the purposes therein contained.

Kathleen A. Joyce
Name: KATHLEEN A. JOYCE
Notary Public / ~~Justice of the Peace~~
My Commission Expires: 4/21/22

TRUSTEES' CERTIFICATES

I, Amy Wooten, Trustee of the William N.S. Scalora Revocable Trust of 1994 u/a January 27, 1994, have 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 shall have 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.

Amy Wooten
Amy Wooten, Trustee of the William
N.S. Scalora Revocable Trust of 1994

10/13/18
Date

STATE OF ~~NEW HAMPSHIRE~~ Rhode Island
COUNTY OF ~~MERRIMACK~~ Wakefield

On this 13 day of October 2018, before me, personally appeared Amy Wooten, Trustee of the William N.S. Scalora Revocable Trust of 1994, satisfactorily proven to be the person whose name is subscribed above, and acknowledged that she executed the foregoing instrument for the purposes therein contained.

Kathleen A. Joyce
Name: KATHLEEN A. JOYCE
Notary Public / ~~Justice of the Peace~~
My Commission Expires: 4/21/22

I, William Scalora, Trustee of the Elaine P. Scalora Revocable Trust of 1994 u/a January 27, 1994, have 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 shall have 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.

William N. Scalora
William N. Scalora, Trustee of the Elaine
P. Scalora Revocable Trust of 1994

10/13/18
Date

STATE OF Rhode Island
COUNTY OF Westminster

On this 13 day of October 2018, before me, personally appeared William N. Scalora, Trustee of the Elaine P. Scalora Revocable Trust of 1994, satisfactorily proven to be the person whose name is subscribed above, and acknowledged that he executed the foregoing instrument for the purposes therein contained.

Kathleen A. Joyce
Name: KATHLEEN A. JOYCE
Notary Public / ~~Justice of the Peace~~
My Commission Expires: 4/21/22

