


292 Baker Road

Sutton, NH



Just Listed

Have you been searching for a cabin in New Hampshire? Look no further than this charming 1-bedroom, 1-bathroom 4-season cabin nestled in the woods of Sutton, offering a peaceful retreat from the hustle and bustle of everyday life. Whether you're considering a summer getaway, a cozy full-time home, this cabin provides an ideal opportunity. Step inside to discover the warmth of the traditional wood floors and wood walls that exude rustic charm. The spacious living room invites you to unwind and relax, while the 3-season porch offers a perfect spot to soak up natural light. Outside you can sit by the firepit area where you can gather with friends and family and enjoy all the sounds of nature including the babbling brook nearby. The expansive 3-acre wooded lot provides ample space for summer strolls or fun winter snowshoeing adventures. Just 10 minutes from the center of New London for easy access to local shops, dining, coffee shops, grocery stores, theater and much more. The cabin is also perfectly positioned for outdoor enthusiasts, with proximity to Lake Sunapee, Mount Sunapee Resort, Ragged Mountain, local golf courses, and numerous hiking trails for endless exploration and adventure in the beautiful Lake Sunapee Region. For those needing a taste of city life, this tranquil retreat is conveniently located only 1.5 hours from Boston.

 **\$225,000**





Bedrooms: 1	Year Built: 1955
Bathrooms: 1	Taxes: \$3,394
Acres: 3.0	Sq. Ft.: 776

 **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 5038626	Single Family Active	292 Baker Road Sutton	NH 03260	Unit/Lot	Listed: 4/30/2025 Closed:	\$225,000
			County NH-Merrimack Village/Dist/Locale Construction Status Existing Year Built 1955 Architectural Style Cabin, Cottage/Camp Color Brown Total Stories 1 Zoning Rural Taxes TBD No Tax Annual Amount \$3,394.00 Tax Year 2024 Tax Year Notes Owned Land Lot Size Acres 3.00 Lot - Sqft 130,680 Common Land Acres Garage No Basement No Basement Access Type			
   Unbranded Tour URL 1			Rooms - Total 2 Bedrooms - Total 1 Baths - Total 1 Baths - Full 1 Baths - 3/4 0 Baths - 1/2 0 Baths - 1/4 0 SqFt-Apx Fin Above Grade 776 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 0 SqFt-Apx Unfn BG Source Public Records SqFt-Apx Total Finished 776 Footprint Road Frontage Yes Road Frontage Type Gravel Road Frontage Length 415			
Date - Initial Showings Begin			Waterfront Property Water Body Access Water Body Name Cascade Brook Water Body Type Brook/Stream 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 0 Auction No Current Use Land Gains Resort			

Remarks - Public Have you been searching for a cabin in New Hampshire? Look no further than this charming 1-bedroom, 1-bathroom 4-season cabin nestled in the woods of Sutton, offering a peaceful retreat from the hustle and bustle of everyday life. Whether you're considering a summer getaway, a cozy full-time home, this cabin provides an ideal opportunity. Step inside to discover the warmth of the traditional wood floors and wood walls that exude rustic charm. The spacious living room invites you to unwind and relax, while the 3-season porch offers a perfect spot to soak up natural light. Outside you can sit by the firepit area where you can gather with friends and family and enjoy all the sounds of nature including the babbling brook nearby. The expansive 3-acre wooded lot provides ample space for summer strolls or fun winter snowshoeing adventures. Just 10 minutes from the center of New London for easy access to local shops, dining, coffee shops, grocery stores, theater and much more. The cabin is also perfectly positioned for outdoor enthusiasts, with proximity to Lake Sunapee, Mount Sunapee Resort, Ragged Mountain, local golf courses, and numerous hiking trails for endless exploration and adventure in the beautiful Lake Sunapee Region. For those needing a taste of city life, this tranquil retreat is conveniently located only 1.5 hours from Boston. *Showings begin at the first open house on Friday, May 1 from 4:00pm - 6:00pm. Second open house on Saturday, May 2nd, from 12:00pm - 2:00pm

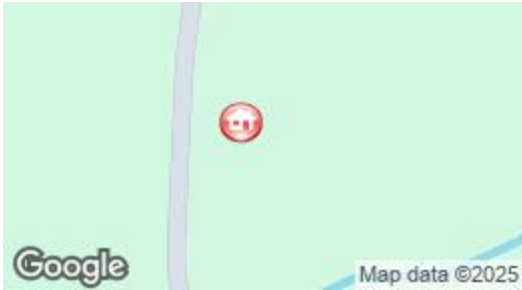
Directions From Route 11 in New London, turn onto Shaker Street, then turn onto Mountain Road, turn right onto Baker Road, house will be on the left side of the road. *Please note that GPS may say New London, not Sutton.

Kitchen/Living 1 11'6" x 7'10" Bedroom 1 15'1" x 15'9" Bath - Full 1 7'3" x 7'4" Living Room 1 19'2" x 17'7" Porch 1 11'7" x 15'9"		Map 009 Block 312 Lot 212 SPAN Number Property ID PlanUrbDev	DeedRecTy Quit Claim DeedBook 2292 DeedPage 1131 TotDeeds Covenants Yes Seasonal No	SchDistrict Kearsarge Sch Dst SAU #65 SchElem Sutton Central School SchMiddle Kearsarge Regional Middle Sch SchHigh Kearsarge Regional HS
Appliances Cooktop - Gas, Refrigerator Equipment Smoke Detector Features - Exterior Porch, Porch - Enclosed, Shed Features - Interior Ceiling Fan Flooring Carpet, Laminate, Softwood Heating Propane, Direct Vent Cooling None Water Source Dug Well, Private Sewer Leach Field, Metal, Private, Septic		Lot Features Level, Stream, Wooded, Rural Construction Materials Wood Frame Foundation Post/Piers Roof Standing Seam Driveway Dirt Electric 200 Amp, Circuit Breaker(s) Phone Company Electric Company Fuel Company Irving Cable Company Internet Service Provider TDS	Utilities Gas - LP/Bottle Items Excluded	
			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

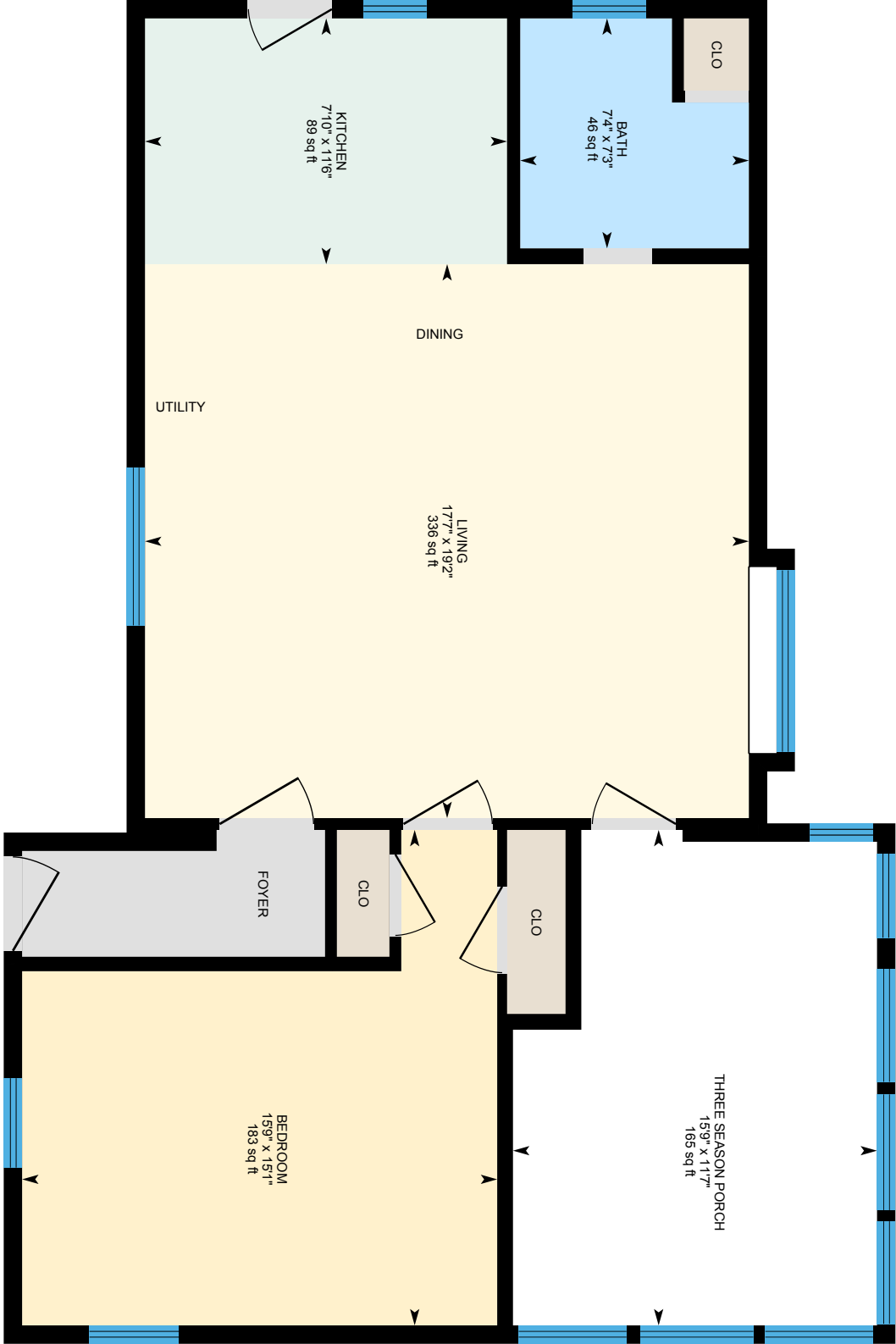
KW Coastal and Lakes & Mountains
Off: 603-526-8600



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292 Baker Rd, Sutton, NH

Main Floor Finished Area 811.76 sq ft
Unfinished Area 184.16 sq ft



PREPARED: 2025/04/29



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: Rena K. Baskin

2. PROPERTY LOCATION: 292 Baker Road, Sutton, NH 03260

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

4. SELLER: ☒ has ☐ has not occupied the property for 25⁺ years. Seasonal vacation home

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: Facing house in woods to the right
Installed By: Unknown Date of Installation: Unknown
What is the source of your information?

c. USE: Number of persons currently using the system: 0-2
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 In drought years, we have to conserve water
Quality: ☐ Yes ☒ No ☐ Unknown

If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? ☐ Yes ☒ No Date of most recent test
If YES to any question, please explain in Comments below or with attachment.

Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☐ No

If YES, are test results available? ☐ Yes ☐ No

What steps were taken to remedy the problem?

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

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

b. IF PUBLIC OR COMMUNITY/SHARED

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No
What steps were taken to remedy the problem?

c. IF PRIVATE:

TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown
Tank Size Gal. ☐ Unknown ☐ Other
Tank Type ☐ Concrete ☒ Metal ☐ Unknown ☐ Other
Location: Back left of house ☐ Location Unknown Date of Installation:
Date of Last Servicing: 10+ years Name of Company Servicing Tank:
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments:

SELLER(S) INITIALS

BUYER(S) INITIALS

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other
IF YES, Location: Back Left of house Size: Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☒ Unknown
IF YES, has a 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	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Fiberglass</u>		<input checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>1" Fiberglass</u>		<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Fiberglass</u>		<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" 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

[Signature] /

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: See Deed

What is your source of information? Deed

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☐ Yes ☒ No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? ☐ Yes ☒ No

If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? ☐ Yes ☐ No ☒ Unknown

Comments: _____

g. Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, By: _____

If YES, is survey available? ☒ Yes ☐ No ☐ Unknown Plan # 1922 referenced in deed

h. How is the property zoned? ~~Rural~~ Rural

i. Heating System Age: 20+- Type: Direct Vent Fuel: Propane Tank Location: front of house

Owner of Tank: Irving Oil

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 20+- Type of Roof Covering: standing seam metal

Moisture or leakage: _____

Comments: _____

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- k. Foundation/Basement: ☐ Full ☐ Partial ☒ Other: post & pier ☐ Type: _____
Moisture or leakage _____
Comments: _____
- l. Chimney(s) How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. Plumbing Type: copper & plastic Age: _____
Comments: _____
- n. Domestic Hot Water: Age: 5 (+/-) years Type: Tankless Gallons: _____
- 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: _____
Comments: occasional field mice
- 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: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- t. Pool: Age: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
By Whom: _____
- u. Generator: Portable: ☐ Yes ☐ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
If Portable: ☐ Included ☐ Negotiable
Comments: _____
- v. Internet: Type Currently Used at Property: TDS fiber
- w. Other (e.g. Alarm System, Irrigation System, etc.) _____
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS

[Signature]

BUYER(S) INITIALS

[Signature] [Signature]

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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).

Renee Baskin 3/22/25
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

[Signature]

BUYER(S) INITIALS

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 292 Baker Road, Sutton, NH 03260

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) ☐ Purchaser has received copies of all information listed above.
- (d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

- (e) Purchaser has (check (i) or (ii) below):
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Russ K. Bushin 3/22/25
Seller Date

Seller Date

Purchaser Date

Purchaser Date

Dan O'Halloran dotloop verified 04/30/25 2:09 PM EDT 4XER-H37G-DFCB-26KQ
Agent Date

Agent Date

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENT that We, **William A. Chosiad and Rena K. Baskin**, husband and wife, of Brookline, County of Norfolk and Commonwealth of Massachusetts, (mailing address: 135 Fuller Street, #3, Brookline, Massachusetts 02446) for consideration paid, grant to **Rena K. Baskin**, a married person of Brookline, County of Norfolk and Commonwealth of Massachusetts, (mailing address: 135 Fuller Street, #3, Brookline, Massachusetts 02446), with QUITCLAIM COVENANTS, the following described real estate:

A certain tract or parcel of land, with any buildings thereon, located in the Town of **Sutton**, County of Merrimack and State of New Hampshire, being more particularly bounded and described as follows:

Beginning at the southwest corner of the premises herein described and conveyed, at a point on the easterly side of Baker Road, so-called, and the northerly side of Cascade Brook; thence Northerly by the easterly side of Baker Road four hundred fifteen (415) feet, more or less, to an iron pin driven in the ground; thence continuing Northerly by the easterly side of Baker Road ninety-two (92) feet, more or less, to an iron pin driven in the ground; thence South 83° East three hundred fifty-six (356) feet to a stone bound set at the westerly boundary of Lot 9 as shown on Plan #1922; thence South 2° East one hundred fifty-three (153) feet; thence continuing South 2° East one hundred fifty-one (151) feet to an iron pin driven in the ground at Cascade Brook; thence up Cascade Brook three hundred thirty (330) feet, more or less, to a drill hole in a large rock; thence continuing up Cascade Brook two hundred twenty-five (225) feet, more or less, to the point of beginning.

Meaning and intending to describe and convey Lots 7 and 8 as shown on Plan #1922, recorded in the Merrimack County Registry of Deeds.

Together in common with all other owners of lots as shown on Plan #1922 in and to Lot 6 as shown on said Plan to be used for recreation purposes.

This conveyance is made subject to the following restrictions which are covenants running with the land:

1. Each dwelling unit shall have at least one (1) acre of land.

Compliments of Hudkins Law & Title


2. Only residential buildings shall be permitted.
3. No trailer or mobile homes shall be used as a dwelling unit.
4. All buildings or additions to existing buildings shall have the exterior walls completely finished within two (2) years of the laying of the foundation of such structure. No asphalt siding or felt paper shall be left exposed, except during construction.

This is not homestead property of the grantors.

MEANING AND INTENDING to describe and convey all and the same premises as conveyed in the Warranty Deed from Maureen M. Grady (also known as Maureen Margaret Grady) to William A. Chosiad and Rena K. Baskin, dated December 21, 1999, and recorded in the Merrimack County Registry of Deeds, Book 2188, Page 0628.

SIGNED this 21st day of July 2001.



 William A. Chosiad, Grantor



 Rena K. Baskin, Grantor

STATE OF NEW HAMPSHIRE
 COUNTY OF MERRIMACK

July 24th, 2001

Personally appeared **William A. Chosiad** and **Rena K. Baskin**, known to me or satisfactorily proven to be the persons described in the forgoing instrument, and acknowledged that they have executed the same in the capacity therein stated and for the purposes therein contained. In witness whereof I hereunto set my hand and official seal.


 Justice of the Peace/Notary Public

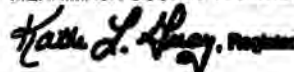

 (please print name of notary/justice of the peace)
 My commission expires:
 Seal:



This real estate transfer was prepared without a title examination in the Merrimack County Registry of Deeds

This real estate transfer is not subject to the real estate transfer tax - see New Hampshire R.S.A. 78-B:2(IX).

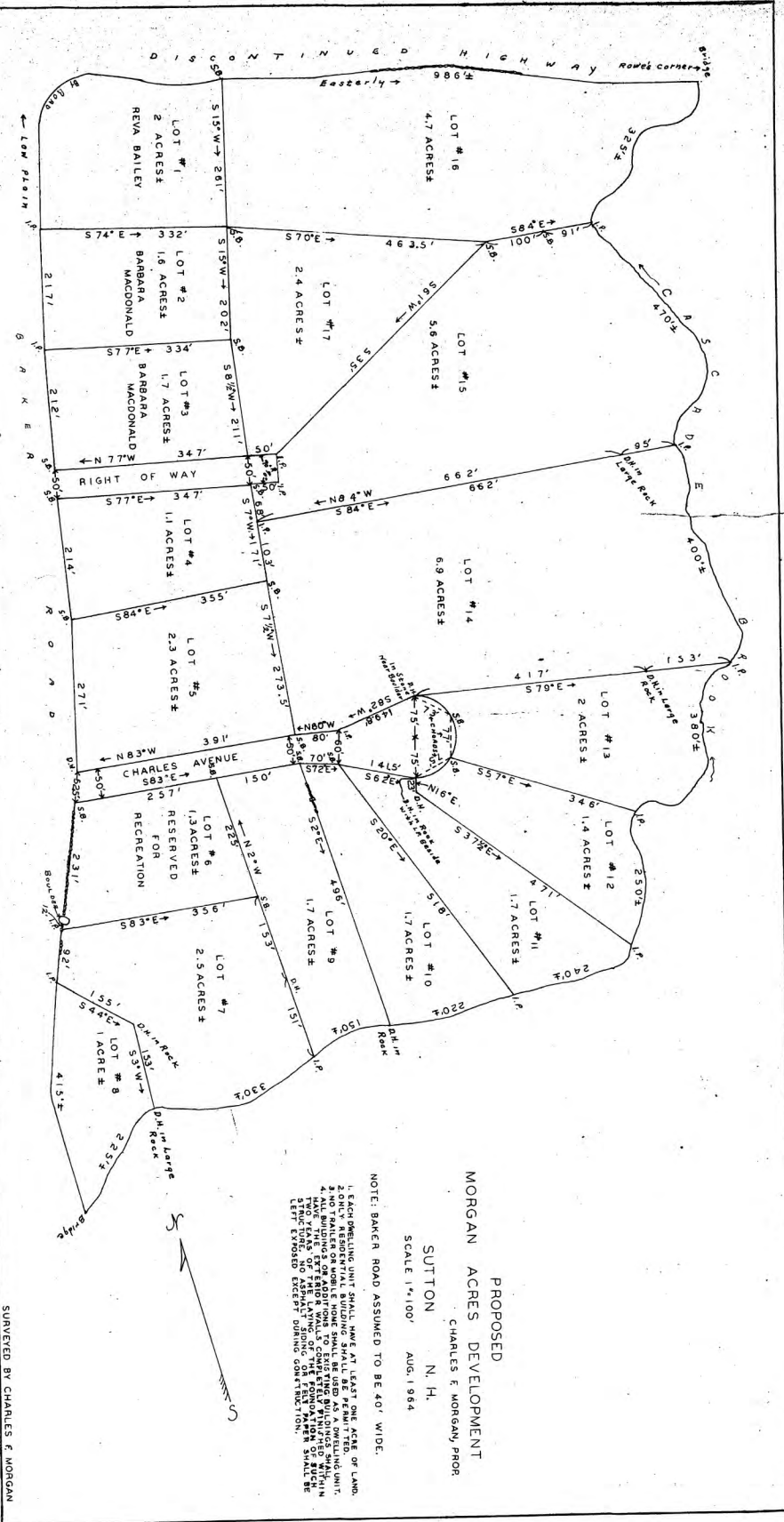
MERRIMACK COUNTY RECORDS


 Kate L. Gray, Registrar

Compliments of Hudkins Law & Title

1922

Received Oct. 13, 4-10 P.M. 1964
Attest: *Killed M. Roy*
Register.



Compliments of Hudkins Law

