

223 Cross Road

Goshen, NH



Just Listed

Wonderful opportunity to settle in the charming town of Goshen, just minutes from the beautiful Lake Gunnison, affectionately known as the “Goshen Ocean.” This delightful home sits on over 5 acres, offering privacy, while being just a 15-minute drive from Mount Sunapee Resort. This inviting home features 3 bedrooms and 2 bathrooms, providing ample space for comfortable living. On the first floor, the kitchen is a nice spot to entertain guests, a convenient bathroom with laundry facilities and a bedroom make first-floor living a viable option. The living room is generously sized, perfect for relaxation. Off the dining room, step onto the lovely deck, perfect for grilling or enjoying the quiet sounds of nature. On the second level you will find two bedrooms and a bathroom. Off the primary bedroom is a balcony. Just a quick trip away, Gunnison Lake invites you for kayaking, fishing, hiking, or swimming. During winter, enjoy snowshoeing on the scenic 3-mile loop around the lake. A short 15-minute drive takes you to Mount Sunapee Resort and Sunapee State Park, offering an array of fun. Explore local golf courses, lakes, and ponds, perfect for all your outdoor pursuits. 45 minutes to Keene and the Upper Valley for great dining options, breweries, shops and theater. 40 minutes to Keene, 2 hours to Boston, and conveniently located 15 minutes to Newport and 30 minutes to New London for all your necessities.



\$395,000





Bedrooms: 3	Year Built: 1982
Bathrooms: 2	Taxes: \$4,524
Acres: 5.20	Sq. Ft.: 1,456

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

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

 ohgrp.com


 **LAKES AND MOUNTAINS**
KELLER WILLIAMS REALTY

Residential 5040742	Single Family Active	223 Cross Road Goshen	NH 03752	Unit/Lot	Listed: 5/14/2025 Closed:	\$395,000	
		County NH-Sullivan Village/Dist/Locale Construction Status Existing Year Built 1982 Architectural Style Contemporary Color Total Stories 1.75 Zoning Rural Residential Taxes TBD No Tax Annual Amount \$4,524.55 Tax Year Tax Year Notes Owned Land Lot Size Acres 5.20 Lot - Sqft 226,512 Common Land Acres Garage No Basement Yes Basement Access Type Interior		Rooms - Total 6 Bedrooms - Total 3 Baths - Total 2 Baths - Full 1 Baths - 3/4 1 Baths - 1/2 0 Baths - 1/4 0 SqFt-Apx Fin Above Grade 1,456 SqFt-Apx Fin AG Source Measured SqFt-Apx Unfn Above Grade 0 SqFt-Apx Unfn AG Source Measured SqFt-Apx Fin Below Grade 0 SqFt-Apx Fin BG Source Measured SqFt-Apx Unfn Below Grade 876 SqFt-Apx Unfn BG Source Measured SqFt-Apx Total Finished 1,456 Footprint Road Frontage Yes Road Frontage Type Gravel, Public Road Frontage Length 250		Waterfront Property Water Body Access Water Body Name Water Body Type WaterFrRit Water Body Restrictions ROW - Parcel Access ROW - Length ROW - Width ROW to other Parcel Flood Zone No Timeshare/Fract. Ownrshp No T/F Ownership Amount T/F Ownership Type Foreclosed/Bank-Owned/REO No Days On Market 0 Auction No Current Use Land Gains Resort	
  		Unbranded Tour URL 1					
		Date - Initial Showings Begin 5/17/2025					

Remarks - Public Wonderful opportunity to settle in the charming town of Goshen, just minutes from the beautiful Lake Gunnison, affectionately known as the "Goshen Ocean." This delightful home sits on over 5 acres, offering privacy, while being just a 15-minute drive from Mount Sunapee Resort. This inviting home features 3 bedrooms and 2 bathrooms, providing ample space for comfortable living. On the first floor, the kitchen is a nice spot to entertain guests, a convenient bathroom with laundry facilities and a bedroom make first-floor living a viable option. The living room is generously sized, perfect for relaxation. Off the dining room, step onto the lovely deck, perfect for grilling or enjoying the quiet sounds of nature. On the second level you will find two bedrooms and a bathroom. Off the primary bedroom is a balcony. Just a quick trip away, Gunnison Lake invites you for kayaking, fishing, hiking, or swimming. During winter, enjoy snowshoeing on the scenic 3-mile loop around the lake. A short 15-minute drive takes you to Mount Sunapee Resort and Sunapee State Park, offering an array of fun. Explore local golf courses, lakes, and ponds, perfect for all your outdoor pursuits. 45 minutes to Keene and the Upper Valley for great dining options, breweries, shops and theater. 40 minutes to Keene, 2 hours to Boston, and conveniently located 15 minutes to Newport and 30 minutes to New London for all your necessities. *Delayed showings until the Open House on May 17 from 10:00am - 12:00pm.

Directions On Brook Road, coming from Sunapee, turn left onto Cross Road, coming from Goshen, turn right onto Cross Road. Go about 1.1 miles, house will be on the right.

Kitchen 1 13'3" x 13'2" Dining Room 1 11'4" x 15'6" Living Room 1 11'4" x 17'7" Bedroom 1 13'3" x 11'5" Bath - 3/4 1 9'10" x 7'4" Primary 2 13'2" x 17'6" Bath - 3/4 2 4'11" x 6'8" Loft 2 3'11" x 6' Bedroom 2 13'2" x 12'3"	Map 206 Block 000 Lot 002 SPAN Number Property ID PlanUrbDev	DeedRecTy Warranty DeedBook 2046 DeedPage 0849 TotDeeds Covenants No Seasonal No	SchDistrict Goshen School District SchElem Choice SchMiddle Choice SchHigh Choice
Appliances Dishwasher, Dryer, Freezer, Microwave, Range - Gas, Refrigerator, Washer Equipment Security System, Stove-Wood Features - Exterior Deck Features - Interior Ceiling Fan, Dining Area, Kitchen Island, Vaulted Ceiling, Laundry - 1st Floor Flooring Ceramic Tile, Hardwood Heating Propane, Forced Air, Stove - Wood Cooling None Water Source Drilled Well, Private Sewer 1250 Gallon, Leach Field, Private, Septic	Lot Features Country Setting, Level Construction Materials Wood Frame, Vinyl Siding Foundation Block, Concrete Roof Shingle - Asphalt Driveway Gravel Electric 200 Amp, Circuit Breaker(s) Phone Company Electric Company NH Electric Coop Fuel Company Eastern Propane Cable Company Internet Service Provider Fidelity (Consolidated Communications)	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

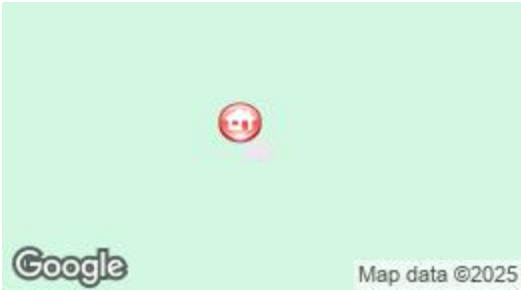


O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

Off: 603-526-8600



223 Cross Rd, Goshen, NH

Main Floor Finished Area 895.44 sq ft

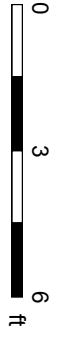
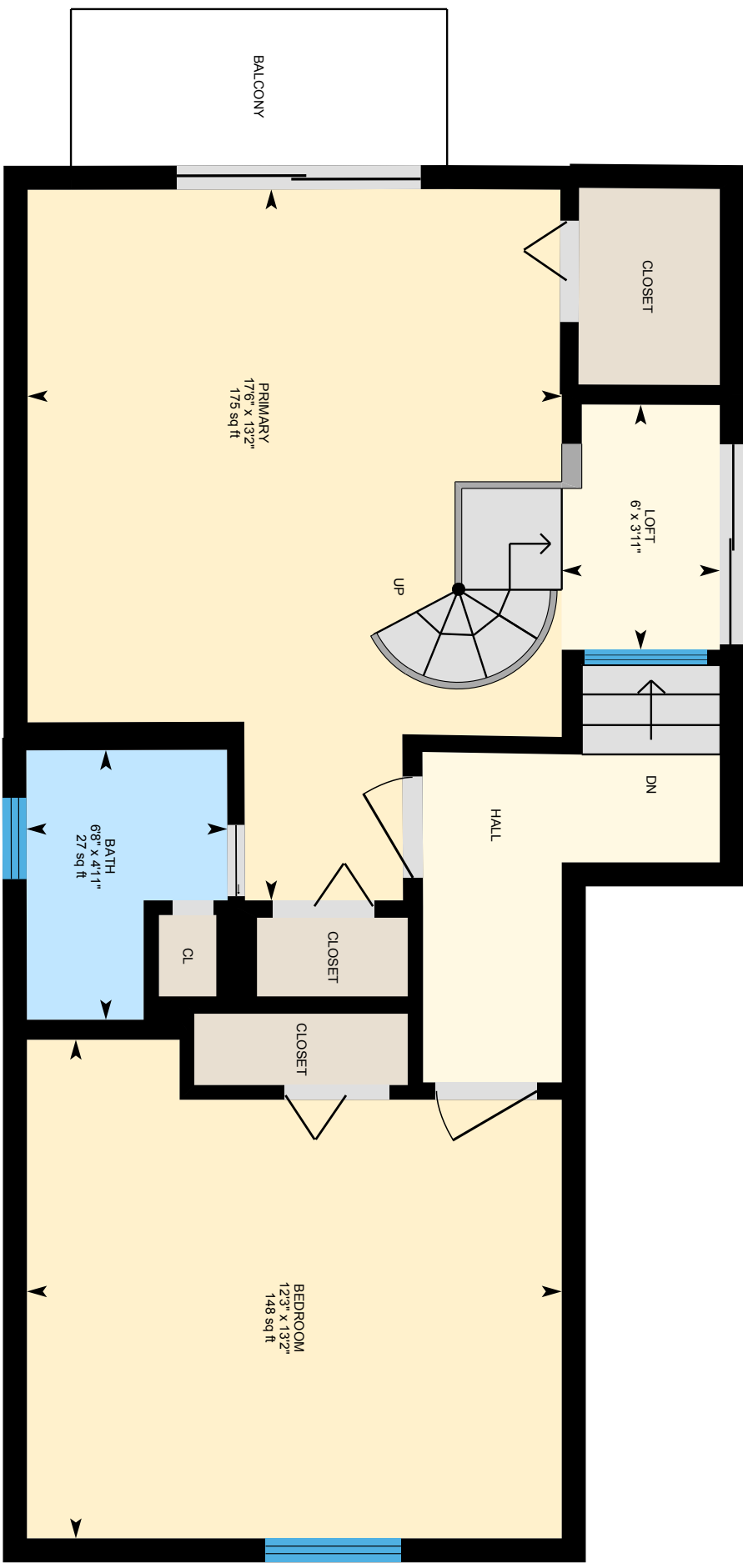


PREPARED: 2025/04/26

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.

223 Cross Rd, Goshen, NH

2nd Floor Finished Area 561.07 sq ft



PREPARED: 2025/04/26

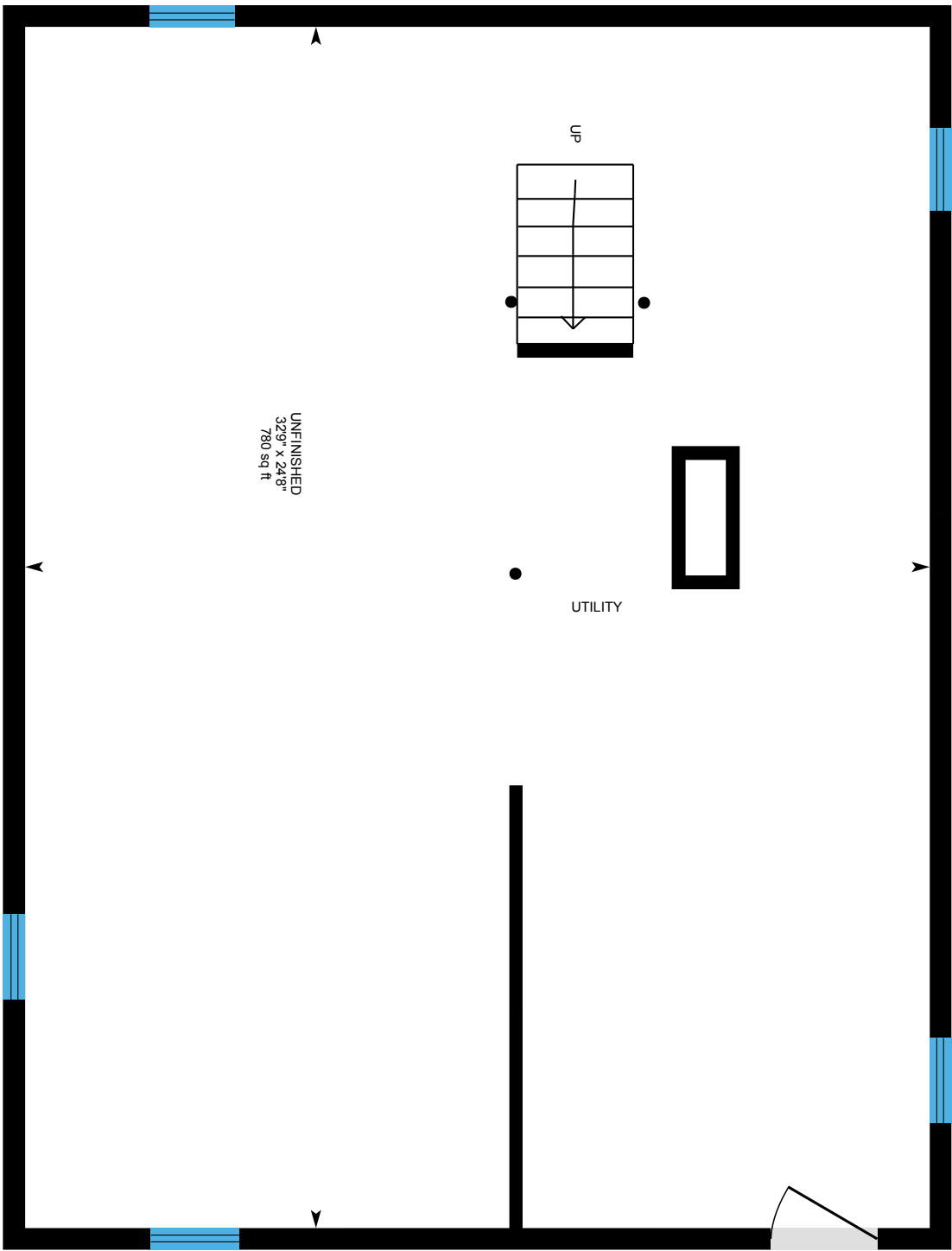


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



223 Cross Rd, Goshen, NH

Basement (Below Grade) Unfinished Area 876.36 sq ft



PREPARED: 2025/04/26

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:** Sarah K. Walker and Mark J. Walker

2. **PROPERTY LOCATION:** 223 Cross Road, Goshen, NH 03752

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: Under driveway
 Installed By: Unknown Date of Installation: Unknown
 What is the source of your information? Visual confirmation

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 3/13/2023
 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? No problems found
 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 1250 Gal. ☐ Unknown ☐ Other
 Tank Type ☐ Concrete ☐ Metal ☒ Unknown ☐ Other
 Location: Front yard ☐ Location Unknown Date of Installation: August 2018
 Date of Last Servicing: June 19, 2024 Name of Company Servicing Tank: Byron's
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: _____

SELLER(S) INITIALS

SKW 1 MJW

BUYER(S) INITIALS

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Front yard Size: 30 ft ☐ Unknown
 Date of installation of leach field: August 2018 Installed By: Unknown
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: _____

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

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

7. INSULATION	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A		<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	Unknown	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown
 IF YES: Are tanks currently in use? ☐ Yes ☐ No
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 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: June 5, 2018 By: Norway Hill Home Inspections
 Results: Measured value = 1.8 pCi/L If app _____
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☒ Yes ☐ No
 Comments: _____

SELLER(S) INITIALS

SKW / MM
04/28/25 2:57 PM EDT 04/28/25 2:59 PM EDT

BUYER(S) INITIALS

____ / _____

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PROPERTY LOCATION: 223 Cross Road, Goshen, NH 03752

d. RADON/WATER - Current or previously existing:

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

If YES: Date: 3/13/2023

By: Capital Well Company

Results: Results within normal limits

If applicable, what remedial steps were taken? N/A

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: _____

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

h. How is the property zoned? Rural

i. Heating System Age: 2005 Type: Forced hot air Fuel: LP Tank Location: Side of house

Owner of Tank: Eastern Propane & Oil

Annual Fuel Consumption: 750 gallons

Price: unknown

Gallons: unknown

Date system was last serviced and by whom? 5/20/2024, Eastern Propane & Oil

Secondary Heat Systems: Wood stove

Comments: _____

j. Roof Age: Unknown **Type of Roof Covering:** Asphalt shingles

Moisture or leakage: No moisture

Comments: _____

SELLER(S) INITIALS

SKW

NGW

BUYER(S) INITIALS

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PROPERTY LOCATION: 223 Cross Road, Goshen, NH 03752

k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Concrete blocks
 Moisture or leakage No
 Comments: _____

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: Unknown Problems? Unknown
 Comments: Unused for several years

m. Plumbing Type: Copper & PVC Age: Unknown
 Comments: _____

n. Domestic Hot Water: Age: Unknown Type: Propane Gallons: 40

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: _____

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
 (Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: _____

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

t. Pool: Age: None 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: 1GB, up to 2GB, fiber optic internet service to house

w. Other (e.g. Alarm System, Irrigation System, etc.) Ring Alarm System
 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 SKW / MMW
04/28/25 04/28/25

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 223 Cross Road, Goshen, NH 03752

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).

Sarah K. Walker

dotloop verified
04/28/25 2:57 PM EDT
HIUN-8QDY-X1A3-CLFX

SELLERDATE

Mark J. Walker

dotloop verified
04/28/25 2:59 PM EDT
OVJL-LZIX-DAHM-LFOF

SELLERDATE

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.

BUYERDATE

BUYERDATE

SELLER(S) INITIALS

SKW

04/28/25
2:57 PM EDT
dotloop verified

MJW

04/28/25
2:59 PM EDT
dotloop verified

BUYER(S) INITIALS

Return to:
Sarah Kathleen Humphreys and Mark John Walker
223 Cross Road
Goshen, NH 03752

Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA050253 25.00
TRANS TAX SU014966 2,925.00

Compliments of



HUDKINS LAW & TITLE
REAL ESTATE

Tax Stamp \$2925

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Alison C. Milek, an unmarried individual, Trustee of The Alison C. Milek Revocable Trust of 2009, of 223 Cross Road, Goshen, NH 03752, for consideration paid grant(s) to Sarah Kathleen Humphreys and Mark John Walker, of 1941 King Hill Rd., Apt 2, New London, NH 03257, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings and other improvements thereon, situated in Goshen, County of Sullivan and State of New Hampshire, bounded and described as follows:

Beginning at an iron stake on the west side of Cross Road, so-called; thence Southwesterly along a stone wall and land now or formerly of John Avery six hundred forty-five (645) feet, more or less, to a corner of walls; thence Northwesterly along a stone wall and land now or formerly of Avery four hundred (400) feet, more or less, to an iron stake; thence Easterly along land now or formerly of Jean Murphy, now Jean M. Coe, eight hundred (800) feet, more or less, to an iron stake and the westerly side of Cross Road; thence Southwesterly along the westerly side of said Cross Road two hundred fifty (250) feet, more or less, to the point of beginning.

Subject to the following:

1. Expecting and reserving an easement to the Mutual Public Service Company of New Hampshire by an instrument dated August 23, 1948, recorded in Volume 325, Page 598 of the Sullivan County Registry of Deeds.
2. Expecting and reserving an easement to New Hampshire Electric Co-Op by instrument dated November 4, 1939, recorded in Volume 471, Page 29 of the Sullivan County Registry of Deeds.
3. Expecting and reserving therefrom an easement to New Hampshire Electric Co-Op, Inc. and New England Telephone by instrument dated October 5, 1971, recorded in Volume 504, Page 170 of the Sullivan County Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to Alison C. Milek, Trustee of The Alison C. Milek Revocable Trust of 2009 by virtue of a deed dated 09/30/2009 and recording in the Sullivan County Registry of Deeds at Book 1747 and Page 443.

I, the grantor hereby release all rights of homestead in the above described premises.

Executed this 14th day of August, 2018.

The Alison C. Milek Revocable Trust of 2009

Alison C. Milek, Trustee and
Alison C. Milek, Trustee and Individually *Individually*

State of New Hampshire
County of Cheshire

August 14, 2018

Then personally appeared before me on this 14th day of August, 2018, the said Alison C. Milek, Trustee of The Alison C. Milek Revocable Trust of 2009 and acknowledged the foregoing to be her voluntary act and deed.

Cynthia M. Westover
Notary Public/Justice of the Peace
Commission expiration:

CYNTHIA M. WESTOVER, Notary Public
My Commission Expires October 25, 2022

CERTIFICATE OF TRUSTEE

The undersigned Alison C. Milek, Trustee of The Alison C. Milek Revocable Trust of 2009 hereby states pursuant to RSA 564-A:7, that said Trustee has full and absolute power in said Trust Agreement to sell, exchange, purchase, acquire, mortgage, refinance, encumber, discharge mortgages and pledge certain real estate situated at 223 Cross Road, Goshen, NH 03752 and no third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the proceeds paid for any conveyance.

Alison C. Milek, Trustee of The Alison C. Milek Revocable Trust of 2009 is duly authorized to execute such documents as may be necessary to complete the closing of said property and certifies that the trust is in full force and effect, that they are empowered to act as sole trustees on the date of this certificate, and that the trust has not been revoked or amended.

The Trustee further certifies that the undersigned are the sole Trustees of said Trust; that said Declaration of Trust has not been amended or revoked; that no successor Trustee has been appointed and that the undersigned has received all written authorizations from beneficiaries, if any, required by the terms of said Trust.

WITNESS my hand this 14th day of August, 2018.

The Alison C. Milek Revocable Trust of 2009

Alison C. Milek, Trustee
Alison C. Milek, Trustee

State of New Hampshire
County of Cheshire ss

In Walpole, New Hampshire on the 14th day of August, 2018, before me personally appeared Alison C. Milek, Trustee of The Alison C. Milek Revocable Trust of 2009 is to me known to be the parties executing the foregoing instrument, and they acknowledged said instrument, by them executed, to be their free act and deed.

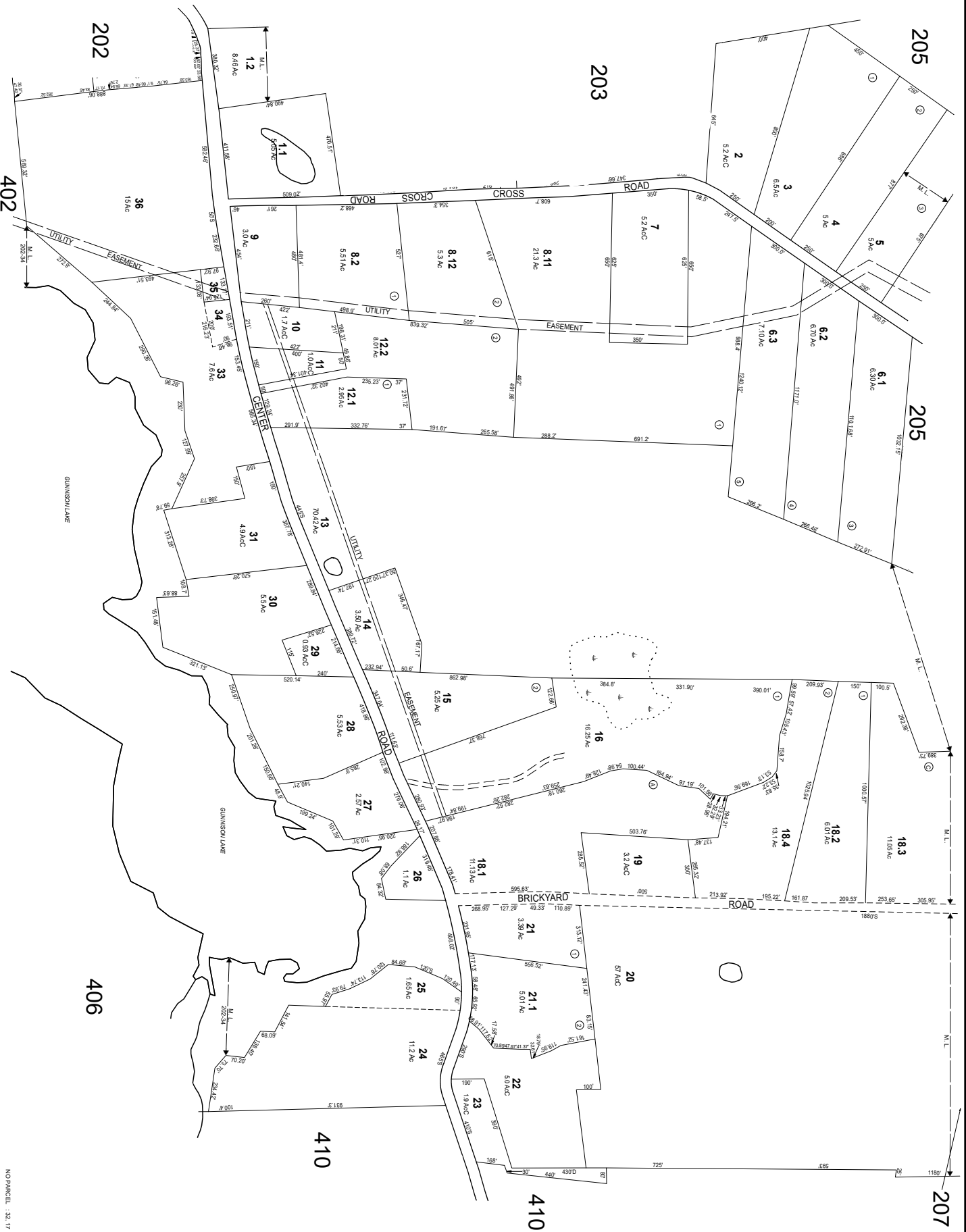
Cynthia M. Westover
Notary Public/~~Justice of the Peace~~
My Commission Expires: _____

CYNTHIA M. WESTOVER, Notary Public
My Commission Expires October 25, 2022

Compliments of



HUDKINS LAW & TITLE
REAL ESTATE



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE.
VERTICAL DATUM IS NAVD 83.
PHOTOGRAPHY DATE: MAY 7, 1984
COMPLETION DATE: NOVEMBER 30, 1985

PRODUCED BY
CAI Technologies
11 Pleasant Street, Lebanon, NH 03756
(603) 272-2400 • www.cai-tech.com

LEGEND
ANALYZED LOT NO.
SCALED DIMENSION
MATCH LINE
WATER
COMMON OWNERSHIP
REVISION LOT NO.
RIGHT OF WAY/ENCUMBRANCE
COMMON OWNERSHIP

FEET
0 100 200 300 400 500 600
SCALE 1" = 200'
METERS
0 25 50 100 150
REVISED TO: APRIL 1, 2024

PROPERTY MAPS
GOSHEN
NEW HAMPSHIRE

INDEX DIAGRAM

MAP NO.
206
NO. PARCELS: 12, 17

