


557 Seamans Road

New London, NH



Just Listed

Contemporary style home that has been meticulously maintained and is well suited for today's lifestyle. You'll enjoy the open-concept floor plan with gorgeous kitchen, including high end appliances, granite countertops and ceiling height cabinets. Just off of the kitchen is a bar and large pantry as well as a powder room. The adjacent dining room and living room, with gas fireplace, have views of the back yard. There is also a screened porch, deck and patio for outside dining and entertaining. The main level also includes a primary suite with walk-in closet and luxury bathroom with dual sinks and a beautiful tiled shower, perfect for first-level living. Two additional bedrooms (one currently used as an office), a full bathroom and laundry room are also on the main level. Upstairs is a large bonus room or bedroom and 3/4 bathroom. Plenty of room for parking in the attached 3-bay garage. Close to the center of New London for local dining, shopping, cafes, summer theater and amenities. Near Pleasant Lake for summer fun and the Lake Sunapee Country Club and other golf courses. Only 30 minutes to Concord and Hanover for more dining options and entertainment. 90 minutes to Boston for a fun day trip or weekend away.

 \$1,150,000


Bedrooms: 4	Year Built: 2018
Bathrooms: 4	Taxes: \$11,060
Acres: 4.00	Sq. Ft.: 2,657

 **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
KELLERWILLIAMS. REALTY

Residential 5040788	Single Family Active	557 Seamans Road New London	NH 03257	Unit/Lot	Listed: 5/14/2025 Closed:	\$1,150,000
			County NH-Merrimack Village/Dist/Locale Construction Status Existing Year Built 2018 Architectural Style Contemporary Color Total Stories 1.5 Zoning Rural Residential /Agri Taxes TBD No Tax Annual Amount \$11,060.86 Tax Year 2024 Tax Year Notes Owned Land Lot Size Acres 4.00 Lot - Sqft 174,240 Common Land Acres Garage Yes Basement Yes Basement Access Type Interior Date - Initial Showin as Beain			
			Rooms - Total 7 Bedrooms - Total 4 Baths - Total 4 Baths - Full 1 Baths - 3/4 2 Baths - 1/2 1 Baths - 1/4 0 SqFt-Apx Fin Above Grade 2,657 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 2,161 SqFt-Apx Unfn BG Source Measured SqFt-Apx Total Finished 2,657 Footprint Road Frontage Yes Road Frontage Type Paved, Public Road Frontage Length 200			
			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			

Remarks - Public Contemporary style home that has been meticulously maintained and is well suited for today's lifestyle. You'll enjoy the open-concept floor plan with gorgeous kitchen, including high end appliances, granite countertops and ceiling height cabinets. Just off of the kitchen is a bar and large pantry as well as a powder room. The adjacent dining room and living room, with gas fireplace, have views of the back yard. There is also a screened porch, deck and patio for outside dining and entertaining. The main level also includes a primary suite with walk-in closet and luxury bathroom with dual sinks and a beautiful tiled shower, perfect for first-level living. Two additional bedrooms (one currently used as an office), a full bathroom and laundry room are also on the main level. Upstairs is a large bonus room or bedroom and 3/4 bathroom. Plenty of room for parking in the attached 3-bay garage. Close to the center of New London for local dining, shopping, cafes, summer theater and amenities. Near Pleasant Lake for summer fun and the Lake Sunapee Country Club and other golf courses. Only 30 minutes to Concord and Hanover for more dining options and entertainment. 90 minutes to Boston for a fun day trip or weekend away. *Showings begin at the open house on Friday, May 16th, from 4:00 pm - 6:00 pm. Second open house on Saturday, May 17th, from 10:00 am - 1:00 pm.

Directions From Main Street, New London to Seamans Road. The house will be on your left. From Route 11 (Andover Road) to Seamans Road. The house will be on your right.

Kitchen 1 17'4" x 19'4" Dining Room 1 9'11" x 14'11" Living Room 1 17'5" x 20'7" Primary BR 1 18' x 15'11" Bath - 3/4 1 13'9" x 10'11" Bedroom 1 13'4" x 11'5" Bath - Full 1 7'9" x 7'6" Office/Study 1 14'2" x 11'1" Foyer 1 12'6" x 9'11" Mudroom 1 6'9" x 8'2" Laundry Room 1 5'6" x 7'6"	Bath - 1/2 1 6'9" x 5'1" Bedroom 2 30'4" x 14'1" Bath - 3/4 2 7'3" x 9'11"	Map 097 Block 000 Lot 003 SPAN Number Property ID PlanUrbDev	DeedRecTy Warranty DeedBook 3637 DeedPage 1579 TotDeeds Covenants Yes Seasonal No	SchDistrict Kearsarge Sch Dst SAU #65 SchElem Kearsarge Elem New London SchMiddle Kearsarge Regional Middle Sch SchHigh Kearsarge Regional HS
Appliances Dishwasher, Range Hood, Microwave, Range - Gas, Refrigerator Equipment Smoke Detector, Generator - Standby Features - Exterior Deck, Patio, Porch - Covered, Porch - Screened Features - Interior Ceiling Fan, Fireplace - Gas, Fireplaces - 1, Kitchen Island, Laundry Hook-ups, Primary BR w/ BA, Vaulted Ceiling, Walk-in Closet, Walk-in Pantry, Laundry - 1st Floor Flooring Carpet, Ceramic Tile, Hardwood Heating Propane, Forced Air, Hot Air, Multi Zone Cooling Central AC, Multi Zone Water Source Drilled Well, Private Sewer 1250 Gallon, Concrete, Leach Field, Private, Septic	Lot Features Landscaped, Level, Sloping, Wooded Construction Materials Wood Frame, Vinyl Siding Foundation Poured Concrete Roof Shingle - Architectural Driveway Paved Electric 200 Amp, Circuit Breaker(s) Phone Company TDS Electric Company Eversource Fuel Company Johnny Prescott & Son Cable Company TDS Internet Service Provider TDS	Utilities Phone, Cable, Gas - LP/Bottle, Underground Utilities 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

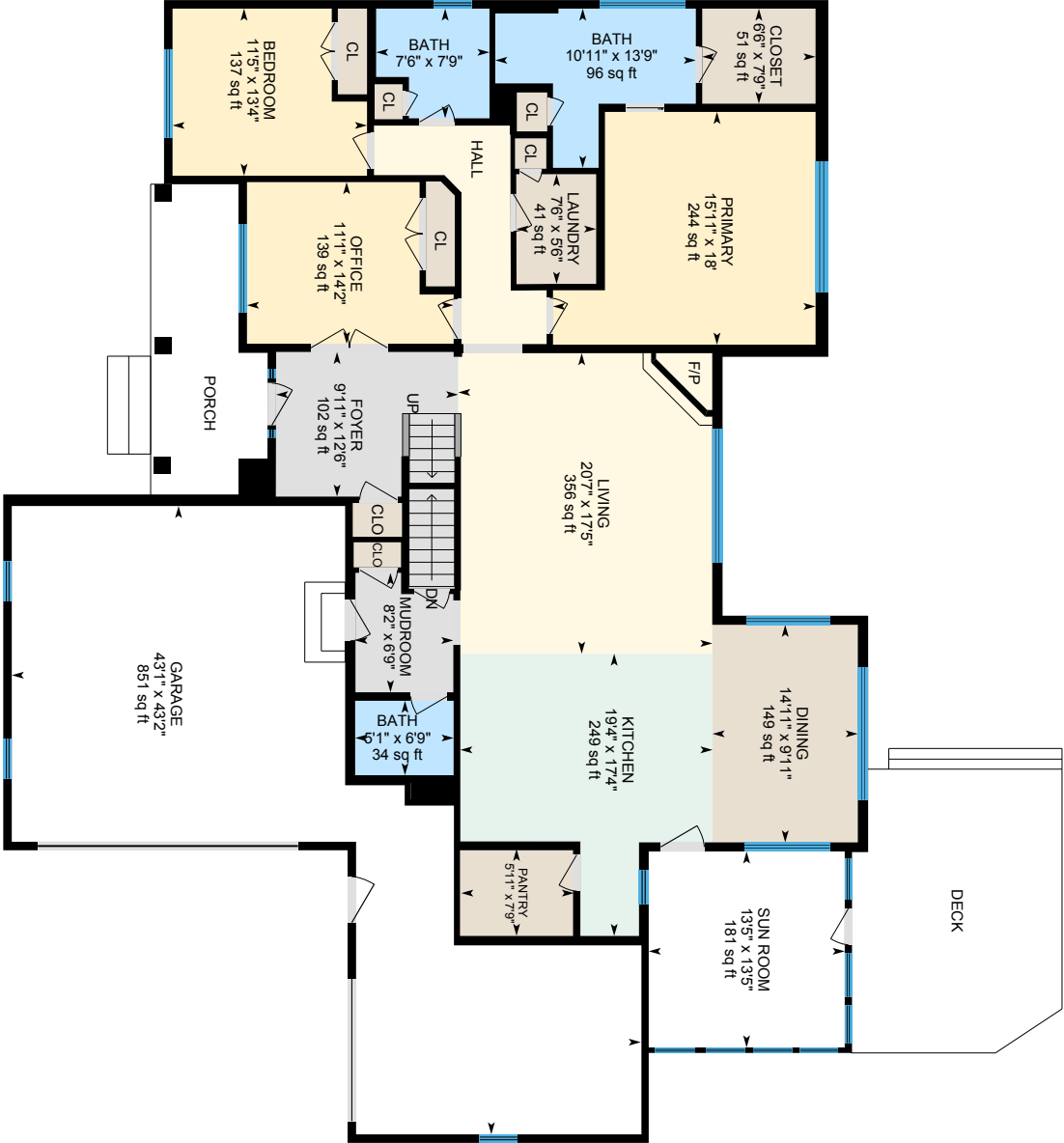
KW Coastal and Lakes & Mountains

Off: 603-526-8600



557 Seamans Road, New London, NH

1st Floor Finished Area 2182.58 sq ft
Unfinished Area 1122.66 sq ft



PREPARED: 2025/05/13

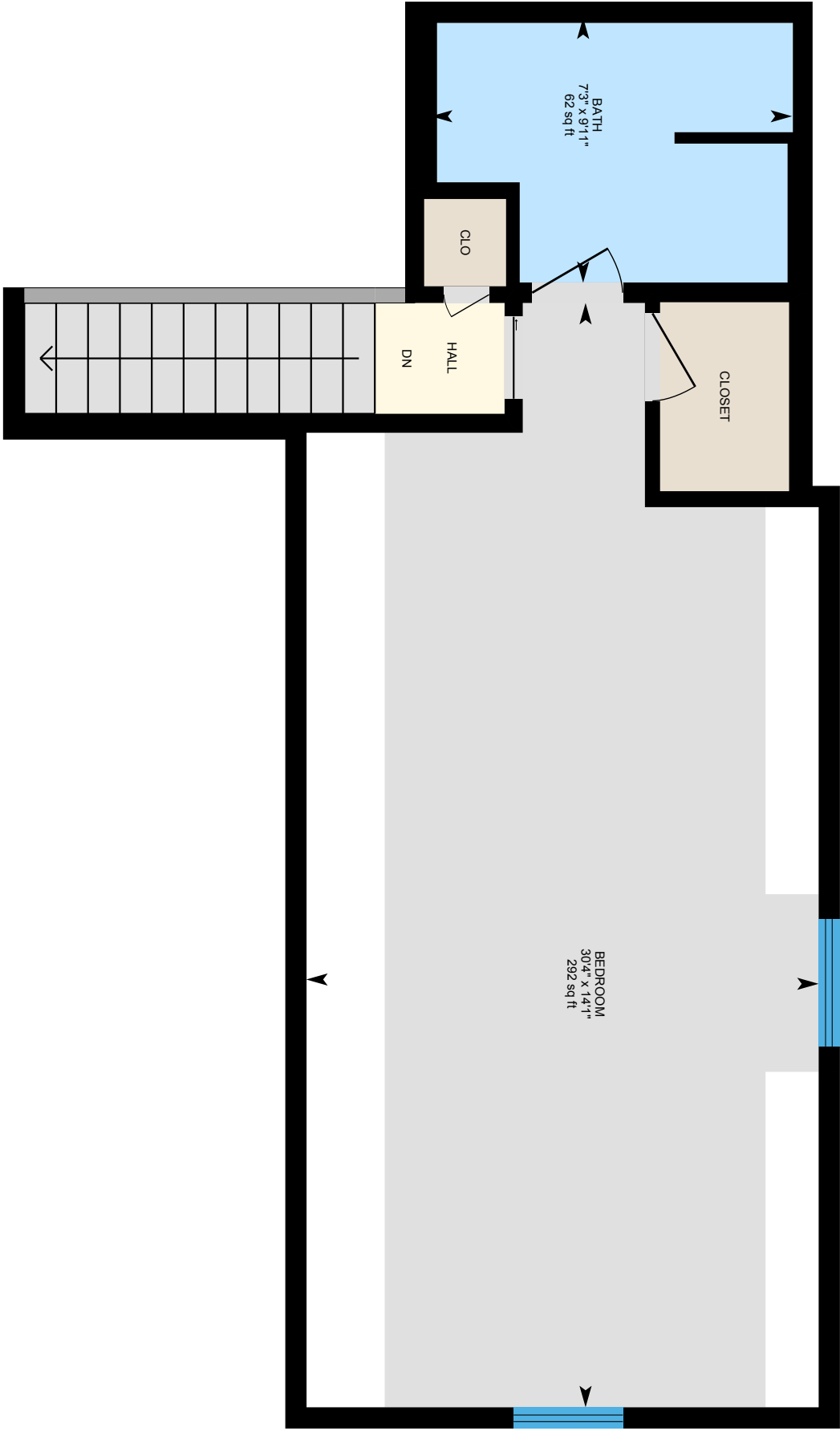


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



557 Seamans Road, New London, NH

2nd Floor Finished Area 475.36 sq ft
Unfinished Area 117.11 sq ft



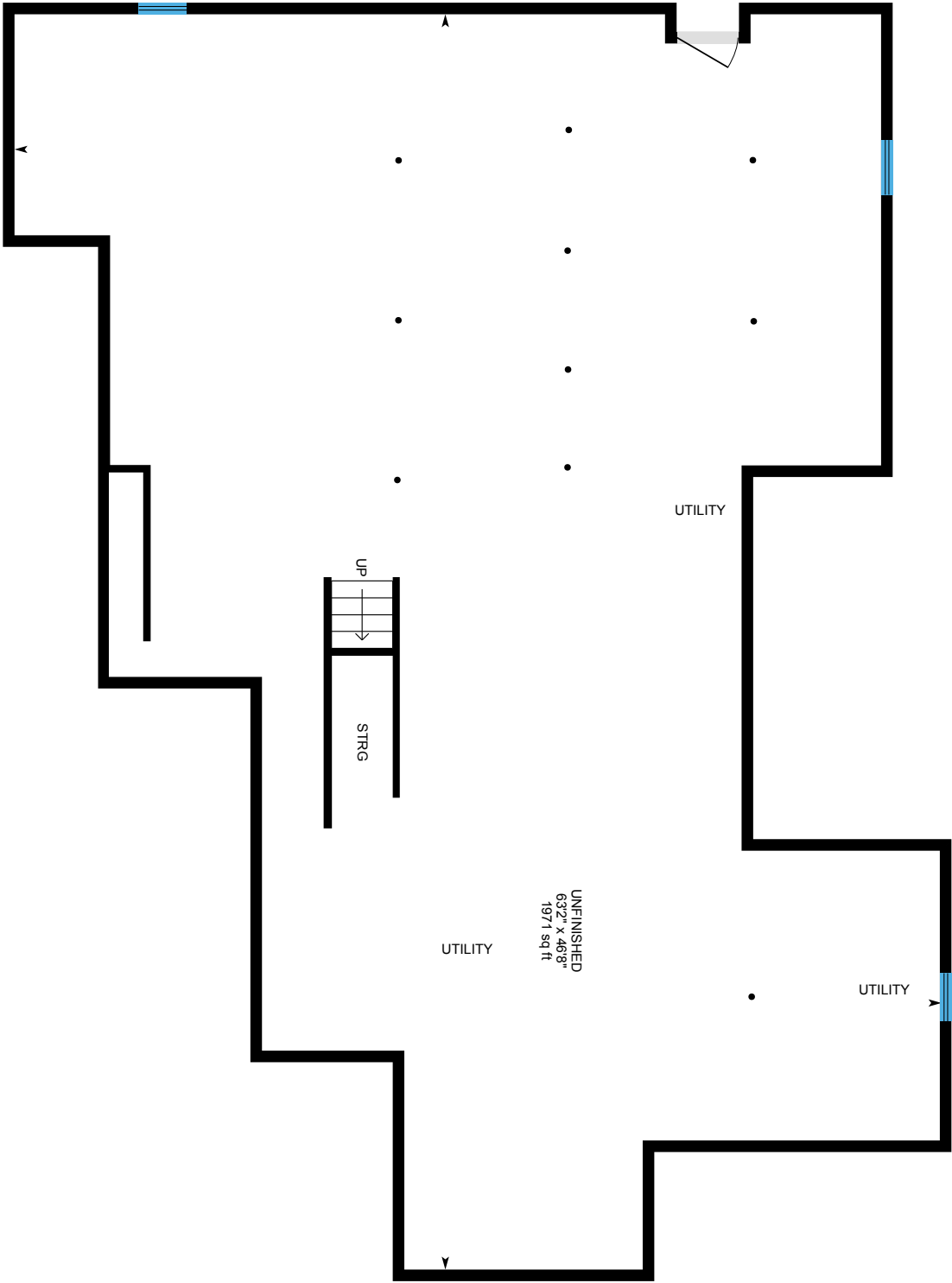
PREPARED: 2025/05/13



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.

557 Seamans Road, New London, NH

Basement (Below Grade) Unfinished Area 2161.60 sq ft



PREPARED: 2025/05/13



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:** Rodney Buttry and Carol Emanuelson

2. **PROPERTY LOCATION:** 557 Seamans Road, New London, NH 03257

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 6 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: Backyard
 Installed By: Contoocook Well Date of Installation: 2018
 What is the source of your information? Property Disclosure at time of purchase

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 X
 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 1250 Gal. ☐ Unknown ☐ Other
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other

Location: Front yard ☐ Location Unknown Date of Installation: 2018

Date of Last Servicing: Name of Company Servicing Tank:

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments:

SELLER(S) INITIALS

RB
05/09/25

CE
05/09/25

BUYER(S) INITIALS

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Front Right Size: 4 Bedroom ☐ Unknown
 Date of installation of leach field: 2018 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. <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"/>	<u>BATTS</u>	<u>R49</u>	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>BATTS</u>	<u>R21</u>	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>BATTS</u>	<u>R30</u>	<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 *will test on 5/13 -*
 If YES: Date: 5/13/25 By: Advanced Radon *48 hrs. needed for results*
 Results: X *under* If app _____
 Has the property been tested since remedial steps? ☐ Yes ☐ No
will Are test results available? ☒ Yes ☐ No
 Comments: _____

SELLER(S) INITIALS RB / CE BUYER(S) INITIALS _____ / _____
05/09/25 6:58 PM EDT dotloop verified 05/09/25 8:27 PM EDT dotloop verified

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d. RADON/WATER - Current or previously existing:

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

If YES: Date: Feb 2025 By: Advanced Radon

Results: X N/A If applicable, what remedial steps were taken? coming again on

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☒ Yes ☐ No Comments: from 11/18/24

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: Covenants View Easement

What is your source of information? Property Disclosure at time of purchase + documents

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

☐ 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? RES AGR

i. Heating System Age: 6 **Type:** FHA **Fuel:** Propane **Tank Location:** Front yard

Owner of Tank: Johnny Prescott

Annual Fuel Consumption: Price: \$3,538 **Gallons:** ~1250

Date system was last serviced and by whom? X they check it every time they deliver

Secondary Heat Systems:

Comments:

j. Roof Age: 6 **Type of Roof Covering:** intersecting gable roof - dimensional composition

Moisture or leakage: shingles

Comments:

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k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage _____
Comments: _____

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

m. Plumbing Type: CPUC? Age: 6
Comments: _____

n. Domestic Hot Water: Age: 6 Type: ? 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: central Age: 6 Date Last Serviced and by whom: X BPL 5/17/25
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: X 14 KW Last Date of Service: X 4/10/24
If Portable: ☐ Included ☐ Negotiable
Comments: _____

v. Internet: Type Currently Used at Property: TDS WIFI

w. Other (e.g. Alarm System, Irrigation System, etc.) Fire Suppressant 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

RB
05/09/25
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05/09/25
dotloop verified

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:

LIST OF REPAIRS/ENHANCEMENTS ATTACHED

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).

Rodney Buttry
dotloop verified
05/09/25 6:58 PM EDT
CZPP-XX9C-XCTI-LDUW

SELLER DATE

Carol Emanuelson
dotloop verified
05/09/25 8:17 PM EDT
ZWJM-UEWX-NVRU-SYOV

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 /

BUYER(S) INITIALS /

1 of 2

For recorder's use:

Transfer Tax: \$ 9,750.00

Recording Fee: \$ 28.50

LCHIP Fee: \$ 25.00

Return to:

Stephen M. Adelson, Esquire

Adelson, Loria, & Weisman, P.C.

20 Park Plaza, Suite 802

Boston, MA 02116

WARRANTY DEED

Samuel Drive, LLC, a New Hampshire limited liability company, having a place of business at 559 Pembroke Street, Pembroke, New Hampshire, for consideration paid, grants to Rodney Buttry and Carol Emanuelson, as joint tenants with right of survivorship, having an address of 260 Heath Street, Chestnut Hill, Massachusetts 02467 with Warranty Covenants:

A certain tract or parcel of land with the buildings thereon, situated in New London, County of Merrimack and State of New Hampshire, identified as Lot 22-6 on a Plan entitled "Subdivision and Lot Line Adjustment Plan for Cherry Hill Homes, Inc." by Joseph M. Wichert, LLS, Inc., dated June 16, 2014 and recorded as Plan #201400018157 in the Merrimack County Registry of Deeds

Granting also for the benefit of the within conveyed Lot 22-6, as an appurtenance to said Lot and not to be severed therefrom, a view easement, upon the terms and provisions as hereinafter set forth, the specific premises restricted by said view easement being those areas identifies as "Area of View Ease." on a certain Survey Plan entitled "Proposed View Easement Plan for Samuel Drive, LLC, Tax Map 86, Lots 22 and 22-1 thru 22-7, Seamans Road, Hall Farm Road, and Blueberry Lane, New London, New Hampshire" dated November 9, 2015, prepared by Joseph M. Wichert, L.L.S., Inc., recorded as Plan #210600003242 (the, "Plan").

The "Area of View Ease." identified and described herein shall run with the land and shall permit the owner(s) of a Lot benefiting from a view easement ("Beneficiary Lot") to cut and remove trees and other vegetation located within the area subject to the "Area of View Ease."

("Subject Lot(s)") as shown on said Plan, but subject to the limitation that such cutting and removal shall be permissible only within the identified areas and only to the extent reasonably necessary to retain the view(s) from the Beneficiary Lot.

The "Area of View Ease." identified and described herein are subject to the following conditions:

1. The first cutting allowed under the above view easements shall be completed within one (1) year of purchase, and thereafter any cutting shall be done only during calendar years 2020, 2025, and so on, in each fifth calendar year thereafter.
2. In all instances of cutting and removing trees or other vegetation as allowed by the provisions of the above view easements, the owner(s) of the Beneficiary Lot shall notify the owner(s) of the Subject Lots in writing, by certified mail, return receipt requested, at least thirty (30) days prior to any cutting or trimming, identifying the trees and/or vegetation to be cut or removed, and specifying the date or days on which said cutting will occur; and shall further ensure that all trees and other vegetative matter, including slash, or other refuse arising out of such cutting are totally removed, mulched, or chipped within twenty (20) days of the date upon which such cutting begins. In the event that the owner(s) of a Beneficiary Lot fail to remove any such debris within the time required, the owner(s) of the Subject Lots may have such clean-up performed and the cost of so doing shall be the liability of the owner(s) of said Beneficiary Lot having conducted the cutting.
3. Any wood resulting from any cutting pursuant to such view easements, with a diameter of three (3) inches or greater, shall be cut between eighteen (18) and twenty-four (24) inches in length and neatly stacked on the Subject Lots in the area of cutting, unless the owner(s) of the Subject Lot notify the owner(s) of the Beneficiary Lot in writing, by certified mail, return receipt requested, within fifteen (15) days of receiving the notice required by paragraph 2 above, that they wish all such wood removed; in which case the owner(s) of the Beneficiary Lot shall ensure that all such wood is removed within twenty (20) days of the date upon which cutting begins. In the event the owner(s) of a Beneficiary Lot fail to remove any wood requested to be removed in accord with this paragraph 3 within the time required, the owner(s) of the Subject Lots may have such removal performed and the cost of so doing shall be the liability of the owner(s) of said Beneficiary Lot.
4. In all such instances of cutting, the owner(s) of a Beneficiary Lot authorizing, and the person doing such cutting, shall be liable for any liabilities or damages to persons or property arising out of such cutting, and shall indemnify and hold harmless the owner(s) of the Subject Lots. The owner(s) of the Subject Lots identified as Lots 22-6 and 22-7 shall have no liability whatsoever to the persons who do and/or authorize such work.
5. If a party with rights under the provisions of the above view easements pursues court action to enforce those rights, then the party who prevails in such action shall be entitled to the costs of such proceedings, including reasonable attorney's fees, from the non-prevailing party or parties.

6. No buildings or other structures shall be constructed within the area of the above-described "Area of View Ease." by the owner(s) of the Subject Lots with a finished height is excess of forty feet above elevation depicted on the subdivision plan 201400018157 as recorded in the Merrimack County Registry of Deeds on 10/24/14. Nothing set forth herein shall be construed as preventing a Lot owner from using or enjoying a Lot in any manner permitted by law so long as such use or enjoyment does not interfere with such "Area of View Ease." rights as reserved to other Lot owners.

Subject to the condition as shown on said Plan, that each home shall be protected by a fire suppression sprinkler system. Each sprinkler system shall be approved by the New London fire Chief prior to issuing a building permit and a Certificate of Completed Installation shall be signed by a Certified System installer to occupancy with a copy provided to the New London Fire Chief and prior to portable furnishings being placed in the house.

Meaning and intending to describe a portion of the premises conveyed to the within grantor by deed of Martha S. Peyser dated October 23, 2014 and recorded with the Merrimack County Registry of Deeds at Book 3459, Page 2344.

This is not homestead property.

(SIGNATURES ON NEXT PAGE)

Executed under seal this 9th day of July, 2019.

Samuel Drive, LLC

By [Signature]
John L. Langill, Manager and Member

Merrimack, ss.

STATE OF NEW HAMPSHIRE

July 9, 2019

On this 9th day of July, 2019, before me personally appeared the above named John L. Langill, duly authorized Manager and Member of Samuel Drive, LLC and acknowledged the foregoing instrument to the free act and deed of said limited liability company.

Donna F. Baron
Notary Public:
My commission expires:

DONNA F. BARON
My Commission Expires December 3, 2019

DONNA F. BARON, Notary Public
My Commission Expires December 3, 2019

