

# 45 Barton Whitney Road

Newport, NH



## *Just Listed*

Discover your private sanctuary nestled on over 28 acres. This expansive property invites you to bring your horses, sheep, or goats to roam the open fields. Experience the simplicity of an open-concept layout that offers first-floor living. The home features vaulted ceilings and solid log walls, with views from every window. Curl up with a book and listen to the sounds of birds and the waterfall in the backyard koi pond. The first floor has a glorious sunroom opening to a light-filled kitchen and large living area. Admire the wood beams and the soaring brick fireplace that add warmth to the space. The spacious primary suite is a private retreat with stunning views of Mount Sunapee. The lower level offers two bedrooms and a full bath as well as a workshop. The attached three-bay garage with unfinished space above provides storage or possibly more living space. Additionally, a barn is available, perfect for housing animals or storing equipment. The property is conveniently located minutes from Mount Sunapee Resort and Lake Sunapee and within walking distance of the Sugar River Rail Trail where you can go out on a horseback ride, a walk or ATV'ing. Situated between Newport and Claremont, with access to shops, restaurants and essentials. Easy access to I-91 for commuting to the Upper Valley. Stop dreaming and start living in this exceptional property, where every day offers a chance to enjoy New England living at its best!



\$750,000





Bedrooms: 3	Year Built: 1992
Bathrooms: 3	Taxes: \$13,902
Acres: 28.55	Sq. Ft.: 3,496

 **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 5043264	Single Family Active	45 Barton Whitney Road Newport	NH 03773	Unit/Lot	Listed: 5/28/2025 Closed:	\$750,000		
			<b>County</b> NH-Sullivan <b>Village/Dist/Locale</b> <b>Construction Status</b> Existing <b>Year Built</b> 1992 <b>Architectural Style</b> Contemporary <b>Color</b> Slate Blue <b>Total Stories</b> 1 <b>Zoning</b> Residential <b>Taxes TBD</b> No <b>Tax Annual Amount</b> \$13,902.00 <b>Tax Year</b> 2024 <b>Tax Year Notes</b> <b>Owned Land</b> <b>Lot Size Acres</b> 28.55 <b>Lot - Sqft</b> 1,243,638 <b>Common Land Acres</b> <b>Garage</b> Yes <b>Basement</b> Yes <b>Basement Access Type</b> Interior		<b>Rooms - Total</b> 8 <b>Bedrooms - Total</b> 3 <b>Baths - Total</b> 3 <b>Baths - Full</b> 2 <b>Baths - 3/4</b> 0 <b>Baths - 1/2</b> 1 <b>Baths - 1/4</b> 0 <b>SqFt-Apx Fin Above Grade</b> 2,231 <b>SqFt-Apx Fin AG Source</b> Measured <b>SqFt-Apx Unfn Above Grade</b> 0 <b>SqFt-Apx Unfn AG Source</b> Measured <b>SqFt-Apx Fin Below Grade</b> 1,265 <b>SqFt-Apx Fin BG Source</b> Measured <b>SqFt-Apx Unfn Below Grade</b> 413 <b>SqFt-Apx Unfn BG Source</b> Measured <b>SqFt-Apx Total Finished</b> 3,496 <b>Footprint</b> <b>Road Frontage</b> Yes <b>Road Frontage Type</b> Paved, Public <b>Road Frontage Length</b> 993		<b>Waterfront Property</b> <b>Water Body Access</b>  <b>Water Body Name</b>  <b>Water Body Type</b> <b>WaterFrRit</b> <b>Water Body Restrictions</b> <b>ROW - Parcel Access</b> <b>ROW - Length</b> <b>ROW - Width</b> <b>ROW to other Parcel</b> <b>Flood Zone</b> No <b>Timeshare/Fract. Ownrshp</b> No <b>T/F Ownership Amount</b> <b>T/F Ownership Type</b> <b>Foreclosed/Bank-Owned/REO</b> No <b>Days On Market</b> 0 <b>Auction</b> No <b>Current Use</b> <b>Land Gains</b> <b>Resort</b>	
   Unbranded Tour URL 1			<b>Date - Initial Showinas Beain</b> 5/31/2025					

**Remarks - Public** Discover your private sanctuarv nestled on over 28 acres. This expansive property invites you to bring your horses, sheep, or goats to roam the open fields. Experience the simplicity of an open -concept layout that offers first-floor living. The home features vaulted ceilings and solid loc walls, with views from every window. Curl up with a book and listen to the sounds of birds and the waterfall in the backyard koi pond. The first floor has a glorious sunroom opening to a light-filled kitchen and large living area. Admire the wood beams and the soaring brick fireplace that add warmth to the space. The soacious primarv suite is a private retreat with stunning views of Mount Sunapee. The lower level offers two bedrooms and a full bath as well as a workshop. The attached three-bay garaage with unfinished space above provides storage or possibly more living space. Additionally, a barn is available, perfect for housing animals or storing equipment. The property is conveniently located minutes from Mount Sunapee Resort and Lake Sunapee and within walking distance of the Sugar River Rail Trail where you can go out on a horseback ride, a walk or ATV'ing. Situated between Newport and Claremont, with access to shops, restaurants and essentials. Easy access to I-91 for commuting to the Upper Valley. Stop dreaming and start living in this exceptional property, where every day offers a chance to enjoy New England living at its best! \*Showinas beain at the open house on 5/31/25 from 10-1.

**Directions** Barton Whitney Road is midway between Newport and Claremont - off of NH Route 103. #45 is the first driveway on your right. GPS works great.

<b>Kitchen</b> 1 12'11" x 11'3"		<b>Utility Room</b> B 13' x 30'6"	<b>Map</b> 235 <b>Block</b> 000 <b>Lot</b> 037 <b>SPAN Number</b> <b>Property ID</b> <b>PlanUrbDev</b>	<b>DeedRecTy</b> Warranty <b>DeedBook</b> 2021 <b>DeedPage</b> 841 <b>TotDeeds</b> <b>Covenants</b> No <b>Seasonal</b> No	<b>SchDistrict</b> Newport Town School District <b>SchElem</b> Richards Elementary School <b>SchMiddle</b> Newport Middle and High School <b>SchHigh</b> Newport Middle High School
<b>Dining Room</b> 1 14' x 11'7"		<b>Workshop</b> B 15' x 23'8"			
<b>Living Room</b> 1 16'4" x 23'8"			<b>Lot Features</b> Country Setting, Field/Pasture, Landscaped, Level, Major Road Frontage, Mountain View, Open, Trail/Near Trail, View, Wooded <b>Construction Materials</b> Wood <b>Foundation</b> Poured Concrete <b>Roof</b> Standing Seam <b>Driveway</b> Paved <b>Electric</b> 200 Amp, Circuit Breaker(s), Generator <b>Phone Company</b> <b>Electric Company</b> EverSource <b>Fuel Company</b> Irving Energy <b>Cable Company</b> Dish Network <b>Internet Service Provider</b> Hughes Satellite	<b>Utilities</b> Gas - LP/Bottle, Satellite <b>Items Excluded</b>	
<b>Family Room</b> 1 16'8" x 20'1"					
<b>Primary BR</b> 1 35' x 11'4"				<b>Fees - Condo - Mobile</b>	<b>Condo Name</b> <b>Building Number</b> <b>Floor Number</b> <b>Units Per Building</b> <b>LmtComArea</b> <b>SpecAssmt</b>
<b>Bath - Full</b> 1 10'2" x 15'1"					
<b>Bath - 1/2</b> 1 6'5" x 4'6"				<b>Condo Fees</b> <b>Fee</b> <b>Fee Frequency</b> <b>AssnFee2</b> <b>AssnFee2Frq</b> <b>AssnFee3</b> <b>AssnFee3Frq</b>	<b>ParkName</b> <b>Mobile Co-Op</b> <b>MobPkApvl</b> <b>MustMove</b> <b>Mobile Make</b> <b>MobileMod</b> <b>MobileSer#</b> <b>Mobile Anchor</b>
<b>Loft</b> 2 13'3" x 20'4"					
<b>Bedroom</b> B 16'9" x 10'					
<b>Bedroom</b> B 16'8" x 10'1"					
<b>Bath - Full</b> B 8'1" x 12'4"					
<b>Appliances</b> Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer <b>Equipment</b> Satellite, Smoke Detector, Generator - Standby <b>Features - Exterior</b> Barn, Deck, Garden Space, Patio <b>Features - Interior</b> Cathedral Ceiling, Ceiling Fan, Dining Area, Fireplace - Wood, Hearth, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Natural Woodwork, Laundry - 1st Floor <b>Flooring</b> Ceramic Tile, Wood <b>Heating</b> Oil, Baseboard, Hot Water <b>Cooling</b> Mini Split <b>Water Source</b> Drilled Well, Private <b>Sewer</b> 1500+ Gallon, Concrete, Leach Field, Private, Septic Design Available, Septic					

O'Halloran Group

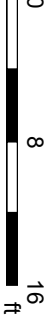
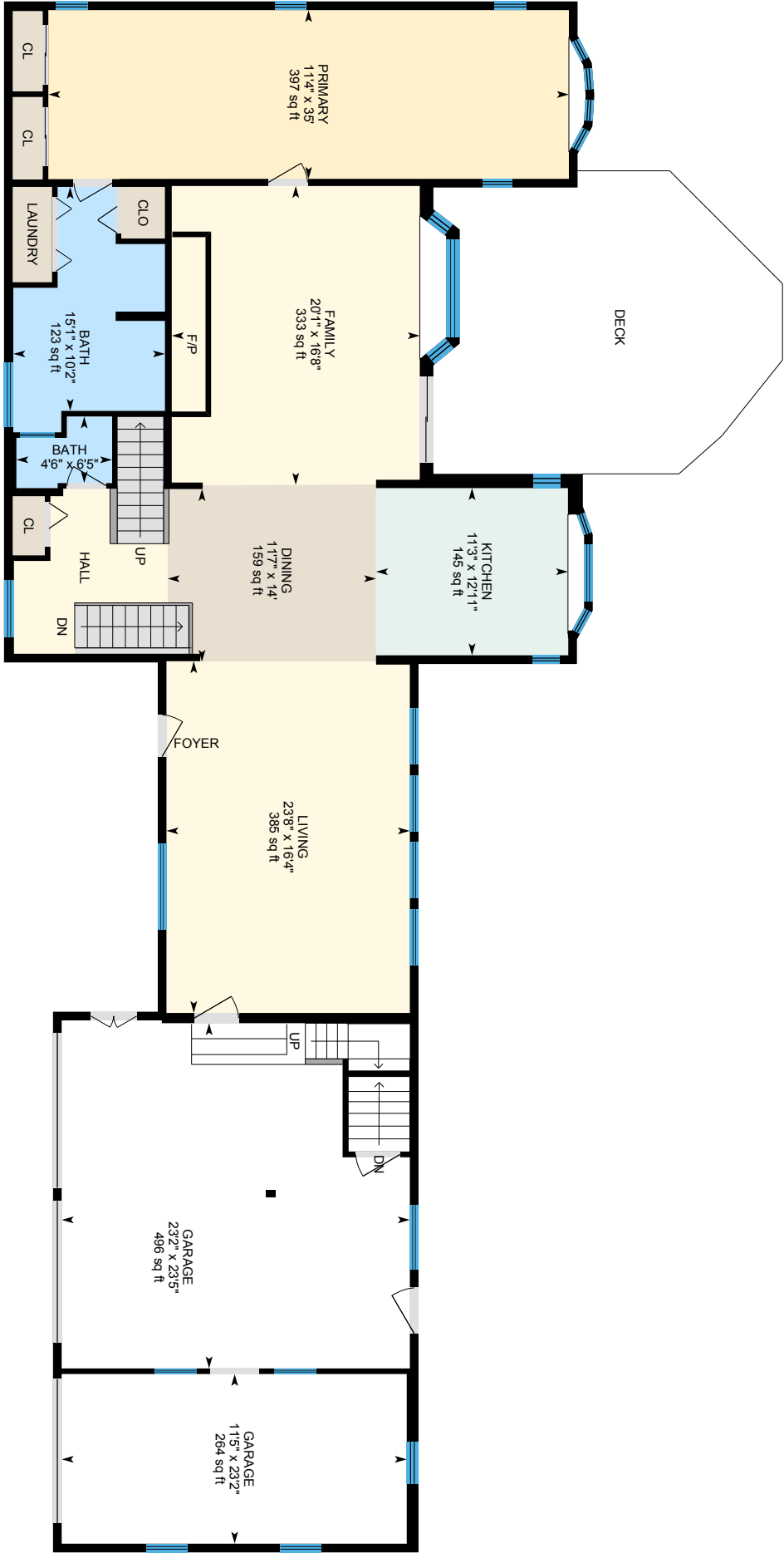
listings@ohgrp.com

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



# 45 Barton Whitney Rd, Newport, NH

Main Floor    Finished Area 1938.69 sq ft  
Unfinished Area 876.15 sq ft



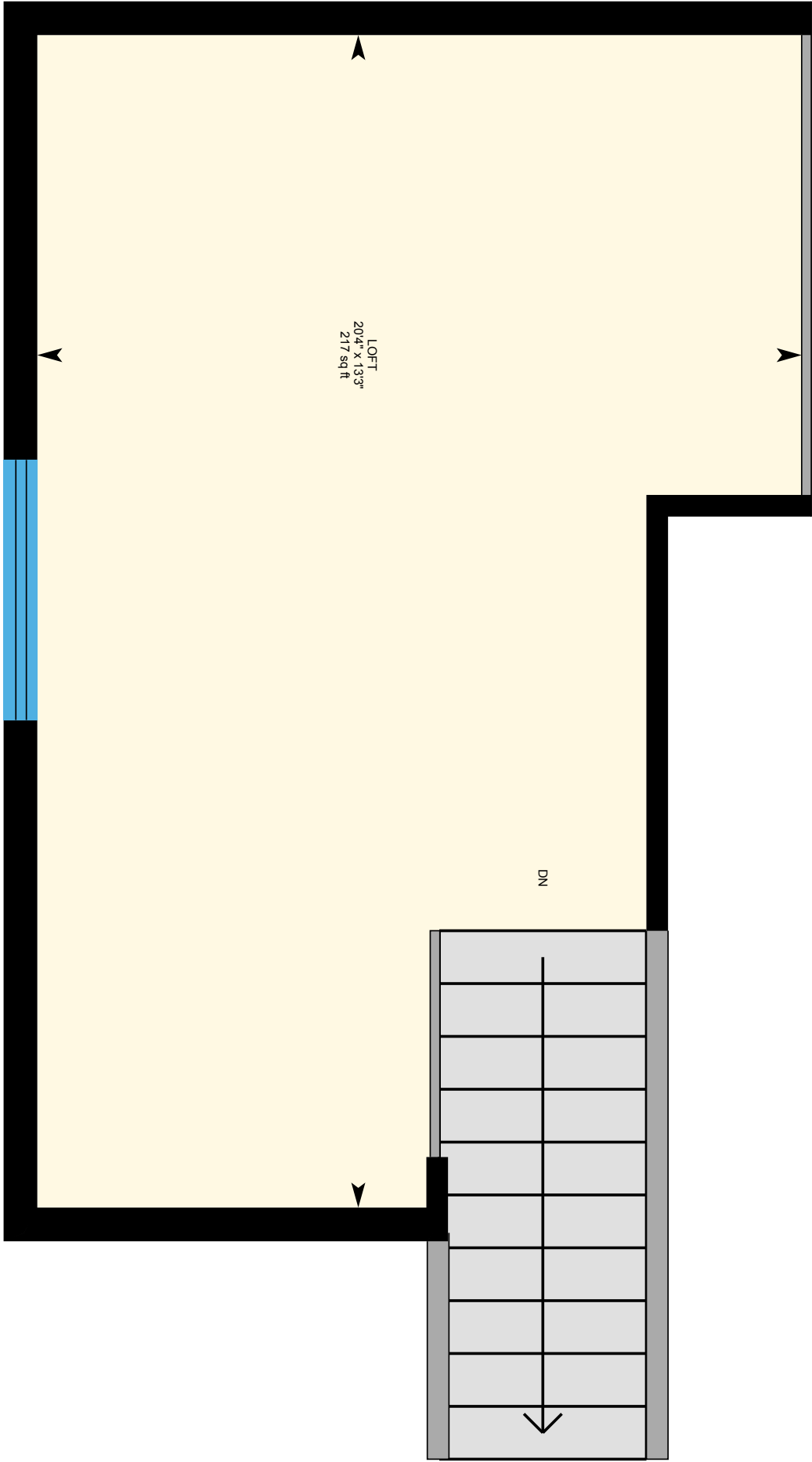
PREPARED: 2025/05/22



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.

# 45 Barton Whitney Rd, Newport, NH

2nd Floor    Finished Area 292.94 sq ft



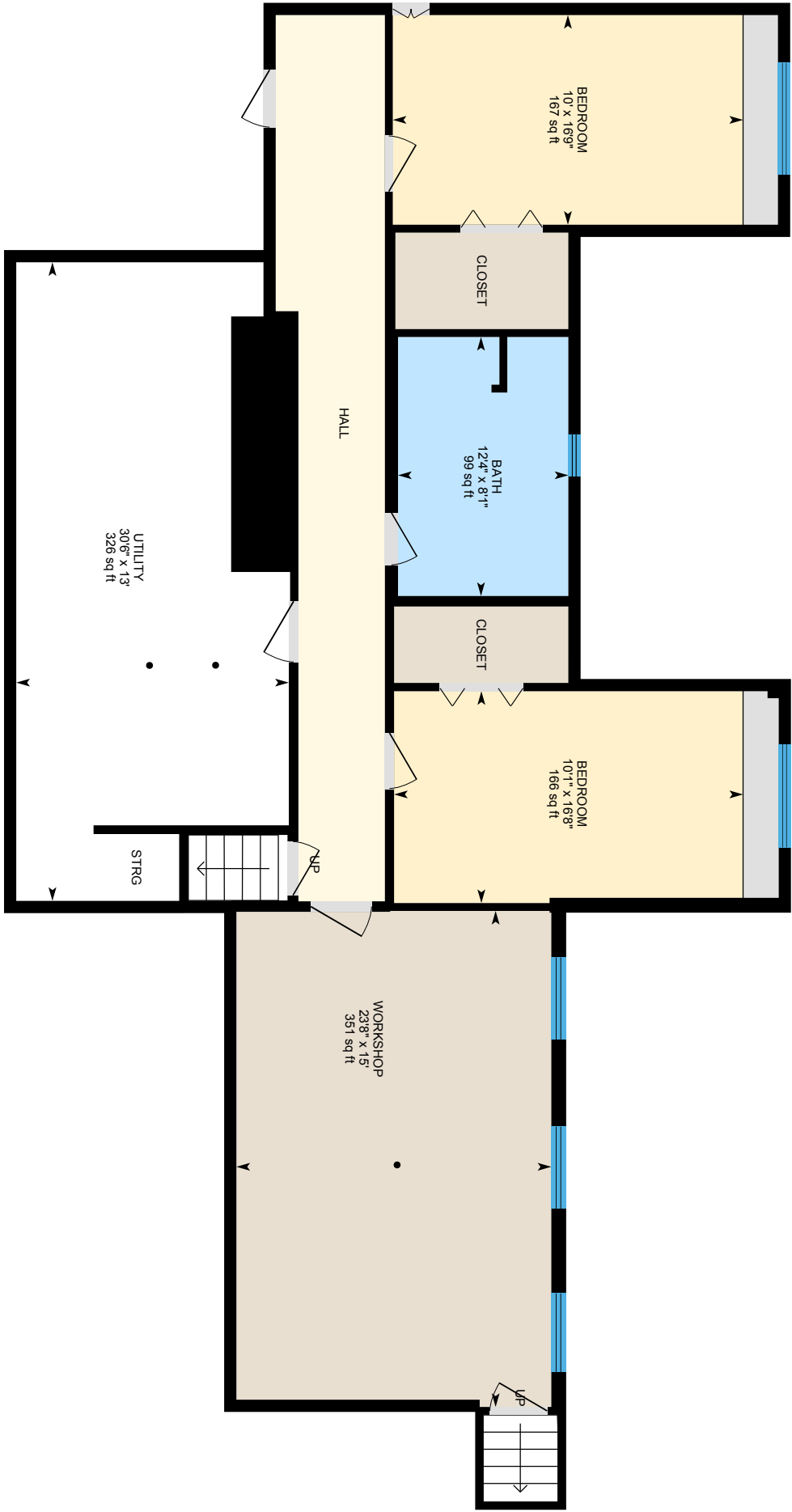
PREPARED: 2025/05/22



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.

# 45 Barton Whitney Rd, Newport, NH

Basement (Below Grade) Finished Area 1265.23 sq ft  
Unfinished Area 413.01 sq ft



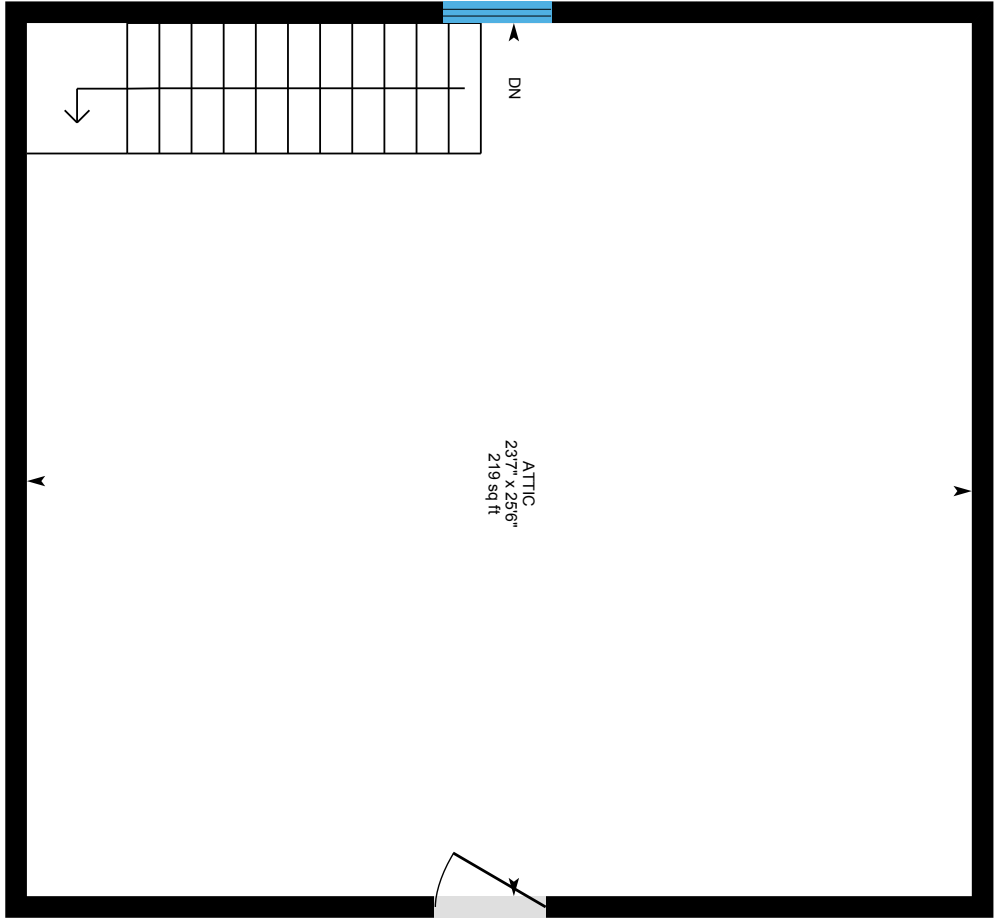
PREPARED: 2025/05/22



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.

# 45 Barton Whitney Rd, Newport, NH

Garage Loft    Unfinished Area 659.51 sq ft



PREPARED: 2025/05/22



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:** Matthew F. Tyszka, Jr and Patricia G. Tyszka

2. **PROPERTY LOCATION:** 45 Barton Whitney Road, Newport, NH 03773

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 7.5 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: Front yard, north side.  
 Installed By: Lucas Date of Installation: 1992  
 What is the source of your information? Prior owner's 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 Pending  
 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: Testing is pending, results to be obtained in May 2025.

**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 2000 Gal. ☐ Unknown ☐ Other \_\_\_\_\_  
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other \_\_\_\_\_  
 Location: Back yard, southeast corner. ☐ Location Unknown Date of Installation: 5/30/1992  
 Date of Last Servicing: 4/30/2024 Name of Company Servicing Tank: Abbott Septic  
 Have you experienced any malfunctions? ☐ Yes ☒ No  
 Comments: Two septic tanks, each 1,000 gallons. Cap extensions installed to 6" below surface.

**SELLER(S) INITIALS**

MFT PJT  
05/17/25 05/17/25

**BUYER(S) INITIALS**

       
05/17/25 05/17/25

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**PROPERTY LOCATION:** 45 Barton Whitney Road, Newport, NH 03773

**d. LEACH FIELD:** ☒ Yes ☐ No ☐ Other \_\_\_\_\_  
IF YES, Location: Rear yard, southeast corner. Size: 56' x 20' ☐ Unknown  
Date of installation of leach field: 1992 Installed By: Arthur Barbeau  
Have you experienced any malfunctions? ☐ Yes ☒ No  
Comments: Distribution box replaced 10/2017.

**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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglas Batt	Unknown	<input checked="" type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: \_\_\_\_\_ By: Pending  
Results: \_\_\_\_\_ If app \_\_\_\_\_  
Has the property been tested since remedial steps? ☐ Yes ☒ No  
Are test results available? ☐ Yes ☒ No  
Comments: Testing is pending, results to be obtained in May 2025.

**SELLER(S) INITIALS**

MFT / PJT  
05/17/25 8:05 PM EDT 05/17/25 8:32 PM EDT

**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: Pending

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: Testing pending, results to be available in May 2025.

**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: Current use.

**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: On warranty deed.

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

**h. How is the property zoned?** K-40

**i. Heating System** Age: 30 Type: Oil/hot water baseboard. Fuel: Oil Tank Location: Basement furnace room.

Owner of Tank: Property owner.

Annual Fuel Consumption: 831 gal. Price: \$4.00/gal. Gallons: 275

Date system was last serviced and by whom? Lake Sunapee Plumbing & Heating 9/23/2024

Secondary Heat Systems: Living room fireplace and hearth.

Comments: \_\_\_\_\_

**j. Roof Age:** 20 years Type of Roof Covering: Steel standing seam

Moisture or leakage: No

Comments: \_\_\_\_\_

SELLER(S) INITIALS

MFT / PJT  
05/17/25 05/17/25

BUYER(S) INITIALS

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**k. Foundation/Basement:** ☒ Full ☐ Partial ☐ Other: \_\_\_\_\_ ☐ Type: Poured concrete  
 Moisture or leakage No  
 Comments: \_\_\_\_\_

**l. Chimney(s)** How Many? 1 Lined? Yes Last Cleaned: 2022 Problems? No  
 Comments: \_\_\_\_\_

**m. Plumbing** Type: Copper & PVC Age: 30 years  
 Comments: \_\_\_\_\_

**n. Domestic Hot Water:** Age: 30 years Type: Extra tank 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: Mitsubishi Split Age: 12 Date Last Serviced and by whom: 2023 All Weather HVAC  
 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: 20KW Last Date of Service: 2/2025  
 If Portable: ☐ Included ☐ Negotiable  
 Comments: Auto transfer switch. Supplies the entire house.

**v. Internet:** Type Currently Used at Property: Hughes Satellite



**w. Other (e.g. Alarm System, Irrigation System, etc.)** None.  
 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

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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:**

1. Fish pond and waterfall installed in 2020 by Nature Scapes, (603) 523-8836

2. New barn and shed roofs 06/2023 by N.M. Ross Construction

3. Garage end bay added 2019, foundation by Red Onnela, Lempster, NH

4. TV is DISH Network (satellite) and Internet is Hughes Network (satellite). Fidium (?) just installed cable on the road in 09/2024.

5. Generac 20KW whole house generator (with auto transfer switch) is fed from a dedicated 1,000 gal. propane tank.

**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).**

*Matthew F. Tyszka, Jr*

dotloop verified  
05/17/25 8:05 PM EDT  
PBLF-ET25-9EEZ-5SGF

SELLER

DATE

*Patricia G. Tyszka*

dotloop verified  
05/17/25 8:32 PM EDT  
YVPD-RT9M-PZTP-O6D1

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**

*MFT*

05/17/25  
8:05 PM EDT  
dotloop verified

*PJT*

05/17/25  
8:32 PM EDT  
dotloop verified

**BUYER(S) INITIALS**



Return to:  
Matthew F. Tyszka, Jr.  
Patricia G. Tyszka  
45 Barton Whitney Road  
Newport, NH 03773  
\$ 5400.00



## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Therese B. Duran, Single, of 45 Barton Whitney Road, Newport, NH 03773, for consideration paid grant(s) to Matthew F. Tyszka, Jr. and Patricia G. Tyszka, Husband and Wife, of 189 Old Forge Road, West Hartland, CT 06091, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land situated in Newport, County of Sullivan and State of New Hampshire, more particularly shown on a Plan entitled "Robert H. Haberman Annexation, 41.69 acres, Newport, N.H." by Thomas C. Dombroski, L.L.S., dated August 20, 1985, approved by the Town of Newport Planning Board on August 26, 1985 and recorded in the Sullivan County Registry of Deeds on August 27, 1985 in Pocket 7, Folder 2, Number 23 of Plan file 2, bounded and described as follows, to wit:

Beginning at an iron pin in a stone wall on the Westerly side of Blueberry Ridge Road, so-called, at land, now or formerly, of Norman Zilch; thence North 10° 42' 43" East 993.16 feet along a stone wall to an iron pin; thence South 75° 41' 47" East 209.84 feet along a stone wall at land, now or formerly, of Larry Meyette to an iron pin; thence South 72° 43' 00" East 230.97 feet along a stone wall at land, now or formerly, of Haberman to an iron pin; thence South 73° 22' 37" East 248.45 feet to an iron pin set; thence South 88° 55' 30" East 839.60 feet to an iron pin, the previous two (2) courses being along and, now or formerly, of Leslie Watts; thence South 14° 00' 05" West 729.87 feet along a wire fence at land, now or formerly, of Ted Cole to an iron pin; thence South 88° 33' 17" West 1,037.87 feet to an iron in; thence South 25° 58' 35" West 253.17 feet to an iron pin, the previous two (2) courses being along land, now or formerly, of David and Susan J. Barton; thence North 61° 38' 18" West 406.81 feet long said land, now or formerly, of Norman Zilch to the point of beginning.

Said to contain 28.55 acres.

Subject to the following:

1. Easements, facts, issues and notations as shown on Pocket 7, Folder 2, Number 23 of Plan file 2.

RE: 2017-31238

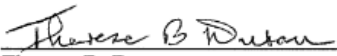
Page 1 of 2

2. Slope Easement to the State of New Hampshire, dated April 19, 2002 and recorded at Volume 1305, Page 288.

Meaning and intending to describe and convey the same premises conveyed to Fernando A. Duran and Therese B. Duran by virtue of a deed from Robert W. Haberman and Sylvia Haberman dated October 11, 1986 and recorded in the Sullivan County Registry of Deeds at Book 815 and Page 395. Therese B. Duran is the surviving joint tenant. Death certificate of Fernando A. Duran to be recorded herewith.

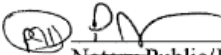
I, the grantor hereby releases all rights of homestead in the above described premises.

Executed this 10th day of October 2017.

  
Therese B. Duran

State of New Hampshire  
County of Sullivan

Then personally appeared before me on this 10th day of October 2017, the said Therese B. Duran and acknowledged the foregoing to be her voluntary act and deed.

  
~~Notary Public~~/Justice of the Peace  
Commission expiration:

PAMELA J. KOEHLER  
Justice of the Peace - New Hampshire  
My Commission Expires May 23, 2019

003491

Compliments of



# HUDKINS LAW & TITLE

REAL ESTATE

## SLOPE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT We, Fernando A. Duran and Therese B. Duran of 45 Barton-Whitney Road, Newport 03773, County of Sullivan, State of New Hampshire, for and in consideration of the sum of (\$1.00) dollar and other valuable consideration, to us in hand this day paid by the State of New Hampshire, whose address is PO Box 483, 1 Hazen Drive, Concord, New Hampshire 03302-0483, the receipt of which we do hereby acknowledge, have granted, bargained, and sold, and by these presents do give, grant, bargain, sell, alien, convey and confirm unto the State of New Hampshire, it and its successors and assigns forever:

The permanent right to extend and maintain such slopes and embankments beyond the limits of the present highway passing through and by our land located near Barton-Whitney Road in the Town of Newport, as will be necessary to construct slopes and embankments at such an angle as will hold the material of said slope in repose against ordinary erosion in accordance with the standard practice of highway construction, all shown on a Plan of Claremont-Newport, STP-NHS-F-T-014-1(23), 10433, in the records of the New Hampshire Department of Transportation and to be recorded in the Sullivan County Registry of Deeds.

Being an interest in that property recorded October 15, 1986, at the Sullivan County Registry of Deeds in Book 815, Page 395.

Executed this 19 day of April, 2002.

RECEIVED

2002 MAY -3 AM 9:46

SULLIVAN COUNTY  
REGISTRY OF DEEDS

Fernando A. Duran  
Fernando A. Duran

Therese B. Duran  
Therese B. Duran

STATE OF NEW HAMPSHIRE, Sullivan SS April 19<sup>th</sup> A. D. 2002

Personally appeared before me the above named, Fernando A. Duran and Therese B. Duran, and acknowledged the foregoing instrument to be their voluntary act and deed.

Heide Hubert Menard  
Notary Public/Justice of the Peace  
My commission expires: \_\_\_\_\_

HEIDE HUBERT MENARD, Notary Public  
My Commission Expires January 24, 2006

SULLIVAN COUNTY RECORDS  
Sharon A. King, REGISTER



