


# 251 Bay Point Rd Newbury, NH



## *Just Listed*

"Tree Tops" sits perched on a hillside, hidden among tall pines, ferns, mountain laurel and granite boulders. Treasured by the same family for three generations, this home is available for the first time in over 45 years! Enter through the covered porch and turn back the clock to the glorious lake homes of the 1900's. The efficient kitchen and pantry make entertaining a breeze, offering plenty of storage and prep space. Admire the craftsmanship of natural woodwork, abundant windows and an open layout for gatherings. The massive stone fireplace will warm you on chilly nights, while the covered porch overlooking the lake pulls you outside for coffee, conversation or cocktails. The glass enclosed dining room is perfect for cribbage tournaments or games. Five bedrooms plus a sleeping porch provide ample private quarters. The full walk-out concrete basement allows for future expansion. Sweeping lake views both north and south with The Fells on the opposite shore. Over 200 feet of sheltered waterfront with meandering stone steps to the water's edge. Outbuildings include a spectacular deepwater boathouse with 10' wide slip, completed with multiple decks for soaking up the sun, jumping into the lake or grilling a summer feast. Also included - an oversized two car garage and icehouse. Four lots of record totaling 2.5 acres with access on both Bay Point and Summer Street. Start making your own family history at Tree Tops!

 \$3,500,000

Bedrooms: 4+

Year Built: 1915

Bathrooms: 2

Taxes: \$27,802

Acres: 2.5

Sq. Ft. 1,997

221' of waterfront

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

256 Main Street, New London, NH  
C: 603-252-6428 | O: 603-526-8600

 ohgrp.com

**kw** LAKES &  
MOUNTAINS  
KELLERWILLIAMS. REALTY



Virtual Tour URL Unbranded 1

**County** NH-Merrimack  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1915  
**Architectural Style** Adirondack  
**Color** Brown  
**Total Stories** 1.5  
**Zoning** Residential  
**Taxes TBD** No  
**Tax Annual Amount** \$27,802.00  
**Tax Year** 2025  
**Tax Year Notes** 4 Lots  
**Owned Land**  
**Lot Size Acres** 2.50  
**Lot Size Square Feet** 108,900  
**Common Land Acres**  
**Garage** Yes  
**Basement** Yes  
**Basement Access Type** Walkout  
**Initial Showings Begin Date**

**Rooms Total** 10  
**Bedrooms Total** 5  
**Bathrooms Total** 2  
**Bathrooms Full** 2  
**Bathrooms Three Quarter** 0  
**Bathrooms Half** 0  
**Bathrooms One Quarter** 0  
**Above Grade Finished Area** 1,997  
**Above Grade Finished Area Source** Measured  
**Above Grade Unfinished Area** 0  
**Above Grade Unfinished Area Source** Public Records  
**Below Grade Finished Area** 0  
**Below Grade Finished Area Source** Public Records  
**Below Grade Unfinished Area** 1,478  
**Below Grade Unfinished Area Source** Measured  
**Total Finished Area** 1,997  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Type** Paved, Public  
**Road Frontage Length** 125

**Waterfront Property** Yes  
**Water Body Access** Yes  
**Water Body Name** Lake Sunapee  
**Water Body Type** Lake  
**Water Access Details** Deep Water Access, Dock Access  
**WaterFrRit** Exclusively Owned  
**Water Body Restrictions** No  
**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**

**Public Remarks** "Tree Tops" sits perched on a hillside. hidden among tall pines, ferns, mountain laurel and granite boulders. Treasured by the same family for three generations, this home is available for the first time in over 45 years! Enter through the covered porch and turn back the clock to the glorious lake homes of the 1900's. The efficient kitchen and pantry make entertaining a breeze, offering plenty of storage and prep space. Admire the craftsmanship of natural woodwork, abundant windows and an open layout for entertaining. The massive stone fireplace will warm you on chilly nights, while the covered porch overlooking the lake pulls you outside for coffee, conversation or cocktails. The glass enclosed dining room is perfect for cribbage tournaments or games. Five bedrooms plus a sleeping porch provide ample private quarters. The full walk-out concrete basement allows for future expansion. Sweeping lake views both north and south with The Fells on the opposite shore. Over 200 feet of sheltered waterfront with meandering stone steps to the water's edge. Outbuildings include a spectacular deepwater boathouse with 10' wide slip, completed with multiple decks for soaking up the sun, tumbling into the lake or grilling a summer feast. Also included - an oversized two car garage and icehouse. Four lots of record totaling 2.5 acres with access on both Bay Point and Summer Street. Start making your own family history at Tree Tops! \*Showings begin at the Open House on Friday, August 8th 4-6pm

**Directions** From the Newbury Traffic Circle turn onto Beach Access Road. Take the first left onto Bay Point Road. #251 will be @1.2 miles on your right.

**Kitchen** 1 13'3" x 14'6" **Bedroom** 2 11'2" x 13'  
**Dining Room** 1 17'3" x 9'6"  
**Living Room** 1 19'3" x 14'9"  
**Sunroom** 1 13'4" x 11'2"  
**Bedroom** 1 12'2" x 12'3"  
**Sunroom** 1 11'7" x 7'4"  
**Bathroom Full** 1 6'1" x 8'5"  
**Bedroom** 1 9'11" x 12'2"  
**Bedroom** 2 9'4" x 14'7"  
**Bedroom** 2 10'1" x 13'  
**Bathroom Full** 2 7' x 9'

**Map** 006  
**Block** 085  
**Lot** 279  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 1836  
**DeedPage** 1950  
**TotDeeds**  
**Covenants** Unknown  
**Seasonal** No

**SchDistrict** Newbury School District  
**SchElem** Kearsarge Elem Bradford  
**SchMiddle** Kearsarge Regional Middle Sch  
**SchHigh** Kearsarge Regional HS

**Lot Features** Country Setting, Deep Water Access, Lake Access, Lake Frontage, Lake View, Landscaped, Level, Sloping, Trail /Near Trail, View, Water View, Waterfront, Near Paths, Near Skiing

**Utilities** Propane  
**Exclusions**

**Appliances** Dishwasher, Electric Range, Refrigerator  
**Other Equipment** Smoke Detector, Wood Stove, Standby Generator  
**Exterior Features** Docks, Boat House, Deck, Outbuilding, Porch, Covered Porch, Enclosed Porch, Private Dock, Shed, Window Screens, Double Pane Window(s)  
**Interior Features** Dining Area, 1 Fireplace, Laundry Hook-ups, Natural Woodwork, Vaulted Ceiling, Walk-in Pantry, 1st Floor Laundry  
**Flooring** Hardwood  
**Heating** Oil, Wood, Forced Air, Hot Air  
**Cooling** None  
**Water Source** Drilled Well, Private  
**Sewer** 1000 Gallon, Concrete, Leach Field, Private, Septic

**Construction Materials** Wood Frame, Shingle Siding, Wood Exterior  
**Foundation Details** Concrete  
**Roof** Asphalt Shingle  
**Driveway** Paved  
**Electric** 100 Amp Service, Circuit Breaker(s)  
**Phone Company** TDS  
**Electric Company** Eversource  
**Fuel Company** Dead River  
**Cable Company** TDS  
**Internet Service Provider** TDS

**Fees - Condo - Mobile**

**Condo Fees**  
**Fee**  
**Fee Frequency**  
**AssnFee2**  
**AssnFee2Frq**  
**AssnFee3**  
**AssnFee3Frq**

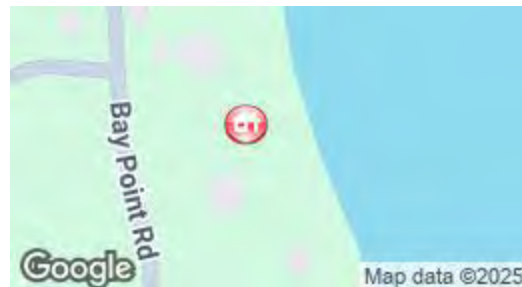
**Condo Name**  
**Building Number**  
**Floor Number**  
**Units Per Building**  
**LmtComArea**

**ParkName**  
**Mobile Co-Op**  
**MobPkApvl**  
**MustMove**  
**Mobile Make**  
**MobileMod**  
**MobileSer#**  
**Mobile Anchor**



O'Halloran Group  
 listings@ohgrp.com

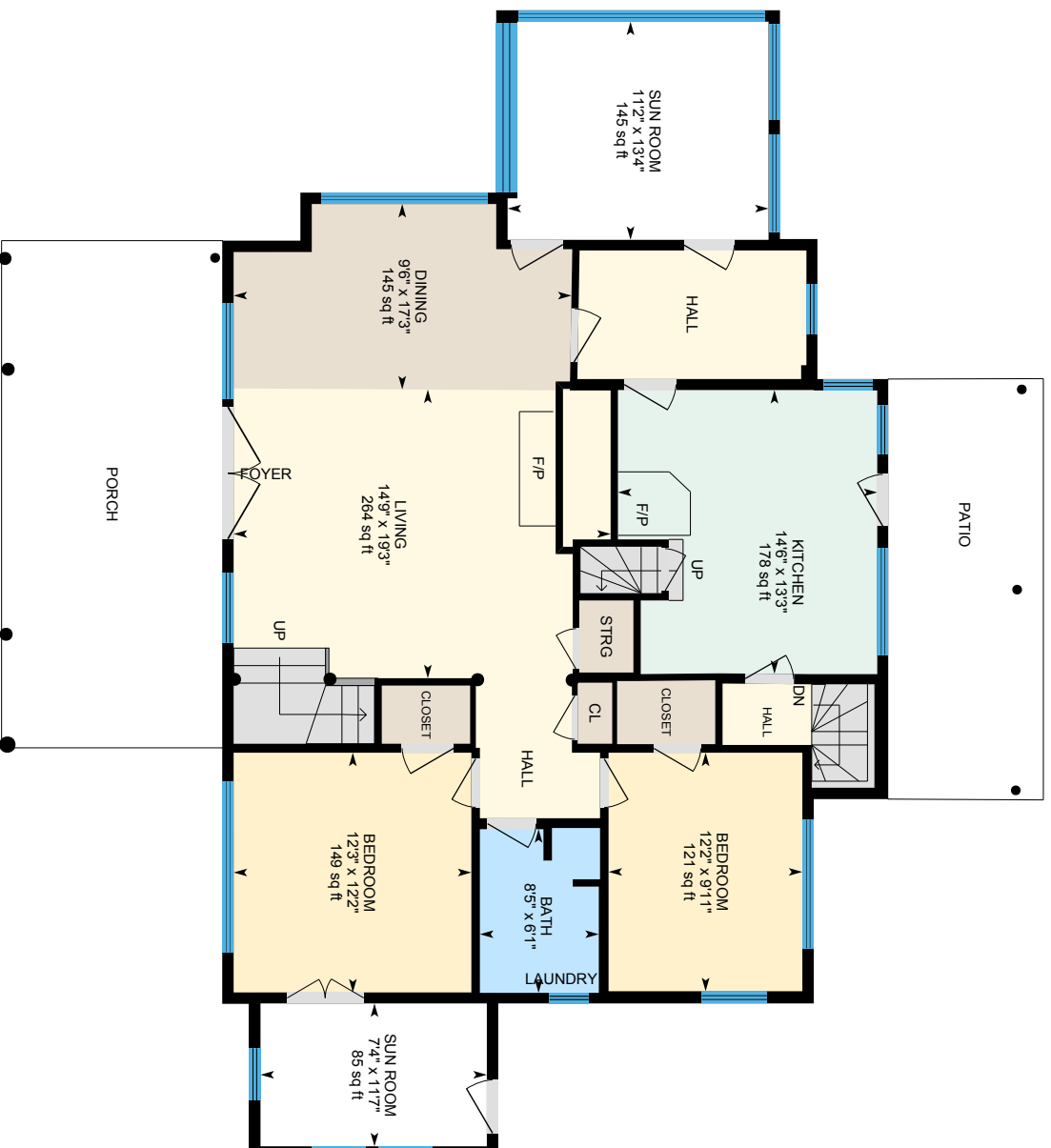
KW Coastal and Lakes & Mountains  
 Off: 603-526-8600



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# 251 Bay Point Rd, Newbury, NH

Main Floor Finished Area 1291.36 sq ft  
Unfinished Area 265.91 sq ft

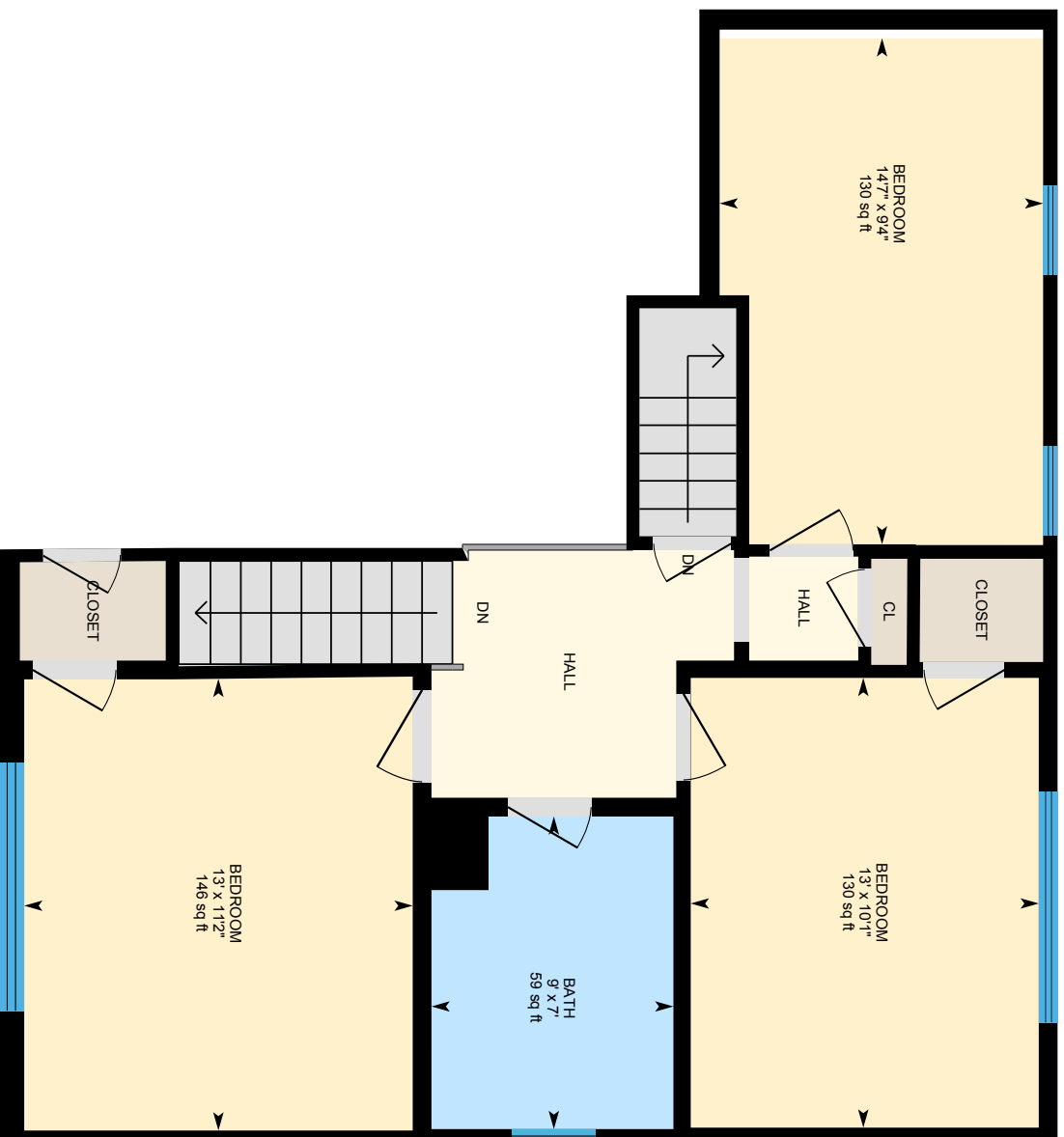


PREPARED: 2025/08/01



# 251 Bay Point Rd, Newbury, NH

2nd Floor Finished Area 706.55 sq ft  
Unfinished Area 8.66 sq ft



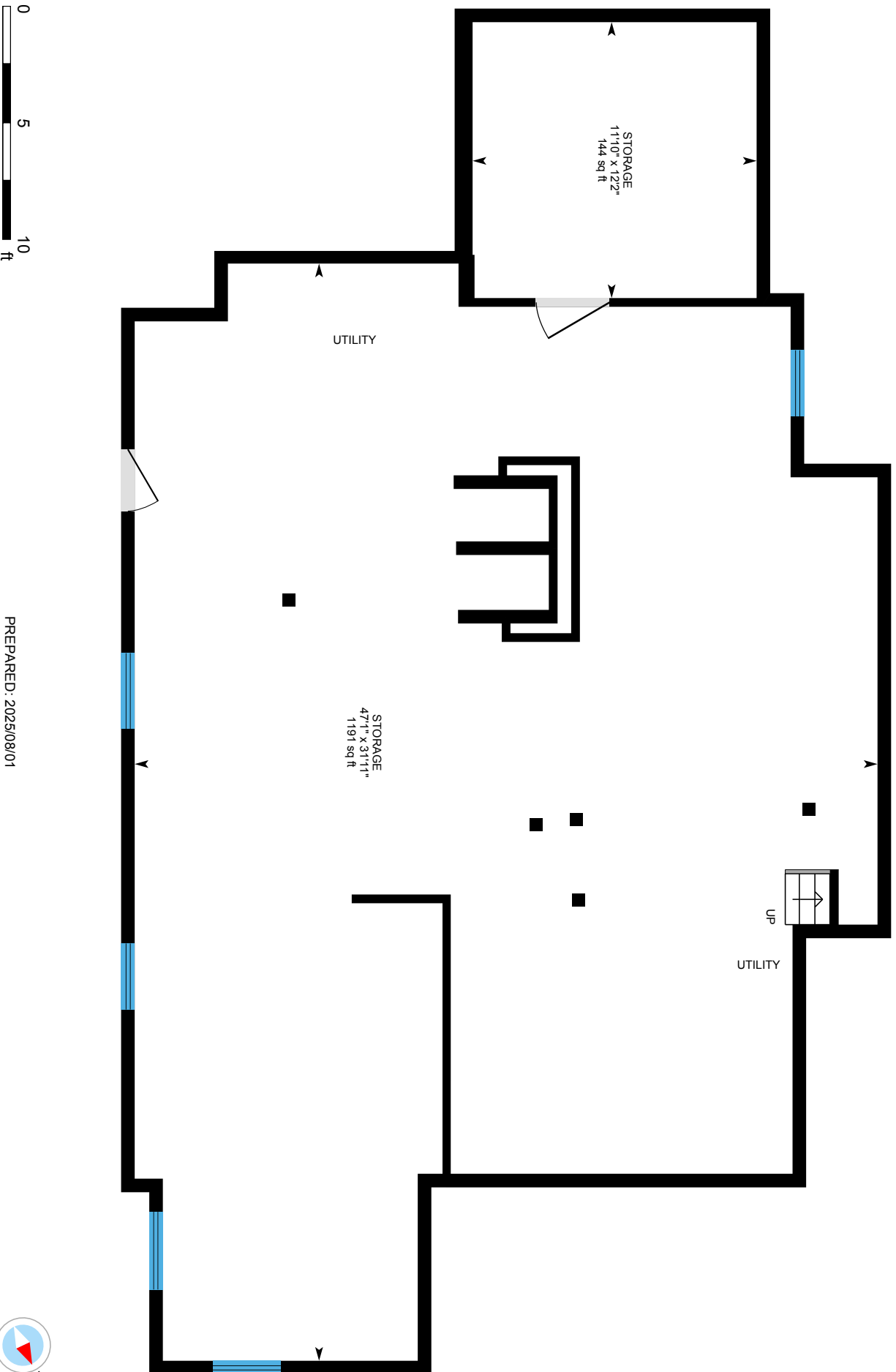
PREPARED: 2025/08/01



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.

# 251 Bay Point Rd, Newbury, NH

Basement (Below Grade) Unfinished Area 1478.69 sq ft



PREPARED: 2025/08/01

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.

# 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: 251 Bay Point Road, Newbury, NH 03255

## 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).

*AA*  
06/18/25  
12:49 PM PDT  
dotloop verified

(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).

*AA*  
06/18/25  
12:49 PM PDT  
dotloop verified

(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.

*Andrew Adams, Trustee*  
dotloop verified  
06/18/25 12:49 PM PDT  
UGTY-U0ZH-MH0P-W9WL

Seller Date

Seller Date

Purchaser Date

Purchaser Date

*Anne Marie Appel*  
dotloop verified  
06/18/25 8:00 AM EDT  
SUWI-VWBC-IVYV-HZCO

Agent Date

Agent Date

# 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:** Andrew Adams, Trustee for Adams Family RE trust

2. **PROPERTY LOCATION:** 251 Bay Point Road, Newbury, NH 03255

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

4. **SELLER:**  has  has not occupied the property for 45 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: Southeast side of house by the steps  
Installed By: unknown Date of Installation: Approx 1979-1980  
What is the source of your information? Installed by prior property owner

c. **USE:** Number of persons currently using the system: 4-5  
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  
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: We have never had any issues with the well. There is a whole house filter in the basement.

### 6. SEWAGE DISPOSAL SYSTEM

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

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

c. **IF PRIVATE:**  
TANK:  Septic Tank  Holding Tank  Cesspool  Unknown  
Tank Size: 1000 Gal.  Unknown  Other  
Tank Type:  Concrete  Metal  Unknown  Other  
Location: North side of house  Location Unknown Date of Installation: 1977  
Date of Last Servicing: July 2024 Name of Company Servicing Tank: Abbot Septic  
Have you experienced any malfunctions?  Yes  No  
Comments: Line leading up to leach field split about 20 years ago and was repaired - no issues with system and we have system plans

SELLER(S) INITIALS  / 

BUYER(S) INITIALS /

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**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 251 Bay Point Road, Newbury, NH 03255

**d. LEACH FIELD:**  Yes  No  Other \_\_\_\_\_  
IF YES, Location: West of the house up by bay point road Size: \_\_\_\_\_  Unknown  
Date of installation of leach field: 1977 Installed By: \_\_\_\_\_  
Have you experienced any malfunctions?  Yes  No  
Comments: We have the plans for the septic system

**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. <b>INSULATION</b>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass + blow	8" +	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass		<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>

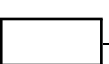
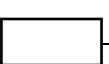
**8. HAZARDOUS MATERIAL**

**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? 45 years  
What materials are, or were, stored in the tank(s)? kerosene  
Age of tank(s): unknown Size of tank(s): unknown  
Location: North East corner of Garage - pipe is visible outside  
Are you aware of any past or present problems such as leakage, etc?  Yes  No  
Comments: Tank was emptied out as soon as we purchased the house  
If tanks are no longer in use, have the tanks been removed?  Yes  No  Unknown  
Comments: Tank was emptied when we purchased the property

**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  / 

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: Driveway / right of way easement for 255 bay point road

What is your source of information? town records

**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: Pennyroyal Surveying**

If YES, is survey available?  Yes  No  Unknown

**h. How is the property zoned? Residential**

**i. Heating System Age: 20 years Type: Forced Air Fuel: Oil Tank Location: Basement**

Owner of Tank: we own the tank

Annual Fuel Consumption: 300-500 gal per year Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? Dead River company - last service January 2025

Secondary Heat Systems: N/A

Comments: highly variable based on how cold the winter is

**j. Roof Age: 20 years Type of Roof Covering: Asphalt shingles**

Moisture or leakage: none

Comments: Ice dams in the past have caused leaks in upstairs on north side- These have not occurred after foundation was put in in 2004

SELLER(S) INITIALS

att /           

BUYER(S) INITIALS

           /

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**PROPERTY LOCATION:** 251 Bay Point Road, Newbury, NH 03255

**k. Foundation/Basement:**  Full  Partial  Other: \_\_\_\_\_  Type: \_\_\_\_\_  
Moisture or leakage Minor seepage has occurred in spring on rare events / heavy rain & frozen ground  
Comments: \_\_\_\_\_

**l. Chimney(s)** How Many? 1 Lined? no Last Cleaned: 2023 Problems? \_\_\_\_\_  
Comments: needs to be cleaned / inspected

**m. Plumbing** Type: copper Age: 40+  
Comments: \_\_\_\_\_

**n. Domestic Hot Water:** Age: 6 months Type: electric Gallons: 60

**o. Electrical System:** # of Amps 100  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: we have had mice in the past and the occasional bat or flying squirrel.

**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: 12kw Last Date of Service: 11/2024  
If Portable:  Included  Negotiable  
Comments: propane tank is sized to power the generator for 7 days. Generator is maintained annually / documented

**v. Internet:** Type Currently Used at Property: TDS Fiber 300 MBPS

**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  /                     

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### 10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes  No

b. ADDITIONAL COMMENTS:

The foundation was put under the house in 2004  
Backup generator was installed in 2017  
Cribs under boathouse were completely rebuilt in 2000  
  
buildings across the street (Garage and Icehouse) have separate utilities

### 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).

*Andrew Adams, Trustee*  
SELLER DATE



dotloop verified  
06/23/25 9:47 AM PDT  
NH2Q-KYMD-LRYM-C1WU



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  

Compliments of



HUDKINS LAW & TITLE  
REAL ESTATE

BK1836 PG1950

126967

RECEIVED

1990 APR 26 AM 8:33

MERRIMACK COUNTY  
REGISTRY OF DEEDS

WARRANTY DEED

WE, John W. Adams and Arleen P. Adams, husband and wife, of Springfield, in the County of Windsor and State of Vermont, for consideration paid, grant to John W. Adams and Arleen P. Adams, Trustees of The Adams Family Trust, of even or recent date herewith, whose mail address is Highland Circle, Springfield, County of Windsor, State of Vermont 05156, with WARRANTY covenants, the following:

Being certain tracts or parcels of land, with all buildings and improvements thereon, situated in Newbury, County of Merrimack and State of New Hampshire, and being all and the same land and premises conveyed to John W. Adams and Arleen P. Adams by warranty deed of Gary L. Andrew and Dolores L. Andrew dated April 24, 1980 and recorded in the Merrimack County Registry of Deeds at Book 1370, Page 36. The premises are described in this deed as follows:

Beginning at the Northwest corner of the land, now or formerly, of Cline at an iron pin situate on the Easterly side of Bay Point Road, so-called; thence South 82° 30' East 265.22 feet to an iron pin in a rock on the shore of Lake Sunapee; thence along the shore of Lake Sunapee in a Northerly direction 100.43 feet to an iron pin; thence South 87° 30' West 240.73 feet to an iron pin on the Easterly side of Bay Point Road, so-called; thence Southerly along Bay Point Road 51.51 feet to an iron pin; the same being the point of beginning.

Said parcel designated as Parcel 2 in the survey of Robert T. Sisum completed for Joseph J. Russo, November, 1970, Robert T. Sisum, Surveyor, and recorded in Merrimack County Registry of Deeds #2548.

Subject to a right of way for the passage of men, teams and vehicles as contained in a deed of Robert H. Covin to Karen Gaddes recorded in Merrimack County Registry of Deeds in Book 1079, Page 262 and a right of way reserved by Robert Covin in the deed to Joseph Russo dated October 23, 1970 and recorded in Merrimack County Registry of Deeds in Book 1086, Page 71, over and through the above-described premises for the purposes of reaching and having access to Lake Sunapee.

ALSO, two certain parcels of land, together with all buildings thereon, situated in Newbury, County of Merrimack and State of New Hampshire, being bounded and described as follows:

1. Beginning at a stake and stones situated on the Westerly line of the Brightwood Road, so-called, at the Northeasterly corner of land conveyed by one William E. Gilbert to W. M. White by warranty deed dated May 20, 1915 and recorded in Merrimack County Registry of Deeds, Book 423, Page 284; thence Westerly 80 feet by land of said White and land of said Gilbert to a stake and stones; thence Northerly, parallel to said Brightwood Road, 75 feet to a stake and stones; thence Easterly, parallel to the Northerly line of said land of White and the continuation thereof, 80 feet to said Brightwood Road; thence Southerly along the Westerly line of said Road 75 feet to the point of beginning.

2. Beginning at an iron pin set in a rock on the Westerly shore of Lake Sunapee at a point 100 feet North of the Northeast corner of land conveyed to Joseph White by C. E. Richardson; thence Southerly along the shore of said Lake to the said corner of said White's land; thence North 80° West along said White's land 250 feet; thence Northerly in a straight line 74 feet to a point 250 feet from and on a line North 85° West with the place of beginning; thence South 85° East to the place of beginning.

This conveyance is made subject to the right of way as described in a deed from Perley L. and Annie L. Kimball, dated February 12, 1900 and recorded with Merrimack County Deeds, Book 333, Page 542. This conveyance is made subject to the restriction that no building of any kind shall be erected on that portion of the land which lies directly between the residence on said land and the summer residence, now or formerly, of Jesse Gilbert. This conveyance is made with the benefit of the right of way mentioned in said deed across the lands of Joseph E. White, Woodsum Steamboat Co., Louisa M. and Ira G. Crosby, E. J. Rositer, A. F. Winnewisser and Mary E. Welch on the Southerly side and across the land, now or formerly, of Perley L. Kimball and Annie L. Kimball adjoining the above-described premises on its Northerly side.

WITNESS our hands this 25<sup>th</sup> day of APRIL, 1990.

Witness:

John W. Kristensen  
Ira M. Crosby

John W. Adams  
John W. Adams  
Arleen P. Adams  
Arleen P. Adams

State of Vermont  
Windham County, SS.

April 25, 1990.

Before me, the undersigned officer, personally appeared John W. Adams and Arleen P. Adams, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

John W. Kristensen  
Notary Public/Justice of the Peace



Attestation of Consideration and Tax Stamp Page

John W. Adams and Arleen P. Adams, Trustees, the Buyer(s) and John W. Adams and Arleen P. Adams, the Seller(s) agree and affirm that the full price or consideration paid for the real estate transferred by this deed is \$00.00. The tax due upon this transfer is calculated at the minimum rate, for an amount due of \$42.00 (computed to the nearest whole dollar).

John W. Adams trustee  
Buyer

John W. Adams  
Seller

Arleen P. Adams trustee  
Buyer

Arleen P. Adams  
Seller

State of Vermont  
Windham County, SS.

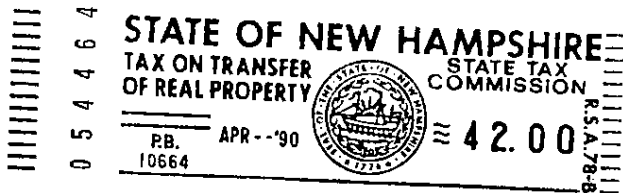
The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April, 1990 by the Seller(s) and the Buyer(s).

My commission expires:  
Feb. 10, 1991

John H. Kristensen  
Notary Public



The tax stamps required by RSA 78-B have been attached below by buyer and seller.



MERRIMACK COUNTY RECORDS  
RECEIVED AND RECORDED  
Kathi L. Guay  
REGISTER



HUDKINS LAW & TITLE  
REAL ESTATE

WARRANTY DEED

179.00

KNOW ALL MEN BY THESE PRESENTS, That I, NORMAN W. GAVIN, of North Haven, County of New Haven and State of Connecticut, for consideration paid, grant to JOHN W. ADAMS and ARLEEN P. ADAMS AS TRUSTEES OF THE ADAMS FAMILY TRUST, having a present mailing address of 53 Highland Circle, Springfield, Vermont 05156, with Warranty Covenants to the said John W. Adams and Arleen P. Adams as Trustees of the Adams Family Trust,

A certain tract or parcel of land, with any improvements thereon, situate in Newbury, County of Merrimack and State of New Hampshire, being Lot 8 as shown on a certain Plan of Lots entitled "Whitethorn Enterprises Subdivision-Phase 1-Bay Point Road-Newbury, N.H.", dated June 22, 1971, recorded as Plan #2852 of the Merrimack County Registry of Deeds on April 18, 1972, said tract or parcel being more particularly bounded and described as follows:

Beginning at a point on the Westerly edge of the right-of-way for Brightwood Road, so-called, said point of beginning being the Southeasterly corner of a parcel of land now or formerly owned by Odegard, and being the Northeasterly corner of the premises described herein; thence Westerly one hundred ninety-nine and eighty-seven hundredths (199.87) feet along said Odegard land to a point on the Southeasterly edge of the right-of-way for a private roadway as shown on said Plan; thence Southwesterly one hundred fifty-five (155) feet, more or less, along the Southeasterly edge of said right-of-way to a point at Lot 7 as shown on said Plan; thence Easterly two hundred five (205) feet, more or less, along said Lot 7 to a point at the Southwesterly corner of a fifty foot square parcel designated on said Plan as "Out"; thence Northerly fifty (50) feet, more or less, along said parcel to an iron pin at a seventy-five foot square parcel also designated on said Plan as "Out"; thence Westerly twenty-five (25) feet, more or less, to an iron pin; thence Northerly seventy-five (75) feet, more or less, to an iron pin; thence Easterly seventy-five (75) feet, more or less, to an iron pin set in the ground on the Westerly edge of the right-of-way for said Brightwood Road, the previous three courses having been against said seventy-five foot square parcel; thence Northerly forty-two and thirty-five hundredths (42.35) feet along the Westerly edge of the right-of-way for said Brightwood Road to the point of beginning.

Granting also to the within grantees, their heirs, successors and assigns, the right to pass and repass with men, teams and vehicles over and upon the fifty foot wide right-of-way shown on said Plan as running from the Westerly edge of said Brightwood Road between a parcel of land now or formerly owned by Odegard and a parcel of land now or formerly owned by Covin, thence running in a Westerly and a Southerly direction, for the purpose of providing access to and egress from the Westerly portion of the above-described Lot 8. This right or easement is

conveyed to the within grantees for use in common with all others legally entitled thereto, and with all persons or entities to whom such easement rights may hereafter be granted, the within grantor, Norman W. Gavin, reserving to himself the right to make such further conveyances in the future.

Meaning and intending to describe and convey a portion of those premises identified as "Second Piece" in a certain warranty deed from Whitethorn Enterprises, Inc. to Norman W. Gavin, dated June 20, 1988, recorded in Volume 1728, Page 187 of the Merrimack County Registry of Deeds.

Signed this 6<sup>th</sup> day of July, 1992.

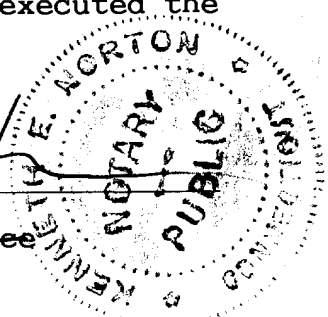
Norman W. Gavin  
Norman W. Gavin

STATE OF NEW HAMPSHIRE  
MERRIMACK, SS.

July 6, 1992

Personally appeared Norman W. Gavin, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,  
Kenneth E. Norton  
Notary Public/  
~~Justice of the Peace~~



My commission expires:

KENNETH E. NORTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES JUL 31, 1996

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

XXXX THOUSAND XXI HUNDRED AND 79 DOLLARS

MO.	DAY	YR.	AMOUNT
08	11	1992	\$ 179.00

52147

VOID IF ALTERED

MERRIMACK COUNTY RECORDS

Kathi L. Luay, Register

90.<sup>00</sup>

## WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, that I, LYNNE M. BELL, individually and as Custodian for HEATHER J. BELL under the N.H. Uniform Transfers To Minors Act, of New London, County of Merrimack and State of New Hampshire, for consideration paid, grant to JOHN W. ADAMS, Trustee and SUSAN P. ADAMS, Successor Trustee of the Adams Family Trust U/A dated 4/25/90, of Springfield, County of Windsor and State of Vermont, whose present mailing address is 53 Highland Circle, Springfield, Vermont 05156, with **WARRANTY COVENANTS,**

A certain tract or parcel of land, with any improvements thereon, situated in Newbury, County of Merrimack and State of New Hampshire, being Lot 7 on a certain Plan of Lots entitled "Whitethorn Enterprises Subdivision-Phase 1-Bay Point Road-Newbury, N.H.", dated June 22, 1971, prepared by Allan V. Evans, Land Use Planner, approved by the Newbury Planning Board March 31, 1972, recorded as Plan #2852 in the Merrimack County Registry of Deeds on April 18, 1972.

It is the intention of the grantor by this deed to convey hereby the said Lot 7 as it currently exists, being bounded generally on its easterly side by Bay Point Road, formerly known as Brightwood Road, on its westerly side by a roadway known as Summer Street, on its northerly side by Lot 8, and on its southerly side by Lot 6.

Granting also to the within grantee, his heirs and assigns, all land lying between the Westerly side of Lot 7 and the Easterly edge of said Summer Street, and all land lying between the Westerly side of Lot 8 as shown on said Plan #2852 and the Easterly edge of said Summer Street.

Granting also to the within grantee, his heirs and assigns, a perpetual right and easement to pass and repass with men, teams and vehicles over and upon said roadway known as Summer Street as it currently exists, for the purpose of providing access to and egress from said Bay Point Road to the westerly portions of the premises conveyed herein.

Meaning and intending to describe and convey a portion of those premises which were conveyed by Norman W. Gavin to Lynne M. Bell as Custodian for Heather J. Bell under the N.H. Uniform Transfers To Minors Act, by warranty deed dated September 23, 1996, recorded in Volume 2036, Page 748 of the Merrimack County Registry of Deeds, and a portion of those premises which were

conveyed by Norman W. Gavin to Lynne M. Bell by warranty deed dated September 23, 1996, recorded in Volume 2036, Page 751 of said Registry.

THE PREMISES CONVEYED HEREBY ARE NOT HOMESTEAD PROPERTY.

Signed this 14<sup>th</sup> day of April, 1999.

Lynne M. Bell  
Lynne M. Bell, individually

Lynne M. Bell  
Lynne M. Bell as Custodian for  
Heather J. Bell under N.H.  
Uniform Transfers to Minors Act

STATE OF NEW HAMPSHIRE  
MERRIMACK, SS.

April 14, 1999

Personally appeared Lynne M. Bell, individually and as Custodian for Heather J. Bell under N.H. Uniform Transfers to Minors Act, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,

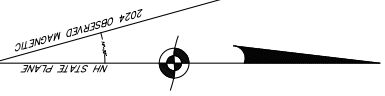
Renee C. Glasscock  
Notary Public/~~Justice of the Peace~~  
My commission expires:

RENEE C. GLASSCOCK, Notary Public  
My Commission Expires 7-19-2000



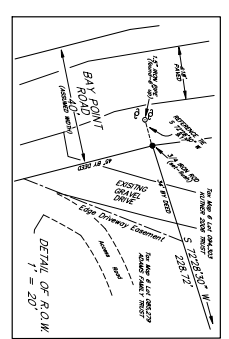
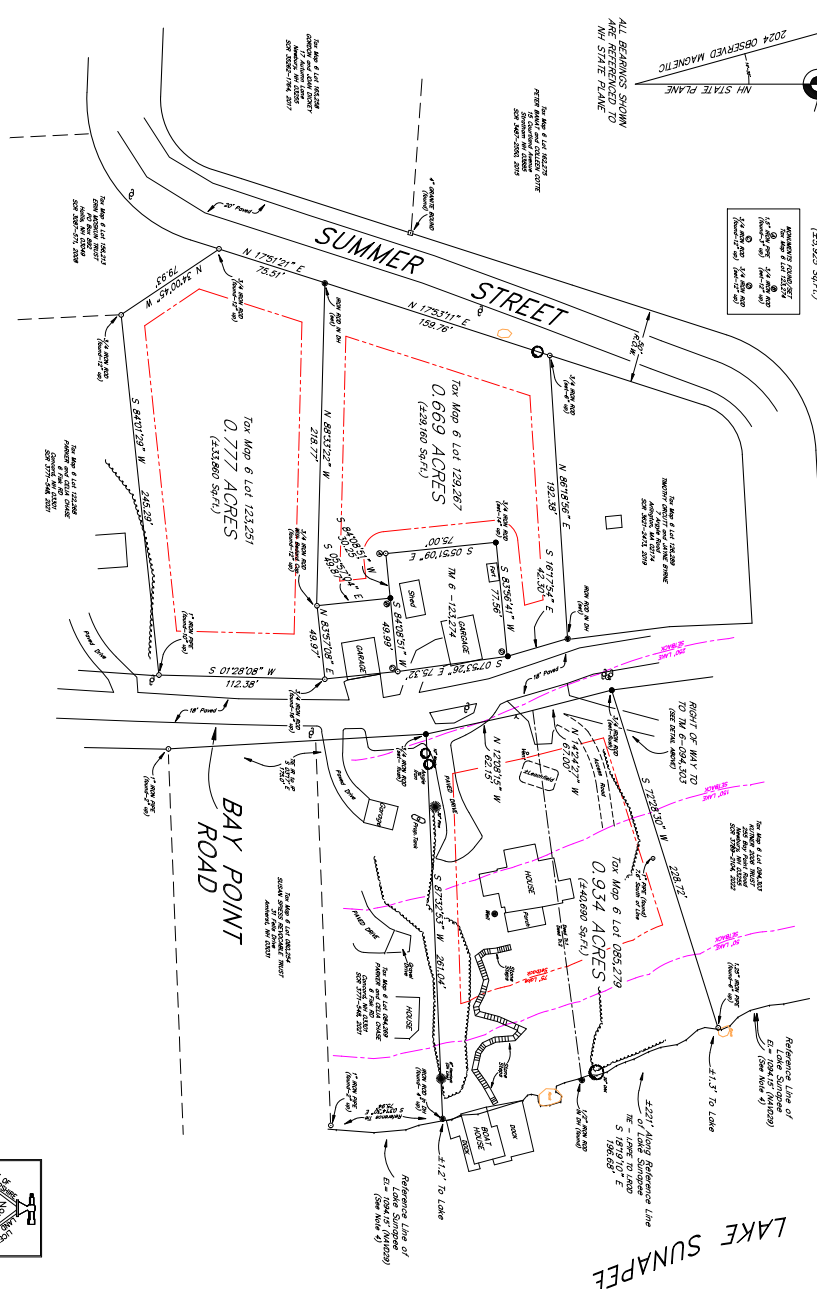
◊STATE OF NEW HAMPSHIRE◊	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
04/22/1999	362959
THOUSAND	HUNDRED AND 90 DOLLARS
	\$ *****90.00
◊VOID IF ALTERED◊	

MERRIMACK COUNTY RECORDS  
Kathi L. Quay, Register



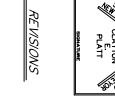
(ADAMS GARAGE LOT)  
 Tax Map 6 Lot 123.274  
**0.136 ACRES**  
 (43,825 Sq.Ft.)

Area	Area	Area
0.136 Acres (43,825 Sq.Ft.)	0.669 Acres (230,880 Sq.Ft.)	0.934 Acres (405,620 Sq.Ft.)
0.777 Acres (269,705 Sq.Ft.)		



**Certification for Recording**  
 I, **James E. Platt**, being duly sworn, depose and say that I am a duly licensed and qualified professional land surveyor in the State of New Hampshire, and that I am the author of the foregoing plat, and that the same is a true and correct copy of the original as the same appears in my files and records.  
 Given at Dover, N.H., this 30th day of April, 2025.  
 James E. Platt, L.S. No. 633

**REFERENCE PLANS**  
 1. 4009 Plan No. 15047 - Town of Rumney's Line Adjustment, Property of Lewis & Clark, 79 Rumney Road, June 2023  
 2. 4009 Plan No. 23446 - Town of Rumney's Line Adjustment, Property of Rumney & Clark, 79 Rumney Road, November, 1921



**REVISIONS**

No.	Description
1	Initial Survey
2	Final Survey



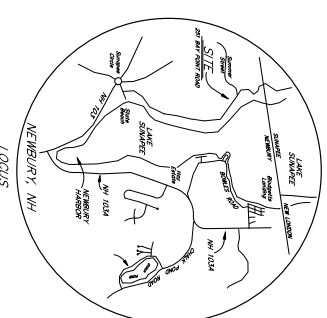
**PROPERTY OF THE**  
**ADAMS FAMILY TRUST**  
 251 BAY POINT ROAD, NEWBURY NH 03258  
 LOCAL ED. IN.

**DRAFT - SUBJECT TO FINAL REVIEW**  
**PLAN OF STANDARD PROPERTY SURVEY**  
 TAX MAP 6 LOT 085.279 - 251 BAY POINT ROAD  
 TAX MAP 6 LOT 123.274 - BAY POINT ROAD/SUMMER STREET  
 TAX MAP 6 LOT 123.281 - BAY POINT ROAD/SUMMER STREET

**LAKE SUNAPEE**

- KEY**
- Stone Boundary Wall
  - Line shown for Stone Boundary
  - ..... 1" Iron Pipe (found) - or as noted
  - ..... 2" Iron Pipe (found) - or as noted
  - ..... 4" Stone (found) (found)
  - ..... 6" Stone (found) (found)
  - ..... 8" Stone (found) (found)
  - ..... 10" Stone (found) (found)
  - ..... 12" Stone (found) (found)
  - ..... 14" Stone (found) (found)
  - ..... 16" Stone (found) (found)
  - ..... 18" Stone (found) (found)
  - ..... 20" Stone (found) (found)
  - ..... 22" Stone (found) (found)
  - ..... 24" Stone (found) (found)
  - ..... 26" Stone (found) (found)
  - ..... 28" Stone (found) (found)
  - ..... 30" Stone (found) (found)
  - ..... 32" Stone (found) (found)
  - ..... 34" Stone (found) (found)
  - ..... 36" Stone (found) (found)
  - ..... 38" Stone (found) (found)
  - ..... 40" Stone (found) (found)
  - ..... 42" Stone (found) (found)
  - ..... 44" Stone (found) (found)
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  - ..... 88" Stone (found) (found)
  - ..... 90" Stone (found) (found)
  - ..... 92" Stone (found) (found)
  - ..... 94" Stone (found) (found)
  - ..... 96" Stone (found) (found)
  - ..... 98" Stone (found) (found)
  - ..... 100" Stone (found) (found)

- NOTES**
- Survey references for property are: 1983 (741) and 21, 22 and 23 refer to the Adams Family Plat April 25, 1983
  - 1983 (741) - 4009 Plan No. 15047 (75, 21, 22, 23) and Adams Survey to the Adams Family Plat, April 25, 1983
  - 1921 (15047) - 4009 Plan No. 23446 (75, 21, 22, 23) and Adams Survey to the Adams Family Plat, April 25, 1921
  - 1921 (15047) - 4009 Plan No. 23446 (75, 21, 22, 23) and Adams Survey to the Adams Family Plat, April 25, 1921
  - This project is to show the boundaries and improvements on the premises described in the subject above cited plans.
  - All references are referenced to 1983 (741) and 21, 22 and 23.
  - This survey is a standard survey of the Adams Family Plat property. The reference bearings and distances are taken from the Adams Family Plat property. The reference bearings and distances are taken from the Adams Family Plat property. The reference bearings and distances are taken from the Adams Family Plat property.
  - No unpermitted activities were located on a part of this survey.
  - This property is subject to a primary easement for the benefit of the Adams property to the north, as granted in 1979-2002.
  - Refer to the Adams Family Plat, 1983, for additional information.
  - Surveying conducted from 2024 to 2025. Surveying conducted from 2024 to 2025.



**James E. Platt Surveying & Rubens LLC**  
 CAYTON E. PLATT, LIC. SURVEYOR NO. 683  
 414 Pine Hill Road Coyton, NH 03070 (603) 865-0981

**APRIL 30, 2025**



June 19, 2025

Tri-Town, NH

1 inch = 69 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.