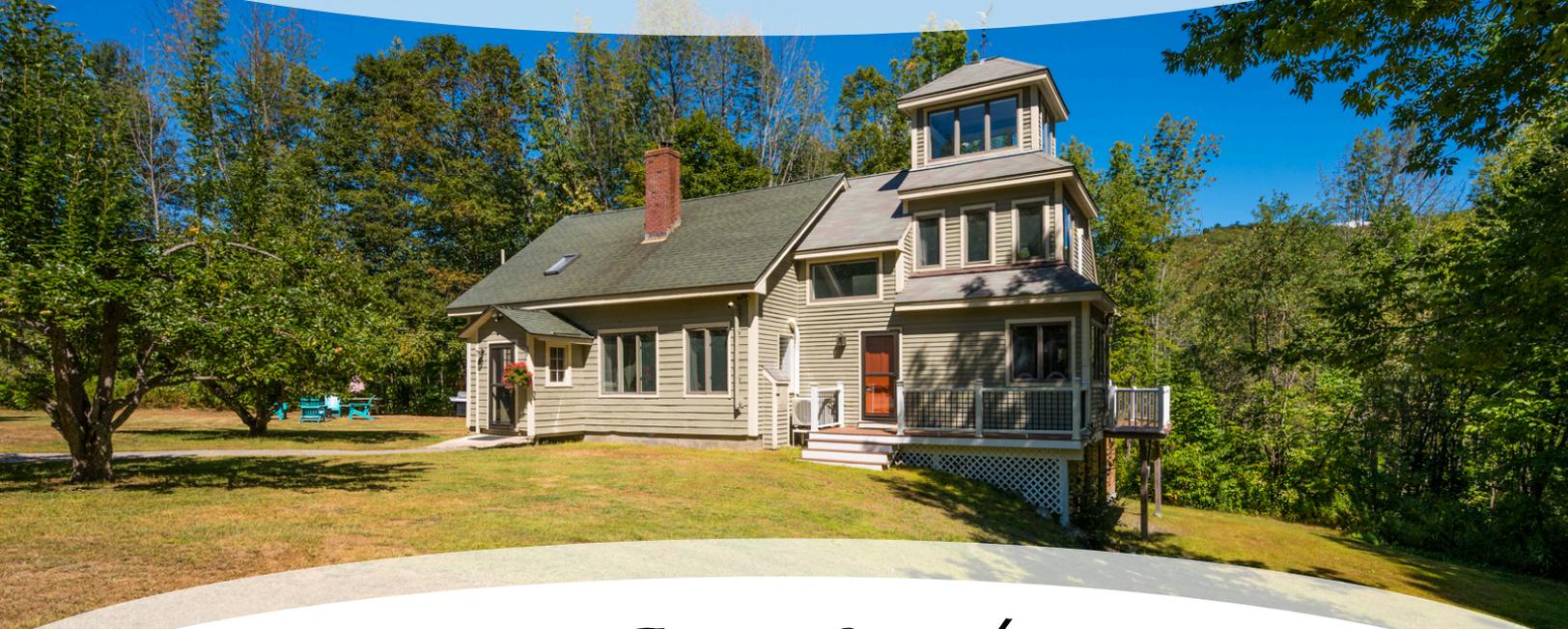


626 NH Route 4A

Wilmot, NH



Just Listed

Newly updated 3-bedroom, 2-bathroom home set on 2.32 acres with another 2.02 acres across the street in Wilmot. The first level features beautiful natural woodwork, exposed beams, and two full bathrooms, along with a convenient laundry room. The kitchen offers attractive wood cabinets and stainless steel appliances. From the dining area, step out onto the covered porch and take in views of Bog Mountain and the Kimpton Brook Preserve, with a 1/35 interest. The porch is a perfect spot for relaxing or entertaining guests. The living room and family room each feature a cozy pellet stove, while the family room also includes an office space and access to the deck. The second floor primary bedroom offers a unique seating area in the cupola above, providing a peaceful retreat. You will also find two additional bedrooms on the second floor. Newly added mini-splits to help keep you cool and also a generator included. Outside is a level yard with plenty of space for gatherings, gardening, or simply soaking in the natural beauty. Located 15 minutes from New London for local shops, restaurants and amenities. Just 15 minutes to Ragged Mountain and easy access to the SRK Greenway. Plenty of local golfing, skiing, hiking, kayaking, and more for all your year-round activities. 30 minutes to the Upper Valley for more dining, shopping and entertainment. This home blends comfort, character, and quiet surroundings and is ready for you to make it your own!



500,000

Bedrooms: 3

Year Built: 1978

Bathrooms: 2

Taxes: \$8,257

Acres: 4.34

Sq. Ft.: 1,978



256 Main Street, New London, NH

C: 603-877-1031

O: 603-526-8600

 ohgrp.com

kw LAKES AND
MOUNTAINS
KELLERWILLIAMS REALTY



Virtual Tour URL Unbranded 1

County NH-Merrimack
Village/Dist/Locale
Construction Status Existing
Year Built 1978
Architectural Style Cape
Color
Total Stories 1.75
Zoning Residential
Taxes TBD No
Tax Annual Amount \$8,257.00
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 4.34
Lot Size Square Feet 189,050
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Walkout
Initial Showings Begin Date 9/6/2025

Rooms Total 8
Bedrooms Total 3
Bathrooms Total 2
Bathrooms Full 2
Bathrooms Three Quarter 0
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 1,978 Measured
Above Grade Finished Area Source
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 1,157
Below Grade Unfinished Area Source Measured
Total Finished Area 1,978
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 540

Waterfront Property
Water Body Access
Water Body Name
Water Body Type
WaterFront
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 27
Auction No
Current Use
Land Gains
Resort

Public Remarks Newly updated 3-bedroom, 2-bathroom home set on 2.32 acres with another 2.02 acres across the street in Wilmot. The first level features beautiful natural woodwork, exposed beams, and two full bathrooms, along with a convenient laundry room. The kitchen offers attractive wood cabinets and stainless steel appliances. From the dining area, step out onto the covered porch and take in views of Boa Mountain and the Kimoton Brook Preserve, with a 1/35 interest. The porch is a perfect spot for relaxing or entertaining guests. The living room and family room each feature a cozy pellet stove, while the family room also includes an office space and access to the deck. The second floor primary bedroom offers a unique seating area in the cupola above, providing a peaceful retreat. You will also find two additional bedrooms on the second floor. Newly added mini-splits to help keep you cool and also a generator included. Outside is a level yard with plenty of space for gathering, gardening, or simply soaking in the natural beauty. Located 15 minutes from New London for local shops, restaurants and amenities. Just 15 minutes to Raagaed Mountain and easy access to the SRK Greenway. Plenty of local hiking, skiing, kayaking, and more for all your year-round activities. 30 minutes to the Upper Valley for more dining, shopping and entertainment. This home blends comfort, character, and quiet surroundings and is ready for you to make it your own! *Showings begin on 9/6 from 10 am - 12 pm

Directions From NH-11, turn onto 4A, go about 4 miles and the house will be on the right.

Kitchen	1 9'1" x 11'7"	Bedroom	2 8'2" x 12'3"
Dining Room	1 7'7" x 15'5"	Other	3 6' x 8'5" -
Living Room	1 15'5" x 15'3"	Utility Room	B 22'7" x 30'11"
Family Room	1 5'2" x 8'11"		
Sunroom	1 7'3" x 23'3"		
Bathroom Full	1 5'1" x 11'11"		
Bathroom Three	1 7'6" x 7'4"		
Laundry Room	1 5'3" x 6'5"		
Foyer	1 5'2" x 8'11"		
Primary	2 16'10" x 19'3"		
Bedroom	2 8'3" x 15'2"		

Map 006
Block 001
Lot 018 / 023
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Quit Claim
DeedBook 3636
DeedPage 2212
TotDeeds
Covenants No
Seasonal No

SchDistrict Kearsarge Sch Dst SAU #65
SchElem Kearsarge Elem New London
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS

Lot Features Level, Sloping, View
Construction Materials Wood Frame, Wood Siding
Foundation Details Concrete
Roof Asphalt Shingle
Driveway Paved
Electric 100 Amp Service, Circuit Breaker(s)
Phone Company
Electric Company
Fuel Company
Cable Company
Internet Service Provider TDS

Utilities Propane
Exclusions

Appliances Dishwasher, Dryer, Microwave, Gas Range, Refrigerator, Washer
Other Equipment Pellet Stove, Portable Generator
Exterior Features Deck, Garden Space, Porch, Enclosed Porch, Shed
Interior Features Dining Area, Natural Light, Natural Woodwork, Skylight, 1st Floor Laundry, Common Heating/Cooling
Flooring Carpet, Laminat
Heating Oil, Pellet Stove, Hot Water, Mini Split
Cooling Mini Split
Water Source Dug Well, Private
Sewer 1000 Gallon, Concrete, Leach Field, Private, Septic

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

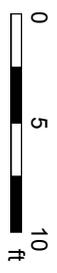
KW Coastal and Lakes & Mountains
 Off: 603-526-8600



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626 NH Rte 4a, Wilmot, NH

Main Floor Finished Area 1203.75 sq ft
Unfinished Area 194.34 sq ft



PREPARED: 2025/09/02

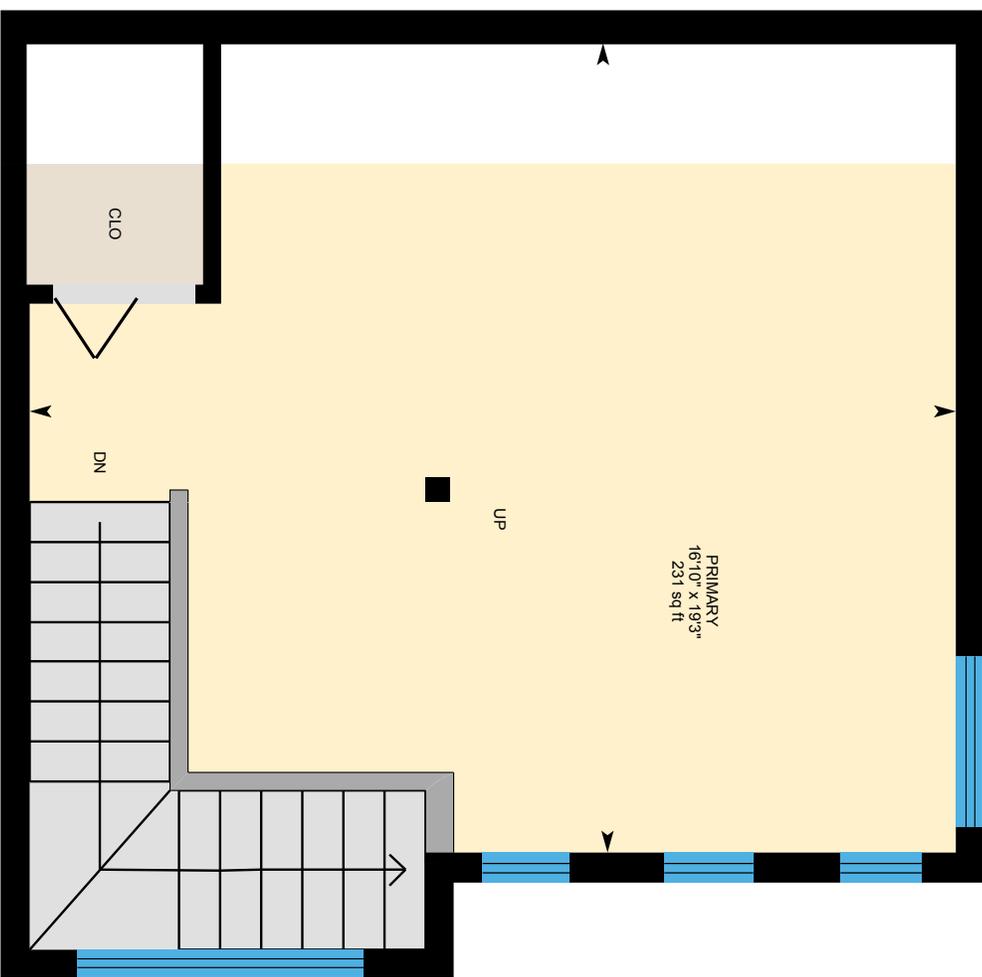


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



626 NH Rte 4a, Wilmot, NH

2nd Floor - Primary Finished Area 323.75 sq ft
Unfinished Area 62.78 sq ft



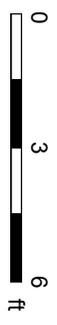
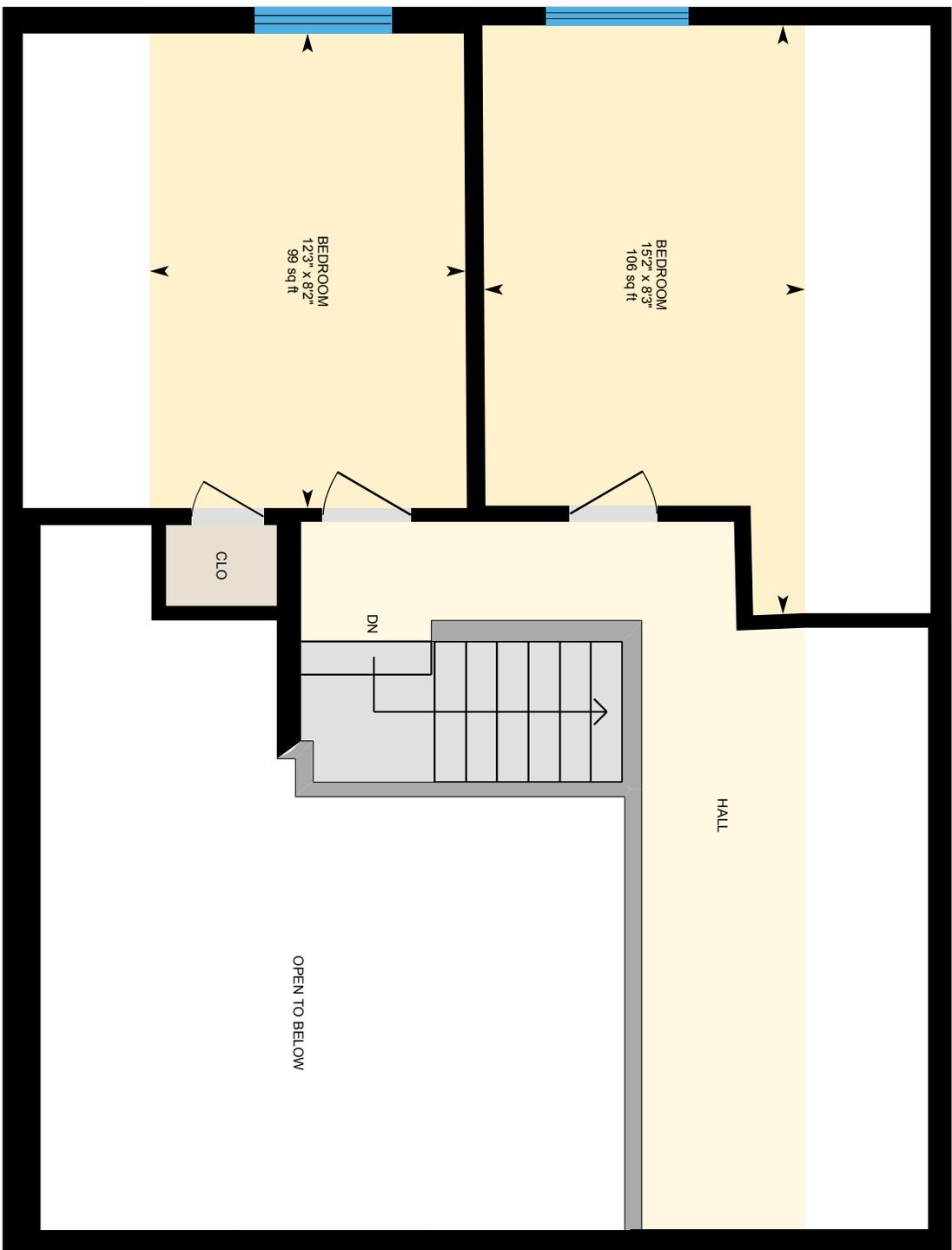
PREPARED: 2025/09/02



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.

626 NH Rte 4a, Wilmot, NH

2nd Floor - By Kitchen Finished Area 382.50 sq ft
Unfinished Area 172.62 sq ft



PREPARED: 2025/09/02

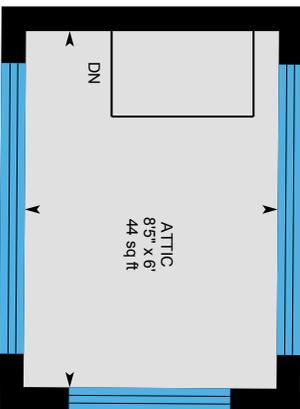


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



626 NH Rte 4a, Wilmot, NH

3rd Floor - Coopala Finished Area 68.09 sq ft

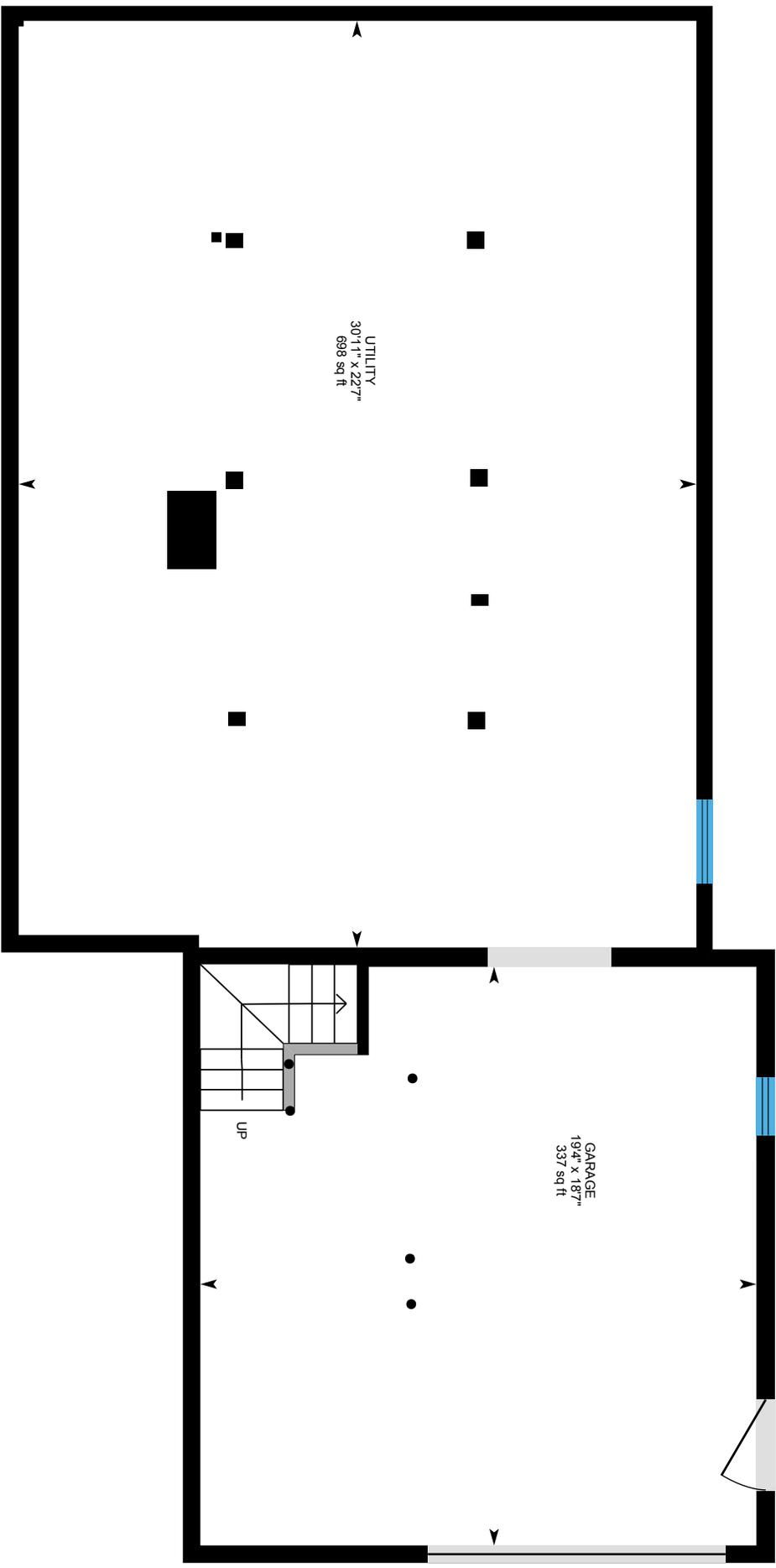


PREPARED: 2025/09/02



626 NH Rte 4a, Wilmot, NH

Lower Level Unfinished Area 1157.44 sq ft



PREPARED: 2025/09/02



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.



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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: Kelly Anne Burch

2. PROPERTY LOCATION: 626 NH Route 4A, Wilmot, NH 03287

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: unknown
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. USE: Number of persons currently using the system: 4
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 July 2019
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: well was shocked in July 2019 as a precaution after we purchased because the cover was ajar; after that water tested clear

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: Front of home to the left Location Unknown Date of Installation: _____
Date of Last Servicing: Sept 2 2025 Name of Company Servicing Tank: Byron
Have you experienced any malfunctions? Yes No
Comments: _____

SELLER(S) INITIALS KAB / BUYER(S) INITIALS /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 626 NH Route 4A, Wilmot, NH 03287

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

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

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

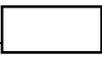
7. <u>INSULATION</u>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

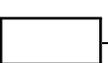
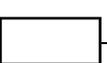
8. HAZARDOUS MATERIAL

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? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: _____
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: _____

b. ASBESTOS - **Current or previously existing:**
As insulation on the heating system pipes or ducts? Yes No Unknown
In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - **Current or previously existing:**
Has the property been tested? Yes No Unknown
If YES: Date: June 2019 By: _____
Results: _____ If app _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: Remediation system installed 6/2019 by Advanced Radon Mitigation, Hookset NH

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 626 NH Route 4A, Wilmot, NH 03287

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: _____

What is your source of information? _____

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

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

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

Yes No If YES, Explain: _____

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

If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YES NO UNKNOWN If YES, Explain: _____

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

Comments: _____

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

If YES, is survey available? Yes No Unknown

h. How is the property zoned? _____

i. Heating System Age: unknown Type: indirect hot water Fuel: oil Tank Location: basement

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: roughly 580 gallons

Date system was last serviced and by whom? _____

Secondary Heat Systems: 2 electric mini-split systems (3 years old); 2 pellet stoves

Comments: _____

j. Roof Age: unknown Type of Roof Covering: asphalt shingle

Moisture or leakage: none

Comments: _____

SELLER(S) INITIALS  /

BUYER(S) INITIALS /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 626 NH Route 4A, Wilmot, NH 03287

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

l. Chimney(s) How Many? 1 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

m. Plumbing Type: copper, pex, ABS, PVC Age: varied
Comments: _____

n. Domestic Hot Water: Age: 5 Type: indirect water heater Gallons: 45

o. Electrical System: # of Amps 100 Circuit Breakers Fuses
Comments: Generator transfer switch installed 2019
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: Mini Splits (2) Age: 3 years 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: 8.75 Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____

v. Internet: Type Currently Used at Property: TDS

w. Other (e.g. Alarm System, Irrigation System, etc.) Hot tub, 4 years old (negotiable)
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  / 

BUYER(S) INITIALS  / 

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 626 NH Route 4A, Wilmot, NH 03287

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Kelly Anne Burch
dotloop verified
08/29/25 1:36 PM EDT
B9D0-UWIL-OE1B-UQNG
SELLER _____ DATE _____

SELLER _____ DATE _____

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER _____ DATE _____

BUYER _____ DATE _____

SELLER(S) INITIALS KAB _____

BUYER(S) INITIALS _____

SAID LOT #19 A DISTANCE OF 49.8 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 58 DEGREES 41' WEST A DISTANCE OF 65.4 FEET, MORE OR LESS, TO A STAKE; THENCE NORTH 07 DEGREES 21' WEST A DISTANCE OF 125.2 FEET, MORE OR LESS, TO AN IRON PIPE AT THE EASTERLY CORNER OF LOT #17; THENCE SOUTH 79 DEGREES 39' WEST A DISTANCE OF 563.6 FEET, MORE OR LESS, WITH THE LINE OF LOT #17 TO A STATE BOUND; THENCE SOUTH 20 DEGREES 19' WEST A DISTANCE OF 26.5 FEET, MORE OR LESS, TO A STATE BOUND IN THE NORTHEASTERLY LINE OF SAID ROUTE 4A; THENCE SOUTHEASTERLY WITH THE NORTHEASTERLY LINE OF SAID ROUTE 4A A DISTANCE OF 540 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LOT #23 - BEGINNING AT AN IRON PIPE BOUND IN THE SOUTHERLY LINE OF ROUTE 4A, THE SAME MARKING THE NORTHEASTERLY CORNER OF THE PREMISES HEREIN CONVEYED AND BEING AT THE NORTHWESTERLY CORNER OF LOT #22 AS SHOWN ON SAID PLAN; THENCE NORTHWESTERLY WITH THE SOUTHERLY LINE OF SAID ROUTE 4A AND ALONG A STONE WALL A DISTANCE OF 460 FEET, MORE OR LESS, TO AN IRON PIPE IN THE STONE WALL AT THE NORTHEASTERLY CORNER OF LOT #24; THENCE SOUTH 15° 09' WEST A DISTANCE OF 214.6 FEET, MORE OR LESS, ALONG THE LINE OF LOT #24 TO AN IRON PIPE; THENCE SOUTH 62° 44' EAST ALONG LAND NOW OR FORMERLY OF RICHARD H. AND ELIZABETH T. WEBB, A DISTANCE OF 396.5 FEET, MORE OR LESS, TO AN IRON PIPE AT THE SOUTHWESTERLY CORNER OF LOT #22; THENCE NORTH 33° 27' EAST ALONG THE LINE OF LOT #22 A DISTANCE OF 170.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THERE IS ALSO CONVEYED WITH SAID LOT #18 AND 23 ONE (1) UNDIVIDED ONE THIRTY-FIFTH (1/35TH) INTEREST IN AND TO TWO CERTAIN TRACTS MARKED, RESPECTIVELY, "POSSIBLE LAKE WILDLIFE REFUGE" AND "COMMON RECREATION AREA" SHOWN ON A PLAN IDENTIFIED AS KIMPTON BROOK PRESERVE, PROPERTY OF RICHARD H. WEBB, K.A. LECLAIR ASSOC., INC., CE, JUNE 1968, PROJECT NO. 53668B. SAID UNDIVIDED ONE THIRTY-FIFTH (1/35TH) INTEREST SHALL BE DEEMED AN APPURTENANCE TO SAID LOT# 18 AND 23 AND SHALL NOT BE SEVERED THEREFROM.

SITUATE IN THE COUNTY OF MERRIMACK, STATE OF NEW HAMPSHIRE.

Property Address is: 626 NH ROUTE 4A, WILMOT, NH 03287

Prior instrument reference: **Official Records Book 3635, Page 931**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 6.28, 2019:

U.S. BANK NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR BLUEWATER INVESTMENT TRUST 2018-1, by NewRez, LLC F/K/A BY NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, AS ATTORNEY IN FACT

~~By:~~ [Signature]
Name: Joel Fowler
AVP
Its: _____

STATE OF SC
COUNTY OF GREENVILLE
The foregoing instrument was acknowledged before me on 6.28, 2019 by Joel Fowler its AVP on behalf of **U.S. BANK NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR BLUEWATER INVESTMENT TRUST 2018-1, BY NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, AS ATTORNEY IN FACT** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public
Joel Fowler
Expires: 3/23/2028


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