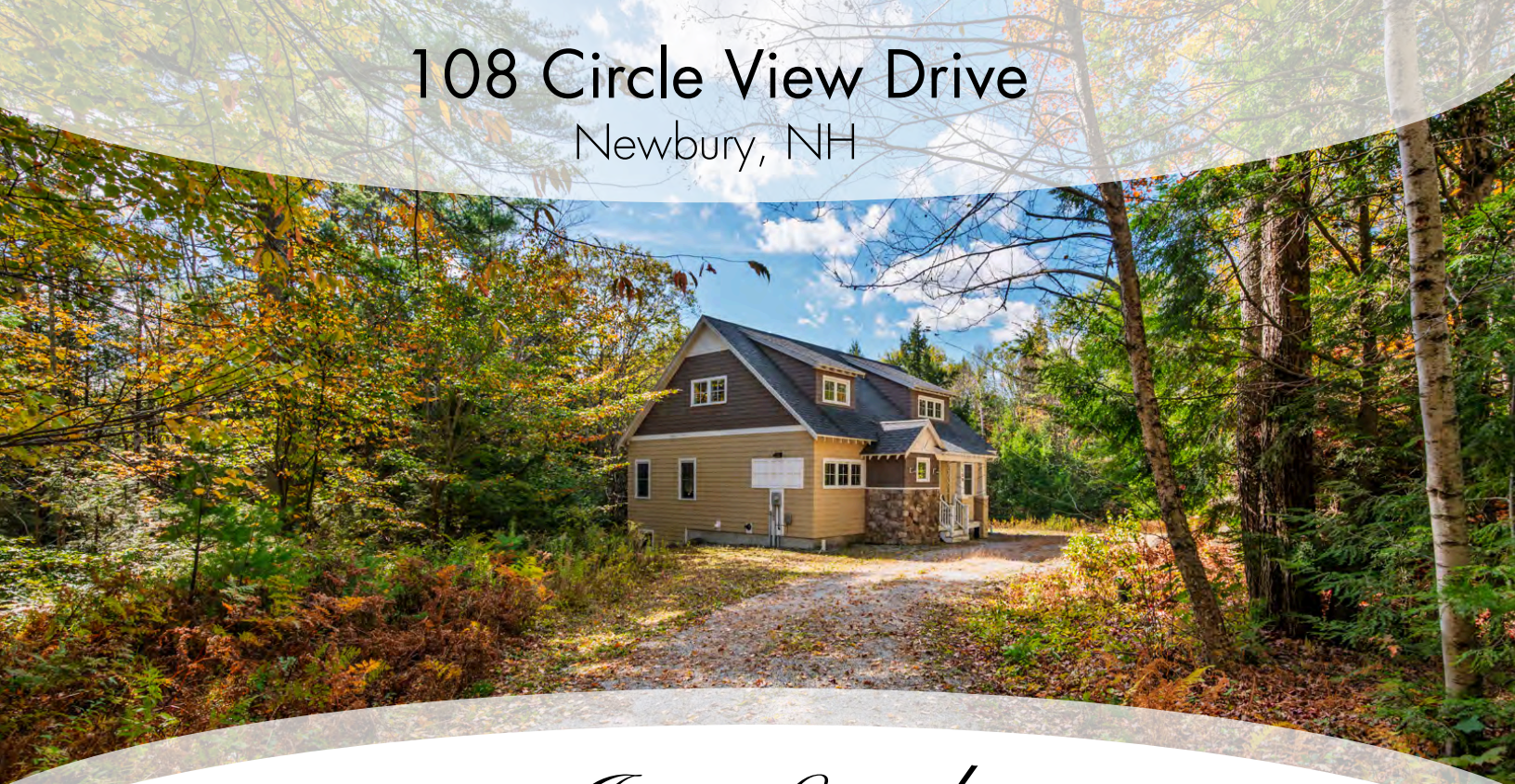


# 108 Circle View Drive

## Newbury, NH



### *Just Listed*

Discover the perfect blend of privacy and convenience in this inviting 3-bedroom, 2-bathroom home set on 3.80 acres in Newbury. Enjoy first-floor living with all bedrooms and bathrooms thoughtfully located on the main level. The primary bedroom features an ensuite bathroom with dual sinks and a beautifully tiled walk-in shower. The kitchen, complete with beautiful cabinetry and a generous island is ideal for gatherings and cooking. The open-concept layout flows seamlessly into the living and dining areas, enhanced by cathedral ceilings that create an airy, expansive atmosphere. The unfinished attic offers excellent potential for additional living space, while the full walk-out basement provides more possibilities including a game room, home gym, workshop, or extra storage. Enjoy the best of both worlds: with living just 20 minutes from New London's shopping, dining, amenities and healthcare, and under 15 minutes to Mount Sunapee for winter sports. Newbury Harbor is less than 10 minutes away, and Sunapee Harbor is just 20 minutes for boating, summer concerts, dining, shopping, brewery and more. Outdoor enthusiasts will love the proximity to golf courses, hiking trails, and fishing spots. With easy access to Concord in 40 minutes and Boston in just 2 hours, this home offers the ultimate in comfort, space, and location in the Lake Sunpae Region.



525,000

Bedrooms: 3

Year Built: 2012

Bathrooms: 2

Taxes: \$4,710

Acres: 3.80

Sq. Ft.: 1,361



KELLER WILLIAMS LAKES & MOUNTAINS REALTY

256 Main Street, New London, NH

C: 603-877-1031

O: 603-526-8600

 ohgrp.com

**kw** LAKES AND  
MOUNTAINS  
KELLERWILLIAMS REALTY





Virtual Tour URL Unbranded 1

County NH-Merrimack  
Village/Dist/Locale  
Construction Status Existing  
Year Built 2012  
Architectural Style Modern Architecture  
Color  
Total Stories 1.5  
Zoning Residential  
Taxes TBD No  
Tax Annual Amount \$4,710.00  
Tax Year 2025  
Tax Year Notes  
Owned Land  
Lot Size Acres 3.80  
Lot Size Square Feet 165,528  
Common Land Acres  
Garage No  
Basement Yes  
Basement Access Type Walkout

Initial Showings Begin Date

Rooms Total 6  
Bedrooms Total 3  
Bathrooms Total 2  
Bathrooms Full 1  
Bathrooms Three Quarter 1  
Bathrooms Half 0  
Bathrooms One Quarter 0  
Above Grade Finished Area 1,361 Measured  
Above Grade Unfinished Area 692  
Above Grade Unfinished Area Source Measured  
Below Grade Finished Area 0  
Below Grade Finished Area Source Measured  
Below Grade Unfinished Area 1,260  
Below Grade Unfinished Area Source Measured  
Total Finished Area 1,361  
Footprint  
Road Frontage Yes  
Road Frontage Type Gravel  
Road Frontage Length 1,603

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. Ownership No  
T/F Ownership Amount  
T/F Ownership Type  
Foreclosed/Bank-Owned/REO No  
Days On Market 1  
Auction No  
Current Use  
Land Gains  
Resort

**Public Remarks** Discover the perfect blend of privacy and convenience in this inviting 3-bedroom, 2-bathroom home set on 3.80 acres in Newbury. Enjoy first-floor living with all bedrooms and bathrooms thoughtfully located on the main level. The primary bedroom features an ensuite bathroom with dual sinks and a beautifully tiled walk-in shower. The kitchen, complete with beautiful cabinetry and a generous island is ideal for gatherings and cooking. The open-concept layout flows seamlessly into the living and dining areas, enhanced by cathedral ceilings that create an airy, expansive atmosphere. The unfinished attic offers excellent potential for additional living space, while the full walk-out basement provides more possibilities including a game room, home gym, workshop, or extra storage. Enjoy the best of both worlds: with living just 20 minutes from New London's shopping, dining, amenities and healthcare, and under 15 minutes to Mount Sunapee for winter sports. Newbury Harbor is less than 10 minutes away, and Sunapee Harbor is just 20 minutes from boating, summer concerts, dining, shopping, and more. Outdoor enthusiasts will love the proximity to golf courses, hiking trails, and fishing spots. With easy access to Concord in 40 minutes and Boston in just 2 hours, this home offers the ultimate in comfort, space, and location in the Lake Sunapee Region. \*Showings begin at the open house on Friday, 10/24, from 4:30 - 6:30. Additional open house on Saturday, 10/25, from 10:00 -12:00.

**Directions** From Route 103, turn onto Sutton Road, turn right onto Birchfield Road, turn left onto Ridge Road, turn left onto Circle View Drive, turn left again to stay onto Circle View Drive, house will be on the

**Kitchen** 1 11'7" x 16'7"  
**Dining Room** 1 19'7" x 6'10"  
**Living Room** 1 19'7" x 10'9"  
**Primary BR** 1 12'5" x 11'5"  
**Bathroom Three** 1 9'3" x 9'2"  
**Bedroom** 1 10'1" x 10'11"  
**Bedroom** 1 10'4" x 10'10"  
**Bathroom Full** 1 8'2" x 8'

**Map** 049  
**Block** 773  
**Lot** 174  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 3606  
**DeedPage** 2977  
**TotDeeds**  
**Covenants** No  
**Seasonal** No

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

**Lot Features** Level, Wooded  
**Construction Materials** Wood  
Frame, Shake Siding, Vinyl Siding  
**Foundation Details** Concrete  
**Roof** Asphalt Shingle  
**Driveway** Gravel  
**Electric** 200+ Amp Service,  
Circuit Breaker(s)  
**Phone Company**  
**Electric Company**  
**Fuel Company** Ayer & Goss  
**Cable Company**  
**Internet Service Provider** TDS

**Utilities** Propane  
**Exclusions**

**Appliances** Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Washer, On Demand Water Heater  
**Exterior Features** Covered Porch  
**Interior Features** Cathedral Ceiling, Ceiling Fan, Dining Area, Kitchen Island, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Walk-in Closet, Basement Laundry, Walkup Attic  
**Flooring** Laminated, Vinyl Plank  
**Heating** Propane, Electric, Hot Water  
**Cooling** None  
**Water Source** Drilled Well, Private  
**Sewer** 1250 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**

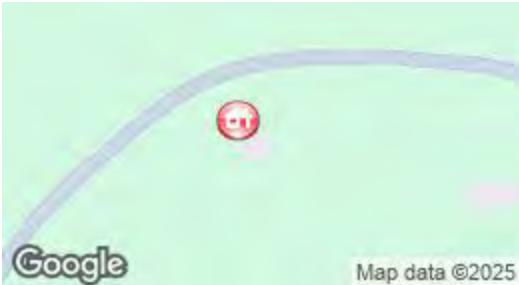


O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

Off: 603-526-8600



# 108 Circle View Dr, Newbury, NH

Main Floor    Finished Area 1361.02 sq ft



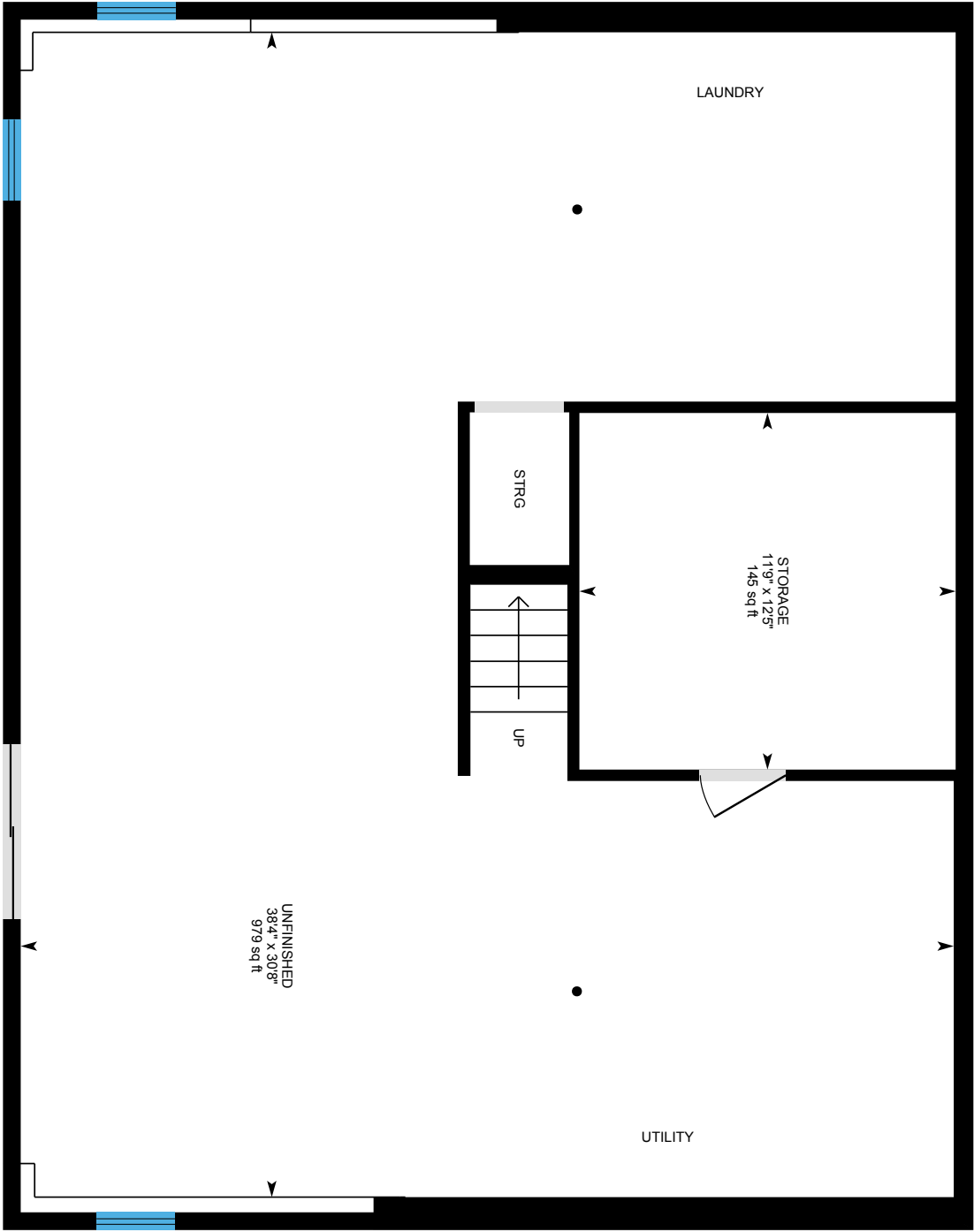
PREPARED: 2025/10/18



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.

# 108 Circle View Dr, Newbury, NH

Lower Level Unfinished Area 1259.50 sq ft



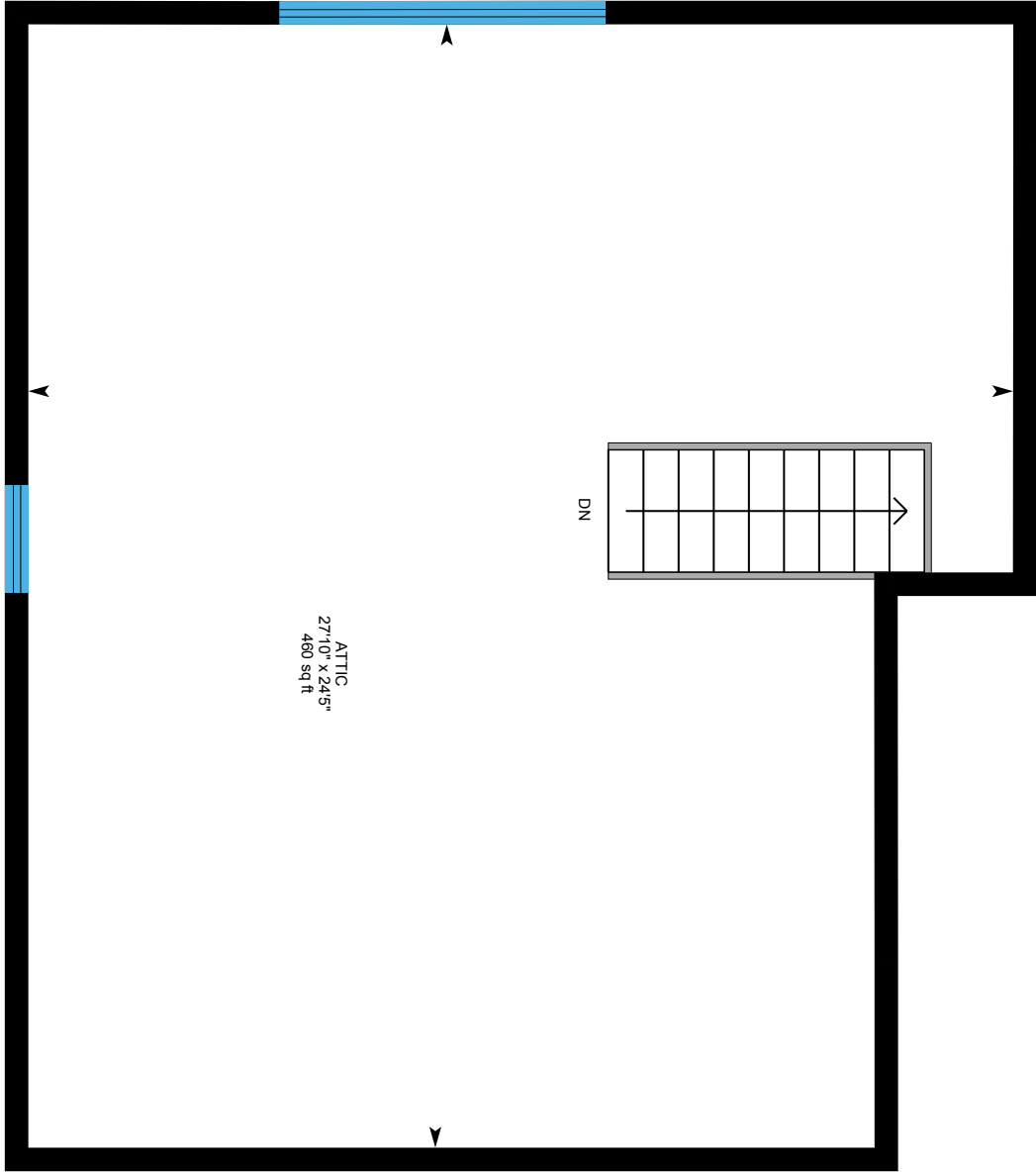
PREPARED: 2025/10/18



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.

# 108 Circle View Dr, Newbury, NH

Attic Unfinished Area 691.92 sq ft



PREPARED: 2025/10/18



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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**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:** Eric D. Marcotte

2. **PROPERTY LOCATION:** 108 Circle View Drive, 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 10 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: In front of house  
 Installed By: George Lucas and sons Date of Installation: 3/17/11  
 What is the source of your information? Receipt

c. **USE:** Number of persons currently using the system: 0  
 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 8/18/15  
 If YES to any question, please explain in Comments below or with attachment.  
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☒ No  
 If YES, are test results available? ☐ Yes ☐ No  
 What steps were taken to remedy the problem? \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

**6. SEWAGE DISPOSAL SYSTEM**

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

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

c. **IF PRIVATE:**  
 TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown  
 Tank Size 1250 Gal. ☐ Unknown ☐ Other \_\_\_\_\_  
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other \_\_\_\_\_  
 Location: Right side of house ☐ Location Unknown Date of Installation: 11/22/11  
 Date of Last Servicing: Unknown Name of Company Servicing Tank: \_\_\_\_\_  
 Have you experienced any malfunctions? ☐ Yes ☒ No  
 Comments: \_\_\_\_\_

**SELLER(S) INITIALS** EDM /

**BUYER(S) INITIALS**  /

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**PROPERTY LOCATION:** 108 Circle View Drive, Newbury, NH 03255

**d. LEACH FIELD:** ☒ Yes ☐ No ☐ Other \_\_\_\_\_  
IF YES, Location: Right side of house Size: \_\_\_\_\_ ☒ Unknown  
Date of installation of leach field: 11/22/11  
Installed By: H Thomas Construction  
Have you experienced any malfunctions? ☐ Yes ☒ No  
Comments: \_\_\_\_\_

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

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

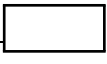
7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	R38	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	R20	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	R30	<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: \_\_\_\_\_  
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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**PROPERTY LOCATION:** 108 Circle View Drive, Newbury, NH 03255

**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:** 10 **Type:** forced hot water **Fuel:** propane **Tank Location:** Right side of house

Owner of Tank: Ayer and Goss Prpoane

Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? Hasn't been serviced other than changing filters

Secondary Heat Systems: \_\_\_\_\_

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

**j. Roof Age:** 10 **Type of Roof Covering:** Asphalt

Moisture or leakage: none

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

**SELLER(S) INITIALS**

EDM /           

**BUYER(S) INITIALS**

           /



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**k.** Foundation/Basement: ☒ Full ☐ Partial ☐ Other: \_\_\_\_\_ ☐ Type: \_\_\_\_\_  
Moisture or leakage None  
Comments: \_\_\_\_\_

**l.** Chimney(s) How Many? N/A Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_

**m.** Plumbing Type: Pex Piping Age: 10  
Comments: \_\_\_\_\_

**n.** Domestic Hot Water: Age: 10 Type: On Demand/propane Gallons: \_\_\_\_\_

**o.** Electrical System: # of Amps 200 ☒ Circuit Breakers ☐ Fuses  
Comments: \_\_\_\_\_  
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: \_\_\_\_\_  
Comments: \_\_\_\_\_

**p.** Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No  
If Yes, please explain: \_\_\_\_\_

**q.** Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: \_\_\_\_\_  
Comments: \_\_\_\_\_

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

**s.** Air Conditioning: Type: none Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
Comments: \_\_\_\_\_

**t.** Pool: Age: none Heated: ☐ Yes ☐ No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
By Whom: \_\_\_\_\_

**u.** Generator: Portable: ☐ Yes ☒ No Whole House: ☐ Yes ☐ No Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
If Portable: ☐ Included ☐ Negotiable  
Comments: \_\_\_\_\_

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

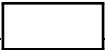
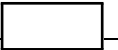
**w.** Other (e.g. Alarm System, Irrigation System, etc.) \_\_\_\_\_  
Comments: \_\_\_\_\_

**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

 / 

BUYER(S) INITIALS

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**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 108 Circle View Drive, Newbury, NH 03255

**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).**

*Eric D. Marcotte*

dotloop verified  
10/22/25 5:15 AM EDT  
FG5F-MTAV-ZLFO-0BJR

SELLERDATE

SELLERDATE

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

BUYERDATE

BUYERDATE

SELLER(S) INITIALS

*EDM*

10/22/25  
5:15 AM EDT  
dotloop verified

BUYER(S) INITIALS



UPON RECORDING, PLEASE RETURN TO:

Cleveland, Waters and Bass, P.A.  
P.O. Box 1137  
Concord, NH 03302-1137

**WARRANTY DEED**

**CHRISTINE A. MARCOTTE**, a married woman, having an address of 4862 South County Trail, Charlestown, RI 02813, for consideration defined below, grants to **ERIC D. MARCOTTE**, having an address of 4862 South County Trail, Charlestown, RI 02813, 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 13 as shown on a certain Plan of Lots entitled "15 Lots & Common Subdivision – G. & V. Development Co.", dated May 6, 1988, prepared by Douglas H. Sweet, L.L.S., approved by the Newbury Planning Board May 24, 1988, recorded as Plan #10,367 in the Merrimack County Registry of Deeds (the "Plan"), said tract or parcel being more particularly bounded and described as follows:

Beginning at a concrete bound set in the ground on the southwesterly edge of the right-of-way for the roadway shown on the Plan, said point of beginning being the northwesterly corner of Lot 14 as shown on the Plan, and being the northeasterly corner of the premises described herein; thence South 26° 46' West three hundred seventy and nine tenths (370.9) feet along said Lot 14 to a concrete bound at Lot 12 as shown on the Plan; thence North 77° 44' West five hundred fifty-two and two tenths (552.2) feet along said Lot 12 to a concrete bound set in the ground on the southeasterly edge of the right-of-way for said roadway; thence northeasterly along the arc of a curve to the right having a radius of 529.0 feet for a distance of two hundred eighty-three and four tenths (283.4) feet to a point; thence North 63° 38' East seventy-seven and one tenth (77.1) feet to a point; thence northeasterly and easterly along the arc of a curve to the right having a radius of 442.0 feet for a distance of three hundred forty-one and six tenths (341.6) feet to a point; thence South 72° 04' East one hundred one and one tenth (101.1) feet to the point of beginning, the previous four courses having been along the southeasterly, southerly and southwesterly edge of the right-of-way for said roadway shown on the Plan.

Consisting of 3.8 acres, more or less, according to the Plan.

Also conveying to the within grantees, their heirs and assigns, an undivided one-fifteenth interest in and to that certain tract or parcel of land shown and identified on the Plan as



“Common – 6.3 Acres”, said undivided one-fifteenth interest to be deemed an appurtenance to the said Lot conveyed hereby and not to be severed therefrom. The said “Common” is provided for the mutual benefit and enjoyment of all the owners of Lots 1 through 15 as shown on the Plan, and all such lot owners shall be entitled to use and enjoy the “Common” in common with all other such lot owners. No building or other improvements designed for occupancy or requiring any manner of septic or sewerage disposal system shall be constructed on any portion of the said “Common”.

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 the roadway shown on the Plan, as well as over and upon the various roadways shown on Plan #2244 of the Merrimack County Registry of Deeds, being the plan for the “Birchfield Subdivision”, as said roadways presently exist, for the purpose of providing access to the premises described herein from Sutton Road, so-called. Excepting, however, to the within “grantors”, their heirs, successors and assigns, the right to grant said roadways, or any portions thereof, to the Town of Newbury or any other governmental entity, for use as a public road or highway.

The within conveyance is made subject to and with the benefits of the provisions of certain covenants and restrictions set forth in a document entitled “Declaration of Covenants and Restrictions for G. & V. Development Company”, dated June 7, 1988, recorded in the Merrimack County Registry of Deeds at Book 1729, Page 158.

The foregoing conveyance is made together with and subject to all rights, easements, restrictions, encumbrances and other matters of record, to the extent in force and applicable.

Meaning and intending to describe and convey the same premises as were conveyed to Christine A. Marcotte and Eric D. Marcotte by deed of Paul Van Den Berg, dated June 30, 2004 and recorded in the Merrimack County Registry of Deeds at Book 2675, Page 1422.

The grantor releases all rights of homestead and other interests herein.

The foregoing conveyance is made as a noncontractual transfer from wife to husband and is therefore not subject to the New Hampshire real estate transfer tax pursuant to RSA 78-B:2 XX1.




EXECUTED this 1 day of August, 2018.

  
Christine A. Marcotte

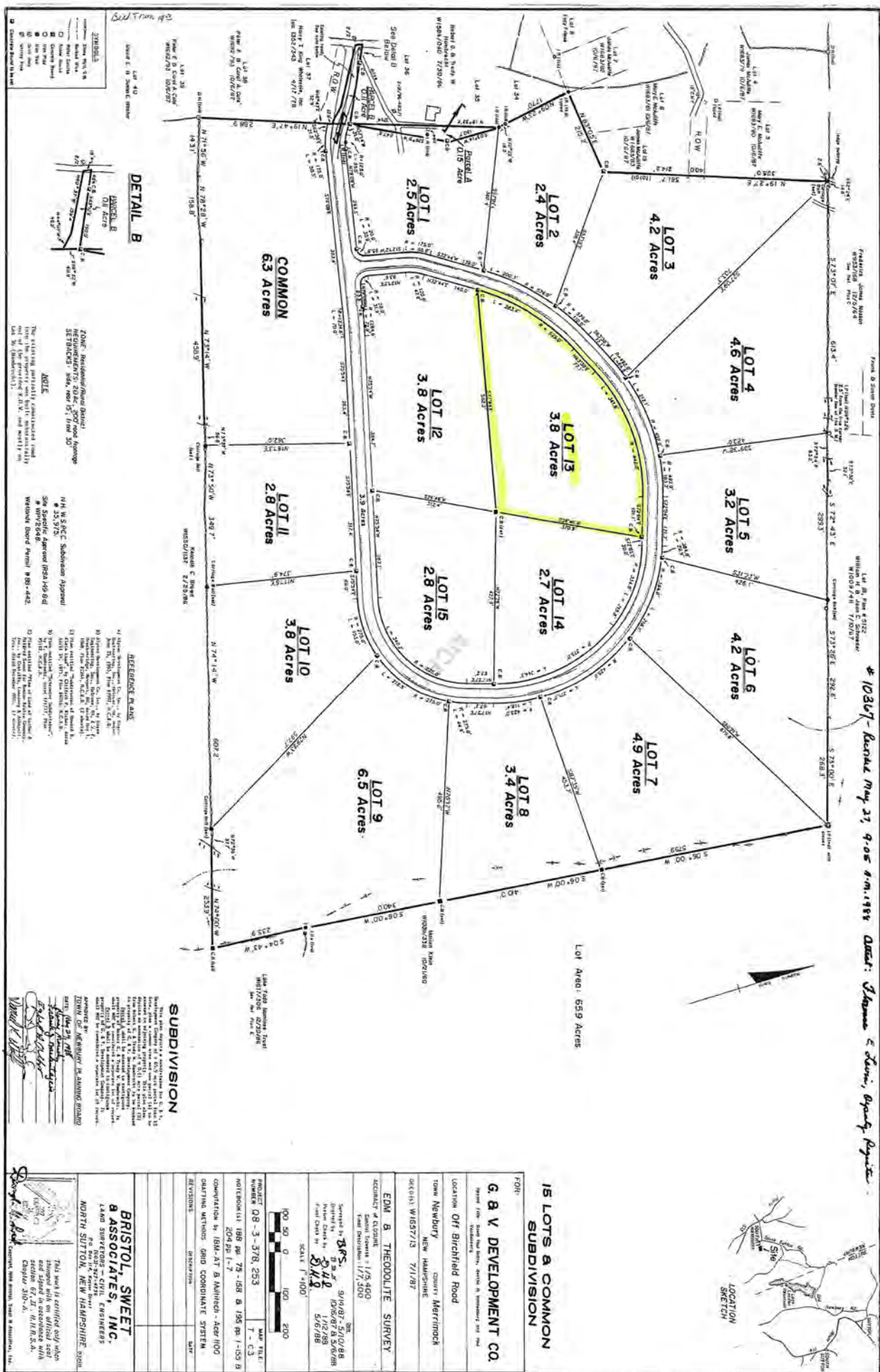
STATE OF Rhode Island  
COUNTY OF Washington

This instrument was acknowledged before me on this 1 day of August, 2018 by Christine A. Marcotte. The identity of the subscribing party was determined by **(check box that applies and completes blank line, if any):**

- ☒ My personal knowledge of the identity of said person **OR**  
☐ The oath or affirmation of a credible witness, \_\_\_\_\_ (name of witness), the witness being personally known to me **OR**  
☐ The following identification documents:  
☐ Driver's License  
☐ Passport  
☐ Other: \_\_\_\_\_

  
Notary Public/Justice of the Peace  
Name: Cherrice R. Perkins  
My Commission Expires: 2/9/22





# 10367 - Recd. May 27, 9:05 a.m. 1988 Desc: *Thamne* & *Scini*, *Opod. Pygma*

