

## Lot 23 Sunapee Street, Newport

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### About This Property

Great opportunity with 4.44 acres in Newport offering scenic views, direct access to the Sugar River Rail Trail, and excellent development potential. This versatile property provides numerous possibilities for investment or personal use. Set in a great location that balances privacy with convenience, the land is just minutes from downtown Newport's dining, local shops, health care, and amenities. Outdoor enthusiasts will love the nearby access to the Sugar River Rail Trail for snowmobiling, hiking, and biking, as well as local fishing spots, golf courses, and breweries. Enjoy all season recreation with Mount Sunapee Resort only 10 minutes away for skiing and winter fun, and Sunapee Harbor less than 15 minutes away for summer concerts, dining, and lakeside activities. The property is also within 40 minutes of Dartmouth Health and the Upper Valley, and about 50 minutes to Concord offering a convenient and flexible location for a variety of lifestyles or investment goals.

Acres: 4.44 | Property Taxes: \$948

PROPERTY DISCLOSURE - LAND ONLY  
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

1. SELLER: Paul Truman and Cindy Truman
2. PROPERTY LOCATION: Lot 23 Sunapee Street, Newport, NH 03773
3. 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 SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. 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.

5. WATER SUPPLY (Please answer all questions regardless of type of water supply)
  - a. TYPE OF SYSTEM:  None  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other
  - b. INSTALLATION: Location: \_\_\_\_\_ Installed By: \_\_\_\_\_  
Date of Installation: \_\_\_\_\_ What is the source of your information? \_\_\_\_\_
  - c. USE: Number of Persons currently using the system: \_\_\_\_\_  
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  Unknown  
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.  
To your knowledge, have any test results ever been 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? \_\_\_\_\_
  - f. COMMENTS: \_\_\_\_\_

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public:  Yes  No Community/Shared:  Yes  No  
Private:  Yes  No Unknown:  Yes  No  
None:  Yes  No Septic/Design Plan in Process?  Yes  No  
Septic Design Available?  Yes  No  
Comments: \_\_\_\_\_
- 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  Other  
Tank Size  500 Gal.  1,000 Gal.  Unknown  Other  
Tank Type  Concrete  Metal  Unknown  Other  
Location: \_\_\_\_\_  Location Unknown Date of Installation: \_\_\_\_\_  
Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
Have you experienced any malfunctions?  Yes  No Comments: \_\_\_\_\_
- d. LEACH FIELD:  Yes  No  Other  
IF YES: Size \_\_\_\_\_ Location: \_\_\_\_\_  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 site assessment been done?  Yes  No  Unknown  
SOURCE OF INFORMATION: \_\_\_\_\_
- f. COMMENTS: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS Paul Truman, Cindy Truman

BUYER(S) INITIALS \_\_\_\_\_

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7. HAZARDOUS MATERIAL

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): \_\_\_\_\_ Owner of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Are you aware of any problems, such as leakage, etc.?  Yes  No Comments: \_\_\_\_\_

Are tanks registered with the Department of Environmental Services (D.E.S.)?  YES  NO  UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.?  YES  NO  UNKNOWN

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

8. GENERAL INFORMATION

a. Is this property subject to Association fees?  YES  NO  UNKNOWN

If YES, Explain: \_\_\_\_\_

If YES, what is your source of information? \_\_\_\_\_

b. Is this property located in a Federally Designated Flood Hazard Zone?  YES  NO  UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property?  YES  NO  UNKNOWN

If YES, Explain: \_\_\_\_\_

d. What is your source of information? \_\_\_\_\_

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors?  YES  NO  UNKNOWN

If YES, Explain: \_\_\_\_\_

f. 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: \_\_\_\_\_

g. How is the property zoned? R-20 Dom. Town Bldg Source: Davis

h. Has the property been surveyed?  YES  NO  UNKNOWN If YES, is the survey available?  YES  NO

i. Has the soil been tested?  YES  NO  UNKNOWN If YES, are the results available?  YES  NO

j. Has a percolation test been done?  YES  NO  UNKNOWN If YES, are the results available?  YES  NO

k. Has a test pit been done?  YES  NO  UNKNOWN If YES, are the results available?  YES  NO

l. Have you subdivided the property?  YES  NO  UNKNOWN

m. Are there any local permits?  YES  NO  UNKNOWN Please explain: \_\_\_\_\_

n. Are there attachments explaining any of the above?  YES  NO  UNKNOWN

o. Septic/Design plan available?  YES  NO  UNKNOWN

p. 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: \_\_\_\_\_

9. ADDITIONAL INFORMATION:

\_\_\_\_\_

10. NOTE 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. 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

BA, J

BUYER(S) INITIALS

\_\_\_\_\_, \_\_\_\_\_

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TO BE COMPLETED BY SELLER

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

**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.

*Paul S. Truman* 3/19/26  
SELLER DATE

*Cindy Truman* 3/19/26  
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

Janet Gibson, Register of Deeds  
Sullivan County New Hampshire  
LCHIP SUA054583 25.00  
TRANS TAX SU016243 150.00

Return to:  
Paul Truman  
Cindy Truman  
131 Morningside Lane  
Charlestown, NH 03603



**\$150**

WARRANTY DEED

169 Sunapee Street, LLC, a New Hampshire Limited Liability Company, of 300 River Road, Suite 110, Manchester, NH 03104, for consideration paid grant to Paul Truman and Cindy Truman, husband and wife, of 131 Morningside Lane, Charlestown, NH 03603, as joint tenants with rights of survivorship with warranty covenants;

A certain tract of land situated in Newport, Sullivan County, bounded and described as follows:

Beginning at an iron pin set in the ground on the Northerly side of Sunapee Street at a point twenty-five (25) feet Easterly from the original corner of land of Robert Jennison, this iron pin being the Southeast corner of a triangular piece of land conveyed by one Sargent to said Jennison in Volume 394, Page 307, as an addition to the Jennison original home place:

1. Northerly along said Jennison land, so-called, one hundred thirty-four (134) feet to an iron stake at a corner of said Jennison land and at a corner of land conveyed by said Sargent to Rudolph and Lucille Rissala by deed dated November 23, 1966, and recorded in the Sullivan County Registry of Deeds in Volume 413, Page 176;
2. Northerly along said Rissala land three hundred ten (310) feet, more or less, to an iron stake at a stone wall at land of George A. Dorr, Jr.;
3. North 0° 53' West two hundred thirty and four-tenths (230.4) feet along said Dorr land to an iron stake at land formerly of Dr. L.A. Weigle, now or formerly of Arthur Leavitt;
4. Along said Weigle or Leavitt land, so-called, North 87° 38' East two hundred sixty-seven (267) feet to an iron stake set in the ground;

LS

\_\_\_\_\_  
BUYER INITIALS

\_\_\_\_\_

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5. Still along said Weigle or Leavitt land North 62° 47' East one hundred sixty-five and six-tenths (165.6) feet to an iron stake at Summit Road;
6. About South 11° 20' East one hundred twenty-two (122) feet, more or less, along the Westerly boundary of Summit Road to Sunapee Street;
7. Southwesterly along the Northerly boundary of Sunapee Street seven hundred seventy (770) feet, more or less, to the point of beginning.

Reference is made to a map on record in the Registry of Deeds for Sullivan County entitled "Property of Merton J. Sargent as of September 1947, Newport, N.A., 1" = 40', made by Heman Chase, Surveyor.

Excepting and reserving such rights and interests as were conveyed to Public Service Company of New Hampshire and New England Telephone and Telegraph Company by instrument dated December 18, 1967, recorded in Volume 465, Page 79.

Subject to easement to Public Service Company of New Hampshire d/b/a Eversource Energy and Northern New England Operations, LLC d/b/a Consolidated Communications-NNE, dated November 15, 2018 and recorded in Book 2056, Page 620.

Meaning and intending to describe and convey a portion of the same premises conveyed to 169 Sunapee Street, LLC by Warranty Deed from William B. Ruger, Jr., dated August 17, 2016 and recorded in Book 1984, Page 136; also see Corrective Deed recorded in Book 2049, Page 771 of the Sullivan County Registry of Deeds.

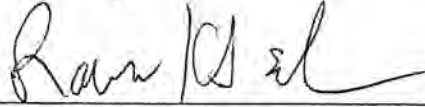
Map 112 Lot 23, Newport, NH 03773

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BUYER INITIALS

Executed this 12<sup>th</sup> day of July, 2019.

169 Sunapee Street, LLC,

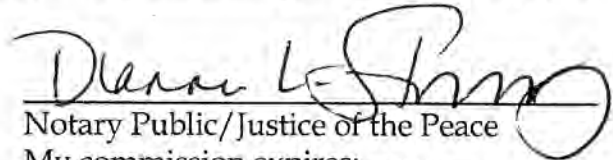


By: Ronald K. DeCola, Managing Member

STATE OF NEW HAMPSHIRE

Hillsborough, SS

Then personally appeared before me on this 12<sup>th</sup> day of July 2019 Ronald K. DeCola, duly authorized on behalf of 169 Sunapee Street, LLC, and acknowledged the foregoing to be his free act and deed.



Notary Public/Justice of the Peace

My commission expires:





3  
3.0 AcC

SUMMIT ROAD

4  
2.9 AcC

24  
0.88 AcC

26  
0.93 Ac

5  
1.6 AcC

ROUTES 11 & 103

27  
0.107 Ac

28  
0.518 Ac

30  
0.43 Ac

23  
4.44 Ac

31  
0.991 Ac

11  
0.90 AcC

22  
0.35 AcC

21  
0.48 AcC

20  
0.27 AcC

19  
0.35 AcC

SUNAPEE LANE

STREET

HYDRO DAM EASE

RIVER

SUGAR

45  
4.96 Ac

44  
1.2 AcC

32

0.9



Compliments of

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REAL ESTATE

