



150 Rand Pond Road, Goshen

Offered at \$740,000

About This Home

Experience lakeside living at its finest with this beautiful 2-bedroom, 2-bathroom home on Rand Pond in Goshen, offering 50' of private waterfront. Set in a peaceful and scenic location, this property combines comfort, lifestyle, and stunning natural surroundings. The interior features a bright, open-concept layout filled with natural light. The kitchen offers plenty of cabinet and counter space, while the dining area has a gas fireplace and living room overlooking Rand Pond which captures spectacular views of Mount Sunapee. A first-floor bedroom, full bathroom, and laundry provide convenient first-level living. Off the dining area, a newly added screened-in sun porch invites you to relax and enjoy your surroundings. On the second level, you will find another bedroom, a full bathroom, and a cozy sitting area. Outside, the property includes an oversized 2+ car attached garage with a covered walkway, beautifully landscaped gardens, a fire pit, private dock, and a deck for lakeside enjoyment. Recent updates include a radon mitigation system, new metal roof, French drains, sump pump, and a renovated second-level bathroom.

Location Details

Rand Pond spans 48 acres and is known for its quiet atmosphere with loons and other wildlife, and excellent trout and perch fishing. It also offers kayaking, hiking, and swimming in the summer, and snowshoeing in the winter. Just 10 minutes from Mount Sunapee Resort for skiing and year-round recreation, and close to local golf courses, lakes, and trails. Conveniently located 15 minutes from Newport for essentials, shopping, dining, and health care, 45 minutes from Keene and the Upper Valley for more dining and shopping, and under 2.5 hours from Boston. Whether you're seeking a primary residence or a vacation retreat, this Rand Pond property offers the perfect blend of comfort, recreation and lake life.



2 Bedrooms



2 Bathrooms



Approx. 1,609 SF

Waterfront: 50' | Acres: 0.14 | Property Taxes: \$8,565 | Year Built: 2002



Virtual Tour URL Unbranded 1

County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 2002
Architectural Style Cape, Contemporary
Color Tan
Total Stories 1.5
Zoning Residential
Taxes TBD No
Tax Annual Amount \$8,565.29
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 0.14
Lot Size Square Feet 6,098
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Interior
Activation Date

Rooms Total 7
Bedrooms Total 2
Bathrooms Total 2
Bathrooms Full 1
Bathrooms Three Quarter 1
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 1,609
AGFinSrc Measured
Above Grade Unfinished Area 898
AGUnfinSrc Measured
Below Grade Finished Area 0
BGFinSrc Public Records
Below Grade Unfinished Area 969
BGUnfinSrc Measured
Total Finished Area 1,609
Footprint
Road Frontage Yes
Road Frontage Type Public
Road Frontage Length 51

Waterfront Property Yes
Water Body Access Yes
Water Body Name Rand Pond
Water Body Type Pond
Water Access Details Directly Adjoining, Dock Access
WaterFrRit Exclusively Owned
Water Body Restrictions Yes
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 31
Auction No
Current Use
Land Gains
Resort

Public Remarks Experience lakeside living at its finest with this beautiful 2-bedroom, 2-bathroom home on Rand Pond in Goshen, offering a 50' of private waterfront. Set in a peaceful and scenic location, this property combines comfort, lifestyle, and stunning natural surroundings. The interior features a bright, open-concept layout filled with natural light. The kitchen offers plenty of cabinet and counter space, while the dining area has a gas fireplace and living room overlooking Rand Pond which captures spectacular views of Mount Sunapee. A first-floor bedroom, full bathroom, and laundry provide convenient first-level living. Off the dining area, a newly added screened-in sun porch invites you to relax and enjoy your surroundings. On the second level, you will find another bedroom, a full bathroom, and a cozy sitting area. Outside, the property includes an oversized 2+ car attached garage with a covered walkway, beautifully landscaped gardens, a fire pit, private dock, and a deck for lakeside enjoyment. Rand Pond spans 48 acres and is known for its quiet atmosphere with loons and other wildlife, and excellent trout and perch fishing. It also offers kayaking, hiking, and swimming in the summer, and snowshoeing in the winter. Just 10 minutes from Mount Sunapee Resort for skiing and year-round recreation, and close to local golf courses, lakes, and trails. Conveniently located 15 minutes from Newport for essentials, shopping, dining, and health care. 45 minutes from Keene and the Upper Valley for more dining and shopping, and under 2.5 hours from Boston. Recent updates include a radon mitigation system, new metal roof, French drains, sump pump, and a renovated second-level bathroom. Whether you're seeking a primary residence or a vacation retreat, this Rand Pond property offers the perfect blend of comfort, recreation and lake life. *Showings begin at the open house on Friday, April 3rd, from 4:00 - 6:00, additional open house on Saturday, April 4th, from 2:00 - 4:00.

Directions From Brook Road, turn onto Rand Pond Road, next to the Goshen Inn. House will be on the right side of the road.

Kitchen 1 14' x 9'3"
Dining Room 1 12'6" x 13'4"
Living Room 1 12'7" x 13'4"
Bedroom 1 11'11" x 11'6"
Bathroom Full 1 9'1" x 8'5"
Sunroom 1 12'6" x 11'10"
Bedroom 2 15'4" x 13'3"
Bathroom Three 2 6'1" x 8'10"
Family Room 2 11'3" x 11'5"
Utility Room B 24'7" x 34'8"

Lot Features Landscaped, Level, Mountain View, Pond, Pond Frontage, Sloping, View, Water View, Waterfront, Near Skiing
Construction Materials Wood Frame, Vinyl Siding
Foundation Details Concrete
Flooring Carpet, Ceramic Tile, Softwood, Vinyl Plank
Exterior Features Boat Slip/Dock, Deck, Garden Space, Covered Porch, Enclosed Porch, Screened Porch
Roof Metal
Driveway Brick/Pavers

Exclusions
Right of First Refusal

Map 209
Block 000
Lot 072
SPAN Number
Property ID

Interior Features Blinds, Cathedral Ceiling, Cedar Closet, Ceiling Fan, Dining Area, Gas Fireplace, 1 Fireplace, Hearth, Kitchen Island, Laundry Hook-ups, Living/Dining, Natural Light, Window Treatment, 1st Floor Laundry
Appliances Dishwasher, Dryer, Microwave, Gas Range, Refrigerator, Washer
Other Equipment Radon Mitigation, Security System, Smoke Detector, Standby Generator
Utilities Propane
Heating Propane, Baseboard, Multi Zone, Boiler
Electric 200+ Amp Service, Circuit Breaker(s), Generator
Cooling None
Water Source Drilled Well, Private
Sewer 1250 Gallon, Concrete, Holding Tank, Leach Field, Septic Design Available, Septic Shared, Septic

Fuel Company Eastern Oil & Propane
Electric Company NH Electric Co-op
Water Company
Cable Company
Phone Company
Internet Service Provider Fidium Fiber

DeedRecTy Warranty
Deed Book 1956
Deed Page 57
Covenants No
Seasonal No
PlanUrbDev

SchDistrict Choice
SchElem Choice
SchMiddle Choice
SchHigh Choice

Fees - Condo - Mobile

Condo Fees
Fee
Fee 2
Fee 3

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

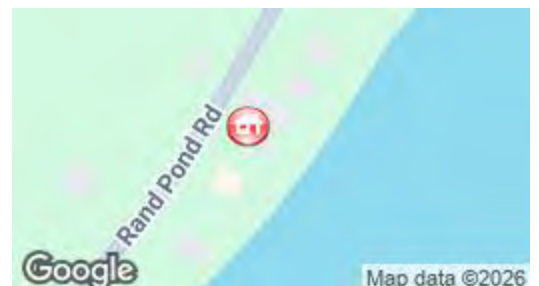
ParkName
Mobile Co-Op
MobPKApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

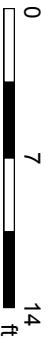
Off: 603-526-8600



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150 Rand Pond Rd, Goshen, NH

Main Floor Finished Area 960.74 sq ft
Unfinished Area 898.84 sq ft

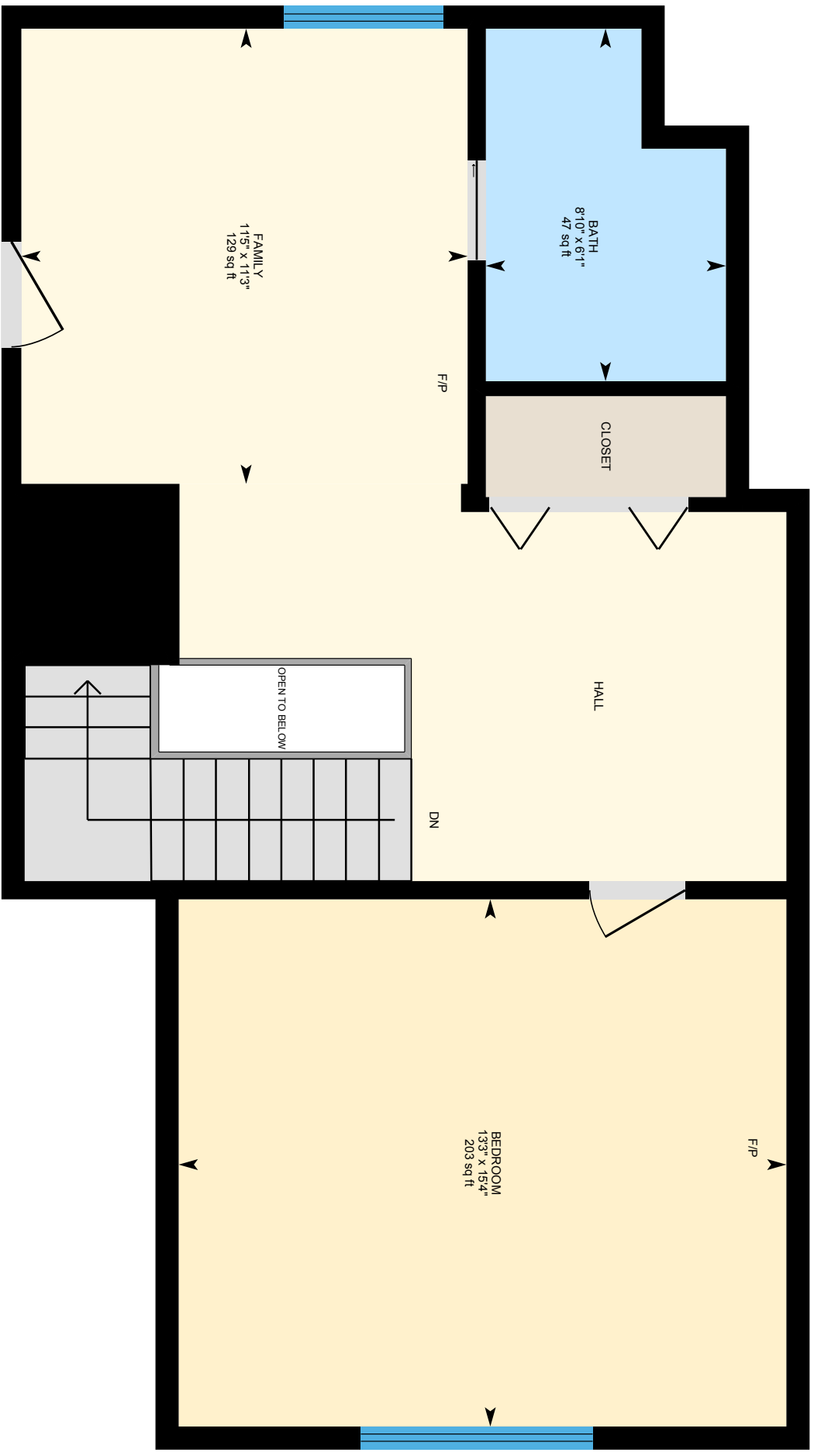


PREPARED: 2026/03/30



150 Rand Pond Rd, Goshen, NH

2nd Floor Finished Area 649.11 sq ft



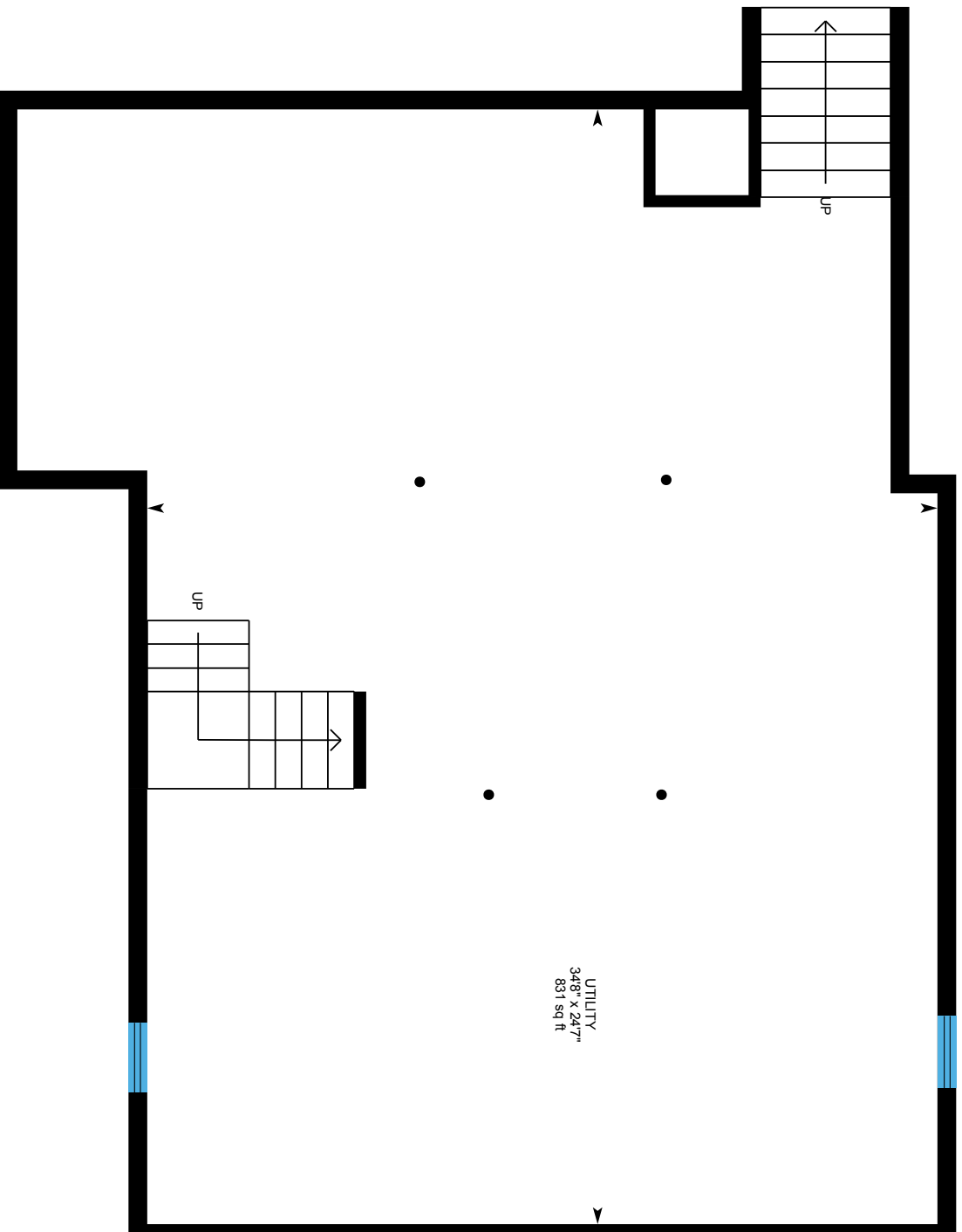
PREPARED: 2026/03/30



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.

150 Rand Pond Rd, Goshen, NH

Lower Level (Below Grade) Unfinished Area 969.05 sq ft



PREPARED: 2026/03/30



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: William R. Porritt and Diana L. Porritt

2. PROPERTY LOCATION: 150 Rand Pond Road, Goshen, NH 03752

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

4. SELLER: [X] has [] has not occupied the property for 10 1/2 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [] Public [X] Private [] Seasonal [] Unknown [X] Drilled [] Dug [] Other Well belongs to 150 Rand Pond Rd

b. INSTALLATION: Location: SW corner of property - off end of deck
Installed By: Unknown Date of Installation: Unknown
What is the source of your information?

c. USE: Number of persons currently using the system: 2, and neighbor to W allowed summer access
Does system supply water for more than one household? [] Yes [X] No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: [] Yes [X] No [] N/A Quantity: [] Yes [X] No
Quality: [] Yes [X] No [] Unknown
If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? [X] Yes [] No Date of most recent test 2015, Oct.
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 [X] No
IF YES, are test results available? [] Yes [] No
What steps were taken to remedy the problem?

COMMENTS: Whole house filter added 2015.
Radon mitigation tank added 2015, and changed 2023.

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [] Yes [X] No Community/Shared: [X] Yes [] No
Private: [X] Yes [] No [] Unknown
Septic Design Available: [] Yes [] No
Shared velocity tank and leech field;

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? [X] Yes [] No Neighbor cut pump line in
What steps were taken to remedy the problem? 2020, Pressure line replaced - pump to V.R.P (velocity tank).

c. IF PRIVATE:
TANK: [X] Septic Tank [X] Holding Tank [] Cesspool [] Unknown [] Other
Tank Size 1250 Gal. [] Unknown [X] Other Pump Tank; vol. 250 Gal
Tank Type [X] Concrete [] Metal [] Unknown [] Other
Location: Along side of garage walkway [] Location Unknown. Date of Installation:
Date of Last Servicing: Name of Company Servicing Tank:
Have you experienced any malfunctions? [] Yes [X] No
COMMENTS:

SELLER(S) INITIALS [WP] [LDP] BUYER(S) INITIALS [] [] [] []

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PROPERTY LOCATION: 150 Rand Pond Road, Goshen, NH 03752

d. LEACH FIELD: [X] Yes [] No [] Other
IF YES, Location: Behind/uphill from 151 Rand Pond Rd Size: [] Unknown
Date of installation of leach field: 2013 Installed By:
Have you experienced any malfunctions? [] Yes [X] No
Comments:

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [] Yes [X] 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

Table with 7 columns: INSULATION, LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors.

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? [X] Yes [] No [] Unknown
IF YES: Are tanks currently in use? [X] Yes [] No
IF NO: How long have tank(s) been out of service?
What materials are, or were, stored in the tank(s)? Propane
Age of tank(s): Unknown Size of tank(s): 500 Gal.
Location: NW corner of property
Are you aware of any past or present problems such as leakage, etc? [] Yes [X] No
Comments: Anodize agent bags in place.
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 [X] No [] Unknown
In the siding? [] Yes [X] No [] Unknown In the roofing shingles? [] Yes [X] No [] Unknown
In flooring tiles? [] Yes [X] No [] Unknown Other [] Yes [X] No [] Unknown
If YES, Source of information:
Comments:

c. RADON/AIR - Current or previously existing:
Has the property been tested? [X] Yes [] No [] Unknown
IF YES: Date: 2015 By: owner = Neg. in Air
Results: Positive in Water If applicable, what remedial steps were taken? Mitigation tank added to water supply
Has the property been tested since remedial steps? [X] Yes [] No
Are test results available? [X] Yes [] No
Comments: Negative

SELLER(S) INITIALS [WP], [DP]

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: 2015 By: Owner

Results: Positive (low) in water If applicable, what remedial steps were taken? Mitigation tank added.

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: Replaced 2023

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? Owner

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? Owner

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? Residential

i. Heating System Age: _____ Type: Peerless Boiler Fuel: Propane Tank Location: _____

Owner of Tank: Property owner owns tank - not fuel supplier. Subfloor - main / base board - 2nd

Annual Fuel Consumption: _____ Price: _____ Gallons: 3 zones + basement

Date system was last serviced and by whom? 2025 Eastern Fuel Co.

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 3 yrs Type of Roof Covering: Metal

Moisture or leakage: None

Comments: _____

SELLER(S) INITIALS

WP, DP

BUYER(S) INITIALS

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k. Foundation/Basement Full Partial Other: _____ Type: Formed/Poured Concrete
Moisture or leakage: None; French drains & sump pump installed 2023
Comments: _____

l. Chimney(s) How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

m. Plumbing Type: PEX & Copper Age: _____
Comments: In sync with boiler system

n. Domestic Hot Water Age: New 02/2022 Type: Bradford-White Gallons: 250 Gal.

o. Electrical System # of Amps 200 house/100 Garage 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: Window 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: 2,000 Last Date of Service: 2025
If Portable: Included Negotiable
Comments: 2026 service paid for/not yet performed

v. Internet Type Currently Used at Property: FIDUUM fiber optic

w. Other (e.g. Alarm System, Irrigation System, etc.) In house alarm system installed - not operated
Comments: 2015 - present. (hooked up)

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 WP, DP

BUYER(S) INITIALS ,

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10. ADDITIONAL INFORMATION

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

Yes No see below.

b. ADDITIONAL COMMENTS:

Shortly after moving in, we moved the shed to the neighbors property, tore out all asphalt on road side of house, and added the oversized 2 1/2 car garage and breezeway. We changed the configuration of the front hall way and BR, adding the 2 closets. We removed the old, partially rotted deck and dock, replacing them with the current screened porch, deck and aluminum frame dock. In 2025, we completely renovated the upstairs BR. The Japanese garden along the western property border, and the perennial boulder garden were carefully planned and installed by us, the property owners. Formerly, the basement was wet after rains, and in spring. Since drainage system installed in 2023 - bone dry. Heavy duty heat tapes applied to underground sump-drain line. (visible in waterfront yard)

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).

William Porritt 3/23/26
SELLER DATE

Diana L Porritt
dotloop verified 03/30/26 11:18 AM EDT XCMW-NOVH-2XFY-YRGU
SELLER DATE

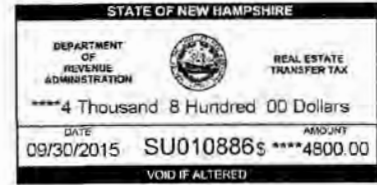
BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. 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 WP, DP

BUYER(S) INITIALS



Compliments of 
HUDKINS LAW & TITLE
REAL ESTATE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, ADELINE K. BELL, as Trustee of THE ADELINE K. BELL REVOCABLE TRUST, u/a dated May 7, 2010, of Sunapee, New Hampshire, for consideration paid, grant to WILLIAM R. PORRITT and DIANA L. PORRITT, whose present mailing address is 1 Overlook Road, Northwood, New Hampshire 03261, with **WARRANTY COVENANTS** to the said WILLIAM R. PORRITT and DIANA L. PORRITT as joint tenants with rights of survivorship,

A certain tract or parcel of land, with the buildings and other improvements thereon, situated in Goshen, County of Sullivan and State of New Hampshire, being Lot No. five (5) as shown on a plan of lots entitled "Beau Bois Estate" which plan is recorded in Planfile 1, Pocket 1, Folder 1, Number 15 of the Sullivan County Registry of Deeds, said tract or parcel being more particularly bounded and described as follows:

Beginning at an iron pin set in the ground near the high water mark of Rand Pond, which point marks the Southwest corner of this Lot and the Southeast corner of Lot No. 6; thence running North 57° 45' West against the Easterly line of Lot No. six (6) 116.5 feet, more or less, to an iron pin set in the ground on the Southerly side of the Town Road; thence running North 52° East along the Southerly side of said Town Road 51 feet, more or less, to an iron pin set in the ground at the Northwest corner of Lot

W.D. DP

No. 4; thence running South 54° 30' East (this course has been incorrectly shown as South 54° 30' West in prior deeds) against the Westerly line of Lot No. 4 128 feet, more or less, to an iron pin set in the ground near the high water mark of said Rand Pond; thence running South 68° West in a line roughly parallel to the shore of said Pond 50 feet, more or less, to the point of beginning.

Also granting to the within grantee, her heirs and assigns, the right to utilize the shared septic leach field which is designed for a one-bedroom usage. In the event said grantee, her heirs or assigns, desires to expand the existing leach area to accommodate a two-bedroom system, "grantors" agree to such expansion, provided grantee, her heirs and assigns, pays the full expense for the installation of such a system, including the restoration of the premises to their former condition. If at any time grantee, her heirs or assigns, installs a leach field on the premises hereinabove conveyed, the right to utilize the shared septic leach field shall terminate.

Said premises are conveyed subject to the following restrictions which run with the land and shall be binding on the grantee and all persons claiming under her:

1. No tar paper shacks shall be erected on said premises and all buildings shall be completed on the exterior.
2. Any buildings erected shall contain modern plumbing facilities and no outdoor toilets will be permitted.
3. Said premises shall be used for residential use only and shall not be used commercially except the premises may be rented when not owner occupied.

Meaning and intending to describe and convey all and the same premises as were conveyed to ADELIN K. BELL, Trustee of THE ADELIN K. BELL REVOCABLE TRUST, u/a dated May 7, 2010 by ADELIN BELL and IAN V. WAGNER by warranty deed dated August 5 and August 12, 2011, recorded in Volume 1813, Page 275 of the Sullivan County Registry of Deeds.

THE PREMISES CONVEYED HEREBY ARE NOT HOMESTEAD PROPERTY.

Signed this 25 day of SEPTEMBER, 2015.

The Adeline K. Bell Revocable Trust, u/a dated May 7, 2010

By: Adeline K. Bell Trustee
Adeline K. Bell, Trustee

STATE OF ~~ARIZONA~~ New Hampshire
COUNTY OF Sullivan

September 25, 2015

Personally appeared Adeline K. Bell, Trustee of THE ADELINE K. BELL REVOCABLE TRUST, u/a dated May 7, 2010, 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,

Catherine B. McCloy
Notary Public

(Please type or print name)
My commission expires:



