



88 Cash Street, Croydon

Offered at \$295,000

About This Home

Great opportunity for a 3-bedroom, 2-bathroom farmhouse set on 3 acres in Croydon! Offering a quiet country setting with convenient access to nearby lakes, recreation, and amenities. The bright kitchen flows into the sunroom that gets some nice natural sunlight. The first floor features a primary bedroom and full bathroom, along with beautiful natural woodwork and wood floors that add warmth and character throughout. On the second level you will find two additional bedrooms and another full bathroom, providing plenty of space for family or guests. Recent updates include a new heating system installed in 2023 and mini-splits on both levels for efficient year-round comfort. The home also offers an attached 2-car garage, a full basement, and a level fenced backyard perfect for privacy, gardening, or entertaining. Enjoy evenings by the fire pit and take in the peaceful surroundings.

Location Details

Located just off Spectacle Pond, a 38 acre stocked pond ideal for kayaking and fishing, and less than 5 minutes from Rockybound Pond, where you can swim, boat, and fish for bass, perch, and catfish. The property is under 10 minutes to I-89 for quick access to Dartmouth Health and the Upper Valley for dining, shopping and entertainment. Just 10 minutes to downtown Newport for shopping, dining, and health care. Mount Sunapee Resort is only 20 minutes away, and Sunapee Harbor is just 15 minutes for lakeside dining, summer concerts, and recreation. Close to golf courses and the Sugar River Rail Trail for hiking, biking, and snowmobiling, this property offers the perfect blend of small town living and convenience, an ideal place to enjoy all that the Lake Sunapee region has to offer.



3 Bedrooms



2 Bathrooms



Approx. 1,344 SF

Acres: 3.0 | Property Taxes: \$3,003 | Year Built: 1935



County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 1935
Architectural Style Farmhouse
Color
Total Stories 1.75
Zoning RR - Rural Res
Taxes TBD No
Tax Annual Amount \$3,003.00
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 3.00
Lot Size Square Feet 130,680
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Walkout
Activation Date 4/11/2026

Rooms Total 7
Bedrooms Total 3
Bathrooms Total 2
Bathrooms Full 2
Bathrooms Three Quarter 0
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 1,344
SqFtFAGSrc Measured
Above Grade Unfinished Area 0
SqFtUAGSrc Public Records
Below Grade Finished Area 0
SqFtBGSrc Public Records
Below Grade Unfinished Area 872
SqFtUBGSrc Measured
Total Finished Area 1,344
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 290

Waterfront Property Yes
Water Body Access Yes
Water Body Name Spectacle Pond
Water Body Type Pond
Water Access Details Directly Adjoining
WaterFRit Exclusively Owned
Water Body Restrictions Unknown
ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
Flood Zone Unknown
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Days On Market 0
Auction No
Current Use
Land Gains
Resort



Virtual Tour URL Unbranded 1

Public Remarks Great opportunity for a 3-bedroom, 2-bathroom farmhouse set on 3 acres in Croydon! Offering a quiet country setting with convenient access to nearby lakes, recreation, and amenities. The bright kitchen flows into the sunroom that gets some nice natural sunlight. The first floor features a primary bedroom and full bathroom, along with beautiful natural woodwork and wood floors that add warmth and character throughout. On the second level you will find two additional bedrooms and another full bathroom, providing plenty of space for family or guests. Recent updates include a new heating system installed in 2023 and mini-splits on both levels for efficient year-round comfort. The home also offers an attached 2-car garage, a full basement, and a level fenced backyard perfect for privacy, gardening, or entertaining. Enjoy evenings by the fire pit and take in the peaceful surroundings. Located just off Spectacle Pond, a 38 acre stocked pond ideal for kayaking and fishing, and less than 5 minutes from Rockbound Pond, where you can swim, boat, and fish for bass, perch, and catfish. The property is under 10 minutes to I-89 for quick access to Dartmouth Health and the Upper Valley for dining, shopping and entertainment. Just 10 minutes to downtown Newport for shopping, dining, and health care. Mount Sunapee Resort is only 20 minutes away, and Sunapee Harbor is just 15 minutes for lakeside dining, summer concerts, and recreation. Close to golf courses and the Sugar River Rail Trail for hiking, biking, and snowmobiling, this property offers the perfect blend of small town living and convenience, an ideal place to enjoy all that the Lake Sunapee region has to offer. *Showings begin at the open house on Saturday, April 11th, from 10:00 - 12:00.

Directions Near the General Store, turn onto Pine Street. Turn right onto Cash Street and go about half a mile, house will be on the right.

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

Lot Features Country Setting, Level, Pond, Pond Frontage, Sloping, View, Water View, Waterfront, Rural
Construction Materials Wood Frame, Aluminum Siding, Vinyl Siding
Foundation Details Concrete
Flooring Carpet, Hardwood, Laminate
Exterior Features Partial Fence, Garden Space
Roof Asphalt Shingle, Standing Seam
Driveway Dirt

Exclusions
 Right of First Refusal

Map 12
Block 000
Lot 234
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 2207
Deed Page 692
Covenants No
Seasonal No
PlanUrbDev

SchDistrict Croydon
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

Interior Features Ceiling Fan, Dining Area, Laundry Hook-ups, Natural Woodwork, Basement Laundry
Appliances Dryer, Range Hood, Electric Range, Refrigerator, Washer, Tankless Water Heater
Other Equipment CO Detector, Smoke Detector
Utilities Propane
Heating Propane, Baseboard, Hot Water, Mini Split
Electric 200+ Amp Service, Circuit Breaker(s)
Cooling Mini Split
Water Source Drilled Well, Private
Sewer Concrete, Leach Field, Private, Septic

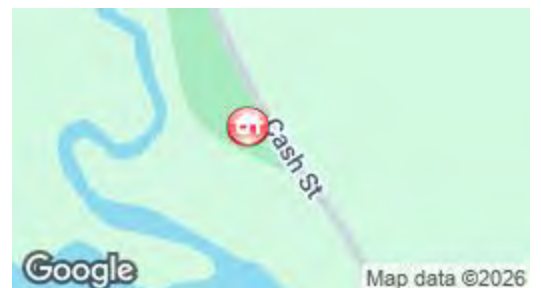
Fuel Company Eastern Propane
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider Starlink

O'Halloran Group



listings@ohgrp.com

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



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88 Cash St, Croydon, NH

Main Floor Finished Area 911.13 sq ft
Unfinished Area 445.50 sq ft



PREPARED: 2026/04/04

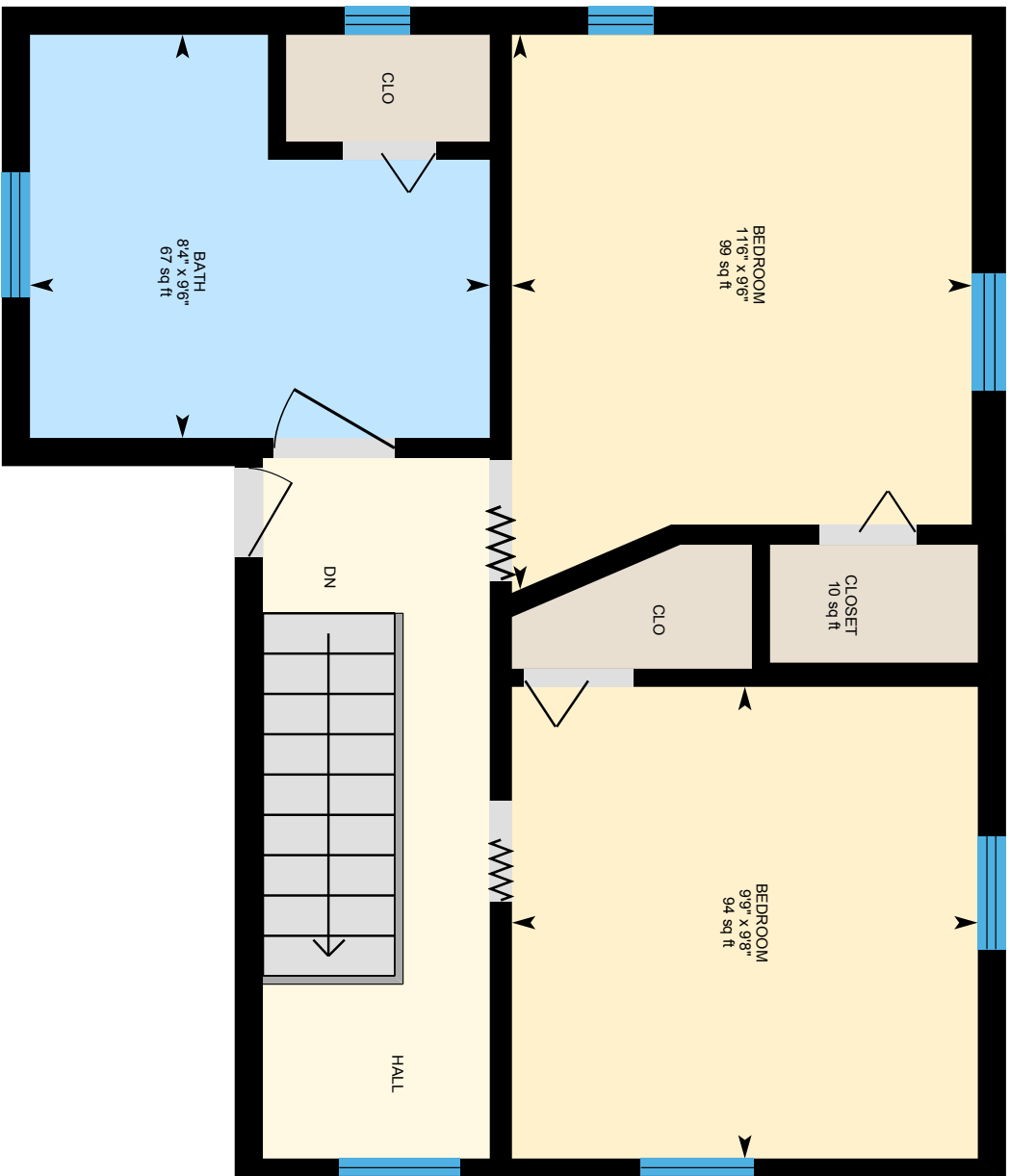


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



88 Cash St, Croydon, NH

2nd Floor Finished Area 433.34 sq ft



PREPARED: 2026/04/04

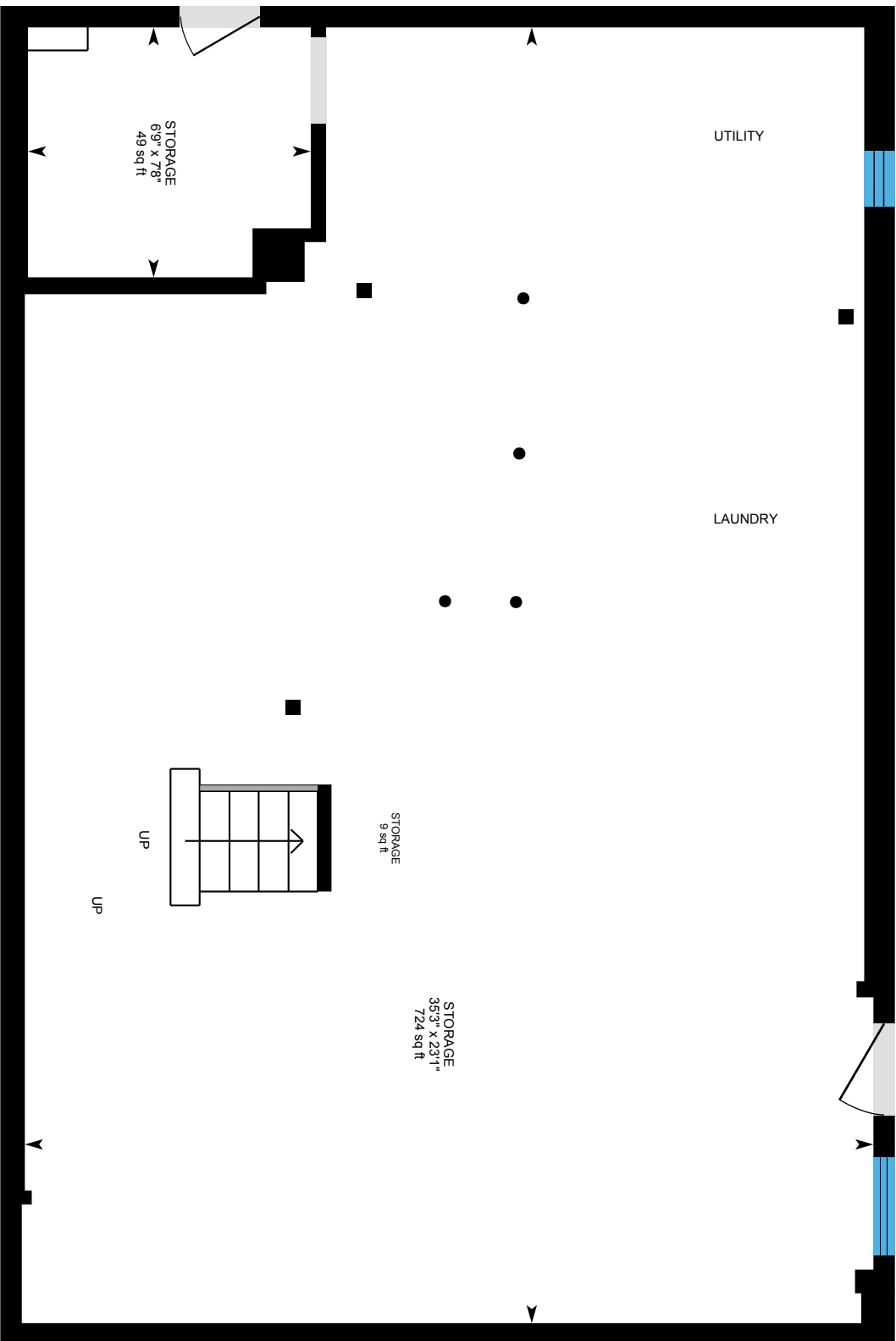


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



88 Cash St, Croydon, NH

Lower Level Unfinished Area 872.67 sq ft



PREPARED: 2026/04/04

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.



PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

- 1. SELLER:
- 2. PROPERTY LOCATION: 88 Cash Street, Croydon, NH 03773
- 3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No
- 4. SELLER: has has not occupied the property for 3 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: _____ Date of Installation: _____
 Installed By: _____
 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
 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 8/20/2021
 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 Other
 Tank Size 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: _____

SELLER(S) INITIALS

BUYER(S) INITIALS /

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d. LEACH FIELD: Yes No Other

IF YES, Location:

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

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 applicable, what remedial steps were taken?

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: 88 Cash Street, Croydon, NH 03773

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: Flood insurance has not been required

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: 2023 Type: FHW- baseboards Fuel: Propane Tank Location: Side of garage

Owner of Tank: Eastern Propane

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom?

Secondary Heat Systems: Mini splits installed 2021

Comments: Rinnai - tankless water heater

j. Roof Age: Unknown Type of Roof Covering: Metal/ shingles

Moisture or leakage: None

Comments: _____

SELLER(S) INITIALS  / 

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 88 Cash Street, Croydon, NH 03773

- k. Foundation/Basement** Full Partial Other: Type: Concrete
Moisture or leakage: None
Comments:
- l. Chimney(s)** How Many? 2 Lined? 2021 Last Cleaned: Problems? None
Comments: Rebuilt 2021
- m. Plumbing** Type: Pic and copper Age:
Comments:
- n. Domestic Hot Water** Age: 2023 Type: Tankless water heater 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: Mini split Age: 2021 Date Last Serviced and by whom:
Comments:
- t. Pool** Age: 2023 Heated: Yes No Type: Above ground 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: Starlink
- w. Other** (e.g. Alarm System, Irrigation System, etc.)
Comments: Vios ready

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.

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 88 Cash Street, Croydon, NH 03773

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

Chimney rebuilt and lined and brought up to code march 2021

Mini split install 2021

All new light fixtures July 2022

Dishwasher not operational

New smoke and Carbon monoxide detectors installed march 2026

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).

SELLER

dotloop verified
04/07/26 4:24 PM EDT
3CCF-AR8H-4ZYW-ETXW

DATE

SELLER

dotloop verified
04/08/26 1:02 PM EDT
L7XX-K7ER-YMAX-QYPM

DATE

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

BUYER

DATE

BUYER

DATE

SELLER(S) INITIALS

/

BUYER(S) INITIALS

/

4:24 PM EDT
dotloop verified

1:02 PM EDT
dotloop verified

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 88 Cash Street, Croydon, NH 03773

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.


Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.



Seller

dotloop verified
04/08/26 1:17 PM EDT
SAXF-OBSO-NVFU-VEMN

Date



Seller

dotloop verified
04/08/26 1:18 PM EDT
VUVD-8PJB-CPSW-VZVT

Date

Purchaser

Date

Purchaser

Date

Brandy Waterman

Agent

dotloop verified
04/08/26 1:38 PM EDT
0JGG-GUKI-PHTR-VOPX

Date

Agent

Date

Return to:



88 Cash Street
Croydon, NH 03773

Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA073929 25.00
TRANS TAX SU021189 3,675.00



WARRANTY DEED

\$3675.00

KNOW ALL MEN BY THESE PRESENTS: That Barbara G. Sugarman, unmarried, of 73 Old Nashua Road, Unit 40, Londonderry, NH 03053, for consideration paid grants to [REDACTED], a married couple, of 148 Warwick Street, Methuen, MA 01844, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land with the buildings thereon, known as the "Leeds Place" situated in Croydon, County of Sullivan and State of New Hampshire, bounded and described as follows, to wit:

On the North and West by land now or formerly of Hilliard R. Sanborn, on the South by land now or formerly of Orville C. Barton, and on the East by the highway leading from East Village to the Village called Ryder's Corner. The same to contain one-fourth acre, more or less.

Also, a certain tract of land situated in said Croydon, County of Sullivan and State of New Hampshire, bounded and described as follows, to wit:

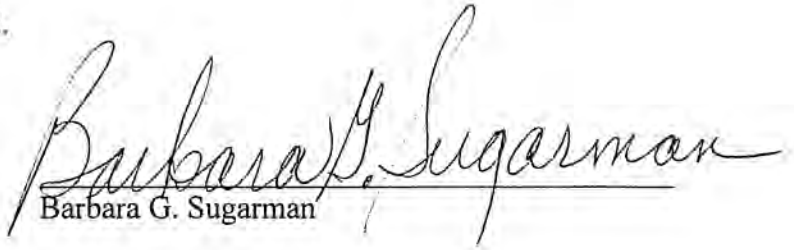
On the East by the highway leading from Croydon East Village to Ryder's Corner, so-called, on the South by land now or formerly of Harry Porter and land now or formerly of Ernest A. Derome and Spectacle Pond; on the West by branch of Sugar River; on the North by the cemetery. Meaning to convey the David Harding meadow and containing five acres, more or less.

EXCEPTING AND RESERVING from the above premises so much of the same as conveyed by Edward B. Benoit and Myrtle G. Benoit to Henry J. Sawyer by deed dated September 24, 1954 and recorded in Sullivan County Registry of Deeds, Volume 351, Page 252.

Meaning and intending to describe and convey the same premises conveyed to Barbara G. Sugarman by Warranty Deed dated November 30, 2020 and recorded with the Sullivan County Registry of Deeds at Book 2130, Page 922.

This is not homestead property.

Executed this 7th day of September, 2022.


Barbara G. Sugarman

State of New Hampshire
County of Hillsborough

September 7, 2022

Then personally appeared before me on this 7th day of September, 2022, the said Barbara G. Sugarman and acknowledged the foregoing to be her voluntary act and deed.



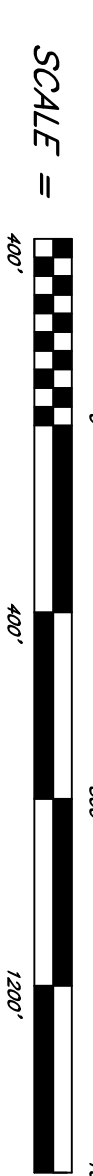
Notary Public/Justice of the Peace

Commission expiration: 3/3/26





ASSESSORS MAPS CROYDON, N.H.



100.0' DISTANCE DESCRIBED BY PREVIOUS SURVEY
 100.0' DISTANCE DESCRIBED BY DEED OR EARLIER TAX MAPS
 8.05 ACRES AREA DESCRIBED BY SURVEY
 8.0 ACRES AREA FROM DEED OR EARLIER TAX MAPS

APPROXIMATE LOCATION BROOK OR STREAM
 EDGE POND
 TOWN LINE
 APPROXIMATE ZONING BOUNDARY

NOTE: ALL BOUNDARIES AND FEATURES SHOWN ON THESE MAPS ARE APPROXIMATE AND THE INFORMATION PROVIDED ON THESE PLANS IS FOR LAND ASSESSMENT PURPOSES ONLY.
 PREPARED BY PENNYROYAL HILL LAND SURVEYING AND FORESTRY, SPRING, 2004
 BASE MAP AND PREVIOUS TAX MAPPING BY WALTER BRECKENRIDGE
 LAST UPDATED FEBRUARY 2023

MAP 12

7	8
11	12
15	16