



61 South Brook Circle, Bradford

Offered at \$799,000

About This Home

Beautifully designed 4-bedroom, 2.5-bathroom home set on 3.95 acres in Bradford, offering a blend of comfort, craftsmanship, and privacy. The thoughtfully planned kitchen features a large island, white cabinetry, granite countertops, a copper farmhouse sink, and stainless steel appliances, along with a cozy breakfast nook. A formal dining room provides space for gatherings, while the living room opens to a covered sun porch, ideal for relaxing and enjoying the peaceful surroundings. The stunning great room is the heart of the home, showcasing 10 foot glass doors, cathedral ceilings, and a wood stone fireplace, with nice mountain views. On the second level, the primary suite includes a walk-in closet and an ensuite bathroom with a tiled walk-in shower. Three additional bedrooms, a full bathroom, and a sitting area overlooking the great room complete this floor. The finished basement offers a versatile space for entertaining, complete with a recreation area and bar, plus a workshop for hobbies or projects. Outside, enjoy a level backyard with a fire pit, an attached 2-car garage, and a newly built 3-story barn that could be finished for additional living or storage space.

Location Details

Located just 15 minutes from Mount Sunapee Resort for skiing and snowboarding, 20 minutes from Lake Sunapee for summer fun, and 10 minutes from Newbury Harbor. Outdoor enthusiasts will love the nearby golf courses, hiking trails, and fishing spots. Only 45 minutes to Concord for shopping, dining, and entertainment, and close to local restaurants, farm stands, and Sweet Beet Market for fresh, local foods. For city adventures, Boston is just 1 hour and 45 minutes away. This Bradford property offers the perfect balance privacy and convenience in the heart of the Lake Sunapee region.



4 Bedrooms



2.5 Bathrooms



Approx. 2,596 SF

Acres: 3.95 | Property Taxes: \$11,386 | Year Built: 1989



County NH-Merrimack
 Village/Dist/Locale
 Construction Status Existing
 Year Built 1989
 Architectural Style Cape
 Color
 Total Stories 1.75
 Zoning Rural Residential
 Taxes TBD No
 Tax Annual Amount \$11,386.00
 Tax Year 2025
 Tax Year Notes
 Owned Land
 Lot Size Acres 3.95
 Lot Size Square Feet 172,062
 Common Land Acres
 Garage Yes
 Basement Yes
 Basement Access Type Walkout
 Activation Date 4/11/2026

Rooms Total 11
 Bedrooms Total 4
 Bathrooms Total 3
 Bathrooms Full 1
 Bathrooms Three Quarter 1
 Bathrooms Half 1
 Bathrooms One Quarter 0
 Above Grade Finished Area 2,596
 SqFtFAGSrc Measured
 Above Grade Unfinished Area 1,047
 SqFtUAGSrc Measured
 Below Grade Finished Area 571
 SqFtBFGSrc Measured
 Below Grade Unfinished Area 687
 SqFtBGSrc Measured
 Total Finished Area 3,167
 Footprint
 Road Frontage Yes
 Road Frontage Type Public
 Road Frontage Length 163

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



Virtual Tour URL Unbranded 1

Public Remarks Beautifully desinged 4-bedroom. 2.5-bathroom home set on 3.95 acres in Bradford. offering a blend of comfort. craftsmanship. and privacy. The thoughtfully planned kitchen features a large island. white cabinetry. granite countertops. a copper farmhouse sink. and stainless steel appliances. along with a cozy breakfast nook. A formal dining room provides space for gatherings. while the living room opens to a covered sun porch. ideal for relaxing and enjoying the peaceful surroundings. The stunning great room is the heart of the home. showcasing 10 foot glass doors. cathedral ceilings. and a wood stone fireplace. with nice mountain views. On the second level. the primary suite includes a walk-in closet and an ensuite bathroom with a tiled walk-in shower. Three additional bedrooms. a full bathroom. and a sitting area overlooking the great room complete this floor. The finished basement offers a versatile space for entertaining. complete with a recreation area and bar. plus a workshop for hobbies or projects. Outside. enjoy a level backyard with a fire pit. an attached 2-car garage. and a newly built 3-story barn that could be finished for additional living or storage space. Located just 15 minutes from Mount Sunapee Resort for skiing and snowboarding. 20 minutes from Lake Sunapee for summer fun. and 10 minutes from Newbury Harbor. Outdoor enthusiasts will love the nearby golf courses. hiking trails. and fishing spots. Only 45 minutes to Concord for shopping. dining. and entertainment. and close to local restaurants. farm stands. and Sweet Beet Market for fresh. local foods. For city adventures. Boston is just 1 hour and 45 minutes away. This Bradford property offers the perfect balance privacy and convenience in the heart of the Lake Sunapee region. *Showings begin at the open house on Saturday. April 11th from 10:00 - 12:00.
Directions From Route 103 - turn onto Village Road. Go 0.5 miles and turn onto South Road. Continue on South Road approximately 2.5 miles. then turn right onto Newell Road. Go 0.3 miles and turn left onto South Brook Circle. House is approximately 0.2 miles down.

Kitchen	1 19'9" x 13'10"	Bedroom	2 11'4" x 11'10"
Dining Room	1 13'6" x 14'7"	Bathroom Full	2 9'9" x 8'1"
Living Room	1 13'7" x 17'7"	Rec Room	B 26'8" x 25'10"
Family Room	1 19'5" x 20'1"	Other	B 8'5" x 8'1" -
Sunroom	1 11'6" x 12'10"	Utility Room	B 4'8" x 6'7"
Bathroom Half	1 3'10" x 7'10"		
Foyer	1 6'4" x 9'7"		
Primary BR	2 15'5" x 13'8"		
Bathroom Three	2 5'11" x 9'		
Bedroom	2 11'7" x 15'		
Bedroom	2 10'8" x 13'10"		

Lot Features Country Setting, Level, Sloping, Wooded
Construction Materials Wood Frame
Foundation Details Concrete
Flooring Carpet, Ceramic Tile, Softwood, Wood
Exterior Features Barn, Deck, Partial Fence, Garden Space, Porch, Covered Porch, Enclosed Porch, Shed, Storage
Roof Metal, Asphalt Shingle, Standing Seam
Driveway Gravel

Exclusions
 Right of First Refusal

Map 001
 Block 000
 Lot 045
 SPAN Number
 Property ID

Interior Features Attic with Hatch/Skuttle, Bar, Cathedral Ceiling, Ceiling Fan, Dining Area, Wood Fireplace, 1 Fireplace, Kitchen Island, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Skylight, Walk-in Closet, 2nd Floor Laundry
Appliances Gas Cooktop, Dishwasher, Dryer, Double Oven, Wall Oven, Refrigerator, Washer, Water Heater off Boiler, Tankless Water Heater
Other Equipment Smoke Detector
Utilities Cable Available
Heating Oil, Hot Air
Electric Circuit Breaker(s)
Cooling None
Water Source Drilled Well, Private
Sewer 1000 Gallon, Concrete, Leach Field, Private, Septic

Fuel Company Vaillancourt Fuels LLC
Electric Company Eversource
Water Company
Cable Company TDS
Phone Company
Internet Service Provider TDS

DeedRecTy Warranty
Deed Book 3879
Deed Page 2699
Covenants No
Seasonal No
PlanUrbDev

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

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

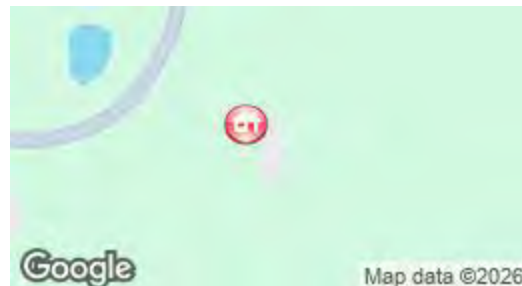


O'Halloran Group

listings@ohgrp.com

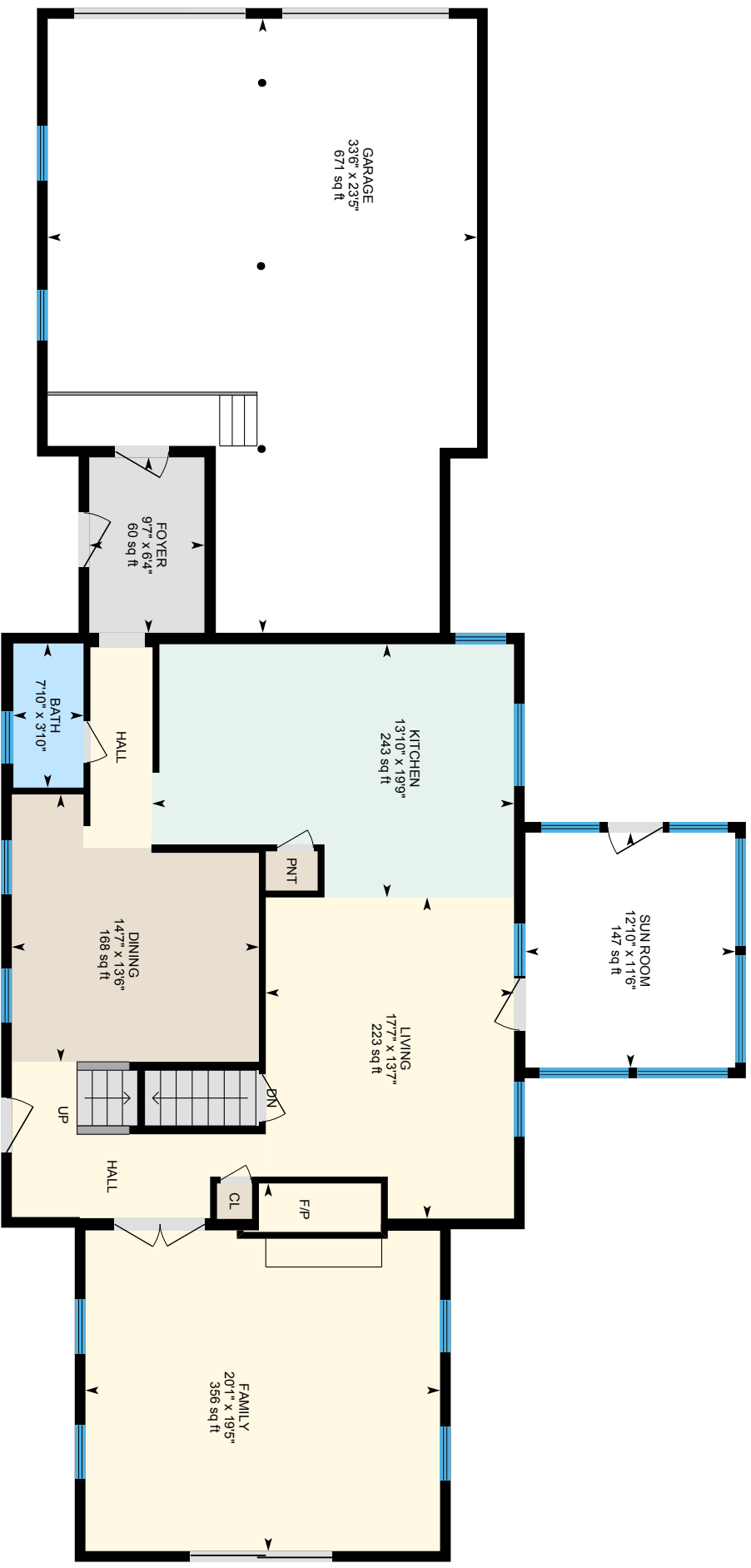
KW Coastal and Lakes & Mountains

Off: 603-526-8600



61 S Brook Cir, Bradford, NH

Main Floor Finished Area 1381.12 sq ft
Unfinished Area 892.36 sq ft

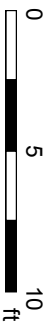
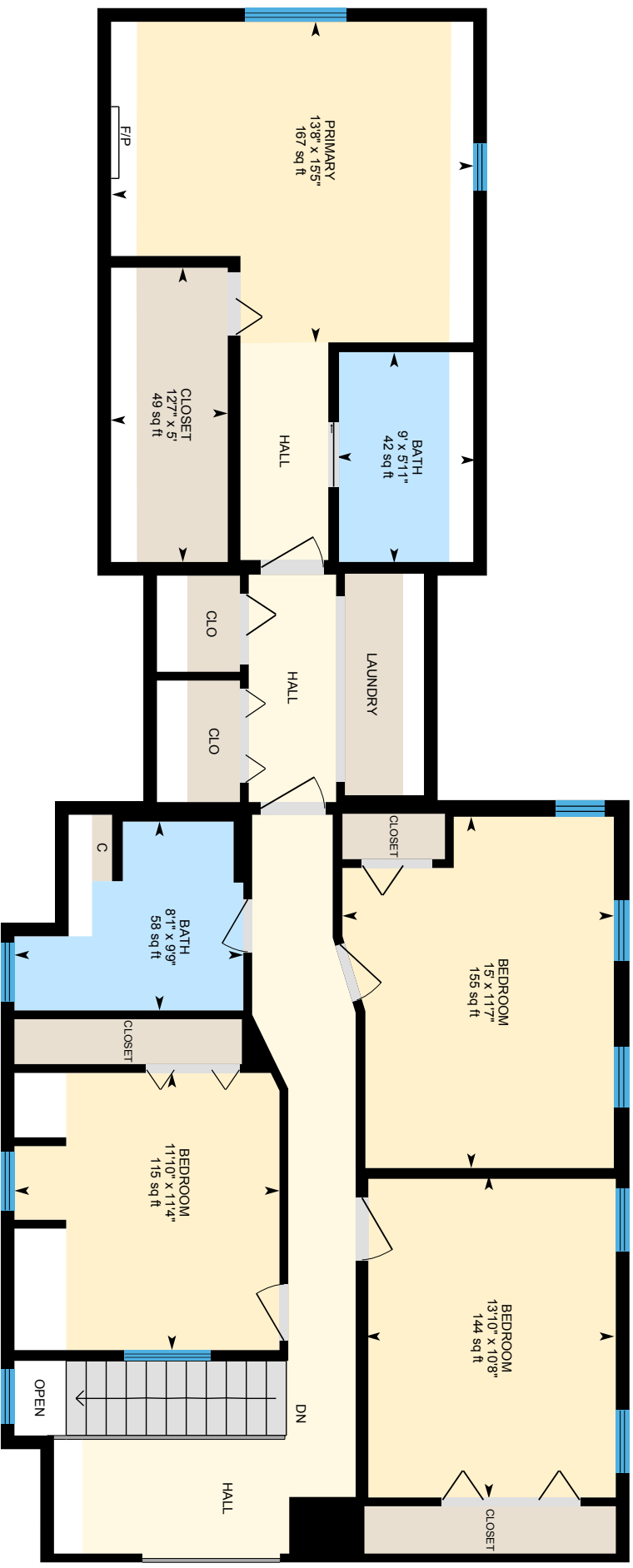


PREPARED: 2026/04/07



61 S Brook Cir, Bradford, NH

2nd Floor Finished Area 1215.36 sq ft
Unfinished Area 155.12 sq ft



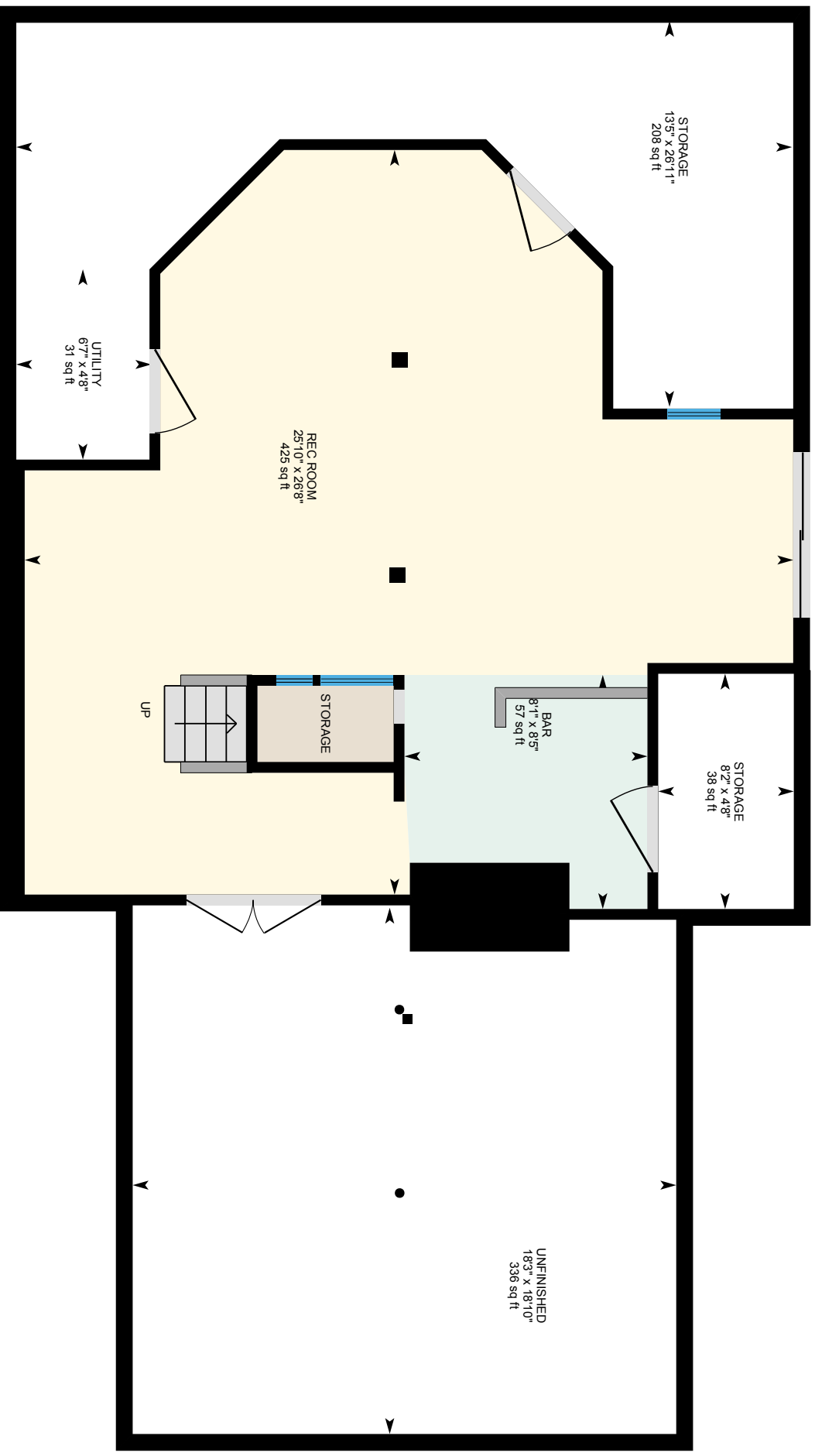
PREPARED: 2026/04/07



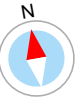
61 S Brook Cir, Bradford, NH

Lower Level (Below Grade)

Finished Area 571.24 sq ft
Unfinished Area 687.05 sq ft



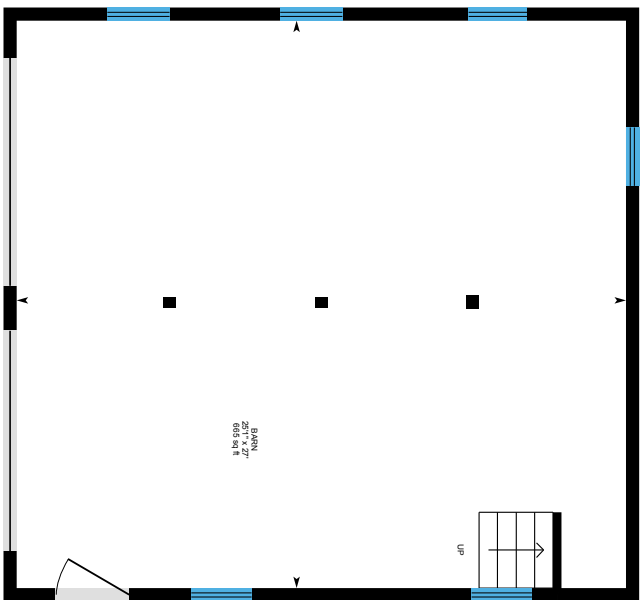
PREPARED: 2026/04/07



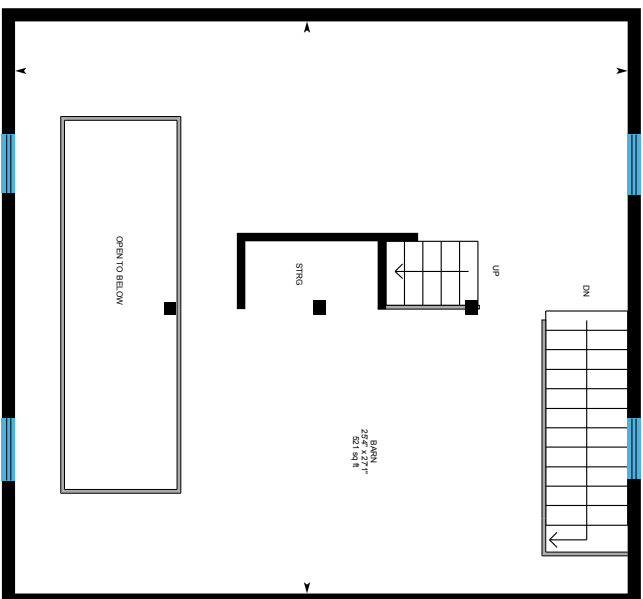
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

61 S Brook Cir, Bradford, NH

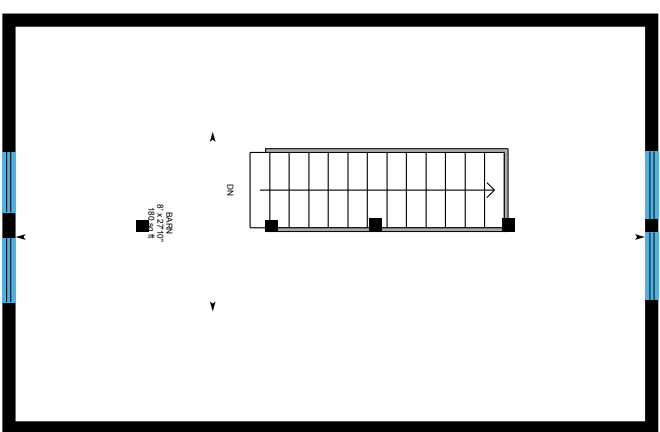
Detached Barn: Above Grade Finished Area N/A



Detached Barn



Detached Barn 2nd Level



Detached Barn 3rd Floor



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.

PREPARED: 2026/04/07



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: Gregory L. Reed Revocable Trust

2. PROPERTY LOCATION: 61 South Brook Circle, Bradford, NH 03221

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

4. SELLER: has has not occupied the property for 5 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: Front Yard
Installed By: Capital Well Date of Installation: 11/29/15
What is the source of your information? Property disclosure when I purchased the home

c. USE: Number of persons currently using the system: 2
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 Fall of 2020
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: Also had a CapitalWell water filter system installed in 2020.

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 1000 Gal. Unknown Other _____
Tank Type Concrete Metal Unknown Other _____
Location: Behind rear deck Location Unknown. Date of Installation: unknown
Date of Last Servicing: 22/7/2024 Name of Company Servicing Tank: Henniker Septic
Have you experienced any malfunctions? Yes No
COMMENTS: _____

SELLER(S) INITIALS GLR / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 61 South Brook Circle, Bradford, NH 03221

d. LEACH FIELD: [X] Yes [] No [] Other
IF YES, Location: Back yard Size: [X] Unknown
Date of installation of leach field: unknown Installed By: unknown
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? [] Yes [X] 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 [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 [] No [] Unknown
If YES, Source of information:
Comments:

c. RADON/AIR - Current or previously existing:
Has the property been tested? [] Yes [] No [X] 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 [Signature] []

BUYER(S) INITIALS [] []

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PROPERTY LOCATION: 61 South Brook Circle, Bradford, NH 03221

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? Residential

i. Heating System Age: Unkown Type: Forced hot air Fuel: Oil Tank Location: Basement

Owner of Tank: Homeowner

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? Vaillancourt Fuels LLC

Secondary Heat Systems: Electric Fireplace and IR heater in the master bedroom

Comments: _____

j. Roof Age: 1 year Type of Roof Covering: asphalt and metal standing seam

Moisture or leakage: none

Comments: _____

SELLER(S) INITIALS

JLR /

BUYER(S) INITIALS

 /

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PROPERTY LOCATION: 61 South Brook Circle, Bradford, NH 03221

- k. Foundation/Basement** Full Partial Other: _____ Type: _____
Moisture or leakage: none
Comments: _____
- l. Chimney(s)** How Many? 1 Lined? yes, stainless Last Cleaned: at installation Problems? _____
Comments: New stainless steel liners installed for fireplace and furnace in early 2024
- m. Plumbing** Type: copper/pe Age: unkown
Comments: _____
- n. Domestic Hot Water** Age: unknown Type: Rinnai Gallons: on demand
- o. Electrical System** # of Amps _____ 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: Indication of bats in attic
Comments: Had bat exclusion performed after purchase and now have a new roof installed in 2025. No current issues.
- 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: _____ 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: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: Pre-wired for a generator
- v. Internet** Type Currently Used at Property: Fiber Optic TDS
- w. Other** (e.g. Alarm System, Irrigation System, etc.) 3 Google Nest cameras (doorbell, view of front of garage, back door)
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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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
 Yes No

b. ADDITIONAL COMMENTS:

All new windows and skylights installed throughout the house
New asphalt and standing seam metal roof installed in 2025
Enlarged the garage openings and new garage doors with jackscrew openers installed in 2021
All new KitchenAid appliances installed in 2021 (double oven, range top and vent, dishwasher, and refrigerator)
New LG washer and dryer installed in 2024
Renovated back deck and new south deck installed both with composite deck boards and railing
New stainless steel liners installed in the chimney for both the fireplace and furnace in 2024
Finished basement with bar and small, understairs wine cellar
New three story barn
Oiled brass light switches and outlets throughout the home

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).

Gregory L Reed, Trustee
SELLER
dotloop verified
03/06/26 9:55 AM EST
DSE4-XUCY-ACYT-L73E
DATE

SELLER
DATE

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

BUYER
DATE

BUYER
DATE

SELLER(S) INITIALS GLR /
03/06/26 9:55 AM EST
dotloop verified

BUYER(S) INITIALS /

After Recording, Return to:
John E. Hughes, Esq. / AP2 #131853
McLane Middleton, Professional Association
900 Elm Street, P.O. Box 326
Manchester, NH 03105-0326

WARRANTY DEED

GREGORY L. REED, a single individual, with a mailing address of 61 South Brook Circle, Bradford, New Hampshire 03221, for consideration paid, grants to **GREGORY L. REED, AS TRUSTEE OF THE GREGORY L. REED REVOCABLE TRUST**, a New Hampshire trust created w/d/t dated January 17, 2025, with a mailing address of 61 South Brook Circle, Bradford, New Hampshire 03221, with WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land situate in the Town of Bradford, County of Merrimack and State of New Hampshire, being Lot 10 as shown on a certain Plan of lots entitled "Marshall Woods", dated January 12, 1987, and recorded as Plan. No. 9712 in the Merrimack County Registry of Deeds, said lot being more particularly bounded and described as follows, to wit:

Beginning at a stone bound set at the southerly edge of South Brook Circle, the same being the northeasterly corner of a right of way; then

South 18° 11' 45" East 418.42 feet to a stone bound set at the southwesterly corner of said lot; then

North 87° 1' 40" East 346.35 feet to a pin at the southeasterly corner of said lot; then

North 18° 58' 44" East 216.44 feet to a pipe set at the easterly corner of said lot; then

North 53° 48' 55" West 470.47 feet to a stone bound set on the southeasterly edge of said South Brook Circle; then

Southwesterly along the arc of a curve having a radius of 250.00 feet for a distance of 201.77 feet along said edge of South Brook Circle to the point of beginning.

Granting also to said Grantees, their heirs and assigns, the perpetual right and easement to pass and repass with men, teams and vehicles over and upon a certain 50 foot wide right-of-way identified on said Plan as South Brook Circle, which said right-of-way identified on said Plan as South Brook Circle, which said right-of-way runs in a general southerly direction from the southerly side of South Road, the same to be used by said Grantees in common with David and Camille Healey and with others to whom they may hereinafter convey like rights; the said Healey specifically reserving the right to make such conveyances and further reserve the right to convey the said right-of-way into public ownership for use as a public highway of the Town of Newbury and the Town of Bradford, or to dedicate the same for such use.

Granting also to said Grantees, their heirs and assigns, an undivided 1/12th interest in and to those pieces of land identified on the Plan or a later Plan as "Common Land", consisting of 3.43 acres, more or less, (see Plans 6111 and 9712), lying South Brook Circle and .91 acres, more or less, situate along the northerly side of South Brook (see Plan 9712), and further granting right of passage and re-passage from said Lot 10 to and from said "Common Land".

The land and interest in land herein described are conveyed subject to certain conditions, covenants, reservations and restrictions set forth in a certain document entitled "Marshall Woods Declaration of Covenants and Restrictions" dated October 23, 1981, recorded at Book 1405, Page 397 of said Registry of Deeds, and in a certain document "Marshall Woods Supplemental Declaration of Covenants and Restrictions" dated June 1981, recorded at Book 1537, Page 844 of said Registry of Deeds.

SUBJECT TO AND TOGETHER WITH all reservations, restrictions and/or covenants, easements, liens, encumbrances, and mortgages of record, if any, insofar as the same may now be in force and applicable.

MEANING AND INTENDING to describe and convey the same premises conveyed to Gregory L. Reed by deed of William Cluff and Lacy Cluff, dated May 7, 2020 and recorded in the Merrimack County Registry of Deeds, at Book 3689, Page 2149.

This deed was prepared from information supplied by the within Grantor and no independent title examination has been performed.

This transfer is exempt from transfer tax in accordance with N.H. RSA 78-B:2, XXII.

Signature Page To Follow

Signed on 17 Jan, 2025.




GREGORY L. REED

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on 17 Jan
2025, by GREGORY L. REED.





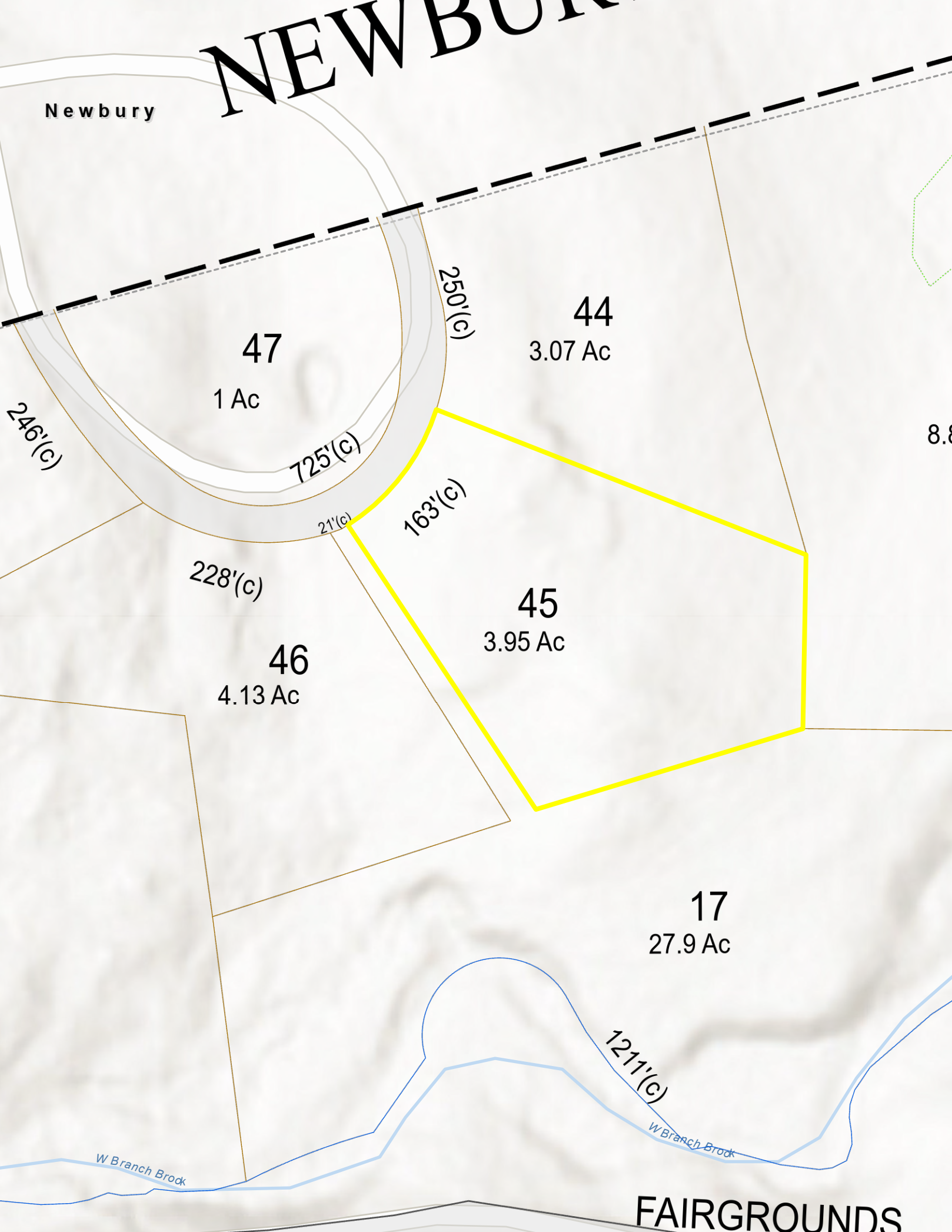
Notary Public/Justice of the Peace
My Commission Expires:
(Seal)

Document
January 14, 2025 11:18:55 AM
(3185) - AP2 - DEED

RECORD

NEWBURY

Newbury



47

1 Ac

44

3.07 Ac

45

3.95 Ac

46

4.13 Ac

17

27.9 Ac

725'(c)

250'(c)

163'(c)

228'(c)

1211'(c)

21'(c)

W Branch Brock

W Branch Brock

FAIRGROUNDS