



107 Granite Ridge Road, Sunapee

Offered at \$1,650,000

About This Home

Exceptional new custom build by GraceHill Construction with a beautiful 3-bedroom, 2.5-bathroom home set on 10 acres in Sunapee. From the moment you arrive, you'll be captivated by the breathtaking panoramic views of Mount Sunapee and Lake Sunapee. Every detail of this meticulously crafted home has been thoughtfully designed, from the rich hickory cabinetry and gorgeous quartz countertops to the stainless steel appliances and large island in the gourmet kitchen. Luxury vinyl plank flooring flows seamlessly throughout, combining elegance with durability. The heart of the home is the magnificent great room, where soaring cathedral ceilings and solid timber frame beams create a dramatic yet inviting space. A stone fireplace with wood stove serves as the focal point, perfect for cozy evenings while taking in the spectacular views. The main level offers effortless living with a luxurious primary suite featuring an ensuite bathroom with a tiled walk-in shower and generous walk-in closet. Convenient first-floor laundry and a half bathroom, walk-in closet and pantry. In the lower level continue enjoying the stunning views. There is a recreation room with a walk-out sliding door, two additional bedrooms, and a full bathroom ideal for guests to stay where they will have plenty of privacy. There is also an office/den and bonus room. The oversized 3-car garage provides ample space for vehicles, equipment, and toys, while an additional 400+ square feet of attic space above offers exceptional storage potential or the opportunity to create even more finished living space.

Location Details

Located just 15 minutes from Lake Sunapee and Mount Sunapee Resort for year-round recreation, and 10 minutes from the vibrant Sunapee Harbor with its waterfront dining, summer concerts, shops, and local favorites. Whether you're seeking a full-time residence or an exclusive vacation retreat, this exceptional property offers the ultimate Lake Sunapee lifestyle.



3 Bedrooms



3 Bathrooms



Approx. 2,340 SF

Acres: 10.12 | Property Taxes: TBD | Year Built: 2026



Virtual Tour URL Unbranded 1

County NH-Sullivan
Village/Dist/Locale
Construction Status New Construction
Year Built 2026
Architectural Style Contemporary
Color
Total Stories 2
Zoning Rural
Taxes TBD Yes
Tax Annual Amount
Tax Year
Tax Year Notes
Owned Land
Lot Size Acres 10.12
Lot Size Square Feet 440,827
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Walkout
Activation Date

Rooms Total 10
Bedrooms Total 3
Bathrooms Total 3
Bathrooms Full 1
Bathrooms Three Quarter 1
Bathrooms Half 1
Bathrooms One Quarter 0
Above Grade Finished Area 1,319
AGFinSrc Measured
Above Grade Unfinished Area 1,551
AGUnfinSrc Measured
Below Grade Finished Area 1,021
BGFinSrc Measured
Below Grade Unfinished Area 214
BGUnfinSrc Measured
Total Finished Area 2,340
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public Maintained
Road
Road Frontage Length 167

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
On Market No
Current Use
Land Gains
Resort

Public Remarks Exceptional new custom build by GraceHill Construction with a beautiful 3-bedroom, 2.5-bathroom home set on 10 acres in Sunapee. From the moment you arrive, you'll be captivated by the breathtaking panoramic views of Mount Sunapee and Lake Sunapee. Every detail of this meticulously crafted home has been thoughtfully designed. From the rich hickory cabinetry and gorgeous quartz countertops to the stainless steel appliances and large island in the gourmet kitchen. Luxur vinyl plank flooring flows seamlessly throughout, combining elegance with durability. The heart of the home is the magnificent great room, where soaring cathedral ceilings and solid timber frame beams create a dramatic yet inviting space. A stone fireplace with wood stove serves as the focal point, perfect for cozy evenings while taking in the spectacular views. The main level offers effortless living with a luxurious primary suite featuring an ensuite bathroom with a tiled walk-in shower and generous walk-in closet. Convenient first-floor laundry and a half bathroom, walk-in closet and pantry. In the lower level continue enjoying the stunning views. There is a recreation room with a walk-out sliding door, two additional bedrooms, and a full bathroom ideal for guests to stay where they will have plenty of privacy. There is also an office/den and bonus room. The oversized 3-car garage provides ample space for vehicles, equipment, and toys, while an additional 400+ square feet of attic space above offers exceptional storage potential or the opportunity to create even more finished living space. Located just 15 minutes from Lake Sunapee and Mount Sunapee Resort for year-round recreation, and 10 minutes from the vibrant Sunapee Harbor with its waterfront dining, summer concerts, shops, and local favorites. Whether you're seeking a full-time residence or an exclusive vacation retreat, this exceptional property offers the ultimate Lake Sunapee lifestyle. *Open house on Saturday, May 2nd, from 11:00 - 1:00.

Directions From Prospect Hill Road in Sunapee, turn right onto Granite Ridge Road. Driveway is on the left at the end of Granite Ridge Road. 107 is at the very end of the driveway.

Kitchen	1 11'6" x 16'4"	Bedroom	B 13'8" x 10'3"
Dining Room	1 11'6" x 10'9"	Bathroom Full	B 5'3" x 8'5"
Living Room	1 13'8" x 21'2"	Utility Room	B 10'2" x 18'3"
Primary BR	1 11'5" x 19'6"		
Bathroom Three	1 6'5" x 13'7"		
Bathroom Half	1 6'5" x 5'4"		
Laundry Room	1 6'5" x 6'8"		
Foyer	1 5'8" x 17'11"		
Rec Room	B 24'10" x		
Bedroom	B 10'10" x 13'5"		
Bedroom	B 10'10" x 13'5"		

Map 203
Block 007
Lot 008
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 2125
Deed Page 26
Covenants No
Seasonal No
PlanUrbDev

SchDistrict Sunapee
SchElem Sunapee Central School
SchMiddle Sunapee Middle High School
SchHigh Sunapee Sr. High School

Fees - Condo - Mobile

Condo Fees
Fee
Fee 2
Fee 3

Lot Features Lake View, Level, Mountain View, Open, Sloping, View, Water View, Rural
Construction Materials Wood Frame
Foundation Details Concrete
Flooring Vinyl Plank
Exterior Features Covered Porch
Roof Architectural Shingle
Driveway Gravel

Interior Features Cathedral Ceiling, Ceiling Fan, Dining Area, 1 Fireplace, Hearth, Kitchen Island, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Natural Woodwork, Walk-in Closet, 1st Floor Laundry
Appliances Dishwasher, Dryer, Range Hood, Electric Range, Refrigerator, Washer
Utilities Cable Available
Heating Oil, Heat Pump, Hot Water, Radiant Floor, Mini Split, Boiler
Electric 200+ Amp Service, Circuit Breaker(s)
Cooling Mini Split
Water Source Drilled Well, Private
Sewer 1250 Gallon, Concrete, Leach Field, Private, Septic

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

Exclusions
Right of First Refusal

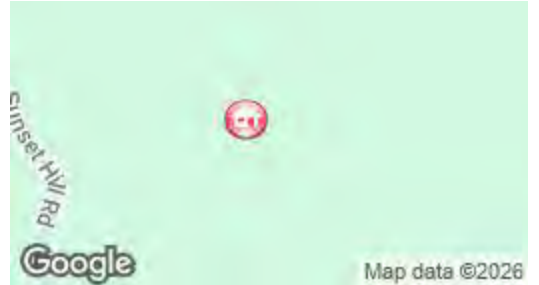
Fuel Company Welch Oil
Electric Company Eversource
Water Company
Cable Company
Phone Company
Internet Service Provider

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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107 Granite Ridge Road

Sunapee, NH

New Construction Information Sheet

What work remains to be completed before closing?

1. Second coat of paint on all exterior trim.
2. Stairs at front entrance and lower-level sliding door.
3. Covering of septic system and final grading.
4. Loam and seed.
5. Propane tank and piping installation for generator.

What is the estimated completion date?

The house is scheduled to be ready for move-in on Friday, April 24, 2026. The completion of the items listed above is TBD due to the weight limit restriction in place for town roads.

What materials were used for framing, siding, roofing, and insulation?

2" x 6" wood framing for exterior walls and interior bearing walls, engineered I-beams for all floor joists, roof trusses, architectural asphalt shingles over ice and water shield on roof, solid PVC exterior facias, rake boards, and soffits, vinyl siding, combination of spray foam and fiberglass bat in all exterior walls with blown in cellulose in attic ceiling.

What brand and model are the windows and doors?

Mathews Brothers Sanford Hills Dual Pane Double Hung Windows and Sliding Doors. Therma-Tru brand exterior doors. Garaga Acadia 138 overhead garage doors.

What type of flooring is installed throughout the

home? Optimax Hybrid Resilient Sonoma flooring throughout the home. Porcelain tile in bathrooms. Trex decking on front entry porch and covered porch facing the view of the lake.

What countertops, cabinetry, and fixtures were selected?

Quartz countertops: Calacatta Vermont in kitchen and primary bath, Etude in lower-level bath, half bath and laundry room. Wellborn Forest Cabinetry: Hickory in kitchen and primary bath, painted in lower-level bath, half bath, and laundry room. All sinks are Kohler; all faucets are Delta.

Are there any upgrades or custom features included?

Solid 6" x 8" hemlock timber frame style beams in living room and kitchen. Live edge white oak bench in mudroom and mantle in living room. Stained white oak stair treads and landing. Over-sized 3 car garage with approximately 500sqft of unfinished future living space above. Black stainless steel cable railing system on covered porch. Spray foam insulation is used for all exterior walls. 4" x 6" hemlock gable trusses. The entire roof is covered with ice and water shield underneath the asphalt shingles. Oversized 50 gallon well receiving tank in mechanical space.

107 Granite Ridge Road

Sunapee, NH

New Construction Information Sheet

What type of heating and cooling system is installed?

Oil-fired boiler with forced hot water radiant floor heating throughout lower level and baseboard throughout main level. Mitsubishi A/C mini-split system with 18k BTU ceiling cassette in living room, 12k BTU wall mounted cassette in lower level, and 6k BTU wall mounted cassette in primary bedroom. Osburn zero-clearance wood burning 80k BTU fireplace with electric blower in living room. Indirect heat exchanger for hot water heater. Full-house Kohler generator with automatic transfer switch.

Does the home qualify for any type of energy rating?

Not to our knowledge.

What type of water system is in place?

Drilled private well with 1-1/2 hp pump and 50 gallon receiving tank with a protective relay switch for well pump and oversized sediment filter system.

What type of septic is installed?

Approved 4 bedroom Stone and Pipe gravity feed septic system with 1250 gallon holding tank.

What appliances are included in the sale?

Refrigerator, induction and convection range, dishwasher, washer and dryer.

Are appliances under warranty?

Standard GE appliance warranty.

What are the brands and models?

Refrigerator – GE Energy Star 27.7 Cu Ft Fingerprint Resistant French-Door, Model #GFE28GYNFS
Range – GE Profile Energy Star 30” Smart Slide-In Induction and Convection Range, Model #PHS700AYFS
Dishwasher – GE Profile Energy Star Smart Ultra Fresh System Dishwasher with Microban Antimicrobial Technology with Deep Clean Washing 3 rd Rack, 39dBA, Model #PDT795SYVFS
Washer – GE Profile 5.5 cu ft Capacity Smart Front Load Energy Star Steam Washer with Ultra Fresh Vent System+ Smart Wash & Smart Rinse, Model #PFW955SPWDS
Dryer – GE Energy Star 7.8 cu ft Capacity Smart Front Load Electric Dryer with Steam and Sanitize Cycle, Model #GFD65ESPVDS

What builder warranty is included and what does it cover? Is it transferable?

GraceHill Construction warranties all general building systems within the house and is transferable.

How long is the warranty period?

1 year

How are warranty claims handled?

Contact Gracehill Construction – email: gracehillco@gmail.com

Are manufacturer warranties transferable?

All systems are brand new and warranties are transferable.

107 Granite Ridge Road

Sunapee, NH

New Construction Information Sheet

What work has been completed on grading, drainage, and landscaping?

Interior and exterior foundation drains have been completed. Initial grading has been completed. Final grading TBD due to weight limit restrictions on town roads.

Will the driveway be fully installed before closing?

Our understanding is that it will be completed as soon as possible after weight limit restrictions are lifted.

Are there any planned exterior improvements not yet completed?

Loam and seed and final coat of trim paint.

Are there any finish selections that the buyer can still choose?

All finishes have been completed with the exception of the final coat of paint on exterior trim. The buyer can choose to stain the exterior wood features.

Can any changes be made prior to closing?

Open to discussion.

What needs to be completed before closing can occur?

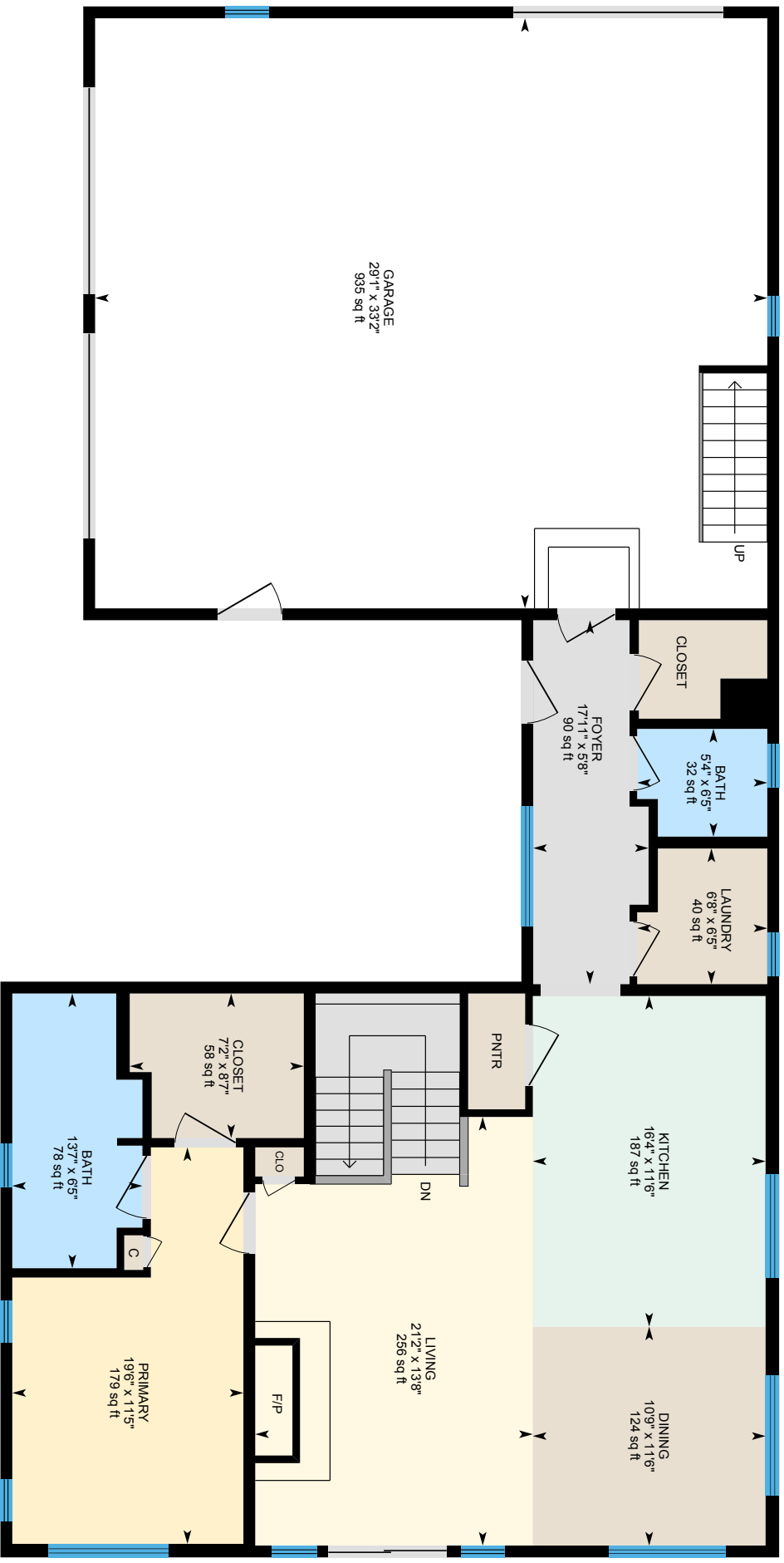
Current owners to pay change in Current Use Tax to Town of Sunapee, NH.

Will there be a final cleaning of the property?

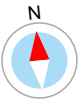
Yes, to be provided by Gracehill Construction paid for by current owners.

107 Granite Ridge Rd, Sunapee, NH

Main Floor Finished Area 1319.86 sq ft
Unfinished Area 1031.00 sq ft



PREPARED: 2026/04/27



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.

107 Granite Ridge Rd, Sunapee, NH

Lower Level (Below Grade) Finished Area 1021.46 sq ft
Unfinished Area 214.15 sq ft

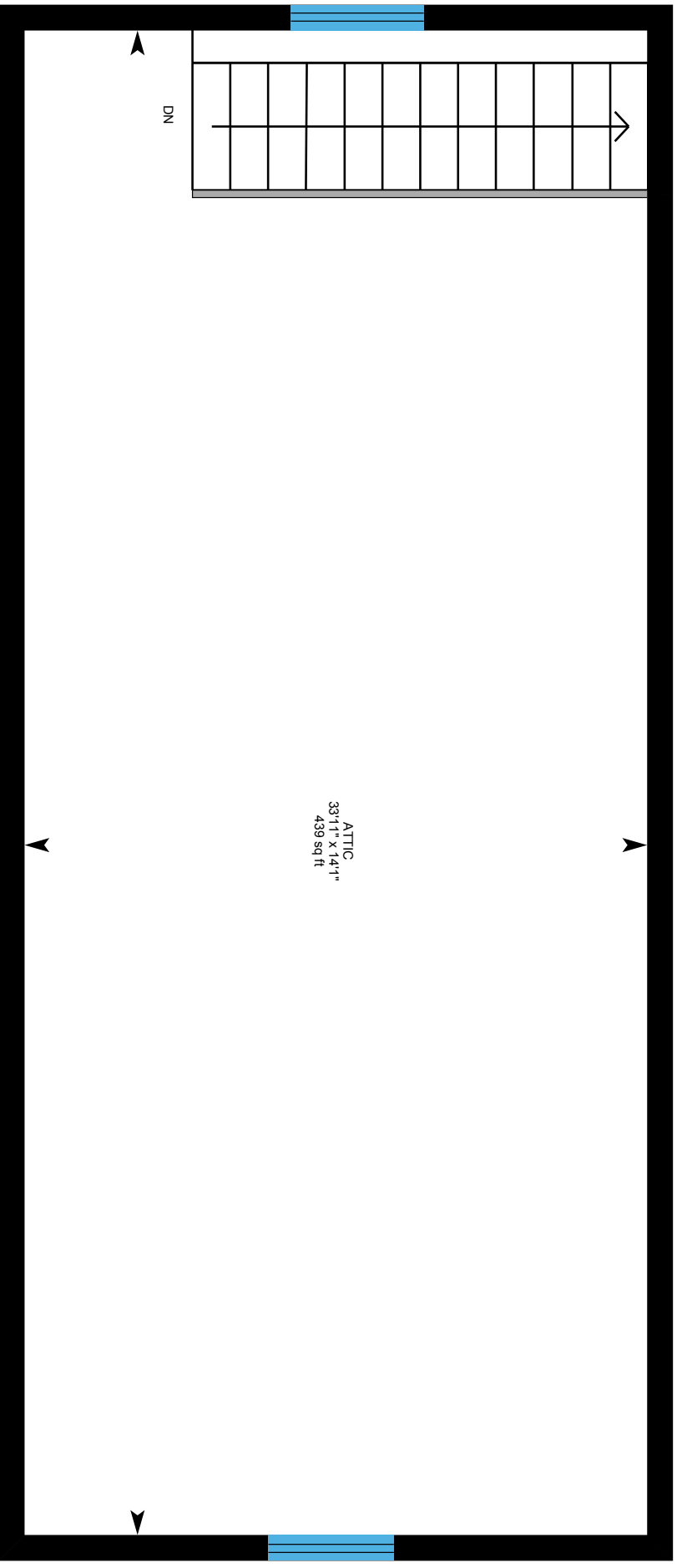


PREPARED: 2026/04/27



107 Granite Ridge Rd, Sunapee, NH

2nd Level Above Garage Unfinished Area 520.74 sq ft



PREPARED: 2026/04/27



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

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 107 Granite Ridge Road, Sunapee, NH 03782

d. LEACH FIELD: Yes No Other _____
IF YES, Location: Southeast side of house Size: 4 bedroom Unknown
Date of installation of leach field: March 2026 Installed By: Merzi Excavation
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"/>	Blown in cellulose	R49	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spray foam/fiberglass	R23	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	R19	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
IF YES: Are tanks currently in use? Yes No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: _____
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: _____

b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? Yes No Unknown
In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:
Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: Radon mitigation system partially installed/to be completed

SELLER(S) INITIALS  / 
03/23/26 3:22 PM EDT / 03/23/26 3:24 PM EDT

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: _____ 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: View easements/shared access road/covenants
What is your source of information? existing documents

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: Change of current use to be paid by owner

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: Pennyroyal Hill Land Surveying & Forestry, LLC
If YES, is survey available? Yes No Unknown

h. How is the property zoned? _____

i. Heating System Age: New Type: Forced Hot Water Boiler Fuel: Oil Tank Location: Mechanical Room

Owner of Tank: Homeowner
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: Heat Pump System
Comments: Ceiling and wall mounted cassettes

j. Roof Age: New Type of Roof Covering: Architectural Asphalt Shingle

Moisture or leakage: None
Comments: _____

SELLER(S) INITIALS DJB / DLB
03/23/26 03/23/26

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 107 Granite Ridge Road, Sunapee, NH 03782

k. **Foundation/Basement** Full Partial Other: _____ Type: Concrete

Moisture or leakage: None

Comments: Radiant heat in slab

l. **Chimney(s)** How Many? 2 Lined? Yes Last Cleaned: New Problems? None

Comments: Zero clearance wood burning fireplace and boiler

m. **Plumbing** Type: Copper and PEX Age: New

Comments: _____

n. **Domestic Hot Water** Age: New Type: Indirect Water Heate Gallons: 60

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: A/C minisplit Age: New Date Last Serviced and by whom: Smith River

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: 14kw Last Date of Service: New

If Portable: Included Negotiable

Comments: Kohler Generator

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

w. **Other** (e.g. Alarm System, Irrigation System, etc.) _____

Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS

BUYER(S) INITIALS

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 107 Granite Ridge Road, Sunapee, NH 03782

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

New construction

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).

David J. Benshemer, Trustee
SELLER DATE

dotloop verified
03/23/26 3:22 PM EDT
SGEC-VJIV-1AB7-XAUP

Donna L. Benshemer, Trustee
SELLER DATE

dotloop verified
03/23/26 3:24 PM EDT
B63T-Z29Q-MENF-8EM1

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

DFB | *DLB*
03/23/26 3:22 PM EDT | 03/23/26 3:24 PM EDT
dotloop verified | dotloop verified

BUYER(S) INITIALS

[] | []

Return to:
David J. Benshemer
91 Dudley Road
Brentwood, NH 0833

Transfer Tax: \$0.00

WARRANTY DEED

WE, DAVID J. BENSHEMER and DONNA L. BENSHEMER, husband and wife, of 91 Dudley Road, Brentwood, New Hampshire 03833, for consideration paid, do hereby grant to

DAVID J. BENSHEMER and DONNA L. BENSHEMER, TRUSTEE(S) OF THE BENSHEMER FAMILY REVOCABLE TRUST OF 2002 u/d/t dated February 11, 2002, as amended on July 8, 2008 of 91 Dudley Road, Brentwood, New Hampshire 03833,

with WARRANTY COVENANTS

A certain tract or parcel of land, with any improvements thereon, situated in Sunapee, County of Sullivan and State of New Hampshire, being Lot 8 as shown on a Plan of Lots entitled "Tax Map 203 Lot 7 - Plan of Major Subdivision - Prepared for Bell Engineering Inc. - Property of Granite Ridge Development, LLC" (Sheet 3 of 3), dated December 11, 2007, revised June 3, 2008, prepared by Clayton E. Platt, L.L.S., approved by the Sunapee Planning Board June 5, 2008, recorded in Planfile 4, Pocket 11, Folder 5, Number 34, Sheet 3 of the Sullivan County Registry of Deeds, said tract or parcel being more particularly bounded and described as follows:

Beginning at a granite bound set in the ground on the Northeasterly edge of the right-of-way for Granite Ridge Road, so-called, said point of beginning being the Southeasterly corner of Lot 9 as shown on said Plan, and being the Southwesterly corner of the premises described herein; thence North 31° 16' 49" East two hundred fifty-six and forty-seven hundredths (256.47) feet to an iron rod; thence North 71° 11' 00" East four hundred fifty and no hundredths (450.00) feet to an iron rod; thence North 35° 29' 00" East seven hundred eighty-four and fifty-eight hundredths (784.58) feet to an iron rod set on the Sunapee-Springfield Town Line at land now or formerly of Robert and Marlene McCauley, the previous three courses having been against said Lot 9; thence South 67° 00' 14" East one hundred eighty-six and seventy-eight hundredths (186.78) feet along said Town Line and against said McCauley land to an iron rod set in a stone pile at land now or formerly of Noel Eastman, Jr.; thence South 25° 19' 48" West four hundred sixty-four and fifty-one hundredths (464.51) feet to a granite bound set in a stone pile on top of a ledge knob; thence

South 57° 11' 47" East five hundred sixty-four and seventy-one hundredths (564.71) feet to an iron rod at Lot 7 as shown on said Plan, the previous two courses having been against said Eastman land; thence South 86° 42' 05" West two hundred two and eighty-six hundredths (202.86) feet to an iron rod; thence continuing South 86° 42' 05" West one thousand thirteen and thirty-two hundredths (1013.32) feet to an iron rod set in the line of a stone wall [The previous two courses were changed to comply with minor boundary line adjustments as shown on a Plan entitled "Granite Ridge Lots 6 and 7 - Tax Map 203 Lots 7-06 and 7-07 - Plan of Boundary Line Adjustment - Property of Granite Ridge Development LLC", dated May 9, 2012, prepared by Clayton E. Platt, L.L.S., recorded in Plan Drawer 03, Number 0253 of said Registry.]; thence South 25° 18' 42" West two hundred forty-six and eighteen hundredths (246.18) feet mostly along a stone wall to a granite bound set on the Northeasterly edge of the right-of-way for said Granite Ridge Road, the previous two courses having been against said Lot 7; thence North 58° 17' 46" West one hundred sixty-seven and ninety-six hundredths (167.96) feet along the Northeasterly edge of the right-of-way for said Granite Ridge Road to the point of beginning; consisting of 10.12 acres, or 441,110 square feet, more or less.

Granting also to the within grantees, their heirs and assigns, as an appurtenance to said Lot 8, a perpetual right and easement to pass and repass with men, teams and vehicles over and upon the right-of-way or roadway identified on said Plan as Granite Ridge Road, and to install, use and maintain utilities within, on, over and under said right-of-way or roadway, and to further utilize said right-of-way or roadway for all purposes normally associated with the use of such rights-of-way into subdivisions, the rights and easements granted hereby to be exercised in common with others legally entitled thereto. The right and easement to pass over and upon said Granite Ridge Road shall continue until such time as the Town of Sunapee accepts Granite Ridge Road as a public road, and until such time, the owner of the within-conveyed Lot 8 shall be required to pay a one-thirteenth (1/13th) proportionate share of the costs of maintenance and upkeep of said Granite Ridge Road.

Granting further to the within grantees, their heirs and assigns, as an appurtenance to said Lot 8, a perpetual easement and right-of-way to pass and repass with men, teams and vehicles over and upon a right-of-way forty (40) feet in width, diminishing to thirty (30) feet in width, shown and identified on said Plan as Driveway 3, running in a general Northeasterly and thence Northwesterly direction from the Southeasterly edge of the turnaround at the Southeasterly terminus of Granite Ridge Road, crossing over the Northwesterly corner of Lot 4 as shown on said Plan, and over Lots 6 and 7 to the within-conveyed Lot 8 as shown on said Plan, said Driveway 3 being for the purpose of providing access from said Granite Ridge Road to said Lot 6, Lot 7 and Lot 8, and further granting for the benefit of the within-conveyed Lot 8 the rights to install, use and maintain utilities within and under said right-of-way, all the rights and easements granted hereby for the benefit of Lot 8 to be shared in common with the owners of said Lot 6 and Lot 7, their heirs, successors and assigns. In addition to the other rights granted hereby, the owners of said Lot 8 shall be entitled to install and maintain reasonable lighting and a mailbox within said 40 foot, diminishing to 30 foot wide, easement area for said Driveway 3.

EXCEPTING AND RESERVING however, for the benefit of abutting Lot 9, Lot 10 and Lot 11 as shown on said Plan, a perpetual right and easement to pass and repass with men, teams and vehicles over and upon a 40 foot wide right-of-way, shown and identified on said Plan as

Driveway 2, running in a general Northwesterly direction from the Northeasterly edge of Granite Ridge Road, crossing over the Southwesterly corner of Lot 8, and further excepting and reserving for the benefit of said Lots 9, 10 and 11 the rights to install, use and maintain utilities within and under said Driveway 2. The owners of said Lot 9, Lot 10 and Lot 11 shall all have responsibility for, and shall share on a pro rata basis in all costs and expenses of reasonable paving, maintaining and plowing of said Driveway 2. If the owner of said Lot 9, Lot 10 or Lot 11 causes significant damage to said Driveway 2, or is responsible for ordering or directing any activity which causes such damage, that Lot owner shall pay all reasonable costs required to repair such damage.

The Northeasterly portion of the within-conveyed Lot 8 has been designated as a "Conservation Area" as shown and identified on the above-referenced Subdivision Plan. No buildings may be constructed, and no clear cutting is permitted in any portion of said Conservation Area.

EXCEPTING AND RESERVING further such rights and easements as were conveyed by Granite Ridge Development, LLC to Public Service Company of New Hampshire and Northern New England Telephone Operations, LLC by easement deed dated June 4, 2012, recorded in Volume 1843, Page 842 of the Sullivan County Registry of Deeds.

Granting also for the benefit of the within-conveyed Lot 8, as an appurtenance to said Lot and not to be severed therefrom, a "View Easement", upon the terms and provisions as hereinafter set forth, the specific premises affected by said View Easement being those areas identified as "Clear View Easement" on a certain Survey Plan entitled "Tax Map 203 Lot 7 - Plan of View Easements - Property of Granite Ridge Development LLC", dated July 23, 2013, revised February 4, 2020, prepared by Clayton E. Platt, L.L.S., recorded as Plan #5319 in the Sullivan County Registry of Deeds on February 5, 2020, but EXCEPTING AND RESERVING for the benefit of other lots in said Subdivision as may be granted such rights, "View Easements" upon the terms and conditions as hereinafter set forth in regard to that portion of said Lot 8 which lies within the "Clear View Easement" area as shown on said Plan.

The "View Easements" identified and described herein shall run with the land and shall permit the owner(s) of a Lot benefiting from a view easement ("Beneficiary Lot") to cut and remove trees and other vegetation located within the area subject to the View Easement ("Subject Lot"), but subject to the limitation that such cutting and removal shall be permissible only within an area, and only to the extent reasonably necessary, to retain the view(s) from the Beneficiary Lot.

The View Easements identified and described herein are subject to the following conditions:

1. The first cutting allowed under the above view easements shall be completed within one (1) year of purchase, and thereafter any cutting shall be done only during calendar years 2020, 2025 and so on, in each fifth calendar year thereafter.
2. In all instances of cutting and removing trees or other vegetation as allowed by the provisions of the above view easement, the owner(s) of the Beneficiary Lot shall notify the owner(s) of the Subject Lot in writing, by certified mail, return receipt requested, at least thirty (30) days prior to any cutting or trimming, identifying the trees and/or vegetation to be cut or

removed, and specifying the day or days on which said cutting will occur; and shall further ensure that all trees and other vegetative matter, including slash, or other refuse arising out of such cutting are totally removed, mulched, or chipped within twenty (20) days of the date upon which such cutting begins. In the event that the owner(s) of a Beneficiary Lot fail to remove any such debris within the time required, the owner(s) of the Subject Lot may have such clean-up performed and the cost of so doing shall be the liability of the owner(s) of said Beneficiary Lot.

3. Any wood resulting from any cutting pursuant to such view easement, with a diameter of three (3) inches or greater, shall be cut between eighteen (18) and twenty-four (24) inches in length and neatly stacked on the Subject Lot in the area of the cutting, unless the owner(s) of the Subject Lot notify the owner(s) of the Beneficiary Lot in writing, by certified mail, return receipt requested, within fifteen (15) days of receiving the notice required by paragraph 2 above, that they wish all such wood removed; in which case the owner(s) of the Beneficiary Lot shall ensure that all such wood is removed within twenty (20) days of the date upon which cutting begins. In the event the owner(s) of a Beneficiary Lot fail to remove any wood requested to be removed in accord with this paragraph 3 within the time required, the owner(s) of the Subject Lot may have such removal performed and the cost of so doing shall be the liability of the owner(s) of said Beneficiary Lot.

4. In all instances of cutting, the owner(s) of a Beneficiary Lot authorizing, and the person doing such cutting, shall be liable for any injuries or damage to persons or property arising out of such cutting, and shall indemnify and hold harmless the owner(s) of the Subject Lot, to the extent any such injuries or damage are not covered by insurance. And, the owner(s) of the Subject Lot shall have no liability whatsoever to the persons who do and/or authorize such work.

5. If a party with rights under the provisions of the above view easements pursues court action to enforce those rights, then the party who prevails in such action shall be entitled to the costs of such proceedings, including reasonable attorney's fees, plus interest at the rate of ten (10) percent per annum, from the non-prevailing party or parties.

6. No buildings or other structures shall be constructed within the area of the above-described View Easement by the owner(s) of the Subject Lot without the written consent of the owner(s) of the Beneficiary Lot(s). Nothing set forth herein shall be construed as preventing a Lot owner from using or enjoying a Lot in any manner permitted by law so long as such use or enjoyment does not interfere with such View Easement rights as are reserved to other Lot owners.

Granting further for the benefit of the within-conveyed Lot 8, as an appurtenance to said Lot and not to be severed therefrom, a "Limited View Easement" upon the terms and provisions hereinbefore set forth, as applicable, the specific premises affected by said Limited View Easement being those areas identified as "Topping Area 1", "Topping Area 2", "Topping Area 3" and "Topping Area 4" on said Plan of View Easements. The "Limited View Easement differs from the "View Easement" in that it permits an owner of a Beneficiary Lot only to have branches and tree tops more than thirty (30) to fifty (50) feet above the ground as to said Topping Area 1, Topping Area 2, Topping Area 3 and Topping Area 4, cut, trimmed and removed from the

Topping Area, such cutting, trimming and removal to be undertaken only by a professional tree company.

Meaning and intending to describe the premises conveyed to the within grantors by Warranty Deed of Stefan H. Timbrell and Karen B. Timbrell dated August 19, 2020 and recorded on August 20, 2020 and recorded with the Sullivan County Registry of Deeds at Book 2117, Page 262

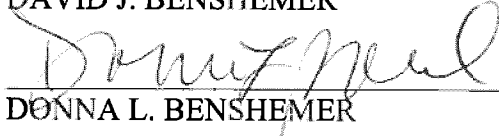
This is not homestead property.

This transfer is being made pursuant to RSA 78-B:2 XXII and is exempt from transfer tax.

Executed under seal this 7 day of October 2020.



DAVID J. BENSHEMER



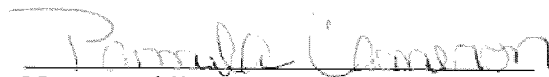
DONNA L. BENSHEMER

STATE OF NEW HAMPSHIRE

Rockingham, ss.
(County)

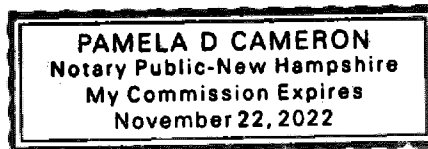
Oct 7, 2020

Then personally appeared the above named David J. Benshemer and Donna L. Benshemer and acknowledged the foregoing instrument to be their free act and deed before me.



Notary Public:

My commission expires:



Springfield

