



22 Anderson Road, Unity

Offered at \$475,000

About This Home

3-bedroom, 1.5-bathroom home set on 2 acres in Unity, perfect for year-round living or as a vacation retreat! Enter into a spacious great room with cathedral ceilings, exposed wood beams, and pine boards that create a bright, airy atmosphere filled with natural light. The open layout includes a dining area and kitchen with plenty of cabinet space. The first floor offers convenient single-level living with a bedroom, full bathroom, and a half bathroom with laundry. A unique bonus, enjoy your own sauna for relaxation and unwinding after a long day. Two additional bedrooms are located on the second level. The property features a large 2-car garage with an extra 700 square feet of space above, ideal for storage, a workshop, or the potential to be finished for additional living space. The level yard provides plenty of room for outdoor enjoyment and gardens.

Location Details

As part of the Crescent Cove Association, residents enjoy exclusive beach access with decks and docks perfect for swimming, the potential to have a boat slip, fishing, or simply relaxing by the water. Crescent Lake spans 128 acres and is known for excellent fishing and kayaking, with a public boat launch available. Located just 15 minutes from both Claremont and Newport for shopping, grocery stores, dining, healthcare, and all your everyday needs. Outdoor enthusiasts will appreciate nearby hiking and biking trails, local golf courses, and skiing at Mount Sunapee Resort. This property offers the perfect blend of lake life living and privacy.



3 Bedrooms



1.5 Bathrooms



Approx. 1,865 SF

Yearly Association Fee: \$540 | Property Taxes: \$6,689 | Year Built: 1983



Virtual Tour URL Unbranded 1

County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 1983
Architectural Style Cape
Color
Total Stories 1.5
Zoning Rural
Taxes TBD No
Tax Annual Amount \$6,689.00
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 2.03
Lot Size Square Feet 88,427
Common Land Acres
Garage Yes
Basement No
Basement Access Type
Activation Date 5/1/2026

Rooms Total 7
Bedrooms Total 3
Bathrooms Total 2
Bathrooms Full 1
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
Above Grade Finished Area 1,865
AGFinSrc Measured
Above Grade Unfinished Area 106
AGUnfinSrc Measured
Below Grade Finished Area 0
BGFinSrc Public Records
Below Grade Unfinished Area 0
BGUnfinSrc Public Records
Total Finished Area 1,865
Footprint
Road Frontage Yes
Road Frontage Type Dirt, Gravel, Public
Road Frontage Length 482

Waterfront Property
Water Body Access Yes
Water Body Name Crescent Lake
Water Body Type Lake
Water Access Details Beach Access
WaterFRit
Water Body Restrictions Yes
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

Public Remarks 3-bedroom, 1.5-bathroom home set on 2 acres in Unity. perfect for year-round living or as a vacation retreat! Enter into a spacious great room with cathedral ceilings, exposed wood beams, and pine boards that create a bright, airy atmosphere filled with natural light. The open layout includes a dining area and kitchen with plenty of cabinet space. The first floor offers convenient single-level living with a bedroom, full bathroom, and a half bathroom with laundry. A unique bonus, enjoy your own sauna for relaxation and unwinding after a long day. Two additional bedrooms are located on the second level. The property features a large 2-car garage with an extra 700 square feet of space above, ideal for storage, a workshop, or the potential to be finished for additional living space. The level yard provides plenty of room for outdoor enjoyment and gardens. As part of the Crescent Cove Association, residents enjoy exclusive beach access with decks and docks perfect for swimming, the potential to have a boat slip, fishing, or simply relaxing by the water. Crescent Lake spans 128 acres and is known for excellent fishing and kayaking, with a public boat launch available. Located just 15 minutes from both Claremont and Newport for shopping, grocery stores, dining, healthcare, and all your everyday needs. Outdoor enthusiasts will appreciate nearby hiking and biking trails, local golf courses, and skiing at Mount Sunapee Resort. This property offers the perfect blend of lakeside living and privacy. *Showings begin at the open house on Friday, May 1st, from 4:00 - 6:00. Additional open house on Saturday, May 2nd, from 11:00 - 1:00.

Directions From Unity Road, turn onto Lemoster Street/2nd NH Turnpike, turn onto North Shore Road, turn left onto Anderson Road, house will be on the right. GPS will want to take you onto Gilman Pond Road, but it is currently posted.

Kitchen 1 9'4" x 7'11"
Breakfast Nook 1 11'7" x 8'1"
Dining Room 1 20'11" x 11'
Living Room 1 27' x 19'2"
Bedroom 1 8'6" x 11'6"
Bathroom Full 1 9' x 8'
Bathroom Half 1 6'2" x 7'4"
Foyer 1 8'8" x 11'11"
Primary Bedroom 2 11' x 13'8"
Bedroom 2 11'4" x 11'
Workshop 2 17'10" x 29'5"

Lot Features Beach Access, Country Setting, Lake Access, Level, Wooded
Construction Materials Wood Frame
Foundation Details Concrete Slab
Flooring Carpet, Ceramic Tile, Tile, Wood
Exterior Features Garden Space, Patio, Shed, Beach Access
Roof Asphalt Shingle
Driveway Dirt, Gravel

Exclusions
Right of First Refusal

Map 19
Block 000
Lot 212
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 2074
Deed Page 930
Covenants Yes
Seasonal No
PlanUrbDev

SchDistrict Unity
SchElem Unity Elementary School
SchMiddle Unity Middle School
SchHigh Stevens High School

Fees - Condo - Mobile

Condo Fees
Fee \$540.00
 Yearly
 Recreation
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

Fuel Company Eastern Propane
Electric Company NH Electric Coop
Water Company
Cable Company
Phone Company
Internet Service Provider Fidium

Association Amenities Beach Access, Boat Slip/Dock, Docks
Interior Features Cathedral Ceiling, Ceiling Fan, Dining Area, Laundry Hook-ups, Natural Light, Natural Woodwork, Sauna, Skylight, 1st Floor Laundry
Appliances Dryer, Range Hood, Electric Range, Refrigerator, Washer
Other Equipment Smoke Detector
Utilities Propane
Heating Propane, Baseboard, Electric, Forced Air, Hot Air
Electric Circuit Breaker(s)
Cooling None
Water Source Drilled Well, Private
Sewer 1000 Gallon, Concrete, Leach Field, Private, Septic

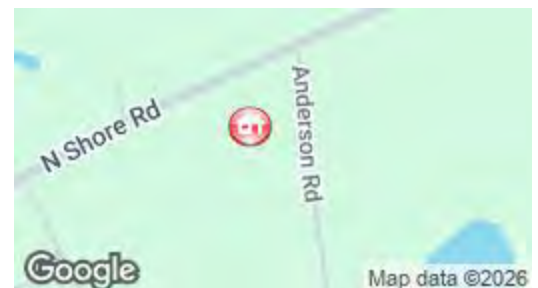
O'Halloran Group



listings@ohgrp.com

KW Coastal and Lakes & Mountains

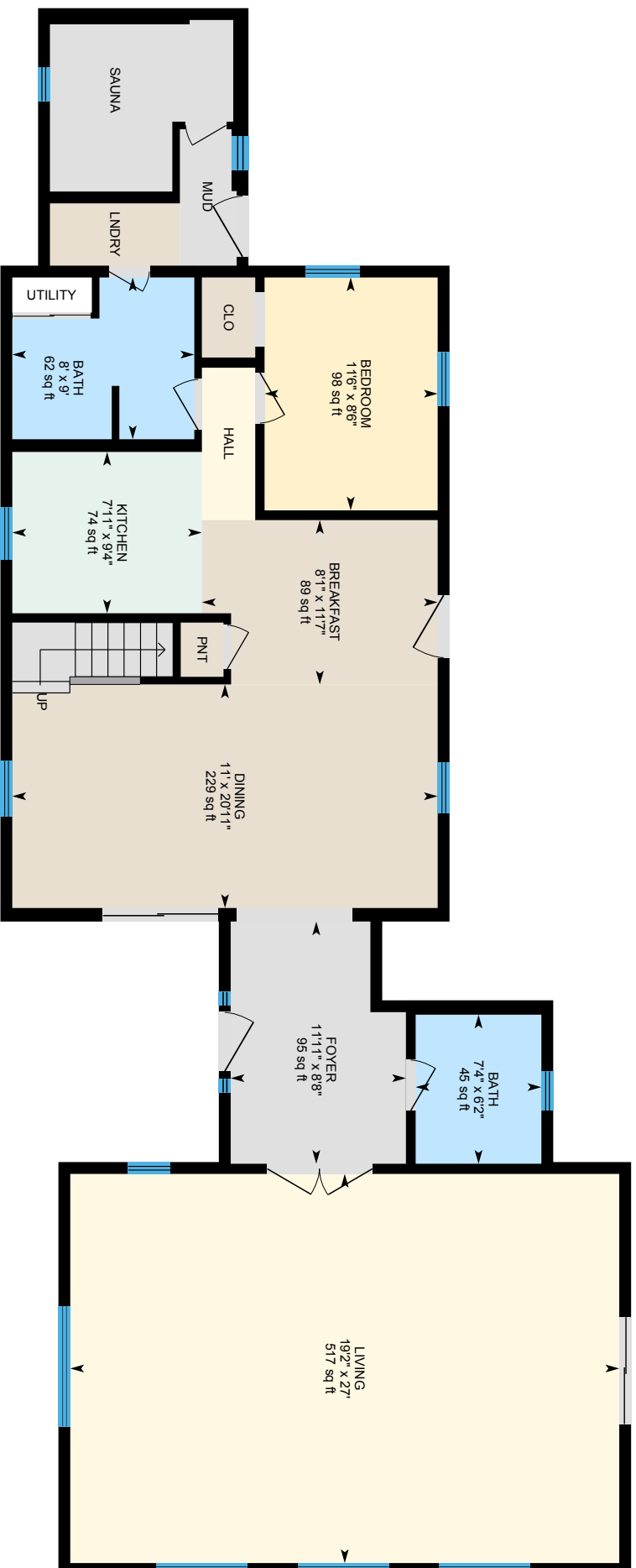
Off: 603-526-8600



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22 Anderson Rd, Newport, NH

Main Floor Finished Area 1567.21 sq ft
Unfinished Area 9.07 sq ft

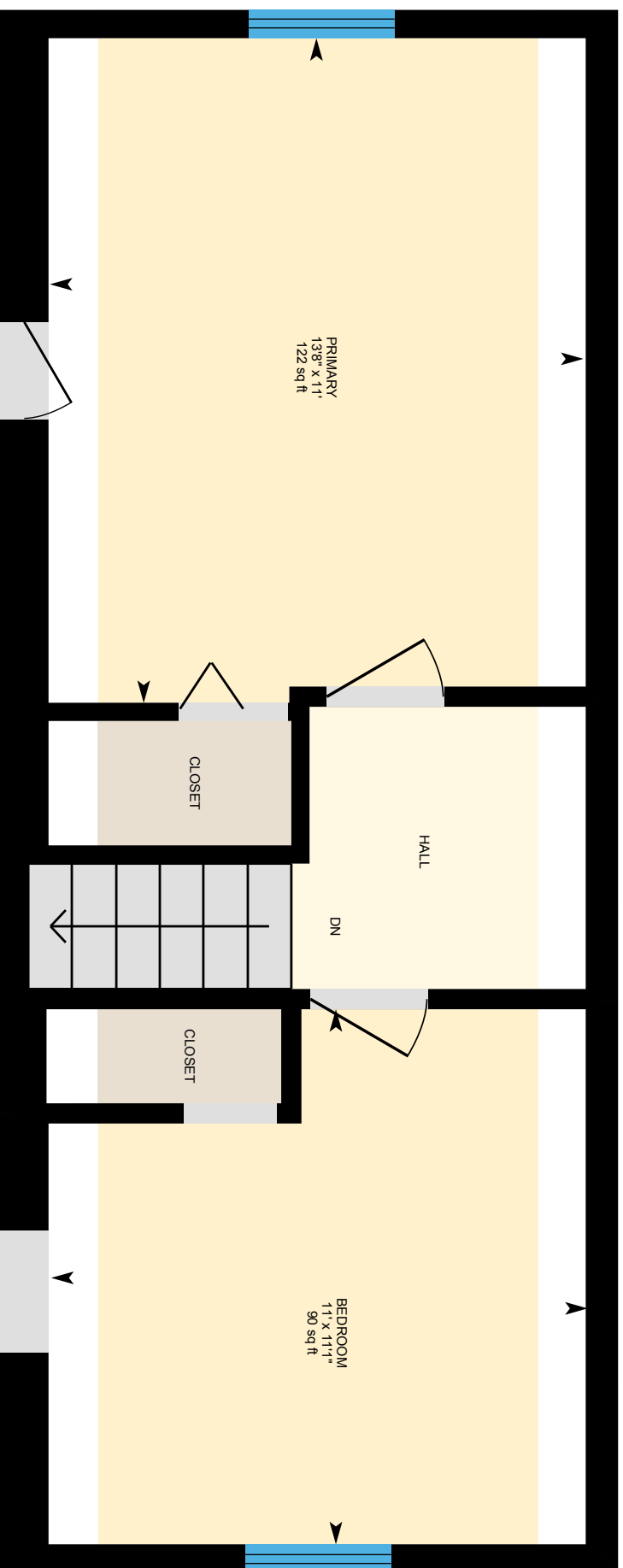


PREPARED: 2026/04/28



22 Anderson Rd, Newport, NH

2nd Floor Finished Area 298.16 sq ft
Unfinished Area 97.45 sq ft



PREPARED: 2026/04/28

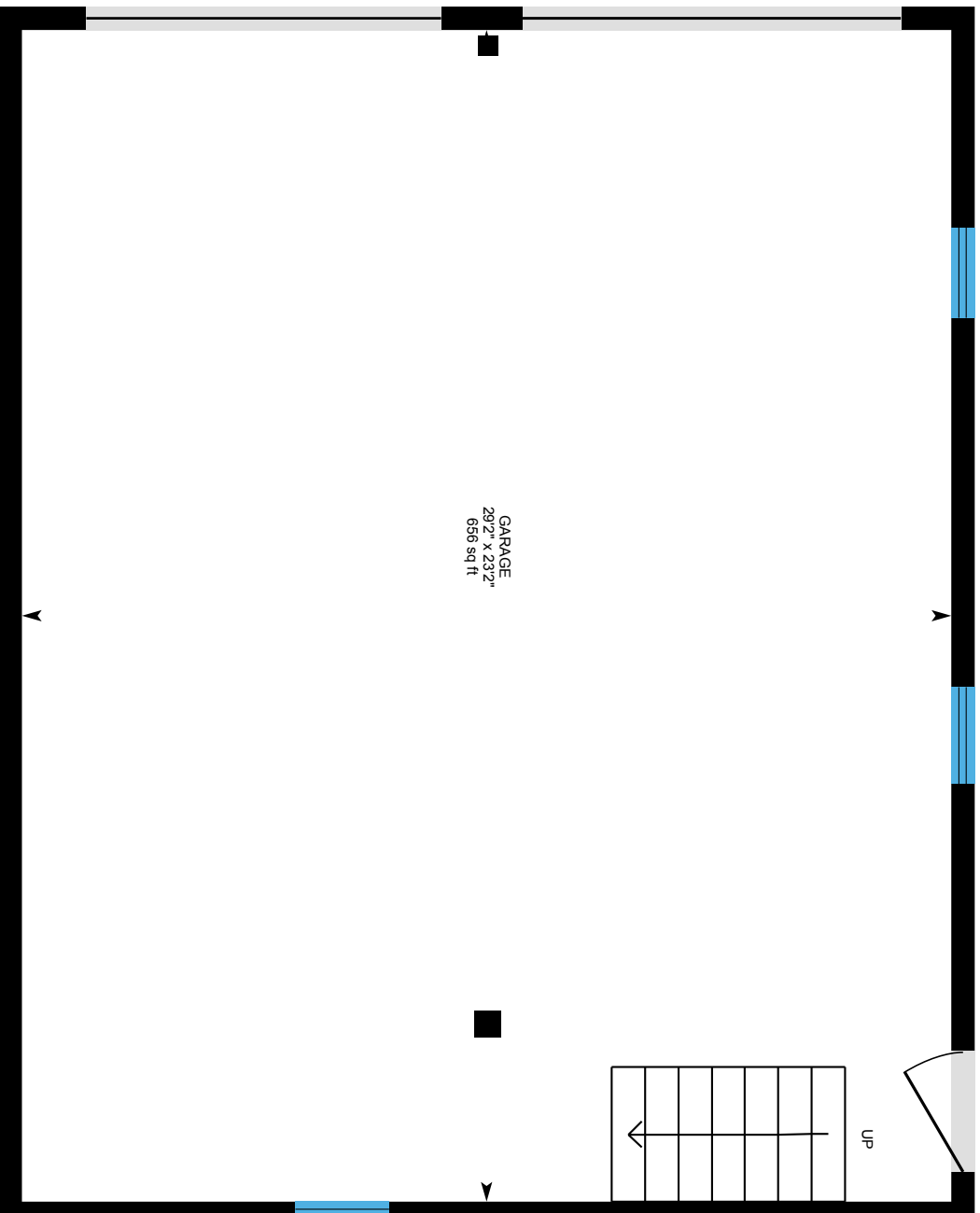


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



22 Anderson Rd, Newport, NH

Detached Garage Unfinished Area 738.11 sq ft



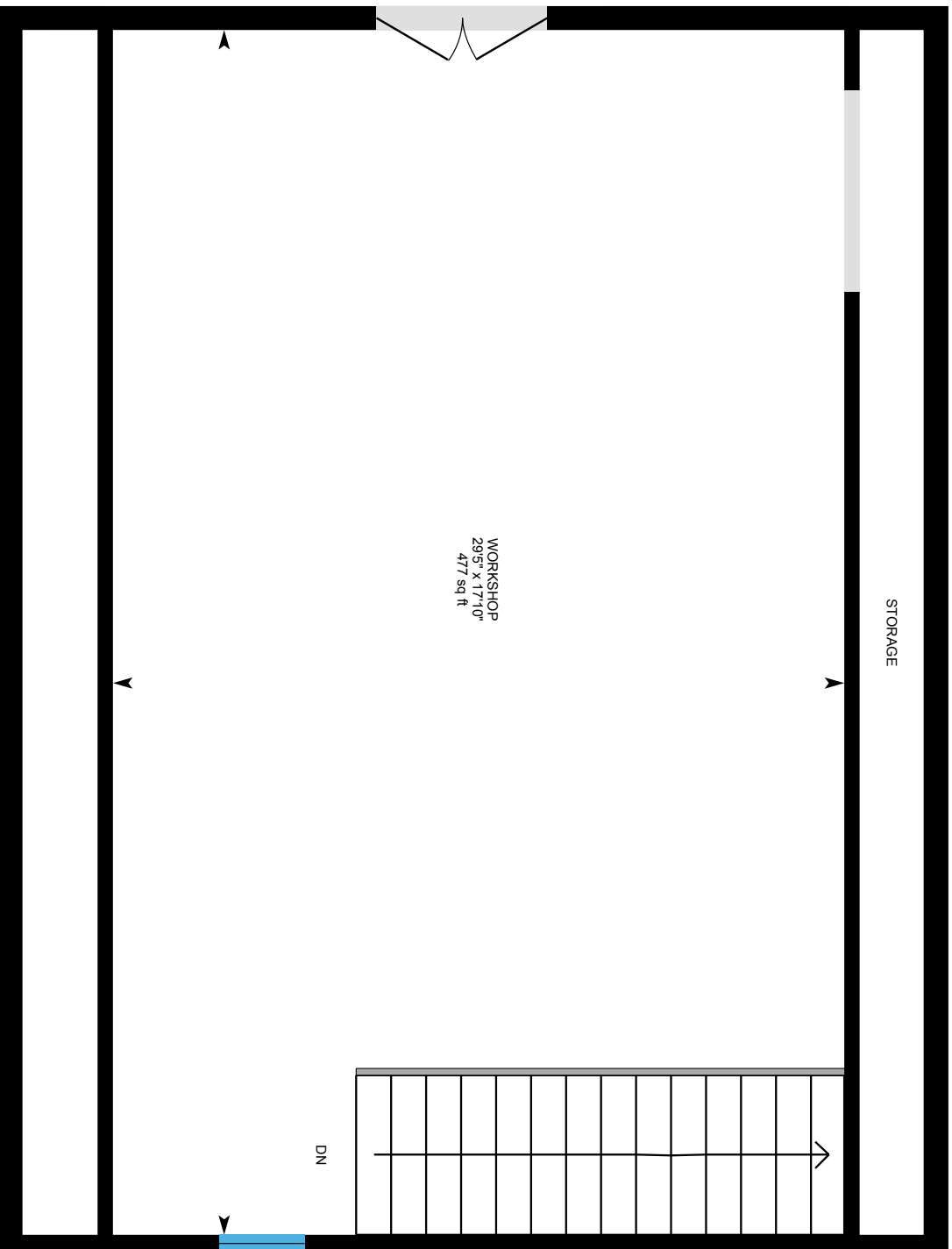
PREPARED: 2026/04/28



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.

22 Anderson Rd, Newport, NH

2nd Level Of Garage Unfinished Area 708.46 sq ft



PREPARED: 2026/04/28



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.

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: Brett S. McKenney and Taylor A. McKenney

2. PROPERTY LOCATION: 22 Anderson Road, Unity, NH 03773

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

4. SELLER: [X] has [] has not occupied the property for 7 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

b. INSTALLATION: Location: back left corner of back yard
Installed By: Date of Installation:
What is the source of your information?

c. USE: Number of persons currently using the system: 4
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 Spring of 2023
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? [X] Yes [] No
IF YES, are test results available? [X] Yes [] No
What steps were taken to remedy the problem? Replaced water filter

COMMENTS:
Water was tested 2x in June of 2019; 1st test detected elevated levels of manganese. We replaced water filter and retested a week later and no manganese was detected. Tested water again in Spring of 2023 and water was within normal limits.

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [] Yes [X] No Community/Shared: [] Yes [X] No
Private: [X] Yes [] No [] Unknown
Septic Design Available: [] Yes [X] No

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? [] Yes [X] No
What steps were taken to remedy the problem?

c. IF PRIVATE:
TANK: [X] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other
Tank Size 1,000+ Gal. [] Unknown [] Other
Tank Type [X] Concrete [] Metal [] Unknown [] Other
Location: left corner of front lawn facing house [] Location Unknown. Date of Installation:
Date of Last Servicing: 2024 Name of Company Servicing Tank: Stearns Septic
Have you experienced any malfunctions? [] Yes [X] No
COMMENTS:

SELLER(S) INITIALS BSM / TMH BUYER(S) INITIALS

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PROPERTY LOCATION: 22 Anderson Road, Unity, NH 03773

d. LEACH FIELD: Yes No Other _____
IF YES, Location: Front lawn Size: _____ Unknown
Date of installation of leach field: 23 years Installed By: unknown
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


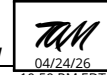
7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		no crawl space	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<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: June 2019 By: Millyard Home Inspections
Results: None detected 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  / 
11:07 PM EDT 10:59 PM EDT

BUYER(S) INITIALS  / 

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PROPERTY LOCATION: 22 Anderson Road, Unity, NH 03773

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: June 2019 By: Millyard Home Inspections
Results: None detected 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: Subject to Crescent Cove Association covenants
What is your source of information? Crescent Cove Association

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: \$540/yr. Crescent Cove Assoc. can only increase fees a max. of \$15/yr.
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: 26 yrs Type: Forced hot air Fuel: Propane Tank Location: behind sauna to left

Owner of Tank: Eastern Propane
Annual Fuel Consumption: 1000 gallons Price: \$2600-\$3000/year Gallons: 1000 gallons
Date system was last serviced and by whom? Fall of 2020 Eastern Propane
Secondary Heat Systems: Electric baseboard heat
Comments: Serviced and replaced fan

j. Roof Age: 19 yrs Type of Roof Covering: Asphalt shingle

Moisture or leakage: None
Comments: _____

SELLER(S) INITIALS

BSM / TJM
04/24/26 / 04/24/26

BUYER(S) INITIALS

____ / ____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 22 Anderson Road, Unity, NH 03773

k. Foundation/Basement Full Partial Other: none Type: Slab

Moisture or leakage: n/a

Comments: _____

l. Chimney(s) How Many? 1 Lined? Yes (clay tile) Last Cleaned: 2025 Problems? None

Comments: _____

m. Plumbing Type: Copper & PVC Age: original=unknown, entryway BR=19 yrs

Comments: _____

n. Domestic Hot Water Age: 8 yrs Type: electric storage tank Gallons: 40

o. Electrical System # of Amps 12 Circuit Breakers Fuses

Comments: _____

Solar Panels: Leased Owned If leased, explain terms of agreement: _____

Comments: n/a

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: n/a

Comments: n/a

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 ACs Age: n/a Date Last Serviced and by whom: n/a

Comments: n/a

t. Pool Age: n/a Heated: Yes No Type: n/a Last Date of Service: n/a

By Whom: n/a

u. Generator Portable: Yes No Whole House: Yes No Kw/Size: 5000 Last Date of Service: 2025

If Portable: Included Negotiable

Comments: outdoor portable generator hook-up

v. Internet Type Currently Used at Property: Fidium fiber high speed

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

BSM / TJM
04/24/26 04/24/26
dotloop Verified dotloop Verified

BUYER(S) INITIALS

_____/_____
_____/_____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 22 Anderson Road, Unity, NH 03773

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

A couple tiles have chips/cracks in them. Cosmetic; not hazardous and still functional. Extra tiles can be found upstairs in garage.
Several places on exterior door frames / base of siding is weathered. Sealed with fresh paint to reduce further deterioration in April 2026, but should be replaced in near future.

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).

Brett S. McKenney
SELLER
dotloop verified
04/24/26 11:07 PM EDT
2YT5-Q9QJ-WVX9-VYO4
DATE

Taylor A. McKenney
SELLER
dotloop verified
04/24/26 10:59 PM EDT
E30V-IZXS-BWMK-B6TN
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 BSM / TAM
04/24/26 11:07 PM EDT dotloop verified / 04/24/26 10:59 PM EDT dotloop verified

BUYER(S) INITIALS /

PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
(To be used in conjunction with Property Disclosure - Residential)
New Hampshire Association of REALTORS® Standard Form



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

- 1. Seller and Property Address: Brett S. McKenney and Taylor A. McKenney
22 Anderson Road, Unity, NH 03773
- 2. Association Name (if applicable): Crescent Cove Association
- 3. Property Manager/Agent: n/a Phone: _____

4. GENERAL AND LEGAL

- a. Are there any Association or Corporation approvals required for transfer of Ownership? Yes No Unknown
- b. Is there a time share operation existing at Property? Yes No Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? Yes No Unknown
- d. Are you aware of any rental, use or age restrictions? Yes No Unknown
- e. Number of allocated parking spaces available for this unit: XL 2 car garage & 2 driveways.
- f. Are you aware of any pending or existing litigation? Yes No If Yes, please explain: _____
- g. Are the minutes of the Condominium Association annual meeting available? Yes No Unknown
- h. Are there any pet policies? Restrictions: Yes No Dogs/Cats Allowed: Yes No

5. MASTER INSURANCE POLICY

- a. Name of Company: _____
- b. Name of Agent: _____ Phone: _____

6. FINANCIAL

- a. Monthly maintenance fee(s): \$ _____
- b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input type="checkbox"/> Snow Removal
<input type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Recreation/Community Association Dues	<input type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
- c. Are there any additional fees? If so, please specify: \$540 billed annually in Feb for assoc. dues
- d. Are you aware of any special assessments or loans in effect at this time? Yes No
If Yes, explain: _____

Additional Comments: Trash at town transfer station (1 roll of 10 30 gallon bags for \$25).

7. 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.

Brett S. McKenney
SELLER DATE

Taylor A. McKenney
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 AND OTHER ADVISORS.

BUYER DATE

BUYER DATE

Compliments of



HUDKINS LAW & TITLE
REAL ESTATE

Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA054352 25.00
TRANS TAX SU016162 3,270.00

Return to:
Taylor N. Anderson and Brett S. McKenney
25 Anderson Road
Unity, NH 03603

WARRANTY DEED

Transfer Tax: \$3,270.00

EINO A. ANTTILA AND HELEN S. ANTTILA, TRUSTEES of the Anttila Family
Revocable Trust u/d/t dated November 15, 2013, of 14 Lynn Street, Nashua, New Hampshire
03060

for consideration paid, do hereby grant to **TAYLOR N. ANDERSON AND BRETT S. McKENNEY**, both unmarried, as joint tenants with rights of survivorship of 283 Route 10 N., Grantham, New Hampshire 03753

with **WARRANTY COVENANTS**

A certain tract or parcel of land in Unity, Sullivan County, New Hampshire, shown as Lot #25 on a plan entitled "Plot Plan D, Revised, Shorewood Estates, Crescent Lake, Unity NH, Owner Alice Fletcher" dated November 28, 1980, prepared by Clifford D. Ritcher, recorded in the Sullivan County Registry of Deeds in Pocket 6, Folder 1, No. 8 of Plan File 2.

Lot #25 may be more particularly described as follows:

Beginning at the point of intersection of the southerly right of way line of the Acworth-Newport Road with the westerly right of way line of Addie Anderson Road, so called, said point of intersection being at or near a maple tree and is the northeast corner of Lot #25; thence

In a westerly direction following a barbed wire fence along the southerly right of way line of the Acworth-Newport Road approximately 200 feet to an iron pin at the northwest corner of Lot #25 and the northeast corner of land now or formerly of Brooks; thence

South 08° 30" west along the easterly boundary of Brooks 460 feet, more or less, to an iron pin at the southwest corner of Lot #25 and the northwest corner of Lot 24; thence

North 88° 15" east along the northerly boundary of Lot #24, 191 feet, more or less, to an iron pin in a stone wall on the westerly right of way line of Addie Anderson Road, said iron pin being the southeast corner of Lot #25 and the northeast corner of Lot #24; thence

In a northerly direction along the westerly right of way line of Addie Anderson Road following, in part, said stone wall and in part a barbed wire fence 482 feet, more or less, to the point of beginning.

According to the plan, Lot #25 contains 88,000 square feet, more or less.

Lot #25 conveyed herein is made up of Lots #25 and #26 on a previous plan of Shorewood Estates on file at the Registry of Deeds for Sullivan County.

The within conveyance is made subject to an easement for power line which crosses the northerly portion of Lot #25 and which is believed to be owned by the New Hampshire Electric Cooperative, Inc.

The within conveyance is made subject to restrictive covenants which are recorded in the Sullivan County Registry of Deeds in Volume 498, Page 169.

Meaning and intending to convey all and the same premises conveyed to the Anttila Family Revocable Trust by deed dated November 15, 2013 and recorded with the Sullivan County Registry of Deeds in Book 1902, Page 192.

This is not homestead property.

CERTIFICATE OF TRUST

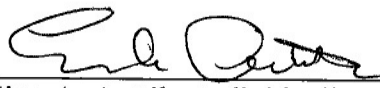
We, Eino A. Anttila and Helen S. Anttila, Trustees of the Anttila Family Revocable Trust, hereby certify as follows:

1. That we are the Trustees of the Trust; and
2. That the Trust has not been altered, amended, terminated or revoked; and
3. That we have been authorized and directed by the holders of 100% of the beneficial interest of said Trust to convey the Trust property known and numbered as 22 Anderson Road, Unity, New Hampshire and to execute and deliver a warranty deed and any documents necessary or incidental to the transfer of the property.

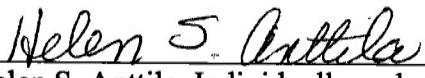
4. Pursuant to RSA 564-A:7, the undersigned Trustee, as Trustee under the said Trust does have full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust assets paid to the Trustee for a conveyance hereof.

Executed under seal this 28TH day of June, 2019.

ANTTILA FAMILY REVOCABLE TRUST



Eino A. Anttila, Individually and as Trustee

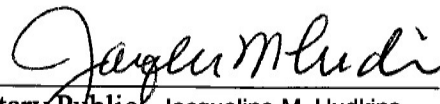


Helen S. Anttila, Individually and as Trustee

STATE OF NEW HAMPSHIRE

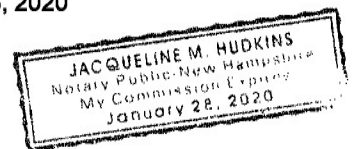
Merrimack, ss.

Then personally appeared the above named Eino A, Anttila and Helen S. Anttila, Individually and as Trustees of the Anttila Family Revocable Trust, and acknowledged the foregoing instrument to be their free act and deed before me.



Notary Public: Jacqueline M. Hudkins
My commission expires:

January 28, 2020



796-1A
7.4 AC

548' S
SHORE

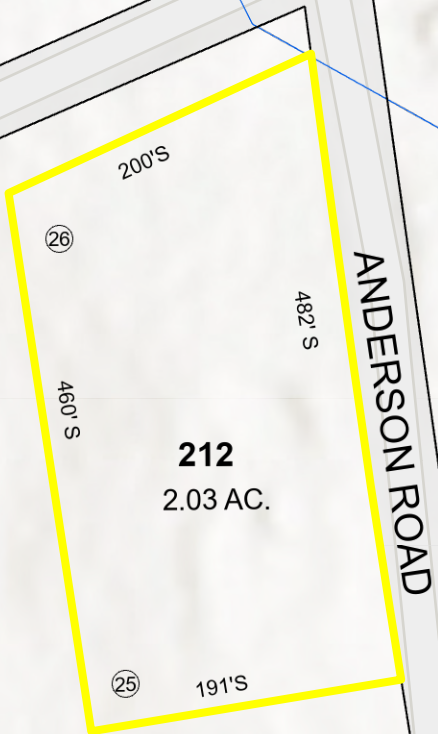
498'
501.06'

451.44'

ROAD

419' S

2

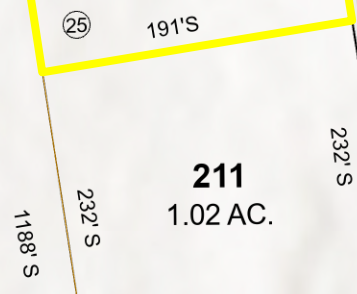


212
2.03 AC.

ANDERSON ROAD

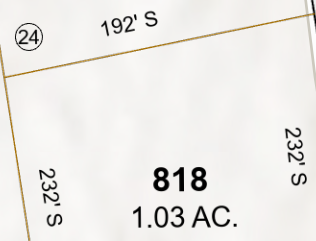
735-2
13 AC

164
12 AC.

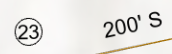


211
1.02 AC.

1132' S



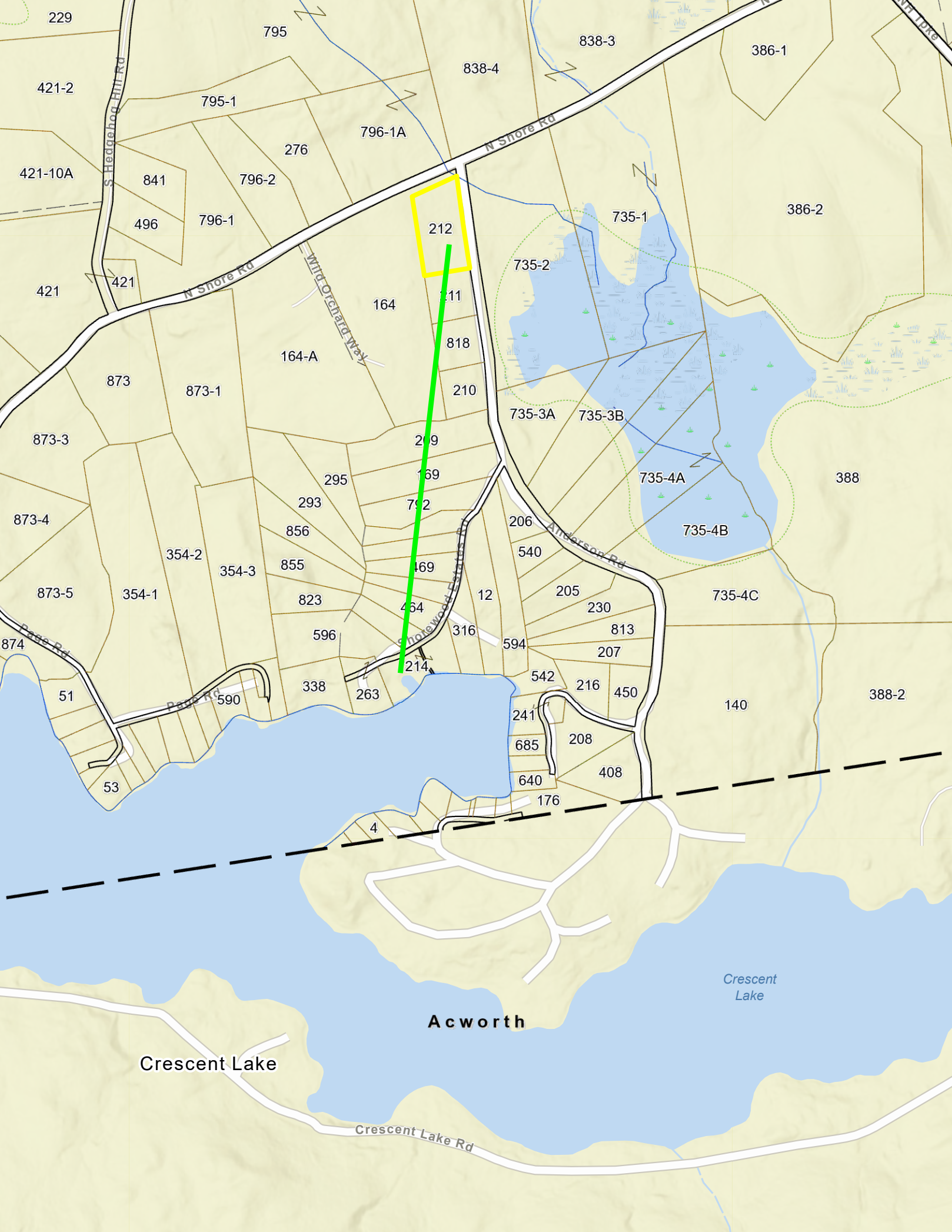
818
1.03 AC.



200' S

558' S

1188' S



212

11

818

210

209

169

792

169

464

214

214

241

685

640

4

Acworth

Crescent Lake

Crescent Lake

Crescent Lake Rd

S Hedgehog Hill Rd

Wild Orchard Way

Anderson Rd

229

795

838-3

386-1

838-4

795-1

796-1A

276

421-2

421-10A

841

796-2

496

796-1

735-1

386-2

421

421

164

735-2

873

873-1

164-A

735-3A

735-3B

873-3

873-4

354-2

354-3

855

209

295

293

856

873-5

354-1

354-2

354-3

855

823

792

169

464

214

206

540

205

230

735-4C

388

874

51

590

338

263

214

316

594

542

216

207

813

208

408

176

140

388-2

Crescent Lake