



85 Cheney Street, Newport

Offered at \$450,000

About This Home

Great opportunity for a 4-bedroom, 2.5-bathroom early 1900s Craftsman located in the center of Newport, offering timeless character and thoughtful updates throughout the years. This classic home features high ceilings, beautiful wood floors, and abundant built-ins that add both charm and functionality. The main level includes a formal dining room, a sunroom filled with natural light, an inviting living room, and a functional kitchen with an adjacent half bathroom and laundry area. The second level includes the four bedrooms and two full bathrooms. The primary bedroom is a true retreat with an ensuite bathroom and access to a private covered porch. The attic provides finished space, perfect for a home office, workout room, or craft area. Enjoy outdoor living with both a front and back covered porch, ideal for relaxing or entertaining. The home sits on .60 acres with a spacious yard and includes a 2-car detached garage for additional parking or storage.

Location Details

The location is unbeatable, set in the center of Newport with easy access to all your necessities including local dining, shopping, and healthcare. Enjoy the nearby Sugar River Rail Trail for hiking and biking, the recreation center, and the town common for community activities and events. Close to golf courses, breweries, and fishing spots, and under 15 minutes to Mount Sunapee for winter activities and Sunapee Harbor for summer fun. Just 35 minutes to Dartmouth Health, and 45 minutes to Keene for even more dining, shopping, and entertainment options. This well-maintained home offers the perfect blend of historic character, modern convenience, and an ideal location in the heart of Newport!



4 Bedrooms



2.5 Bathrooms



Approx. 2,884 SF

Acres: 0.60 | Property Taxes: \$9,412 | Year Built: 1912



Virtual Tour URL Unbranded 1

County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 1912
Architectural Style Craftsman
Color
Total Stories 2.5
Zoning Residential
Taxes TBD No
Tax Annual Amount \$9,412.00
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 0.60
Lot Size Square Feet 26,136
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Interior
Activation Date 5/23/2026

Rooms Total 11
Bedrooms Total 4
Bathrooms Total 3
Bathrooms Full 2
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
Above Grade Finished Area 2,884
AGFinSrc Measured
Above Grade Unfinished Area 732
AGUnfinSrc Measured
Below Grade Finished Area 0
BGFinSrc Public Records
Below Grade Unfinished Area 1,370
BGUnfinSrc Measured
Total Finished Area 2,884
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 324

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

Public Remarks Great opportunity for a 4-bedroom, 2.5-bathroom early 1900s Craftsman located in the center of Newport, offering timeless character and thoughtful updates throughout the years. This classic home features high ceilings, beautiful wood floors, and abundant built-ins that add both charm and functionality. The main level includes a formal dining room, a sunroom filled with natural light, an inviting living room, and a functional kitchen with an adjacent half bathroom and laundry area. The second level includes the four bedrooms and two full bathrooms. The primary bedroom is a true retreat with an ensuite bathroom and access to a private covered porch. The attic provides finished space, perfect for a home office, workout room, or craft area. Enjoy outdoor living with both a front and back covered porch, ideal for relaxing or entertaining. The home sits on .60 acres with a spacious yard and includes a 2-car detached garage for additional parking or storage. The location is unbeatable, set in the center of Newport with easy access to all your necessities including local dining, shopping, and healthcare. Enjoy the nearby Sugar River Rail Trail for hiking and biking, the recreation center, and the town common for community activities and events. Close to golf courses, breweries, and fishing spots, and under 15 minutes to Mount Sunapee for winter activities and Sunapee Harbor for summer fun. Just 35 minutes to Dartmouth Health, and 45 minutes to Keene for even more dining, shopping, and entertainment options. This well-maintained home offers the perfect blend of historic character, modern convenience, and an ideal location in the heart of Newport!
 *Showings begin at the open house on Saturday, May 23rd, from 10:00 - 12:00.

Directions Off Sunapee Street, turn onto Cheney Street, about a minute up the road, the house will be on the right.

Kitchen	1 10'11" x 12'1"	Bedroom	2 16'1" x 13'7"
Dining Room	1 12' x 17'8"	Bedroom	2 11'3" x 13'1"
Other	1 9'9" x 7'	Bedroom	2 11'9" x 12'1"
Living Room	1 16'1" x 14'3"	Bathroom Full	2 7'10" x 8'4"
Family Room	1 9'9" x 10'2"	Bonus Room	3 21'6" x 15'1"
Sunroom	1 17'4" x 9'11"		
Foyer	1 11'2" x 12'2"		
Bathroom Half	1 10'1" x 6'9"		
Primary BR	2 11'11" x 15'4"		
Bathroom Full	2 9'10" x 4'8"		
Sunroom	2 9'11" x 18'11"		

Map 111
Block 000
Lot 081
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 2148
Deed Page 413
Covenants No
Seasonal No
PlanUrbDev

SchDistrict Newport Town School District
SchElem Richards Elementary School
SchMiddle Newport Middle and High School
SchHigh Newport Middle High School

Fees - Condo - Mobile

Condo Fees
Fee
Fee 2
Fee 3

Lot Features Corner, Landscaped, Level, Sloping, In Town, Near Snowmobile Trails, Neighborhood, Near ATV Trail, Near School(s)
Construction Materials Wood Frame, Wood Siding
Foundation Details Concrete
Flooring Carpet, Hardwood, Softwood
Exterior Features Garden Space, Covered Porch, Enclosed Porch, Screened Porch
Roof Asphalt Shingle
Driveway Paved

Interior Features Ceiling Fan, Dining Area, 1 Fireplace, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Indoor Storage, 1st Floor Laundry, Walkup Attic
Appliances Dishwasher, Dryer, Range Hood, Gas Range, Refrigerator, Washer, Electric Water Heater
Other Equipment Smoke Detector
Utilities Cable
Heating Oil, Radiator, Steam
Electric 150 Amp Service, Circuit Breaker(s)
Cooling None
Water Source Public
Sewer Public

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

Exclusions
Right of First Refusal

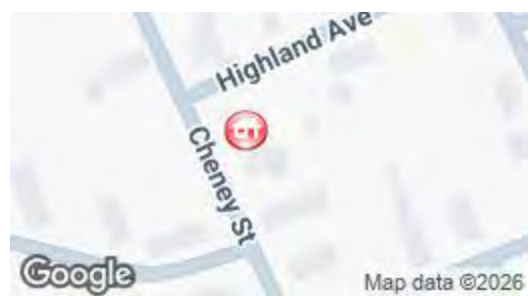
Fuel Company Irving
Electric Company Eversource
Water Company
Cable Company Xfinity
Phone Company
Internet Service Provider Xfinity

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



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2026 PrimeMLS.

85 Cheney St, Newport, NH

1st Floor Finished Area 1433.66 sq ft



PREPARED: 2026/05/18



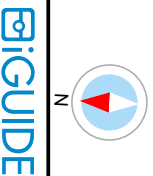
85 Cheney St, Newport, NH

2nd Floor Finished Area 1208.93 sq ft
Unfinished Area 205.91 sq ft



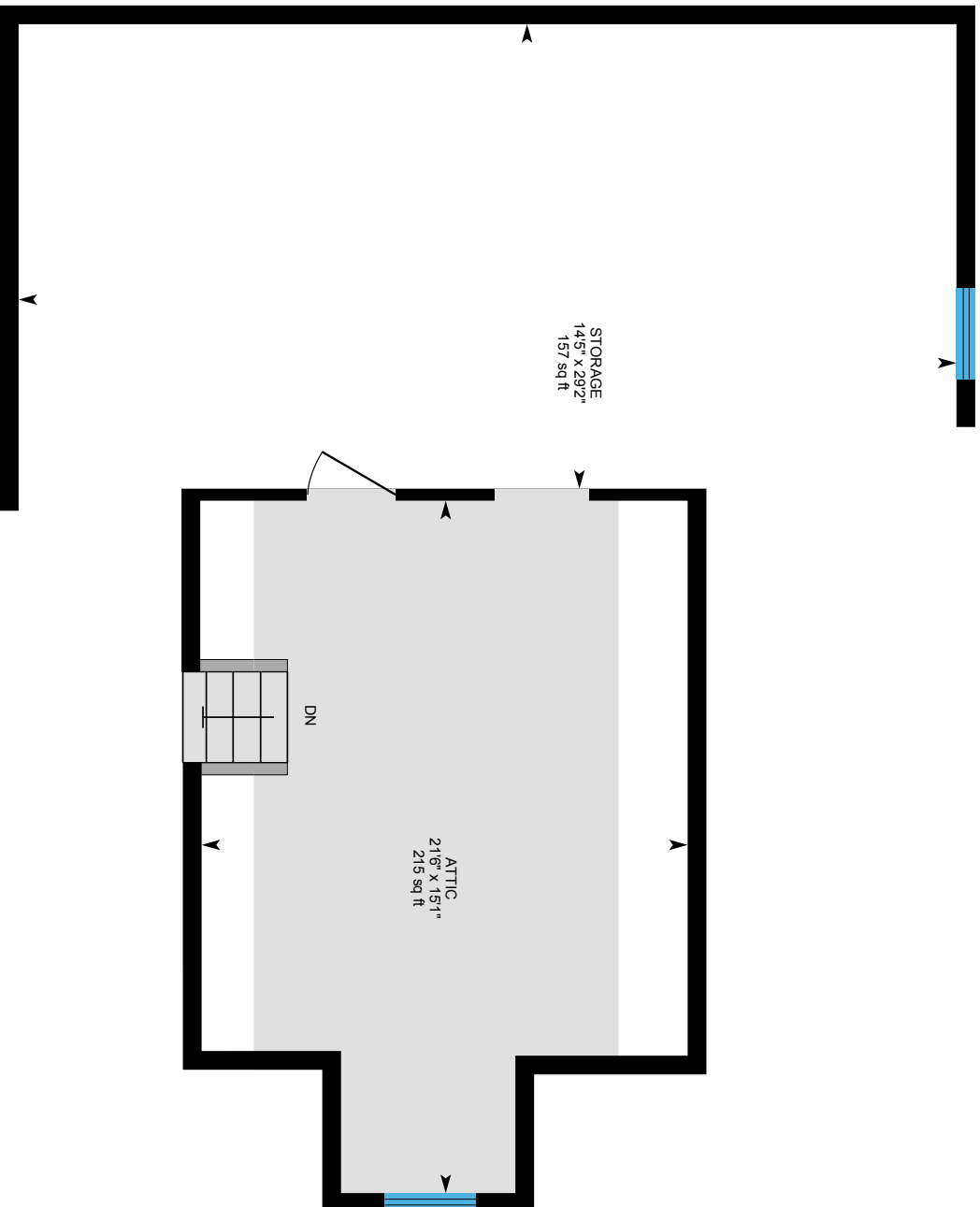
PREPARED: 2026/05/18

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.



85 Cheney St, Newport, NH

Attic Finished Area 241.89 sq ft
Unfinished Area 526.36 sq ft



PREPARED: 2026/05/18

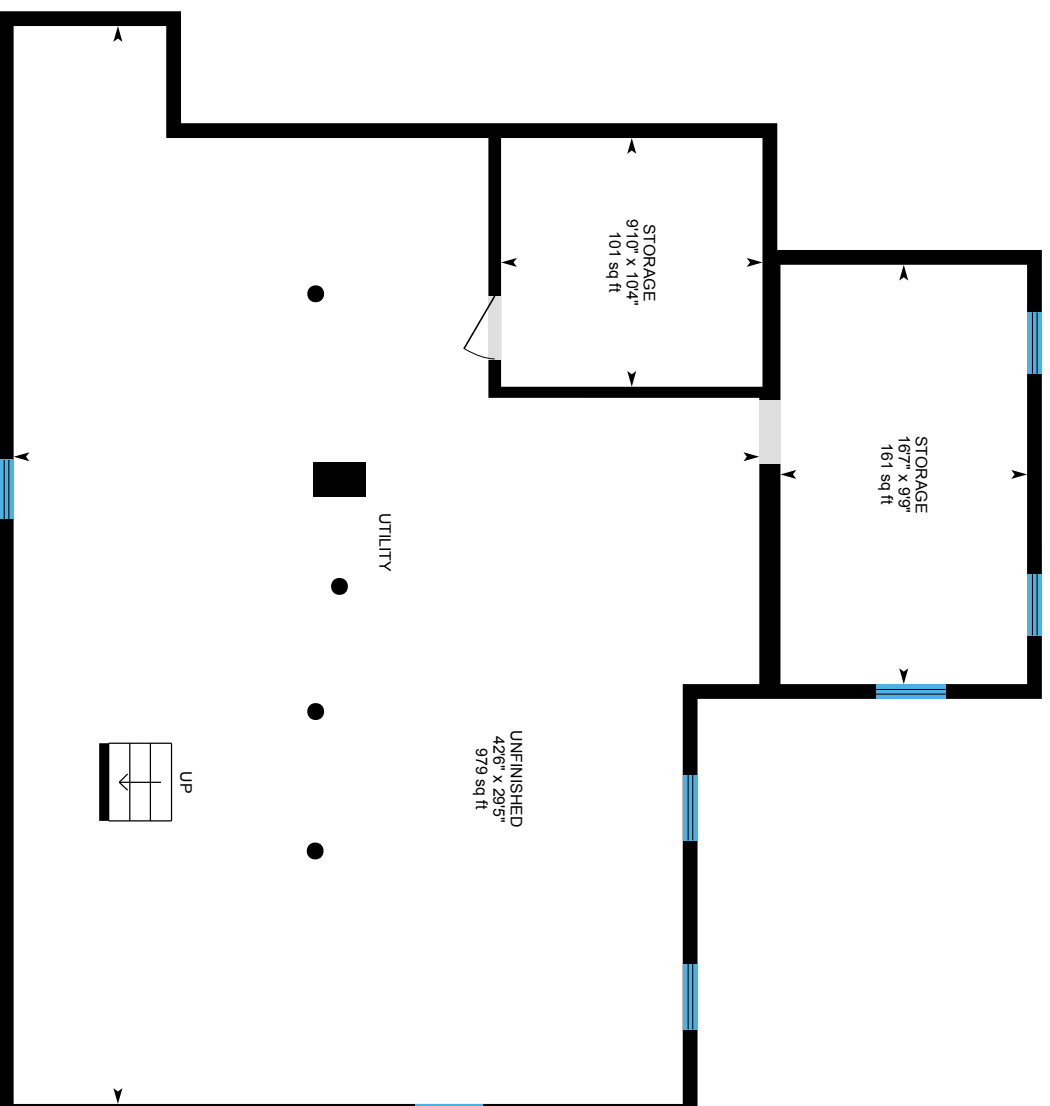


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



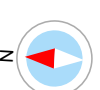
85 Cheney St, Newport, NH

Lower Level (Below Grade) Unfinished Area 1370.58 sq ft



PREPARED: 2026/05/18

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



PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

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

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

1. **SELLER:** Raymond H. Hicks and Catherine Perham

2. **PROPERTY LOCATION:** 85 Cheney Street, Newport, NH 03773

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

4. **SELLER:** has has not occupied the property for 4 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: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. USE: Number of persons currently using the system: _____
Does system supply water for more than one household? Yes No

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

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
If YES, are test results available? Yes No
What steps were taken to remedy the problem? _____
COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

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

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

c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown
Tank Size _____ Gal. Unknown Other _____
Tank Type Concrete Metal Unknown Other _____
Location: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
Comments: _____

SELLER(S) INITIALS RHH / CP BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 85 Cheney Street, Newport, NH 03773

d. LEACH FIELD: Yes No Other _____
IF YES, Location: _____ Size: _____ Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a septic system evaluation been done within 180 days? Yes No Unknown
Date of Evaluation: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input 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: _____ By: _____
Results: _____ If app _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

SELLER(S) INITIALS  / 

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 85 Cheney Street, Newport, NH 03773

- d. RADON/WATER - Current or previously existing:**
 Has the property been tested? Yes No Unknown
 If YES: Date: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No Comments: _____
- e. LEAD-BASED PAINT - Current or previously existing:**
 Are you aware of lead-based paint on this property? Yes No
 If YES: Source of information: _____
 Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No
 Comments: _____
- f. Are you aware of any other hazardous materials?** Yes No
 If YES: Source of information: _____
 Comments: _____

9. GENERAL INFORMATION

- a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?**
 Yes No Unknown If YES, Explain: _____
 What is your source of information? _____
- b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?**
 Yes No Unknown If YES, Explain: _____
 What is your source of information? _____
- c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?**
 Yes No If YES, Explain: _____
- d. Are you aware of any problems with other buildings on the property?** Yes No
 If YES, Explain: _____
- e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?** YES NO UNKNOWN If YES, Explain: _____
- f. Is this property located in a Federally Designated Flood Hazard Zone?** Yes No Unknown
 Comments: _____
- 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:** 2016 **Type:** Furnace **Fuel:** Oil **Tank Location:** Basement
Owner of Tank: Self
Annual Fuel Consumption: _____ **Price:** _____ **Gallons:** _____
Date system was last serviced and by whom? 2024 Irving Oil
Secondary Heat Systems: _____
 Comments: _____
- j. Roof Age:** _____ **Type of Roof Covering:** Shingles
Moisture or leakage: None
 Comments: _____

SELLER(S) INITIALS RHH / CP

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 85 Cheney Street, Newport, NH 03773

k. Foundation/Basement: Full Partial Other: _____ Type: _____
Moisture or leakage None
Comments: _____

l. Chimney(s) How Many? 2 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

m. Plumbing Type: copper Age: _____
Comments: _____

n. Domestic Hot Water: Age: _____ Type: electric Gallons: 62

o. Electrical System: # of Amps 150 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: none Age: _____ Date Last Serviced and by whom: _____
Comments: _____

t. Pool: Age: _____ Heated: Yes No Type: none Last Date of Service: _____
By Whom: _____

u. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____

v. Internet: Type Currently Used at Property: xFinity Cable

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 RH / CP

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 85 Cheney Street, Newport, NH 03773

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

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).

Raymond H. Hicks
SELLER _____ DATE _____
dotloop verified
05/18/26 2:42 PM PDT
C6NH-AEWO-TKCR-J4ZC

Catherine Perham
SELLER _____ DATE _____
dotloop verified
05/19/26 8:28 AM EDT
C7ZU-9LPZ-E7RR-DQ0J

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 *RHH* *CP*

BUYER(S) INITIALS

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



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

Property Address: 85 Cheney Street, Newport, NH 03773

LEAD WARNING STATEMENT

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

Seller's Disclosure

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

Purchaser's Acknowledgement (initial)

- (c)

--	--

 Purchaser has received copies of all information listed above.
- (d)

--	--

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

Agent's Acknowledgement (initial)

- (f)

<i>DO</i> <small>05/18/26 5:45 PM EDT dotloop verified</small>

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

Certification of Accuracy

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

<i>Raymond H. Hicks</i>	dotloop verified 05/18/26 2:45 PM PDT WOEX-R8UP-XHN4-GPD6
Seller	Date

<i>Catherine Perham</i>	dotloop verified 05/19/26 8:28 AM EDT OO5D-DSAW-UPML-MYTU
Seller	Date

Purchaser	Date

Purchaser	Date

<i>Dan O'Halloran</i>	dotloop verified 05/18/26 5:45 PM EDT ZYWO-HZIB-GZAM-QBBQ
Agent	Date

Agent	Date

Compliments of



HUDKINS LAW & TITLE
REAL ESTATE

**Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA065202 25.00
TRANS TAX SU018974 5,340.00**

Return to:
Raymond H. Hicks and Catherine Perham
85 Cheney Street
Newport, NH 03773

WARRANTY DEED

Transfer Tax: \$5,340.00

Christopher Rex Jacobs and Brian Allen Kelly, a married couple, of 85 Cheney Street, Newport, NH 03773, for consideration paid, do hereby grant to

Raymond H. Hicks and Catherine Perham, husband and wife as joint tenants with rights of survivorship, of 12 Summer Street, Hallowell, ME 04347,

with **WARRANTY COVENANTS**

Two certain tracts or parcels of land, with any buildings or improvements thereon, situated in Newport, County of Sullivan and State of New Hampshire, hounded and described as follows:

Tract I:

Commencing at a granite post set in the ground on Cheney Street, so-called, at the southwest corner of land now or formerly of the Willard Burpee estate; thence running easterly on the said Burpee line and line of land now or formerly of Herbert Marshall, one hundred eighty-two (182) feet, more or less, to an iron pin on the line of land now or formerly of E.M. Kempton; thence running southerly on the said Kempton line fifty-two (52) feet, more or less, to an iron pin; thence running westerly on the land now or formerly of Napoleon B. Frye, one hundred seventy-seven (177) feet, more or less, to an iron pin on Cheney Street; thence running northerly on Cheney Street eighty (80) feet, more or less, to the bound begun at.

Tract II:

Beginning at a stone post on Cheney Street which sets in the line between the tract hereby conveyed and land formerly of Napoleon B. Frye; thence northerly on said Cheney Street to

Highland Street; thence easterly on said Highland Street to an iron pin set in the ground on land now or formerly of Herbert Marshall; thence southerly on land of the said Marshall to an iron pin set in the ground on land now or formerly of C.D. Johnson; thence westerly on land of C.D. Johnson to the bound begun at. All of said boundary lines are straight running from corner to corner.

Excepting and reserving from the above grant any and all existing rights of the heirs of George W. Britton, Jacob Robinson, and E.C. Converse to maintain water pipes across said land.

Meaning and intending to describe and convey the same premises conveyed to Christopher Rex Jacobs and Brian Allen Kelly by virtue of a deed dated January 5, 2015 and recorded in the Sullivan County Registry of Deeds at Book 1933, Page 844.

We, Christopher Rex Jacobs and Brian Allen Kelly, a married couple, hereby release all rights of homestead and any other interests herein.

Executed under seal this 26 day of April, 2021.

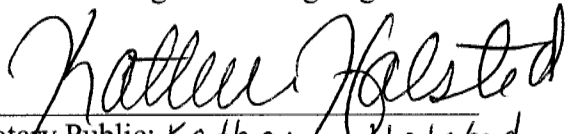

CHRISTOPHER REX JACOBS


BRIAN ALLEN KELLY

STATE OF NEW HAMPSHIRE

County of Merrimack,

Then personally appeared before me on this 26 day of April, 2021, the said Christopher Rex Jacobs and Brian Allen Kelly and acknowledged the foregoing to be their voluntary act and deed.


Notary Public: Katharine Halsted
My commission expires:
May 2, 2023

