



10 Twin Birch Lane, Sunapee

Offered at \$595,000

About This Home

Beautiful 3-bedroom, 2-bathroom home in Sunapee! Ideal first-floor living with a primary bedroom, full bath, and laundry all on the main level. The kitchen has custom cherry wood cabinetry and opens to the dining room with cherry wood floors, while the living room includes a wood stove for those cold winter months. A mudroom greets you as you enter, and a screened porch provides a relaxing spot to enjoy the outdoors. The attached 2-bay garage includes workshop space, perfect for projects or extra storage. A front deck made of low-maintenance Trex offers a sunny spot to relax on summer days or have friends and family over for a cookout. On the second level, you'll find two additional bedrooms and a full bathroom. The full basement provides potential for finishing and adding more living space. The level lot has plenty of space for gardens.

Location Details

Located just 5 minutes from Perkins Pond, a 157-acre pond with a public boat ramp, ideal for kayaking, fishing (bass, perch, bluegill, catfish), and water skiing. Sunapee residents enjoy access to Dewey Beach for swimming and hanging out at the beach or playing outdoor games. Just 10 minutes to Sunapee Harbor for summer dining, live music, the dinner boat, ice cream, and the local brewery. About 15 minutes to downtown New London for healthcare, shops, local dining, coffee shops, and summer theater. Also nearby golf courses, hiking trails, and Mount Sunapee for outdoor recreation. This is a great opportunity to live in the Lake Sunapee Region and enjoy all that it has to offer.



3 Bedrooms



2 Bathrooms



Approx. 1,965 SF

Acres: 1.01 | Property Taxes: \$4,894 | Year Built: 1986



Virtual Tour URL Unbranded 1

County NH-Sullivan
 Village/Dist/Locale
 Construction Status Existing
 Year Built 1986
 Architectural Style Cape
 Color
 Total Stories 1.5
 Zoning RR - Rural Residential
 Taxes TBD No
 Tax Annual Amount \$4,894.00
 Tax Year 2026
 Tax Year Notes
 Owned Land
 Lot Size Acres 1.01
 Lot Size Square Feet 43,996
 Common Land Acres
 Garage Yes
 Basement Yes
 Basement Access Type Interior
 Activation Date 6/27/2026

Rooms Total 7
 Bedrooms Total 3
 Bathrooms Total 2
 Bathrooms Full 2
 Bathrooms Three Quarter 0
 Bathrooms Half 0
 Bathrooms One Quarter 0
 Above Grade Finished Area 1,965
 AGFinSrc Measured
 Above Grade Unfinished Area 947
 AGUnfinSrc Measured
 Below Grade Finished Area 0
 BGFinSrc Public Records
 Below Grade Unfinished Area 1,054
 BGUnfinSrc Measured
 Total Finished Area 1,965
 Footprint
 Road Frontage Yes
 Road Frontage Type Public
 Road Frontage Length 375

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 Beautiful 3-bedroom, 2-bathroom home in Sunapee! Ideal first-floor living with a primary bedroom, full bath, and laundry all on the main level. The kitchen has custom cherry wood cabinetry and opens to the dining room with cherry wood floors, while the living room includes a wood stove for those cold winter months. A mudroom greets you as you enter, and a screened porch provides a relaxing spot to enjoy the outdoors. The attached 2-bay garage includes workshop space, perfect for projects or extra storage. A front deck made of low-maintenance Trex offers a sunny spot to relax on summer days or have friends and family over for a cookout. On the second level, you'll find two additional bedrooms and a full bathroom. The full basement provides potential for finishing and adding more living space. The level lot has plenty of space for gardens. Located just 5 minutes from Perkins Pond, a 157-acre pond with a public boat ramp, ideal for kayaking, fishing (bass, perch, bluegill, catfish), and water skiing. Sunapee residents enjoy access to Dewey Beach for swimming and hanging out at the beach or playing outdoor games. Just 10 minutes to Sunapee Harbor for summer dining, live music, the dinner boat, ice cream, and the local brewery. About 15 minutes to downtown New London for healthcare, shops, local dining, coffee shops, and summer theater. Also nearby golf courses, hiking trails, and Mount Sunapee for outdoor recreation. This is a great opportunity to live in the Lake Sunapee Region and enjoy all that it has to offer. *Showings begin at the open house on Saturday, June 27th, from 10:00 -12:00.

Directions From North Road, turn onto Perkins Pond Road, turn right onto Twin Birch Lane, house will be on the right.

Kitchen 1 13'3" x 9'3"
Dining Room 1 13'8" x 15'7"
Living Room 1 13'5" x 19'4"
Bedroom 1 17'1" x 13'4"
Bathroom Full 1 9'7" x 10'1"
Sunroom 1 13'8" x 17'2"
Mudroom 1 12'10" x 15'7"
Primary Bedroom 2 17'2" x 13'5"
Bedroom 2 17'4" x 10'7"
Bathroom Full 2 9'7" x 8'5"

Lot Features Corner, Landscaped, Level
Construction Materials Wood Frame
Foundation Details Concrete
Flooring Carpet, Hardwood, Laminate
Exterior Features Deck, Partial Fence, Garden Space, Screened Porch, Shed
Roof Asphalt Shingle
Driveway Paved

Exclusions
 Right of First Refusal

Map 209
Block 000
Lot 035
SPAN Number
Property ID

Interior Features Attic with Hatch/Scuttle, Ceiling Fan, Dining Area, Laundry Hook-ups, Natural Woodwork, Skylight, 1st Floor Laundry
Appliances Dishwasher, Electric Range, Refrigerator
Other Equipment Smoke Detector
Utilities Cable Available, Telephone Available
Heating Oil, Baseboard
Electric 200+ Amp Service, Circuit Breaker(s)
Cooling None
Water Source Drilled Well, Private
Sewer 1250 Gallon, Concrete, Leach Field, Private, Septic

Fuel Company Irving
Electric Company NH Electric Co-op
Water Company
Cable Company Xfinity
Phone Company
Internet Service Provider Xfinity

DeedRecTy Warranty
Deed Book 2104
Deed Page 374
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

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

ParkName
Mobile Co-Op
MobPKApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

O'Halloran Group
 listings@ohgrp.com



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



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.

10 Twin Birch Ln, Sunapee, NH

Main Floor Finished Area 1289.07 sq ft
Unfinished Area 835.71 sq ft



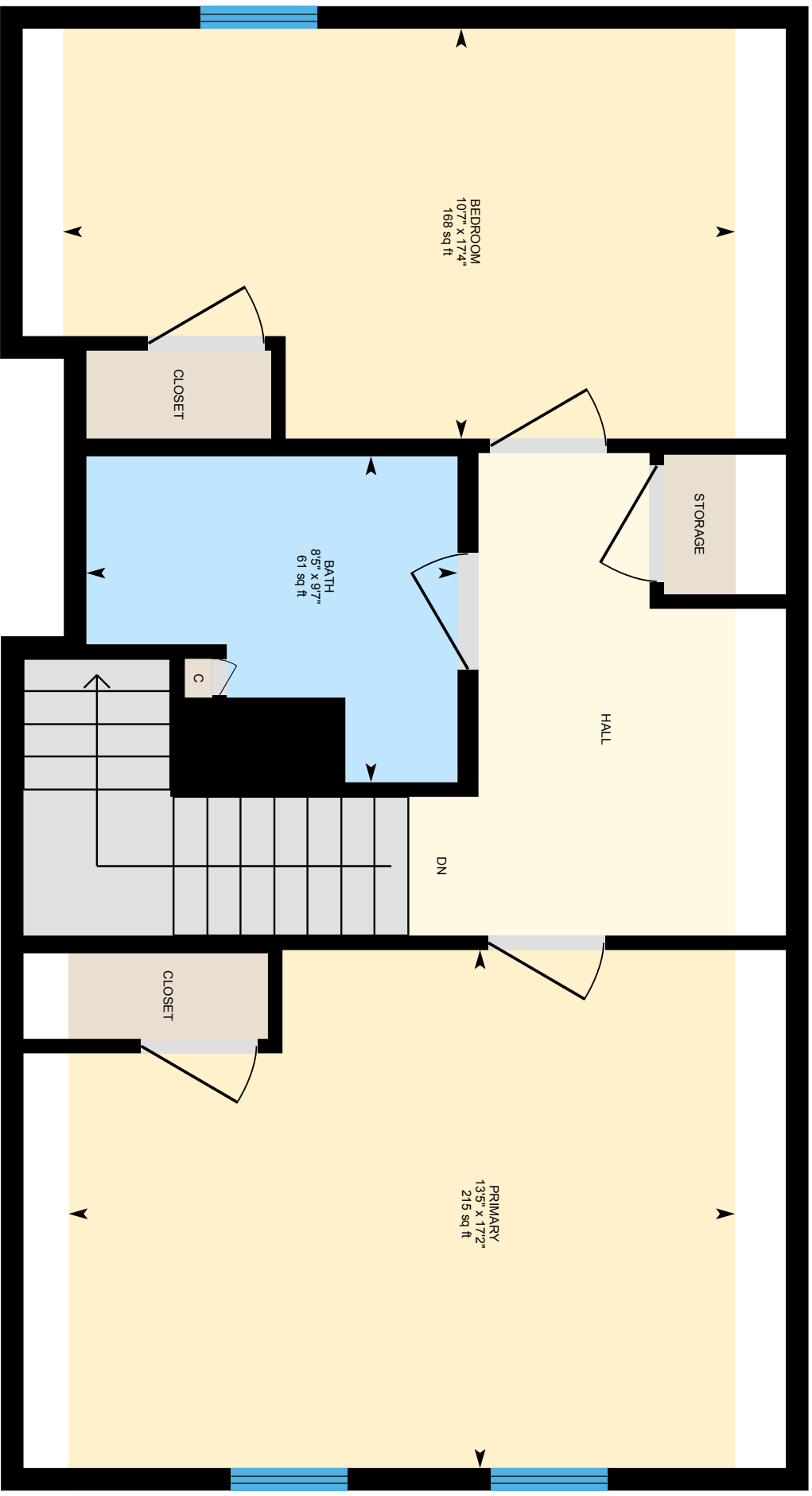
PREPARED: 2026/06/17



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.

10 Twin Birch Ln, Sunapee, NH

2nd Floor Finished Area 676.09 sq ft
Unfinished Area 111.70 sq ft



PREPARED: 2026/06/17

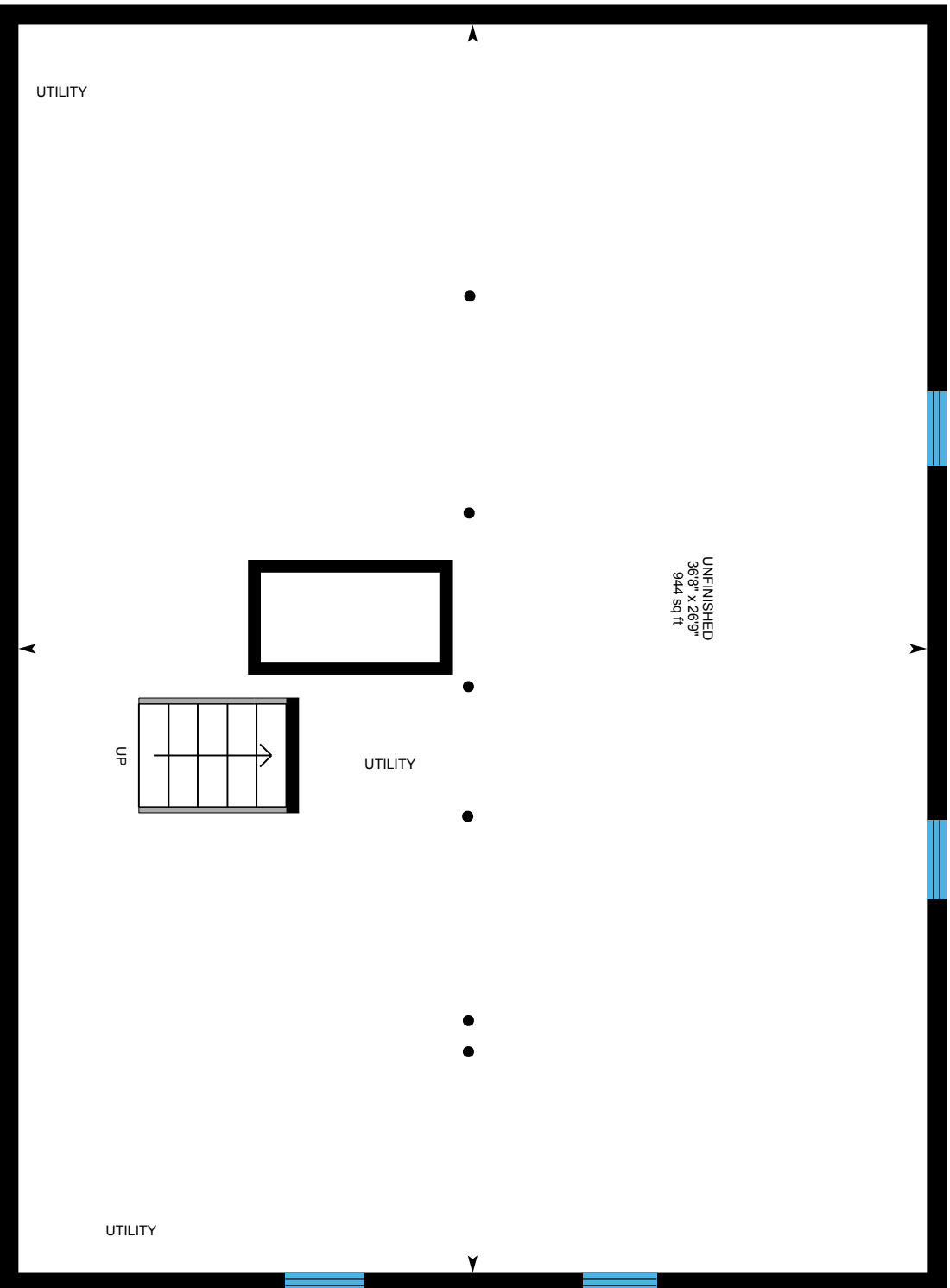


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



10 Twin Birch Ln, Sunapee, NH

Lower Level (Below Grade) Unfinished Area 1054.85 sq ft



PREPARED: 2026/06/17

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: Dawn Pippy and Mark S. Pippy

2. PROPERTY LOCATION: 10 Twin Birch Lane, Sunapee, NH 03782

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

4. SELLER: has has not occupied the property for 6 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: West side of the house
Installed By: Ukn Date of Installation: Ukn
What is the source of your information? _____

c. USE: Number of persons currently using the system: 3
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 2020
If YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
If YES, are test results available? Yes No
What steps were taken to remedy the problem? _____

COMMENTS:
Well pump and water pressure tank and system was replaced and updated in 2020

6. SEWAGE DISPOSAL SYSTEM

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

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

c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
Tank Size 1250 Gal. Unknown Other _____
Tank Type Concrete Metal Unknown Other _____
Location: Front of the house Location Unknown. Date of Installation: summer 2020
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
COMMENTS: Septic system replaced in 2020

SELLER(S) INITIALS DPP / MSP BUYER(S) INITIALS _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 10 Twin Birch Lane, Sunapee, NH 03782

d. LEACH FIELD: [X] Yes [] No [] Other
IF YES, Location: Front yard Size: [X] Unknown
Date of installation of leach field: 2020 Installed By: Andy Pollria, Prospect Hill Construction
Have you experienced any malfunctions? [] Yes [X] 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

Table with 7 columns: INSULATION, LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors, Crawl Space.

8. HAZARDOUS MATERIAL

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

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

c. RADON/AIR - Current or previously existing:
Has the property been tested? [X] Yes [] No [] Unknown
If YES: Date: 2020 By: Norway Hill Inspection
Results: OK If applicable, what remedial steps were taken?
Has the property been tested since remedial steps? [] Yes [X] No
Are test results available? [] Yes [X] No
Comments:

SELLER(S) INITIALS [Signature] [Signature]
06/23/26 4:23 PM EDT 06/23/26 1:59 PM EDT

BUYER(S) INITIALS [] []

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 10 Twin Birch Lane, Sunapee, NH 03782

- d. RADON/WATER - Current or previously existing:**
 Has the property been tested? Yes No Unknown
 If YES: Date: 2020 By: Norway Hill Inspection
 Results: OK 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: Ukn
 If YES, is survey available? Yes No Unknown
- h. How is the property zoned?** _____
- i. Heating System** Age: Ukn Type: Forced Hot water Fuel: Oil Tank Location: Basement
 Owner of Tank: Self
 Annual Fuel Consumption: Aprox 700 Price: \$3.79 Gallons: 700
 Date system was last serviced and by whom? 04/2026 by Irving Oil, Circulator replaced
 Secondary Heat Systems: Wall mounted Propane heater in Garage/Shop
 Comments: _____
- j. Roof** Age: Ukn Type of Roof Covering: Asphalt Shingles
 Moisture or leakage: _____
 Comments: _____

SELLER(S) INITIALS DP / MBP BUYER(S) INITIALS _____

06/23/26 06/23/26

© 2025 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 10.2025

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 10 Twin Birch Lane, Sunapee, NH 03782

k. Foundation/Basement Full Partial Other: Partial mudroom Type: Concrete

Moisture or leakage: _____
Comments: _____

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 2021 Problems? no

Comments: _____

m. Plumbing Type: Cooper Age: 40 yrs

Comments: _____

n. Domestic Hot Water Age: Ukn Type: Boiler Gallons: _____

o. Electrical System # of Amps 100 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: No Age: _____ Date Last Serviced and by whom: _____

Comments: _____

t. Pool Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____

By Whom: _____

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

If Portable: Included Negotiable
Comments: _____

v. Internet Type Currently Used at Property: Xfinity?Comcast

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 DP / MS
06/23/26 4:32 PM EDT dotloop Verified 06/23/26 4:50 PM EDT dotloop Verified

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 10 Twin Birch Lane, Sunapee, NH 03782

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

New Gutters install 2025, New Garage Doors installed 2025

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).

Dawn Pippy
SELLER
dotloop verified
06/23/26 4:23 PM EDT
EHCS-D2UG-RWPF-DE78
DATE

Mark S. Pippy
SELLER
dotloop verified
06/23/26 1:59 PM EDT
85FR-UYVR-TUHN-KWCM
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 *DP* / *MSP*
06/23/26 4:23 PM EDT dotloop verified / 06/23/26 1:59 PM EDT dotloop verified

BUYER(S) INITIALS /

Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA058632 25.00
TRANS TAX SU017319 4,725.00

RETURN TO:
Mark S. Pippy and Dawn Pippy
10 Twin Birch Lane
Sunapee NH 03782

Transfer Tax = \$4,725.00

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS, that I, **MICHAEL B. PHEFFER, SUCCESSOR TRUSTEE OF THE SANDRA D. PHEFFER REVOCABLE 2015 TRUST** of New London, New Hampshire, for consideration paid, grant to **DAWN PIPPY** and **MARK S. PIPPY*** of 230 Sawyer Hill Road, Canaan, New Hampshire 03741, **as joint tenants with rights of survivorship**, with **WARRANTY COVENANTS**, ***Wife and Husband**

A certain tract or parcel of land situated in Sunapee, County of Sullivan and State of New Hampshire and being shown as **Lot #2** on a Plan entitled "Phase II Subdivision of Couture & Farland Co. Property", drawn by Thomas C. Dombroski, L.L.S., dated August 6, 1985, approved by the Sunapee Planning Board and recorded in Planfile 2, Pocket 11, Folder 1, Number 7 of the Sullivan County Registry of Deeds, bounded and described as follows:

Beginning at an iron pin set on the Easterly sideline of Perkins Pond Road, so-called, said iron pin being the Northwesterly corner of the premises being conveyed herein;

Thence North 64° 25' 43" East one hundred eleven and thirty-seven hundredths (111.37) feet to a point;

Thence North 86° 5' 45" East two hundred sixty-four and fifty-four hundredths (264.54) feet to an iron pipe set in a stone wall, the previous two (2) courses being along the Southerly sideline of the below described road;

Thence South 17° 19' 41" West fifty-one and two hundredths (51.02) feet to a point;

Thence South 24° 47' 13" West sixteen and twenty-nine hundredths (16.29) feet to an iron pin, the previous two (2) courses being along a stone wall;

Thence South 61° 17' 23" West three hundred thirty-six and twenty-nine hundredths (336.29) feet along Lot #1 as shown on said plan to an iron pin set on the Easterly sideline of said Perkins Pond Road;

Thence North 21° 38' 33" West seventy-two and thirteen hundredths (72.13) feet to a point;

Thence North 12° 45' 28" West ninety-four and twenty-four hundredths (94.24) feet to the point of beginning, the previous two (2) courses being along the Easterly sideline of said Perkins Pond Road.

This conveyance is being made subject to the provision that no mobile homes shall be allowed on said Lot #2 or on any of the other lots in said subdivision.

Also conveying to the grantees herein, their heirs and assigns, a one-quarter (1/4) interest in the proposed road shown on said plan, the description of which is as follows:

Beginning at an iron pin set on the easterly sideline of Perkins Pond Road, said iron pin being the Southwest corner of Lot #3 as shown on said plan; thence North 64° 25' 43" East one hundred nine and fifty-seven hundredths (109.57) feet to a point; thence North 86° 05' 45" East three hundred five and thirty-six hundredths (305.36) feet to a point; thence following the arc of a curve to the left having a radius of twenty-five (25) feet, a distance of twenty-three and fifty-five hundredths (23.55) feet an iron pin set in the ground; thence following the arc of a curve to the right having a radius of Sixty (60) feet, a distance of one hundred fifty and seventy-six hundredths (150.76) feet to an iron pin set in the ground; thence continuing along the same arc sixty-two and thirty-nine hundredths (62.39) feet to an iron pin set in the ground; thence continuing along the same arc eighty-eight and thirty-eight hundredths (88.38) feet to a point; thence following the arc of a curve to the left having a radius of twenty-five (25) feet, a distance of twenty-three and fifty-five hundredths (23.55) feet to a point; thence South 86° 5' 45" West thirty-one and twenty-six hundredths (31.26) feet to an iron pin set in a stone wall; thence South 86° 5' 45" West two hundred sixty-four and fifty-four hundredths (264.54) feet to a point; thence South 64° 25' 43" West one hundred eleven and thirty-seven hundredths (111.37) feet to an iron pin set on the Easterly sideline of Perkins Pond Road; thence North 12° 45' 28" West fifty-one and twenty-eight hundredths (51.28) feet to the point of beginning.

Excepting and reserving the right of the owners of Lot #3 as shown on said plan to use a portion of said roadway, said right-of-way more particularly set forth in the Warranty Deed recorded in Volume 780, Page 304 of the Sullivan County Registry of Deeds.

Excepting and reserving a public utility easement in favor of the New Hampshire Electric Cooperative and New England Telephone and Telegraph Company, as set forth in the easement dated October 22, 1985, and recorded in Volume 805, Page 535 of the Sullivan County Registry of Deeds.

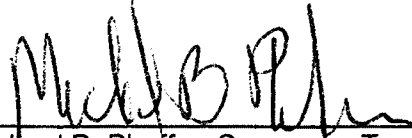
Meaning and intending to describe and convey all and the same premises as were conveyed from Sandra D. Pheffer to Sandra D. Pheffer, Trustee of the Sandra D. Pheffer Revocable 2015 Trust, dated June 29, 2015 and recorded in Book 1948, Page 955 at the Sullivan County Registry of Deeds.

Trustee Certificate. I, **Michael B. Pheffer, Successor Trustee of the Sandra D. Pheffer Revocable 2015 Trust**, of New London, New Hampshire, hereby certify as follows: I am the Successor Trustee of the Trust referenced above; the Trust has not been revoked; and as Trustee of the said Trust, I have full and absolute power under its terms to convey any interests in real estate and improvements thereon held in the Trust and no purchaser or third party shall be bound to inquire whether I have said power or are properly exercising said power or to see to the application of any Trust assets paid to me for a conveyance thereof.

I, Sandra D. Pheffer, individually, as the sole and only person with homestead rights in the within conveyed premises, join herein to release all rights of homestead and any other interests therein.

See the power of attorney from Sandra D. Pheffer to Michael B. Pheffer recorded at Book 2100, Page 658 in the Sullivan County Registry of Deeds.

Signed this 4th day of May, 2020



Michael B. Pheffer, Successor Trustee of
the Sandra D. Pheffer Revocable 2015 Trust



Sandra D. Pheffer, by Michael B.
Pheffer, attorney-in-fact

STATE OF NEW HAMPSHIRE

COUNTY OF MERRIMACK

On this 4th day of May, 2020, personally appeared Michael B. Pheffer, in his capacities as attorney-in-fact for Sandra D. Pheffer and as Successor Trustee of the Sandra D. Pheffer Revocable 2015 Trust, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.



Michael Chiarella, Justice of the Peace

My Commission expires on August 24, 2024



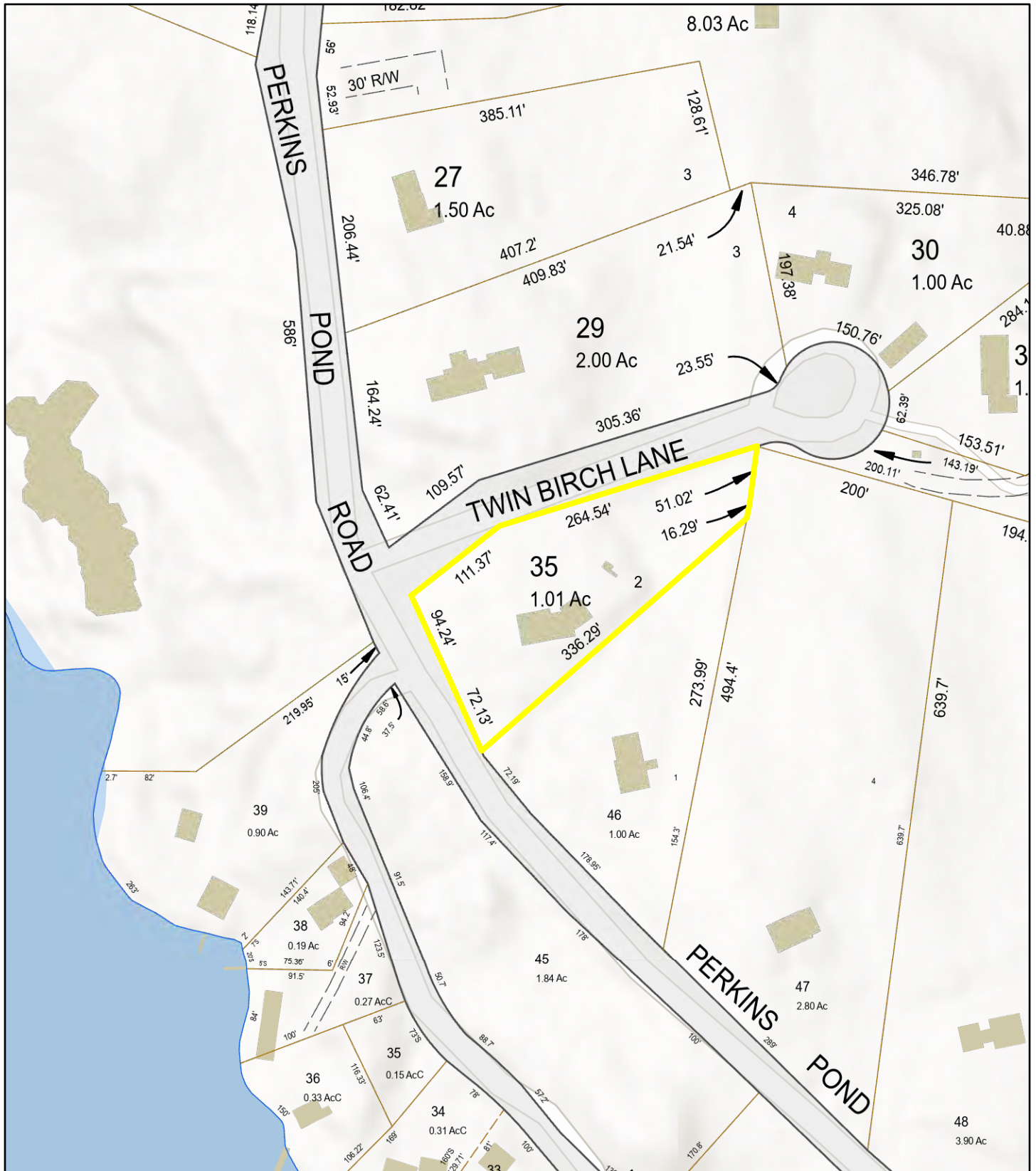
Tri-Town, NH

1 inch = 137 Feet



www.cai-tech.com

June 8, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

