



363 Cash Street, Croydon

Offered at \$695,000

About This Home

This beautiful 5-bedroom, 3-bathroom home sits on 5 acres in Croydon! This property has first-floor living, custom finishes, and easy access to nearby ponds and the Lake Sunapee region. The main level features a primary bedroom with ensuite 3/4 bathroom and a separate laundry room for convenience. The beautiful kitchen showcases custom Crown Point red birch cabinetry, granite countertops, stainless steel appliances, and a walk-in pantry. Wood ceilings and floors run throughout the lower level. The dining area off the kitchen opens to the back patio, and the living room provides a welcoming space for relaxing or hosting guests. On the second level, you will find four additional bedrooms, one with an ensuite full bathroom. The full basement offers space for a workshop or storage. A 2-car attached garage and 1-car detached garage provide ample parking and storage. Outside, the level lot features beautiful gardens and is very quiet and peaceful. Located a few minutes from Spectacle Pond, a 38-acre stocked pond ideal for kayaking and fishing, and 5 minutes from Rockybound Pond for swimming, boating, and fishing for bass, perch, and catfish. The property is about 12 minutes to I-89 for quick access to Dartmouth Health and the Upper Valley for dining, shopping, and entertainment. Downtown Newport is 10 minutes away for shopping, dining, community events, and healthcare. Convenience, a great place to enjoy all that the Lake Sunapee region has to offer. The house has had recent updates such as a new furnace and hot water tank, a new culvert at the end of the driveway, new septic system in 2019 and more.

Location Details

Mount Sunapee Resort is 20 minutes away, and 15 minutes to Sunapee Harbor for lakeside dining, summer concerts, and recreation. Close to golf courses and the Sugar River Rail Trail for hiking, biking, and snowmobiling, this property offers the perfect blend of small-town living and convenience, a great place to enjoy all that the Lake Sunapee region has to offer.



5 Bedrooms



3 Bathrooms



Approx. 2,533 SF

Acres: 5.05 | Property Taxes: \$5,239 | Year Built: 1994



Virtual Tour URL Unbranded 1

County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 1994
Architectural Style Contemporary
Color
Total Stories 1.75
Zoning RR - Rural Residential
Taxes TBD No
Tax Annual Amount \$5,238.94
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 5.05
Lot Size Square Feet 219,978
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Interior
Activation Date 7/11/2026

Rooms Total 9
Bedrooms Total 5
Bathrooms Total 3
Bathrooms Full 1
Bathrooms Three Quarter 2
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 2,533
AGFinSrc Measured
Above Grade Unfinished Area 226
AGUnfinSrc Measured
Below Grade Finished Area 0
BGFinSrc Public Records
Below Grade Unfinished Area 996
BGUnfinSrc Public Records
Total Finished Area 2,533
Footprint
Road Frontage Yes
Road Frontage Type Dirt, Gravel, Public
Road Frontage Length 264

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 This beautiful 5-bedroom, 3-bathroom home sits on 5 acres in Croydon! This property has first-floor living, custom finishes, and easy access to nearby ponds and the Lake Sunapee region. The main level features a primary bedroom with ensuite 3/4 bathroom and a separate laundry room for convenience. The beautiful kitchen showcases custom Crown Point red birch cabinetry, granite countertops, stainless steel appliances, and a walk-in pantry. Wood ceilings and floors run throughout the lower level. The dining area off the kitchen opens to the back patio, and the living room provides a welcoming space for relaxing or hosting guests. On the second level, you will find four additional bedrooms, one with an ensuite full bathroom. The full basement offers space for a workshop or storage. A 2-car attached garage and 1 -car detached garage provide ample parking and storage. Outside, the level lot features beautiful gardens and is very quiet and peaceful. Located a few minutes from Soectacle Pond, a 38-acre stocked pond ideal for kayaking and fishing, and 5 minutes from Rockbound Pond for swimming, boating, and fishing for bass, perch, and catfish. The property is about 12 minutes to I-89 for quick access to Dartmouth Health and the Upper Valley for dining, shopping, and entertainment. Downtown Newport is 10 minutes away for shopping, dining, community events, and healthcare. Mount Sunapee Resort is 20 minutes away, and 15 minutes to Sunapee Harbor for lakeside dining, summer concerts, and recreation. Close to golf courses and the Sugar River Rail Trail for hiking, biking, and snowmobiling, this property offers the perfect blend of small-town living and convenience, a great place to enjoy all that the Lake Sunapee region has to offer. The house has had recent updates such as a new furnace and hot water tank, a new culvert at the end of the driveway, new septic system in 2019 and more. *Showings begin at the open house on Saturday, July 11, from 1:00 - 3:00.

Directions Near the General Store, turn onto Pine Street. Turn right onto Cash Street for about 5 minutes, house will be on the right.

Kitchen	1	12'4" x 10'8"	Bedroom	2	12'9" x 9'
Dining Room	1	12'4" x 11'	Bedroom	2	12'9" x 8'11"
Living Room	1	19'1" x 11'4"	Bathroom Full	2	11'6" x 8'7"
Primary BR	1	15'1" x 13'2"			
Bathroom Three	1	9'4" x 7'10"			
Den	1	8' x 11'4"			
Bathroom Three	1	7'8" x 7'4"			
Laundry Room	1	8'9" x 6'2"			
Foyer	1	11'6" x 8'4"			
Bedroom	2	17'5" x 15'6"			
Bedroom	2	17'5" x 13'5"			

Lot Features Country Setting, Landscaped, Level, Sloping, Wooded
Construction Materials Wood Frame, Clapboard Exterior, Wood Exterior
Foundation Details Concrete
Flooring Carpet, Hardwood, Tile
Exterior Features Deck
Roof Asphalt Shingle
Driveway Dirt, Gravel

Exclusions
Right of First Refusal

Map 016
Block 000
Lot 451
SPAN Number
Property ID

DeedRecTy Quit Claim
Deed Book 1408
Deed Page 189
Covenants No
Seasonal No
PlanUrbDev

SchDistrict Croydon
SchElem Choice
SchMiddle Choice
SchHigh Choice

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

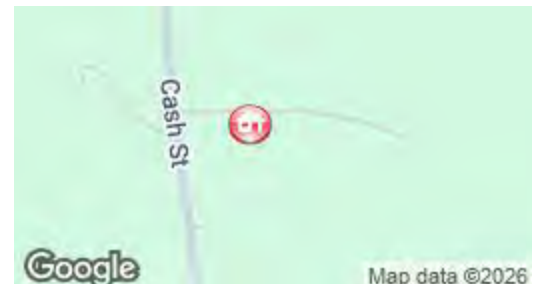
Interior Features Ceiling Fan, Dining Area, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Natural Woodwork, Skylight, Walk-in Closet, Walk-in Pantry, 1st Floor Laundry
Appliances Dishwasher, Dryer, Microwave, Gas Range, Refrigerator, Washer
Other Equipment Smoke Detector
Utilities Propane
Heating Propane, Baseboard, Hot Water, Radiant
Electric 200+ Amp Service, Circuit Breaker(s)
Cooling None
Water Source Drilled Well, Private
Sewer 1500+ Gallon, Concrete, Leach Field, Private, Septic

Fuel Company Irving Energy
Electric Company Eversource
Water Company
Cable Company
Phone Company
Internet Service Provider Starlink

O'Halloran Group

listings@ohgrp.com

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



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336 Cash St, Croydon, NH

Main Floor Finished Area 1412.75 sq ft

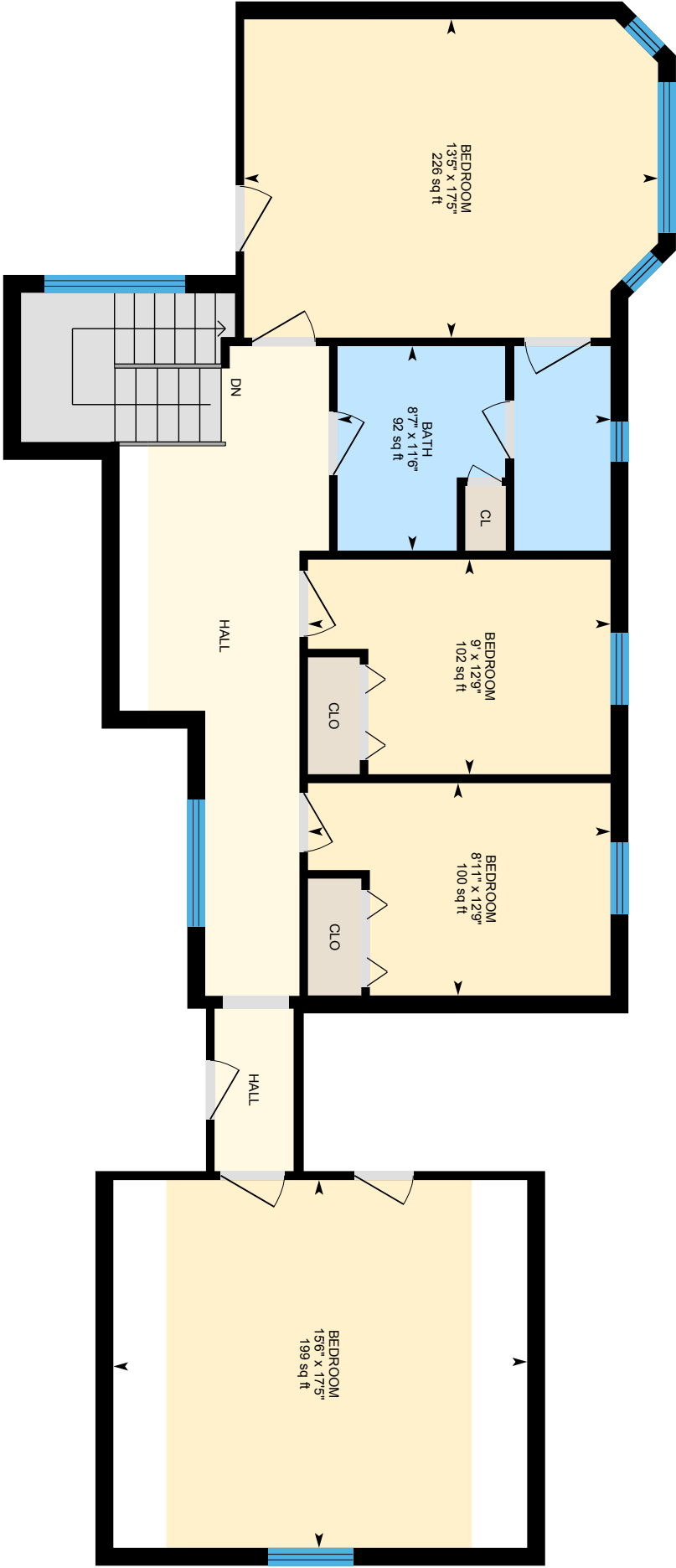


PREPARED: 2026/07/03

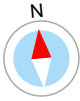


336 Cash St, Croydon, NH

2nd Floor Finished Area 1121.09 sq ft
Unfinished Area 126.20 sq ft



PREPARED: 2026/07/03



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. 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: Marc C. Thibault, Trustee and Linda L. Thibault, Trustee

2. PROPERTY LOCATION: 363 Cash Street, Croydon, 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 23 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: backyard by stone wall
Installed By: _____ Date of Installation: 1994
What is the source of your information? prior owner

c. USE: Number of persons currently using the system: 2
Does system supply water for more than one household? ☐ Yes ☒ No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?

Pump: ☒ Yes ☐ No ☐ N/A Quantity: ☐ Yes ☐ No
Quality: ☐ Yes ☐ No ☐ Unknown

If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? ☐ Yes ☐ No Date of most recent test _____
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:

pump hit by lightning, replaced in July 2011, Pump is at 150ft deep well is 175ft deep, delivers 10 g/minute

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 1750 Gal. ☐ Unknown ☐ Other
Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other

Location: front of living room 14' forward ☐ Location Unknown. Date of Installation: 8/2019

Date of Last Servicing: 10/2024 Name of Company Servicing Tank: Abbott Septic Service, Charlestown NH

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS: see additional comments ①

SELLER(S) INITIALS me LL

BUYER(S) INITIALS _____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other

IF YES, Location: Virtually entire front yard Size: ☐ Unknown

Date of installation of leach field: 8/2019 Installed By: Beard Sewer + Drain

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	☒	☐	☐	<u>fiberglass batt</u>		☒
Crawl Space	☒	☐	☐	<u>fiberglass batt</u>	<u>R 30</u>	☐
Exterior Walls	☒	☐	☐	<u>fiberglass batt</u>		☒
Floors	☐	☒	☐			☐
<u>Garage ceiling is</u>	☐	☐	☐	<u>fiberglass batt</u>	<u>R 19</u>	☐
<u>a bedroom floor</u>	☐	☐	☐			☐

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: 2004 By: St of NH

Results: negative 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

[Handwritten initials]

BUYER(S) INITIALS

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PROPERTY LOCATION: 363 Cash Street, Croydon, NH 03773

- k. Foundation/Basement ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Concrete
Moisture or leakage: _____
Comments: see additional comments #2
- l. Chimney(s) How Many? 1 Lined? yes Last Cleaned: 2/9/16 Problems? yes
Comments: post chimney fire. Loose and shifted tile found. Repairs needed if wood stove were to be installed for use again.
- m. Plumbing Type: _____ Age: 32
Comments: Copper
- n. Domestic Hot Water Age: 18 m. Type: On demand Gallons: _____
- 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: _____ 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: Starlink, privately owned by our son
- 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 mg KA

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: _____

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? Rural Residential

i. Heating System Age: 18 m. Type: FHW Fuel: Propane Tank Location: North Side House

Owner of Tank: Irving Energy

Annual Fuel Consumption: _____ Price: \$2.40 - \$3.68 Gallons: 1100

Date system was last serviced and by whom? 9/2025 Irving Energy

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 10 Type of Roof Covering: Asphalt Shingles

Moisture or leakage: none

Comments: 1 shingle on garage was removed by roofer in 2026 to fix bowed piece of plywood. Replaced w/ shingle not quite the same color. NO damage of any kind found.

SELLER(S) INITIALS

[Signature] [Signature]

BUYER(S) INITIALS

[Signature] [Signature]

#1 During the first septic cleaning in Oct 2024 a crack was observed near the bottom of the divider of the effluent chamber. At that time everything was looking very good to our service person. Since we would not need a cleaning for several years (only 2 people, 1750 gallon tank) and in doing our due diligence we hired a septic inspector to survey our entire system and it was determined the crack had no effect on the function of the septic system at all. It was determined however that there were four minor issues that needed to be addressed that would improve the overall performance of the system. We hired an independent contractor who made the adjustments from the inspector's report in a timely manner so the system is now running at optimum.

#2 2015 Perimeter outlet pipe collapsed and caused water to back up through the drain in the basement floor. Remediation of the subsequent flooding was quickly performed by Serve Pro. Extensive excavation of the front yard and driveway to remove the old pipes and correct the pitch and depth included removing boulders from the stone wall along the driveway. These very large stones contributed to the crushing of these pipes and should never be returned to the open space along the driveway.

IMPROVEMENTS

2004 addition of guest bedroom suite with 3/4 bath with radiant heat

2005 addition of bedroom and walk in closet, skylight above garage, skylight in stair landing, hardwood flooring all upstairs bedrooms and hallway

2007 tiled all bathrooms and laundry room

2009 relocated 1950's one car garage w/loft to new pad at top of driveway

2016 new roof

2018 granite countertops in kitchen

2019 complete septic system

2021 new stainless steel gas range, french doors fridge (dish washer 2019)

2021 replaced culvert at end of driveway

2024 removed oil tank, 800LB furnace, hot water tank replaced with wall mounted propane system and on demand hot water

Two handwritten signatures in blue ink are located at the bottom left of the page. The first signature is on the left, and the second is on the right, both appearing to be initials or names.

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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).

Marc Chibault 7/7/26
SELLER DATE

Marc Chibault 7/7/26
SELLER DATE

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

BUYER DATE

BUYER DATE

SELLER(S) INITIALS

MC / MC

BUYER(S) INITIALS

____ / ____

011390

Compliments of



HUDKINS LAW & TITLE
REAL ESTATE

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT, We, Marc C. Thibault and Linda L. Thibault, husband and wife, of 363 Cash Street, Town of Croydon, County of Sullivan and State of New Hampshire, for consideration paid, grant to Marc C. Thibault, Trustee, and Linda L. Thibault, Trustee, of The M & L Thibault Family Revocable Trust of 2003, of 363 Cash Street, Town of Croydon, County of Sullivan and State of New Hampshire with quitclaim covenants the following described property:

A certain tract of land situate in Croydon, County of Sullivan and State of New Hampshire lying east of Cash Street and being Lot 3 as shown on a plan entitled "Property of James H. Wade, Croydon, NH," dated July 6, 1987 prepared by Thomas C. Dombroski, LLS, recorded in Pocket 13, Folder 4, Number 6 of Plan file 2 of the Sullivan County Registry of Deeds. Containing approximately 5.05 acres. More particularly described as follows:

Commencing at an iron pin, on the East side of Cash Street, at the Southwest corner of Lot 4; thence South 80° 13' 22" East 823.44 feet to an iron pin in a stone wall; thence South 21° 54' 03" West 301.45 feet, along said stone wall to an iron pin; thence North 77° 54' 33" West 747.93 feet to an iron pin on the East side of Cash Street; thence North 7° 00' 23" East 264.84 feet, along the East side of Cash Street, to the point of beginning.

Excepting and reserving the right of way reserved in the deed of Irvin L. Mawly to Helen Johnson dated November 10, 1947 recorded in Volume 308, Page 335 of the Sullivan County Registry of Deeds, if it has any application to these premises.

This conveyance is subject to the Declaration of Restrictions and Covenants, dated September 3, 1987, and recorded in Volume 825, Page 785 of the Sullivan County Registry of Deeds.

Meaning and intending to convey the same premises as conveyed to Grantors by deed of Frank Anzalone and Donna A. Anzalone, dated August 20, 2003 and recorded in the Sullivan County Registry of Deeds at Book 1392, Page 378.

The consideration for this transfer is less than One Hundred Dollars (\$100.00).

Witness our hands this 16th day of October, 2003.

Donna Marie Blaney
Witness

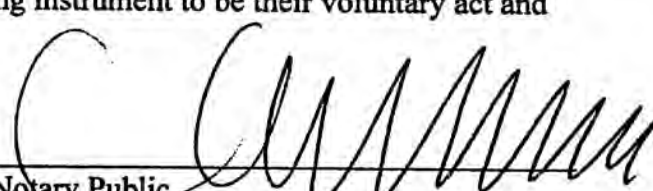
Marc C. Thibault
Marc C. Thibault

Mary L. Mercurio
Witness

Linda L. Thibault
Linda L. Thibault

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 16 day of October, 2003, personally appeared Marc C. Thibault and Linda L. Thibault and acknowledged the foregoing instrument to be their voluntary act and deed. Before me.


Notary Public

My Commission expires:

RECEIVED

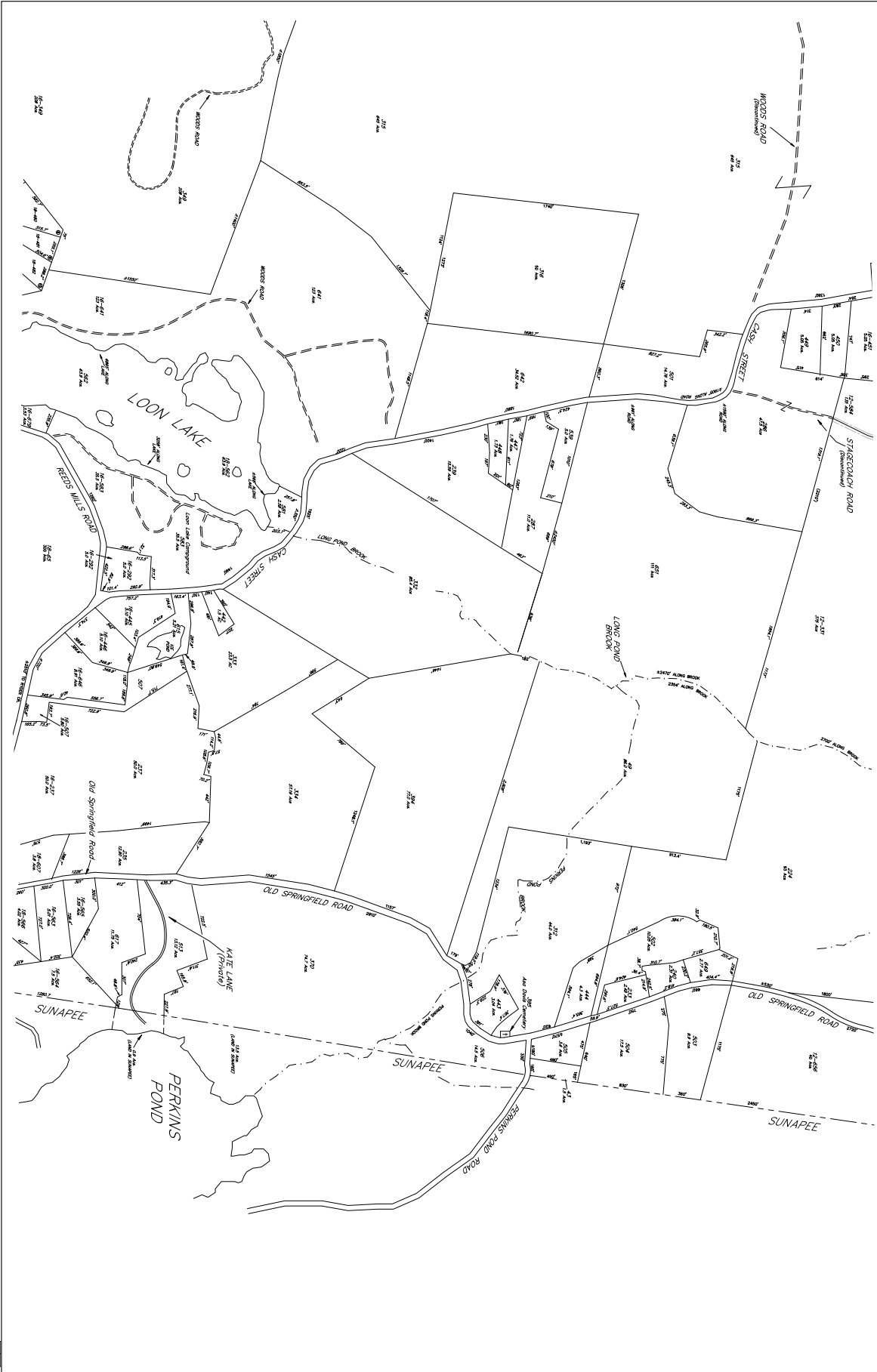
2003 OCT 20 AM 10:11

SULLIVAN COUNTY
REGISTRY OF DEEDS

KATHRYN S. WILLIAMS HARDY
Notary Public - New Hampshire
My Commission Expires March 14, 2008

SULLIVAN COUNTY RECORDS
Sharon A. King, REGISTER

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION			REAL ESTATE TRANSFER TAX
****	THOUSAND \$	HUNDRED AND 40	DOLLARS
MO. DAY YR. 10/20/2003		614030	AMOUNT \$ *****40.00
VOID IF ALTERED			



ASSESSORS MAPS CROYDON, N.H.



100' TOTAL
50' DISTANCE
AREA FROM
DISTANCE
AREA FROM
DISTANCE
AREA FROM

APPROXIMATE LOCATION AND/OR STREET
CROFTON
APPROXIMATE ZONING BOUNDARY

NOTE: ALL BOUNDARIES AND LOT LINES SHOWN ON THIS MAP ARE APPROXIMATE AND NOT
FOR THE PURPOSE OF DETERMINING THE EXACT BOUNDARIES OF THE LANDS SHOWN ON THIS MAP.
THESE BOUNDARIES ARE BASED ON THE BEST AVAILABLE INFORMATION AND SHOULD NOT BE
USED FOR ANY PURPOSES OTHER THAN GENERAL REFERENCE.
PREPARED BY: CROFTON, N.H. LAND SURVEYING AND PROPERTY APPRAISAL
LAST UPDATED: FEBRUARY 2023