



129 Stocker Pond, Grantham

Offered at \$550,000

About This Home

This 3-bedroom, 1-bathroom home was built in 2018, set on 0.55 acres with 100 feet of waterfront on Stocker Pond! Thoughtfully designed for easy living and year-round enjoyment, this home has an inviting open-concept layout with a beautiful view of the water. The kitchen features wood cabinetry, granite countertops, and stainless steel appliances. The dining area and living room flow seamlessly together beneath a cathedral ceiling, with plenty of windows and a sliding door that bring in natural light and showcases the pond views. From there, step out to the screened porch, a peaceful spot to relax and take in the surrounding scenery. The first floor also includes two bedrooms and a full bathroom. On the second level, the primary bedroom offers plenty of closet space and storage. Outside, a fire pit area creates the perfect setting for gathering with friends and family after a day on the water. A gravel pathway leads you down to your dock, where you can launch a paddle board or kayak and enjoy fishing, swimming, or simply soaking up the sun.

Location Details

Stocker Pond, approximately 75 acres, is known for great fishing, including largemouth bass, perch, and pickerel. Conveniently located near local golf courses, hiking trails, and beaches, this property is just 25 minutes from Mount Sunapee and 20 minutes from Lake Sunapee for year-round recreation. New London's shops, dining, cafes, and healthcare are about 15 minutes away, 30 minutes to Dartmouth Health and the Upper Valley and Concord is within about 40 minutes for additional dining and entertainment options. Make this your own and experience true waterfront living.



3 Bedrooms



1 Bathroom



Approx. 1,152 SF

Waterfront: 100' | Acres: 0.55 | Property Taxes: \$9,294 | Year Built: 2018

Residential 5104664	Single Family Coming Soon	129 Stocker Pond Road Grantham	NH 03753	Unit/Lot	Listed: 8/12/2026 Closed:	\$550,000	
		County NH-Sullivan Village/Dist/Locale Property Condition Existing Year Built 2018 Architectural Style Cape Color Total Stories 1.75 Zoning RR1 - Residential Taxes TBD No Tax Annual Amount \$9,294.00 Tax Year 2026 Tax Year Notes Owned Land Lot Size Acres 0.55 Lot Size Square Feet 23,958 Common Land Acres Garage No Basement Yes Basement Access Type Interior Activation Date 8/15/2026		Rooms Total 6 Bedrooms Total 3 Bathrooms Total 1 Bathrooms Full 1 Bathrooms Three Quarter 0 Bathrooms Half 0 Bathrooms One Quarter 0 Above Grade Finished Area 1,152 AGFinSrc Measured Above Grade Unfinished Area 291 AGUnfinSrc Measured Below Grade Finished Area 0 BGFinSrc Public Records Below Grade Unfinished Area 768 BGUnfinSrc Public Records Total Finished Area 1,152 Footprint Road Frontage Yes Road Frontage Type Paved, Public, Public Maintained Road Road Frontage Length 104		Waterfront Property Yes Water Body Access Yes Water Body Name Stocker Pond Water Body Type Pond Water Access Details Directly Adjoining, Dock Access WaterFrRit Exclusively Owned Water Body Restrictions Yes ROW Parcel Access ROW Length ROW Width ROW to other Parcel Flood Zone No Time/Frac No T/F Ownership Amount T/F Ownership Type Special Listing Condition None PropTaxRel Land Gains Resort Days On Market 0	

[Virtual Tour URL Unbranded 1](#)

Public Remarks This 3-bedroom, 1-bathroom home was built in 2018. set on 0.55 acres with 100 feet of waterfront on Stocker Pond! Thoughtfully designed for easy living and year-round enjoyment. this home has an inviting open-concept layout with a beautiful view of the water. The kitchen features wood cabinetry, granite countertops, and stainless steel appliances. The dining area and living room flow seamlessly together beneath a cathedral ceiling, with plenty of windows and a sliding door that bring in natural light and showcases the pond views. From there, step out to the screened porch, a peaceful spot to relax and take in the surrounding scenery. The first floor also includes two bedrooms and a full bathroom. On the second level, the primary bedroom offers plenty of closet space and storage. Outside, a fire pit area creates the perfect setting for gathering with friends and family after a day on the water. A gravel pathway leads you down to your dock, where you can launch a paddle board or kayak and enjoy fishing, swimming, or simply soaking up the sun. Stocker Pond, approximately 75 acres, is known for great fishing, including largemouth bass, perch, and pickerel. Conveniently located near local golf courses, hiking trails, and beaches, this property is just 25 minutes from Mount Sunapee and 20 minutes from Lake Sunapee for year-round recreation. New London's shops, dining, cafes, and healthcare are about 15 minutes away. 30 minutes to Dartmouth Health and the Upper Valley and Concord is within about 40 minutes for additional dining and entertainment options. Make this your own and experience true waterfront living. *Showings begin at the open house on Saturday, August 15th, from 11:00 - 1:00.

Directions From Georges Mills, at the general store, turn onto Sprinfield Road. Turn left onto Stonev Brook Road, then turn right on Sanborn Hill Road, left onto Stocker Pond Road, house will be on the left.

Kitchen 1 10'4" x 8'8" Dining Room 1 7'10" x 11'1" Living Room 1 15'2" x 11'2" Primary 1 8'8" x 10'11" Bedroom 1 8'8" x 10'11" Bathroom Full 1 4'10" x 7'3" Sunroom 1 21'11" x 7'5" Bedroom 2 15'11" x	Map 236 Block 000 Lot 026-001 SPAN Number Property ID	DeedRecTy Warranty Deed Book 1787 Deed Page 892 Covenants No Seasonal No PlanUrbDev	SchDistrict Grantham Sch District SAU # 75 SchElem Grantham Village School SchMiddle Lebanon Middle School SchHigh Lebanon High School
Lot Features Country Setting, Level, Sloping, View, Wooded Construction Materials Wood Frame Foundation Details Concrete Flooring Laminate Exterior Features Boat Slip/Dock, Docks, Screened Porch, Private Dock Roof Metal Driveway Dirt			
Interior Features Cathedral Ceiling, Ceiling Fan, Dining Area, Furnished, Laundry Hook-ups, Living/Dining, Natural Woodwork, Basement Laundry Appliances Dishwasher, Dryer, Microwave, Gas Range, Refrigerator, Washer, On Demand Water Heater Other Equipment Security System, Smoke Detector Utilities Cable, Propane Heating Propane, Electric, Monitor Type, Wall Units Electric 200+ Amp Service, Circuit Breaker(s) Cooling None Water Source Drilled Well, Private Sewer 1500+ Gallon, Concrete, Leach Field, Private, Septic			
Exclusions Right of First Refusal			
Fuel Company Eastern Propane Electric Company Eversource Water Company Cable Company Phone Company Internet Service Provider Comcast			
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			

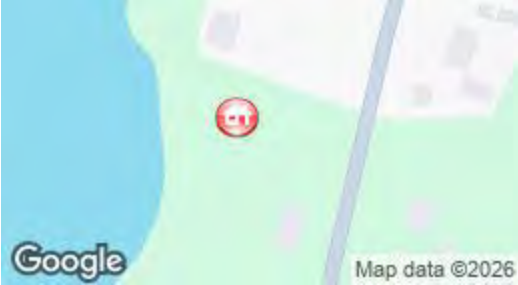


O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

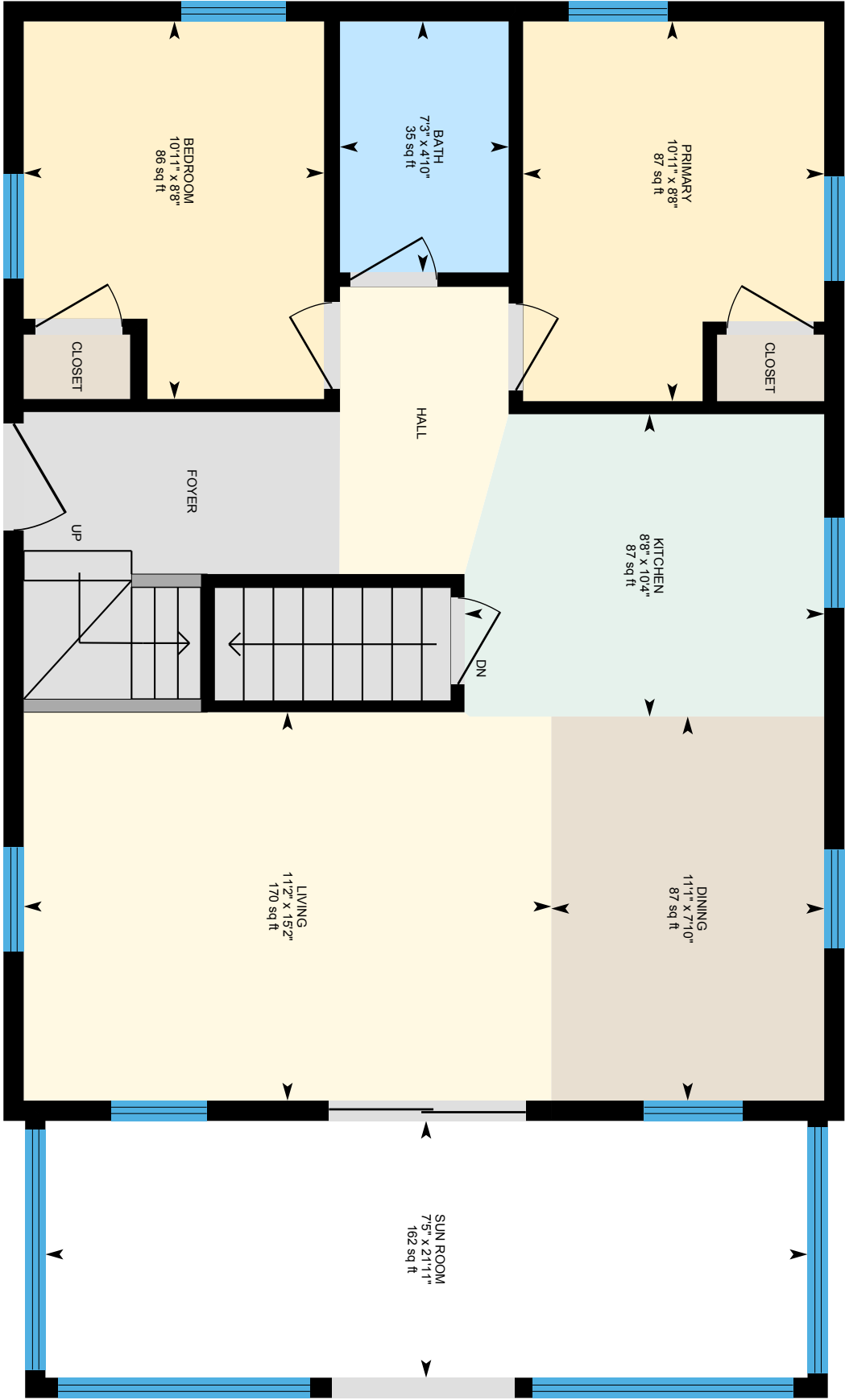
Off: 603-526-8600



Google Map data ©2026

129 Stocker Pond Rd, Grantham, NH

Main Floor Finished Area 780.61 sq ft
Unfinished Area 184.72 sq ft



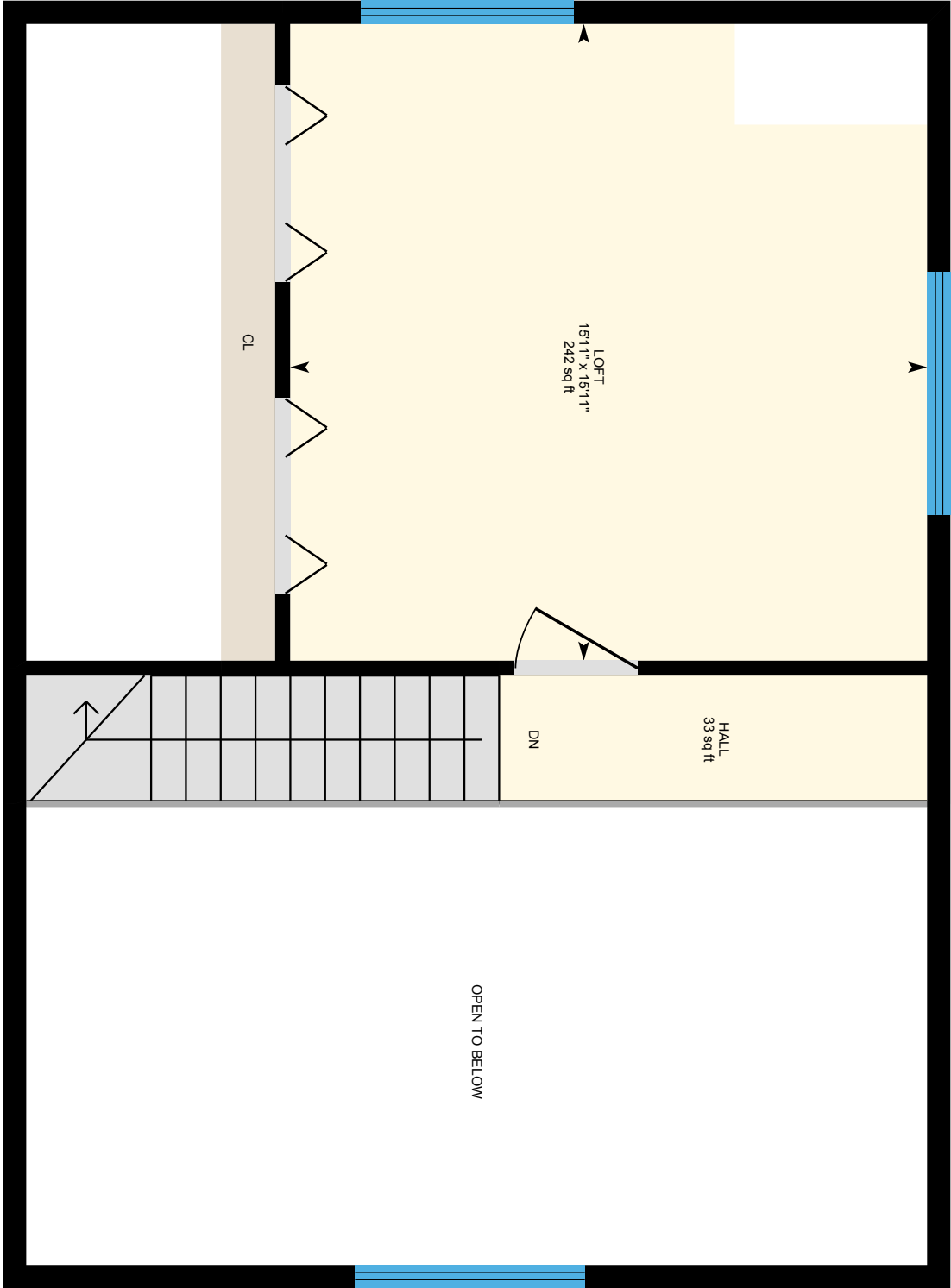
PREPARED: 2026/08/07



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.

129 Stocker Pond Rd, Grantham, NH

2nd Floor Finished Area 371.39 sq ft
Unfinished Area 106.96 sq ft



PREPARED: 2026/08/07



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:** Matthew R Filion and Stacy L Filion

2. **PROPERTY LOCATION:** 129 Stocker Pond Road, Grantham, NH 03753

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

4. **SELLER:** ☒ 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 ☒ Private ☐ Seasonal ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

b. **INSTALLATION:** Location: at side of home
 Installed By: Capital Well Date of Installation: 06/2019
 What is the source of your information? We built home

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 9/2019
 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: We added a water purification system to help with odor and taste

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 1500 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: front yard ☐ Location Unknown. Date of Installation: 05/2019
 Date of Last Servicing: 10/2025 Name of Company Servicing Tank: Stearns Septic Service
 Have you experienced any malfunctions? ☐ Yes ☒ No
 COMMENTS: _____

SELLER(S) INITIALS

MRF / SIF

BUYER(S) INITIALS

____ / _____

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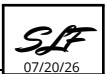
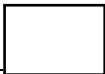
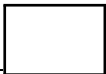
- d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: front yard Size: ☒ Unknown
 Date of installation of leach field: 05/2019 Installed By: Kirt Perry
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: _____
- e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☒ 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	☒	☐	☐	Rock Wool		☒
	Crawl Space	☐	☒	☐			☐
	Exterior Walls	☒	☐	☐	Fiberglass bat		☒
	Floors	☒	☐	☐	Fiberglass bat		☒
		☐	☐	☐			☐

8. HAZARDOUS MATERIAL

- a. UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown
 IF YES: Are tanks currently in use? ☐ Yes ☐ No
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☒ No
 Comments: _____
 If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
 Comments: _____
- b. ASBESTOS - Current or previously existing:
 As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown
 In the siding? ☐ Yes ☒ No ☐ Unknown In the roofing shingles? ☐ Yes ☐ No ☐ Unknown
 In flooring tiles? ☐ Yes ☒ No ☐ Unknown Other ☐ Yes ☐ No ☐ Unknown
 If YES, Source of information: _____
 Comments: _____
- c. RADON/AIR - Current or previously existing:
 Has the property been tested? ☐ Yes ☒ No ☐ Unknown
 If YES: Date: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☐ Yes ☐ No
 Comments: _____

SELLER(S) INITIALS  /  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: There is a drainage easement to the left of the driveway.

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: 7 Type: monitor heater Fuel: propane Tank Location: side of driveway

Owner of Tank: Eastern Propane

Annual Fuel Consumption: _____ Price: _____ Gallons: (2) 240 gallon tanks

Date system was last serviced and by whom? Jerm's Home Services

Secondary Heat Systems: bedrooms have small build-in electric wall units

Comments: _____

j. Roof Age: 7 Type of Roof Covering: metal roof

Moisture or leakage: no

Comments: _____

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MRF / SLF
07/20/26 07/20/26

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: concrete
Moisture or leakage: no
Comments: _____
- l. Chimney(s)** How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. Plumbing** Type: pex pipe Age: 7
Comments: _____
- n. Domestic Hot Water** Age: 7 Type: propane 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: Comcast
- w. Other** (e.g. Alarm System, Irrigation System, etc.) SimpliSafe Alarm System
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.

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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).

Matthew R Fillion

dotloop verified
07/20/26 6:17 PM EDT
QMCM-ZNLL-JNHZ-ZVQO

SELLER

DATE

Stacy L Fillion

dotloop verified
07/20/26 6:41 PM EDT
YARM-JCQ4-B08O-2HKB

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

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07/20/26
6:17 PM EDT
dotloop verified

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SLF

07/20/26
6:41 PM EDT
dotloop verified

BUYER(S) INITIALS

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Sharon A. Krig

C/H
L-CHIP
SUA013171

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***** Thousand 9 Hundred 15 Dollars	
DATE 11/15/2010	AMOUNT SU004614s *****915.00
VOID IF ALTERED	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, GRETEL J. TAYLOR, AS TRUSTEE OF THE GRETEL J. TAYLOR 2006 TRUST, under declaration of trust dated April 27, 2006, of Moultonboro, County of Carroll and State of New Hampshire, for consideration paid, grant to MATTHEW R. FILION and STACY L. FILION, whose present mailing address is 27 Lisa Drive, Goffstown, New Hampshire 03045, with **WARRANTY COVENANTS** to the said MATTHEW R. FILION and STACY L. FILION, as joint tenants with rights of survivorship,

A certain tract or parcel of land, with any improvements thereon, situated in Grantham, County of Sullivan and State of New Hampshire, being Lot 20 on a certain Plan of Lots entitled "Property of The 3 C's Development, Inc. - Stocker Lake, Grantham, N.H.", prepared by W.F. Breckenridge, Surveyor, April 1964, recorded in Planfile 1, Pocket 7, Folder 1, Number 9 of the Sullivan County Registry of Deeds on October 30, 1967, said tract or parcel being more particularly bounded and described as follows:

Beginning at an iron pipe set in the ground on the Northwesterly edge of the right-of-way for Stocker Pond Road, so-called, shown on said Plan as an unnamed roadway, said point of beginning being the Northeasterly corner of Lot 21 as shown on said Plan, and being the Southeasterly corner of the premises described herein; thence North 66° 13' West two hundred twenty and eight tenths (220.8) feet along said Lot 21 to an iron pipe on the Easterly shore of Stocker Lake, so-called, also known as

Stocker Pond; thence North 17° 22' East fifty (50) feet, more or less, to a point; thence North 2° 28' East fifty (50) feet, more or less, to an iron pipe at Lot 19 as shown on said Plan, the previous two courses having been along the Easterly shore of said Stocker Lake; thence South 67° 51' East two hundred fifty-four and four tenths (254.4) feet along said Lot 19 to an iron pipe set in the ground on the Northwesterly edge of the right-of-way for said Stocker Pond Road; thence South 29° 07' West one hundred four and one tenth (104.1) feet along the Northwesterly edge of the right-of-way for said Stocker Pond Road to the point of beginning.

The premises herein conveyed shall be subject to the following conditions and restrictions which shall be binding upon the heirs and assigns of the Grantees herein and shall be for the benefit of The Three C's Development, Inc. and its successors and assigns:

1. No building shall be erected on the above-described premises nearer than forty (40) feet to the center of the roadway.

2. No building shall be erected within twenty (20) feet of the side boundaries of the premises.

3. All plans for buildings to be erected on the premises, and the placing and arranging of buildings and works for the disposal of sewage, and road signs and identification signs shall be subject to the approval of the President or other authorized officer of The Three C's Development, Inc.; and no construction or work shall be done with respect thereto without his prior approval.

4. No more than one single-family dwelling shall be erected for each one hundred (100) feet of shoreage of the premises hereby conveyed.

5. The premises shall not be used for business or commercial purposes but shall be solely residential in character.

6. Tents and trailers shall be used only on a temporary basis and with the permission of the President or other authorized officer of The Three C's Development, Inc. during the period of construction.

7. Boat houses shall not be over 10 feet above the high water mark.

Meaning and intending to describe and convey all and the same premises as were conveyed to Gretel J. Taylor, as Trustee of the Gretel J. Taylor 2006 Trust, under declaration of trust dated April 27, 2006, by Gretel J. Taylor by warranty deed dated January 11, 2007, recorded in Volume 1623, Page 737 of the Sullivan County Registry of Deeds.

TRUSTEE'S CERTIFICATE

The undersigned Trustee, as Trustee of the Gretel J. Taylor 2006 Trust, under declaration of trust dated April 27, 2006, a trust duly established and existing under law, and thereto has full and absolute power in said Trust 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 asset paid to the Trustee for a conveyance thereof.

THE PREMISES CONVEYED HEREBY ARE NOT HOMESTEAD PROPERTY.

Dated this 5th day of November, 2010.

THE GRETEL J. TAYLOR 2006 TRUST
under declaration of trust dated
April 27, 2006

By: Gretel J. Taylor
Gretel J. Taylor, Trustee

STATE OF NEW HAMPSHIRE
SULLIVAN, SS.

November 15, 2010

Personally appeared Gretel J. Taylor, Trustee of Gretel J. Taylor 2006 Trust, under declaration of trust dated April 27, 2006, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,



Tracie L. Coulter
Notary Public/~~Justice of the Peace~~

(Please type or print name)

My commission expires:



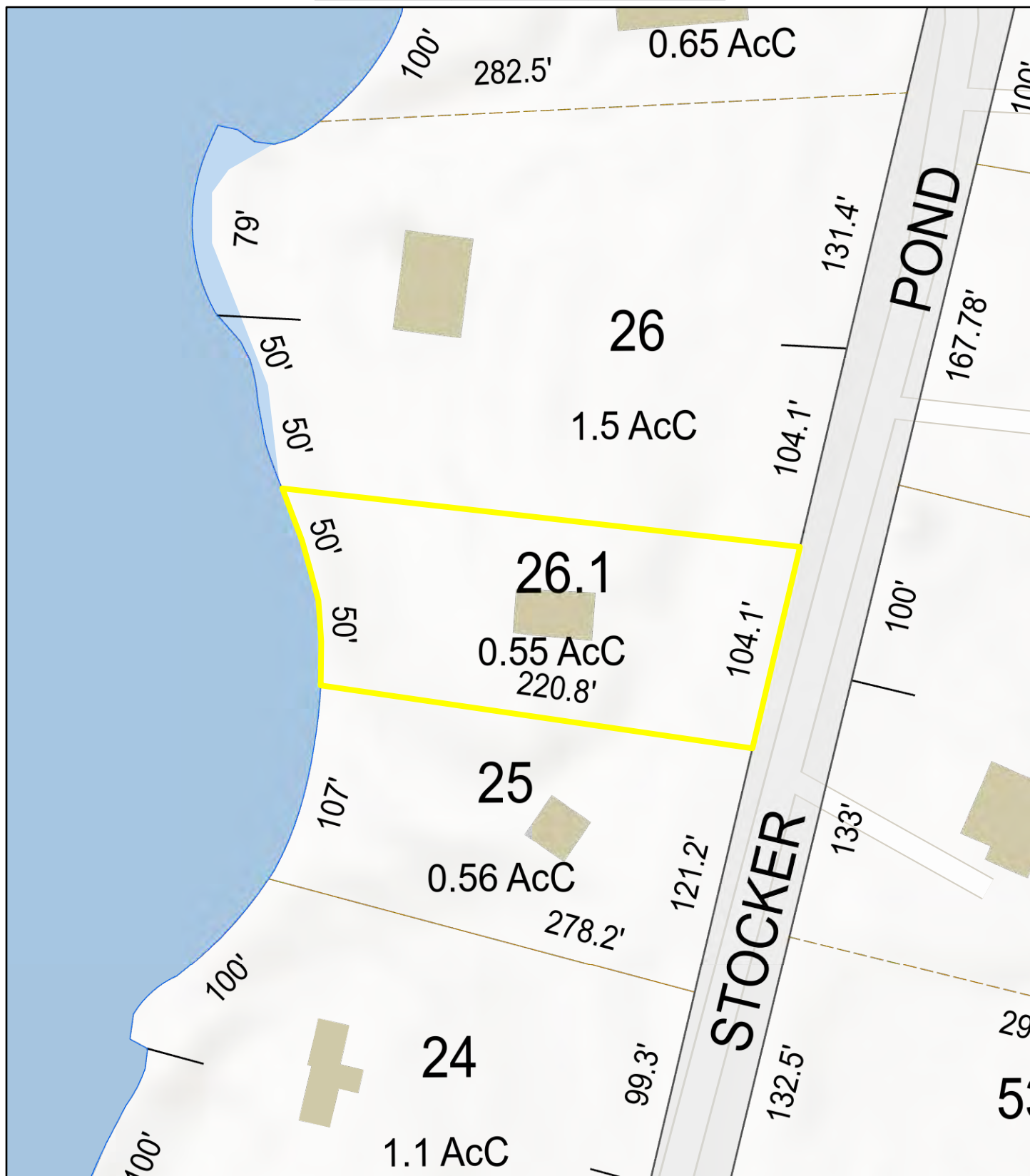
Town of Grantham, NH

1 inch = 69 Feet



www.cai-tech.com

June 16, 2026



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