



1221 Brook Road, Goshen

Offered at \$495,000

About This Home

Tucked away off the road on 2 acres in Goshen, this 2-bedroom home has privacy, comfortable living, and easy access to some of the area's best outdoor recreation. On the main level are two bedrooms, a full bathroom, half bathroom, and living room which flows nicely to the dining area and kitchen, creating a welcoming setting for everyday living and entertaining. Wood paneling and custom wood cabinetry add character throughout, surrounded by windows filling the home with natural light. A deck off the dining area overlooks the side yard and leads into the backyard. The lower level has two front doors, one into the mudroom with a workbench, and the second directly into the den/recreation room with gas stove. Also on this level is a powder room and laundry area. Built-in custom wood cabinetry, paneling and storage continue throughout. A detached two-car garage provides additional parking with unfinished space above for even more storage. Outside, a dog fence and plenty of usable land provide room for pets, gardens, and enjoying the setting. The adjacent town path provides public access to Rand Pond and the public road to the boat launch borders the property's private woods.

Location Details

This 48-acre pond is known for its quiet atmosphere, loons, and trout and perch fishing. Enjoy kayaking, hiking, and swimming during the warmer months and snowshoeing in the winter. Gunnison Lake is also nearby for more kayaking and fishing, as well as a scenic 3-mile loop for hiking. Outdoor enthusiasts will appreciate the nearby golf courses, lakes, ponds, and trails, including the Sugar River Rail Trail. Mount Sunapee Resort is 4 miles away for skiing and year-round recreation; boating and summer fun at Sunapee Harbor is ten minutes away. Newport is just fifteen minutes away for shopping, dining, everyday essentials, and healthcare. A peaceful home in the Sunapee region, with privacy, flexible space, and year round recreation.



2 Bedrooms



1 Full Bathroom
2 Half Bathrooms



Approx. 2,043 SF

Acres: 2.0 | Property Taxes: \$5,862 | Year Built: 1980



Virtual Tour URL Unbranded 1

County NH-Sullivan
Village/Dist/Locale
Property Condition Existing
Year Built 1980
Architectural Style Ranch
Color
Total Stories 1.5
Zoning Residential
Taxes TBD No
Tax Annual Amount \$5,862.46
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 2.00
Lot Size Square Feet 87,120
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Walkout
Activation Date 8/29/2026

Rooms Total 6
Bedrooms Total 2
Bathrooms Total 3
Bathrooms Full 1
Bathrooms Three Quarter 0
Bathrooms Half 2
Bathrooms One Quarter 0
Above Grade Finished Area 1,225
AGFinSrc Measured
Above Grade Unfinished Area 0
AGUnfinSrc Public Records
Below Grade Finished Area 818
BGFinSrc Measured
Below Grade Unfinished Area 296
BGUnfinSrc Measured
Total Finished Area 2,043
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 230

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 Unknown
Time/Frac No
T/F Ownership Amount
T/F Ownership Type
Special Listing Condition None
PropTaxRel
Land Gains
Resort
Days On Market 0

Public Remarks Tucked away off the road on 2 acres in Goshen, this 2-bedroom home has privacy, comfortable living, and easy access to some of the area's best outdoor recreation. On the main level are two bedrooms, a full bathroom, half bathroom, and living room which flows nicely to the dining area and kitchen, creating a welcoming setting for everyday living and entertaining. Wood paneling and custom wood cabinetry add character throughout, surrounded by windows filling the home with natural light. A deck off the dining area overlooks the side yard and leads into the backyard. The lower level has two front doors, one into the mudroom with a workbench, and the second directly into the den/recreation room with gas stove. Also on this level is a powder room and laundry area. Built-in custom wood cabinetry, paneling and storage continue throughout. A detached two-car garage provides additional parking with unfinished space above for even more storage. Outside, a dog fence and plenty of usable land provide room for pets, gardens, and enjoying the setting. The adjacent town path provides public access to Rand Pond and the public road to the boat launch borders the property's private woods. This 48-acre pond is known for its quiet atmosphere, loons, and trout and perch fishing. Enjoy kayaking, hiking, and swimming during the warmer months and snowshoeing in the winter. Gunnison Lake is also nearby for more kayaking and fishing, as well as a scenic 3-mile loop for hiking. Outdoor enthusiasts will appreciate the nearby golf courses, lakes, ponds, and trails, including the Sugar River Rail Trail. Mount Sunapee Resort is 4 miles away for skiing and year-round recreation: boating and summer fun at Sunapee Harbor is ten minutes away. Newport is just fifteen minutes away for shopping, dining, everyday essentials, and healthcare. A peaceful home in the Sunapee region, with privacy, flexible space, and year-round recreation. *Showings begin at the open house on August 29, from 10:00 - 12:00.

Directions From Route 10 in Goshen, turn onto Brook Road. House will be past Rand Pond Road on the left. From Route 103 in Sunapee, by Suna restaurant, turn onto Brook Road house will be on the right past Tiopicano Campground.

Kitchen 1 11'4" x 13'3" Workshop B 27'2" x 11'6"
Dining Room 1 11'7" x 5'5"
Living Room 1 18' x 18'6"
Primary 1 11'11" x
Bedroom 1 11'1" x 12'6"
Bathroom Full 1 11'8" x 6'10"
Bathroom Half 1 5'4" x 4'8"
Foyer 1 6'3" x 10'
Rec Room B 18'10" x 25'5"
Bathroom Half B 2'11" x 5'6"
Laundry Room B 11'3" x 13'

Lot Features Country Setting, Level, Sloping, Wooded, Rural
Construction Materials Wood Frame, Vinyl Siding
Foundation Details Concrete
Flooring Carpet, Ceramic Tile
Exterior Features Deck, Dog Fence
Roof Asphalt Shingle
Driveway Dirt, Gravel

Exclusions
Right of First Refusal

Map 209
Block 000
Lot 095
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 1857
Deed Page 175
Covenants No
Seasonal No
PlanUrbDev

SchDistrict Goshen School District
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 Dining Area, Laundry Hook-ups, Natural Woodwork, Indoor Storage, Basement Laundry
Appliances Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Gas Water Heater
Other Equipment Smoke Detector, Gas Stove
Utilities Propane
Heating Propane, Forced Air, Hot Air, Gas Stove
Electric 100 Amp Service, Circuit Breaker(s)
Cooling Central AC
Water Source Dug Well, Private
Sewer Concrete, Leach Field, Private, Septic

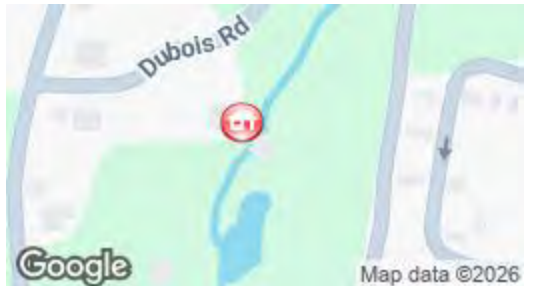
Fuel Company Irving
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider Fidium Fiber

O'Halloran Group



listings@ohgrp.com

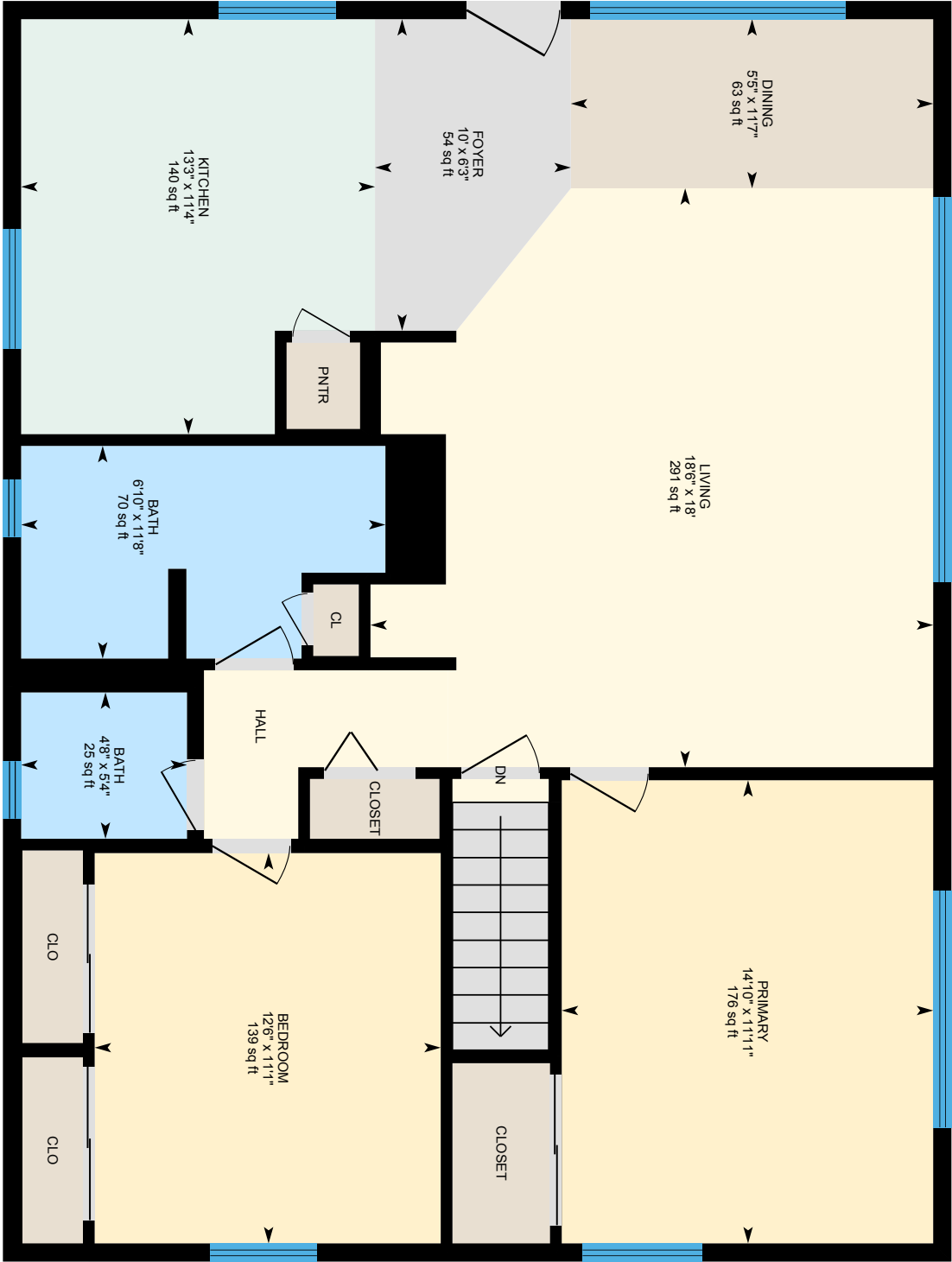
KW Coastal and Lakes & Mountains
Off: 603-526-8600



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1221 Brook Rd, Goshen, NH

Main Level Finished Area 1225.97 sq ft



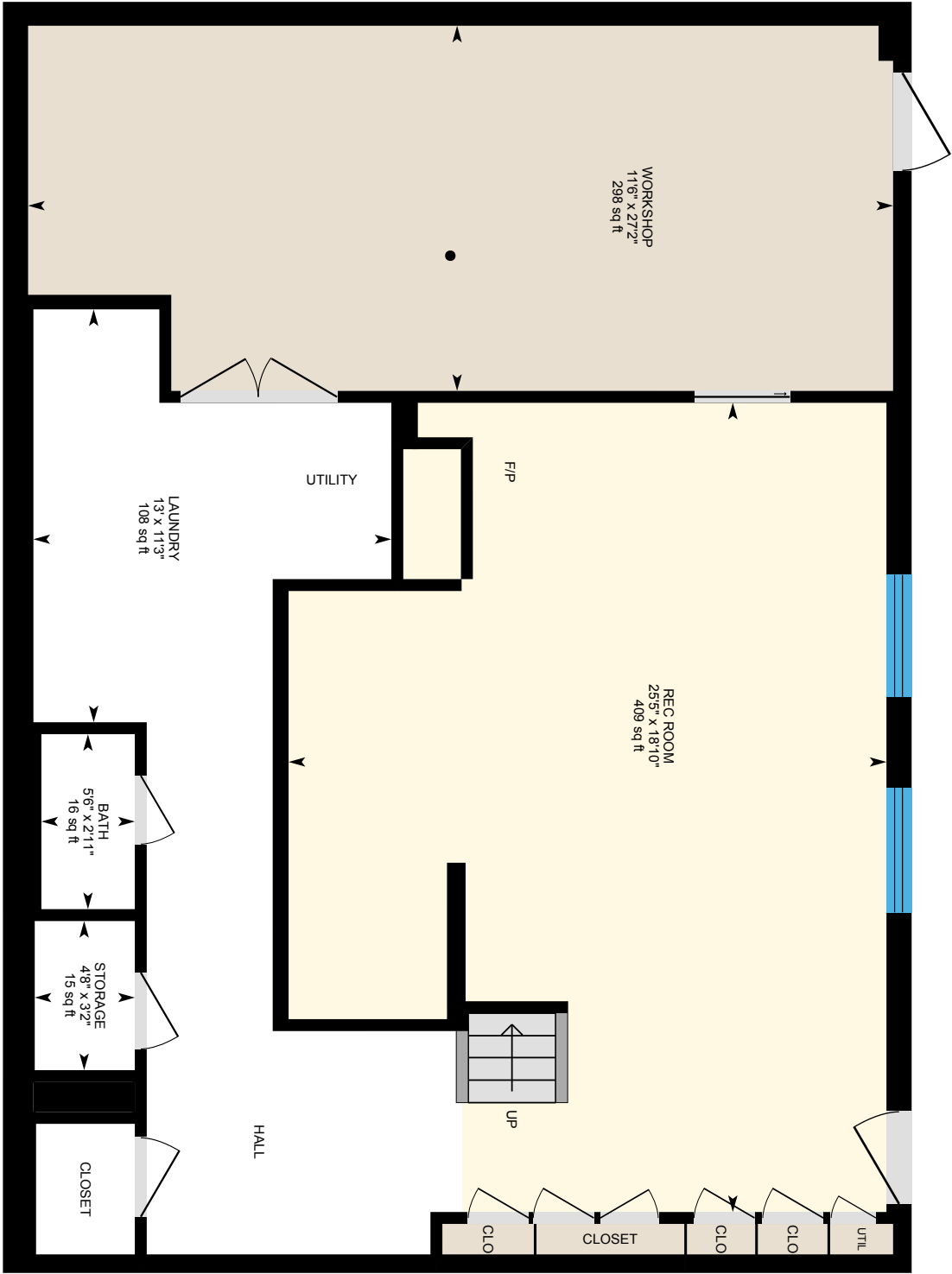
PREPARED: 2026/08/22

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.



1221 Brook Rd, Goshen, NH

Lower Level Finished Area 818.65 sq ft
Unfinished Area 296.98 sq ft



PREPARED: 2026/08/22

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: Linda L Spencer and Milton Spencer
2. PROPERTY LOCATION: 1221 Brook Road, Goshen, NH 03752
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ☐ Yes ☒ No
4. SELLER: ☒ has ☐ has not occupied the property for 13+ 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 of driveway
Installed By: _____ Date of Installation: _____
What is the source of your information? _____
- c. USE: Number of persons currently using the system: 1
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 ☐ Other
Tank Size 900 Gal. ☐ Unknown ☐ Other
Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
Location: back of house ☐ Location Unknown. Date of Installation: _____
Date of Last Servicing: 7/23/25 Name of Company Servicing Tank: McKenzie Septic
Have you experienced any malfunctions? ☐ Yes ☒ No
COMMENTS: _____

SELLER(S) INITIALS LS MS

BUYER(S) INITIALS _____

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- d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: back yard 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. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐			☒
	Crawl Space	☐	☒	☐			☐
	Exterior Walls	☒	☐	☐			☒
	Floors	☐	☐	☒			☐
		☐	☐	☐			☐

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: _____

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08/14/26 2:29 PM CDT

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PROPERTY LOCATION: 1221 Brook Road, Goshen, NH 03752

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: The abutting town property was surveyed by the town.
If YES, is survey available? ☒ Yes ☐ No ☐ Unknown
- h. How is the property zoned? RES
- i. Heating System Age: 2017 Type: FHA Fuel: propane Tank Location: by garage
Owner of Tank: Fruing
Annual Fuel Consumption: _____ Price: _____ Gallons: 800-900
Date system was last serviced and by whom? January 2026 Fruing
Secondary Heat Systems: Propane stove
Comments: _____
- j. Roof Age: 3+ Type of Roof Covering: Asphalt Shingles
Moisture or leakage: No
Comments: _____

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k. Foundation/Basement

☒ Full ☐ Partial ☐ Other:

☒ Type: Concrete

Moisture or leakage:

Comments: NE corner basement elevated moisture

l. Chimney(s)

How Many? one

Lined? yes

Last Cleaned:

Problems?

Comments:

m. Plumbing

Type: Copper

Age:

Comments:

n. Domestic Hot Water

Age: 2017

Type: Gas

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: Central

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: Fidium Fiber

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.

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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).

8/13/26 SELLER	Milton Spencer, by Samantha Spencer, Power-of-Attorney SELLER	dotloop verified 08/14/26 2:29 PM CDT N3ES-WZ1B-BLVJ-H4TR
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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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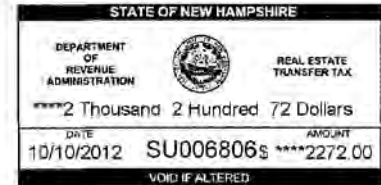
08/14/26
2:29 PM CDT
dotloop verified

BUYER(S) INITIALS

Sharon A. Krig



Return:
Milton Spencer
Linda L. Spencer
P.O. Box 295
Goshen, NH 03752



WARRANTY DEED

I, **WILLIAM H. HORN**, single, with an address of Golden Crest, 29 Baldwin Street, Apt. 6, Franklin, County of Merrimack and State of New Hampshire, 03235, for consideration paid, grant to **MILTON SPENCER and LINDA L. SPENCER**, husband and wife, with an address of P.O. Box 295, Goshen, County of Cheshire and State of New Hampshire, 03752, as joint tenants with rights of survivorship and with **WARRANTY** covenants, the following described premises:

A certain tract or parcel of land with the buildings thereon, situated on Brook Road in Goshen, County of Sullivan and State of New Hampshire, bounded and described as follows:

Beginning at a stone wall and iron pin set in the ground at the highway leading from Mill Village to Mt. Sunapee (now or formerly known as Brook Road or Rand Pond Road); thence

230.5 feet more or less, along said highway to a granite marker at a right of way which the State of New Hampshire took by eminent domain as set forth in the Commissioner's Return recorded in Book 451, Page 508; thence

Northerly, 526 feet more or less, along the westerly bound of said right of way to an iron in near the shore of Rand Pond, and land now or formerly of Dubois; thence

In a westerly direction, 378 feet more or less, in a straight line along land now or formerly of Gladu to an iron pin set in the ground at a corner in the stone wall between the tract hereby conveyed and land of said Gladu; thence

in a southerly direction 305 feet more or less along said stone wall in a straight line to the point of beginning.

Meaning and intending to convey a portion of the premises conveyed to William H. Horn and Virginia J. Horn by Deed of Frank J. Lynch, dated November 6, 1969 and recorded in Book 479, Page 103 of the Sullivan County Registry of Deeds. William H. Horn is the surviving joint tenant of Virginia J. Horn – see death certificate recorded in Book 1843, Page 135 of the Sullivan County Registry of Deeds for further reference.

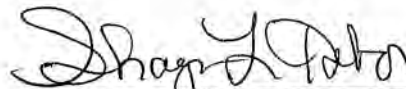
Dated this 6th day of October, 2012.



 William H. Horn

STATE OF NEW HAMPSHIRE
 COUNTY OF SULLIVAN

The foregoing instrument was acknowledged before me this 6th day of October, 2012 by William H. Horn.



 Notary Public/Justice of Peace

My commission expires:

SHARYN L. TABOR
 Notary Public - New Hampshire
 My Commission Expires September 17, 2013



