

202 Badger Road, Goshen

Offered at $399,000

About This Home

Set on 1.4 acres in Goshen, this three-bedroom, two-bath home offers a comfortable layout, a private yard, and a convenient location less than 10 minutes from Mount Sunapee Resort and Mount Sunapee State Park Beach on Lake Sunapee. Inside, the home features a renovated kitchen with wood cabinetry and new appliances, a living area with a wood stove, and a large screened porch overlooking the backyard and surrounding trees. The porch provides a great place to relax and enjoy the outdoors throughout the warmer months. Outside, stroll past your frog pond with water feature to an open lawn bordered by mature trees offering room for gardening and outdoor activities, such as enjoying an evening next to your outdoor fireplace. The detached two-car garage provides additional storage and convenience. Have peace of mind with the stand-by generator knowing your home will remain powered and warm, regardless of any inclement weather.

Location Details

With skiing, hiking, swimming, and boating all within a short drive, this property offers convenient access to year-round recreation in the Lake Sunapee Region.

3 Bedrooms | 2 Bathrooms | Approx. 1,646 SF

Year Built: 1974

O'Halloran Group
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

kw LAKES AND MOUNTAINS KELLERWILLIAMS REALTY

256 Main Street, New London, NH
C: 603-877-1031, O: 603-526-8600, ohgrp.com

Residential	Single Family	**202 Badger Road**				Listed: 11/11/2026	$399,000
5117554	Coming Soon	**Goshen**	**NH**	**03752**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded 1

County NH-Sullivan
Village/Dist/Locale
Property Condition Existing
Year Built 1974
Architectural Style Raised Ranch
Color
Total Stories 1
Zoning Residential
Taxes TBD No
Tax Annual Amount $4,655.00
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 1.40
Lot Size Square Feet 60,984
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Interior
Activation Date 11/14/2026

Rooms Total 8
Bedrooms Total 3
Bathrooms Total 2
Bathrooms Full 1
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
Above Grade Finished Area 1,646
AGFinSrc Measured
Above Grade Unfinished Area 611
AGUnfinSrc Measured
Below Grade Finished Area 0
BGFinSrc Public Records
Below Grade Unfinished Area 0
BGUnfinSrc Public Records
Total Finished Area 1,646
Footprint
Road Frontage Yes
Road Frontage Type Dirt, Gravel, Public
Road Frontage Length 175

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
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 Set on 1.4 acres in Goshen, this three-bedroom, two-bath home offers a comfortable layout, a private yard, and a convenient location less than 10 minutes from Mount Sunapee Resort and Mount Sunapee State Park Beach on Lake Sunapee. Inside, the home features a renovated kitchen with wood cabinetry and new appliances, a living area with a wood stove, and a large screened porch overlooking the backyard and surrounding trees. The porch provides a great place to relax and enjoy the outdoors throughout the warmer months. Outside, stroll past your frog pond with water feature to an open lawn bordered by mature trees offering room for gardening and outdoor activities, such as enjoying an evening next to your outdoor fireplace. The detached two-car garage provides additional storage and convenience. Have peace of mind with the stand-by generator knowing your home will remain powered and warm, regardless of any inclement weather. With skiing, hiking, swimming, and boating all within a short drive, this property offers convenient access to year-round recreation in the Lake Sunapee Region.
Directions From Route 103 - turn onto Brook Road. Go 3.9 miles and turn right onto Badger Road. Go approximately 0.4 miles and property will be on your right.

Kitchen	1	8'2" x 17'
Living Room	1	14'10" x 15'6"
Primary	1	11'2" x 13'2"
Bathroom Half	1	5'5" x 6'9"
Bedroom	1	11'3" x 13'7"
Bedroom	1	11'3" x 9'10"
Bathroom Full	1	7'10" x 4'10"
Sunroom	1	11'7" x 15'5"
Rec Room	B	16'4" x 18'10"
Bedroom	B	9'6" x 9'4"
Utility Room	B	6'5" x 23'11"

Lot Features Country Setting, Level, Wooded, Rural
Construction Materials Wood Frame, Vinyl Siding
Foundation Details Concrete
Flooring Carpet, Ceramic Tile, Laminate, Wood
Exterior Features Partial Fence, Porch, Shed
Roof Metal, Standing Seam
Driveway Gravel

Exclusions
Right of First Refusal

Map 208
Block 000
Lot 004
SPAN Number
Property ID

DeedRecTy Fiduciary
Deed Book 2274
Deed Page 786
Covenants Unknown
Seasonal No
PlanUrbDev

SchDistrct Goshen School District
SchElem Choice
SchMiddle Choice
SchHigh Choice

Interior Features Ceiling Fan, Laundry Hook-ups, Primary BR w/ BA, Natural Woodwork, Security, Wood Stove Hook-up, Basement Laundry
Appliances Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Electric Water Heater
Other Equipment Smoke Detector, Wood Stove, Standby Generator
Utilities Propane
Heating Oil, Baseboard, Hot Water, Wood Stove
Electric 200+ Amp Service, Circuit Breaker(s), Generator
Cooling None
Water Source Drilled Well, Private
Sewer Concrete, Leach Field, Private, Septic

Fuel Company Welch
Electric Company NH Electric Coop
Water Company
Cable Company
Phone Company
Internet Service Provider AT&T

Fees - Condo - Mobile

Condo Fees
Fee
Fee 2
Fee 3

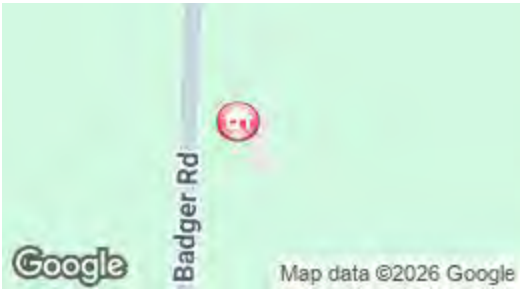
Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

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

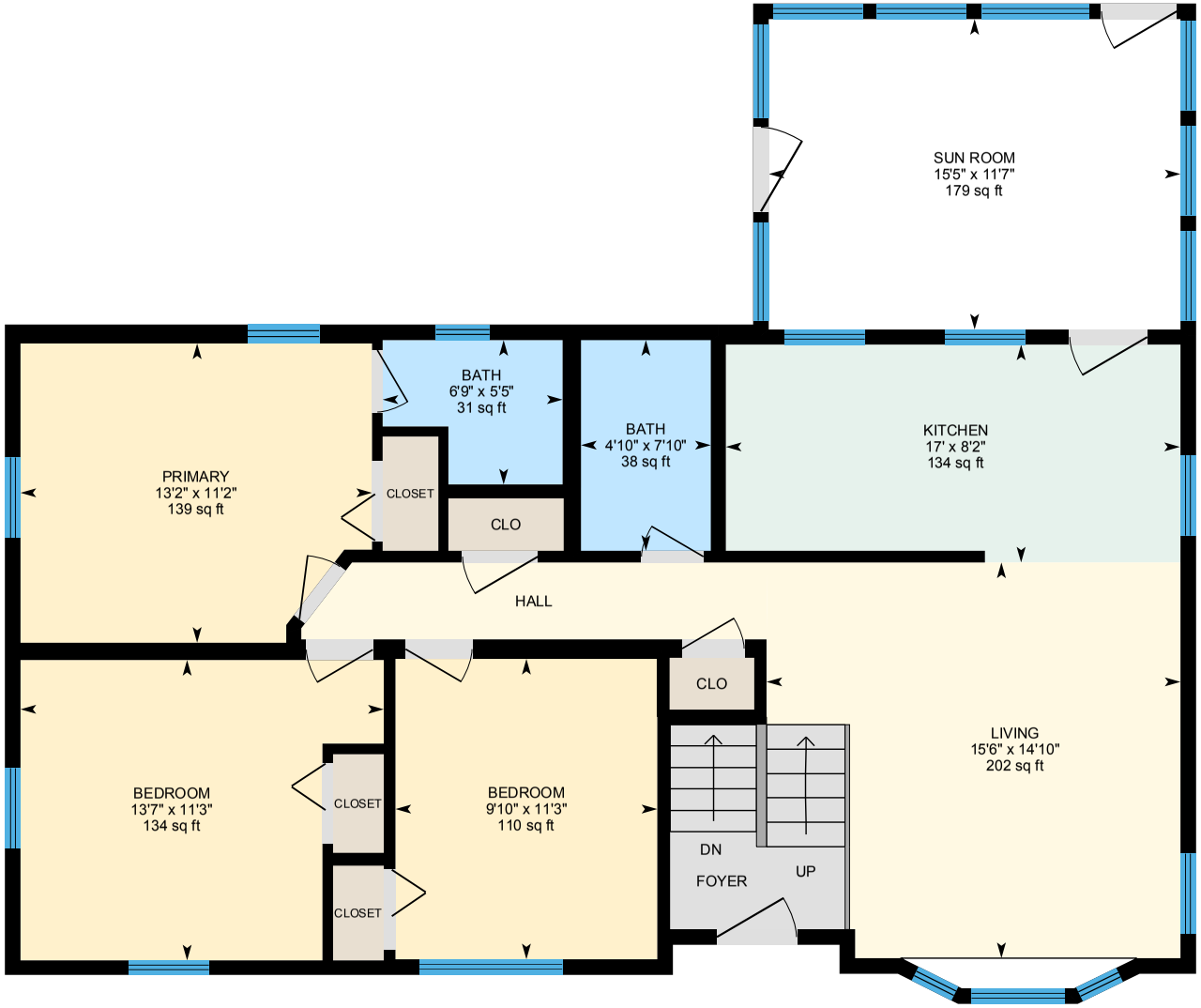


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Listed By:
O'Halloran Group - KW Coastal and Lakes & Mountains

202 Badger Rd, Goshen, NH

Main Level Finished Area 1071.78 sq ft
Unfinished Area 202.14 sq ft



0 4 8 ft

PREPARED: 2026/11/10

N

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.

iGuide

202 Badger Rd, Goshen, NH

Lower Level Finished Area 574.63 sq ft
Unfinished Area 409.11 sq ft



0 4 8 ft

PREPARED: 2026/11/10

N

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.

iGuide

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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NEW HAMPSHIRE REALTORS — EQUAL HOUSING OPPORTUNITY

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:** Robert McLain and Emily Hunt
2. **PROPERTY LOCATION:** 202 Badger 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 2 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: Front yard
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

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: _____

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 _____ Gal. ☐ Unknown ☐ Other _____
Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
Location: _____ ☐ Location Unknown. Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: Henniker Septic
Have you experienced any malfunctions? ☐ Yes ☐ No
COMMENTS: _____

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PROPERTY LOCATION: 202 Badger Road, Goshen, NH 03752

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	☒	☐	☐	Fiberglass		☐
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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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: please see additional comments

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: unknown Type: FHW Fuel: Oil Tank Location: Basement
Owner of Tank: self
Annual Fuel Consumption: ≈ 400 gallons Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: Woodstove
Comments: _____

j. **Roof** Age: unknown Type of Roof Covering: standing seam - metal
Moisture or leakage: no
Comments: _____

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k. **Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage: no
Comments: _____

l. **Chimney(s)** How Many? 1 Lined? yes Last Cleaned: 10/28/26 Problems? no
Comments: _____

m. **Plumbing** Type: copper / pex Age: _____
Comments: _____

n. **Domestic Hot Water** Age: 1 yr Type: elec Gallons: 40

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: n/a 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: 23kw Last Date of Service: _____
If Portable: ☐ Included ☐ Negotiable
Comments: _____

v. **Internet** Type Currently Used at Property: AT&T

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 RM / ZH 11/10/26 4:11 PM EST dotloop verified

BUYER(S) INITIALS _____ / _____

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10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

Please see attached

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).

SELLER	DATE	SELLER	DATE
Robert Melanson	11/10/26	Emily Hunt (dotloop verified 11/10/26 1:11 PM EST GSAL-6ZDQ-PYLU-ARML)	

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 RM / EH (11/10/26 1:11 PM EST dotloop verified)

BUYER(S) INITIALS _____ / _____

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Repaired roof. Previous owners neglected roof, as it was not installed properly. Nails were used on standing seam metal by installer. Replaced nails with roofing screws with neoprene washers (rubber washers), no known leaks to date!

Repaired and patched holes in ceiling and utilized a Shelac Primer to block stains and covered with 2 coats or Premium Ceiling paint from Sherwin Williams.

KNOWN ISSUES: Replaced front door. Upon replacing, noticed sill rot. Doctored up for the interim, recommend a certified company to replace sill.

Last KNOWN issue, wire running through exterior wall to the garage. Appears to be incorrect, recommend a certified handyman or electrician to replace wire the right way. Structure of garage appears to be inadequate, recommend an inspection and repair.

Kitchen floor replaced, along with new dish washer and recessed lighting. All appliances replaced, i.e., fridge, washer and dryer. Well pressure tank replaced, along with a new 40 gallon electric hot water tank. Old propane 40 gallon water tank left in place and currently does not light but has power. When working, can run both tanks together for 80 gallons of hot water on demand or can run tanks separately. All upstairs doors are freshly Painted with Sherwin Williams Emerald Urethane Trim Enamel. New bathroom floor installed in full bath. CCTV installed for security and stays with the property. First room to the left upstairs has been fully remodeled. 2nd room to the left has recessed lighting and a new rug installed.

Robert Melam 11/10/25

Emily Hunt

dotloop verified
11/10/26 1:11 PM EST
OYEB-IZ3Z-YA7C-ZGLR

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

REALTOR® EQUAL HOUSING OPPORTUNITY

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

Property Address: **202 Badger Road, Goshen, NH 03752**

LEAD WARNING STATEMENT

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

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) ☐ ☐ Purchaser has received copies of all information listed above.

(d) ☐ ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home.*

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) JL 11/10/26 10:09 AM EST dotloop verified Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

Robert McInnis 11/10/26		Emily Hunt dotloop verified 11/10/26 1:11 PM EST UBX9-D9Q2-XJH2-D5VX	
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Joshua Lizotte dotloop verified 11/10/26 10:09 AM EST T0L6-0BNP-QEJP-VAPE			
Agent	Date	Agent	Date

E Doc # 2405235 11/05/2024 09:35:52 AM
Book 2274 Page 786 Page 1 of 7
Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA083346 25.00
TRANS TAX SU023949 4,875.00

Return to:

_____

_____

_____

$4875 00

FIDUCIARY DEED

Jason P. R. Bosma, Executor of the Estate of David B. Bosma, of 3004 Wheatfield Drive, Chittenango, New York 13037, by the power conferred by NH RSA 559:18 and every other power, for consideration paid, grants to **Emily Hunt and Robert McLain,** both unmarried, of 20 Kimball Heights, Greenville, New Hampshire 03048, as joint tenants with rights of survivorship, the following described premises:

A certain tract of land with the buildings thereon situated in Goshen, Sullivan County, New Hampshire, and shown on a plan of land of "Jerry G. and Karen J. Eastman, Goshen, N. H." dated February 26, 1975, by John A. Breckenridge, R.L.S., recorded at Pocket 2, Folder 3, No. 19 of Planfile 2 of the Sullivan County Registry of Deeds, more particularly bounded and described as follows:

Beginning at an iron pipe set in the ground at the Southwest corner of the tract herein conveyed and the Northwest corner of land now or formerly of Eastman; thence North 16° East 175 feet along a stonewall abutting Cross Road, so-called, to a corner of stonewalls and a bench mark set in said wall 6 feet easterly of an iron pipe set in the ground; thence South 87° 49' East along a stonewall abutting land now or formerly of Neil T. Buffet, 65 feet; thence continuing along said stonewall and land now or formerly of Buffet, South 84° 49' East 82 feet; thence continuing along said stonewall and land now or formerly of Buffet, South 87° 49' East 172.8 feet to a corner of land now or formerly of Louis Gladue; thence continuing along said stonewall and land now or formerly of said Gladue, South 87° 49' East 106.7 feet to an iron pipe set in the ground; thence South 7° West 150 feet along land now or formerly of Alfred G. Helgren to an iron pipe; thence North 77° 30' West 196.1 feet along land now or formerly of Eastman to an iron pipe set in the ground; thence South 81° 08' West along land now or formerly of said Eastman 267.6 feet to an iron pipe set in the ground at the point of beginning.

Containing 1.4 acres, more or less.

Excepting and reserving from the within conveyance a power line easement for the benefit of the New Hampshire Electric Cooperative, Inc. as recorded in Volume 271, Page 24 of the Sullivan County Registry of Deeds.

The premises herein conveyed are conveyed subject to the following terms, conditions and restrictions which shall run with said land and be binding upon the grantees, their heirs and assigns:

1. The within-described premises shall be used for residential purposes only, except that premises may be rented for residential use when not owner occupied.

2. That no more than one home shall be erected, altered or placed or permitted to remain on one lot, and that said lot size shall comply with the rules and regulations of the Town of Goshen. The house shall be set back from the road or highway at least 35 feet, and shall not set any closer than 25 feet from any sideline. House under construction shall be completed on the outside within the first year of construction. Interior may be delayed for two years before completion.

3. That no quonset hut-type buildings or metal buildings shall be erected on said premises other than a metal lawn locker for storage purposes.

4. That said building or house shall be erected with modem plumbing facilities, and that no outdoor toilets or chemical closets will be permitted, unless they comply with the sanitary code of the Town of Goshen or State of New Hampshire.

5. A travel trailer will be permitted to be parked on this property for a period of 5 years from the date of sale, but for only a period of 6 months in any one calendar year. If the travel trailer is parked on this property, it shall be set back far enough from the road so that it will not be seen from the highway. No junk or clutter of any type shall be permitted on the lot or around the trailer at any time.

6. No large permanent family trailer shall be permitted to remain on this land at any time.

7. If the Grantees herein named, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning any real estate in the area to prosecute any proceedings at law or in equity against person or persons violating or attempting to violate any such covenants or restrictions and either to prevent him or them for so doing or to recover damages or other dues from such violation. Invalidation of any of these covenants or restrictions by judgment of court or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Meaning and intending to describe and convey the same premises conveyed to David B. Bosma and Kathleen L. Bosma, as joint tenants with rights of survivorship, by Warranty Deed of John F. Dutra, Jr. and Lyn L. Dutra dated October 25, 1994 and recorded in the Sullivan County Registry of Deeds at Book 1046, Page 627. Kathleen L. Bosma predeceased David B. Bosma on April 1, 2024; see Estate of Kathleen L. Bosma, 5th Circuit - Probate Division - Newport, Case No. 320-2024-ET-00189. David B. Bosma died on April 4, 2024; see 5th Circuit - Probate Division - Newport, Case No. 320-2024-ET-00190.

EXECUTED this 30 day of October, 2024.

ESTATE OF DAVID B. BOSMA

By: _____
Jason P. R. Bosma, Executor

STATE OF New York
COUNTY OF Madison

On this the 30th day of October, 2024, before me, the undersigned officer, personally appeared Jason P. R. Bosma, Executor of the Estate of David B. Bosma, who acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

_____
Notary Public
My Commission Expires: July 15, 2026

KAREN M. HAWKINS
Notary Public, State of New York
Qualified in Madison Co. No. 01HA5063010
Commission Expires July 15, 2026

ESTATE OF DAVID B. BOSMA

5th Circuit – Probate Division- Newport
Case No. 320-2024-ET-00190

CONSENT TO SALE OF REAL ESTATE

I, Jason P. R. Bosma, in my capacity as a devisee of the Estate of David B. Bosma, hereby give my consent to the sale of the premises known as 202 Badger Road, Goshen, Sullivan County, New Hampshire by Jason P. R. Bosma, Executor of the Estate of David B. Bosma as set forth in the foregoing Fiduciary Deed.

EXECUTED this 30 day of October, 2024.

Name: Jason P. R. Bosma

ESTATE OF DAVID B. BOSMA

5th Circuit – Probate Division- Newport
Case No. 320-2024-ET-00190

CONSENT TO SALE OF REAL ESTATE

I, Kimberly Friel, in my capacity as a devisee of the Estate of David B. Bosma, hereby give my consent to the sale of the premises known as 202 Badger Road, Goshen, Sullivan County, New Hampshire by Jason P. R. Bosma, Executor of the Estate of David B. Bosma as set forth in the foregoing Fiduciary Deed.

EXECUTED this 27 day of September 2024.

Kimberly Friel

Name: Kimberly Friel

ESTATE OF DAVID B. BOSMA

5th Circuit – Probate Division- Newport
Case No. 320-2024-ET-00190

CONSENT TO SALE OF REAL ESTATE

I, Paul Bosma, in my capacity as a devisee of the Estate of David B. Bosma, hereby give my consent to the sale of the premises known as 202 Badger Road, Goshen, Sullivan County, New Hampshire by Jason P. R. Bosma, Executor of the Estate of David B. Bosma as set forth in the foregoing Fiduciary Deed.

EXECUTED this 27 day of September, 2024.

Paul Bosma

Name: Paul Bosma

ESTATE OF DAVID B. BOSMA

5th Circuit – Probate Division- Newport
Case No. 320-2024-ET-00190

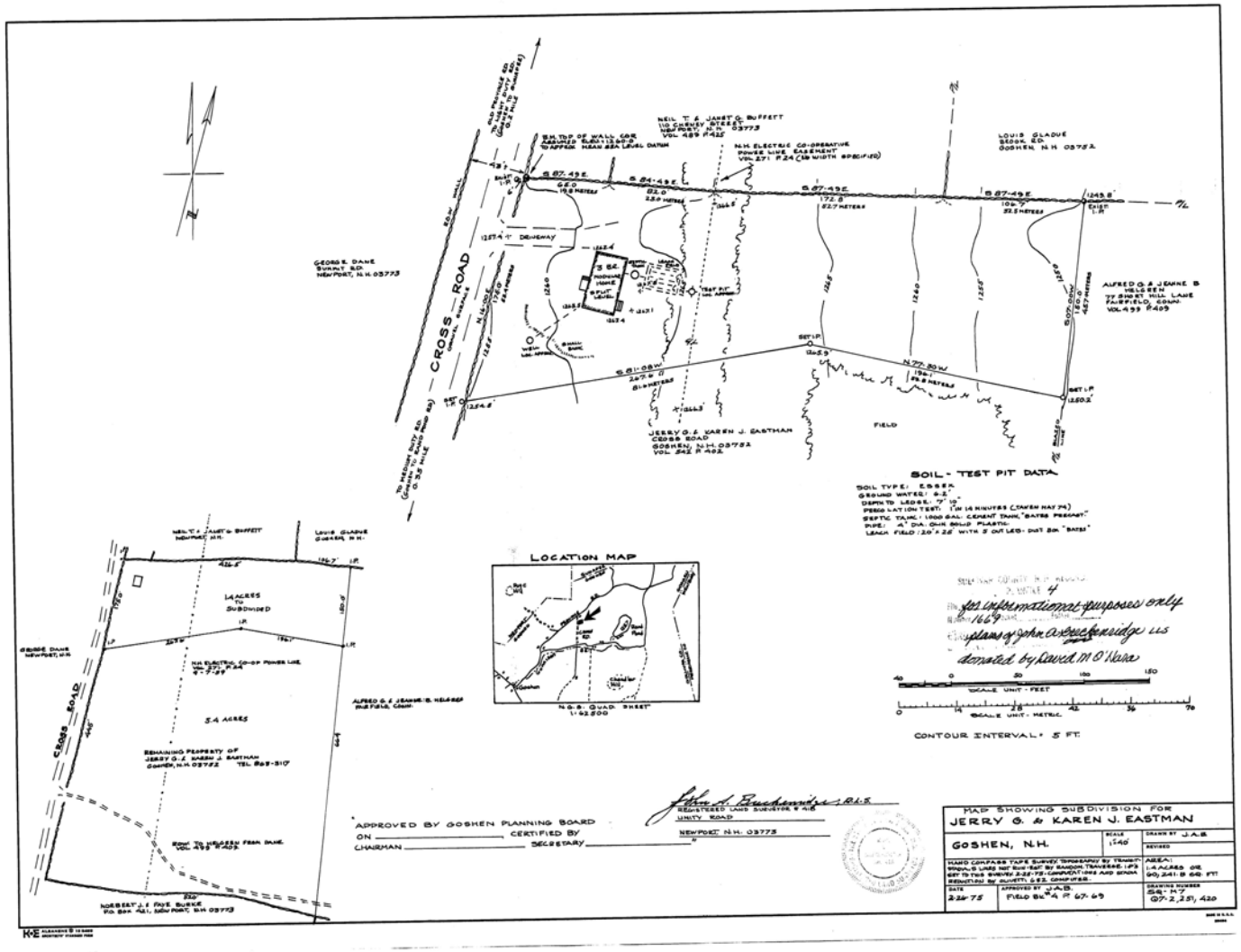
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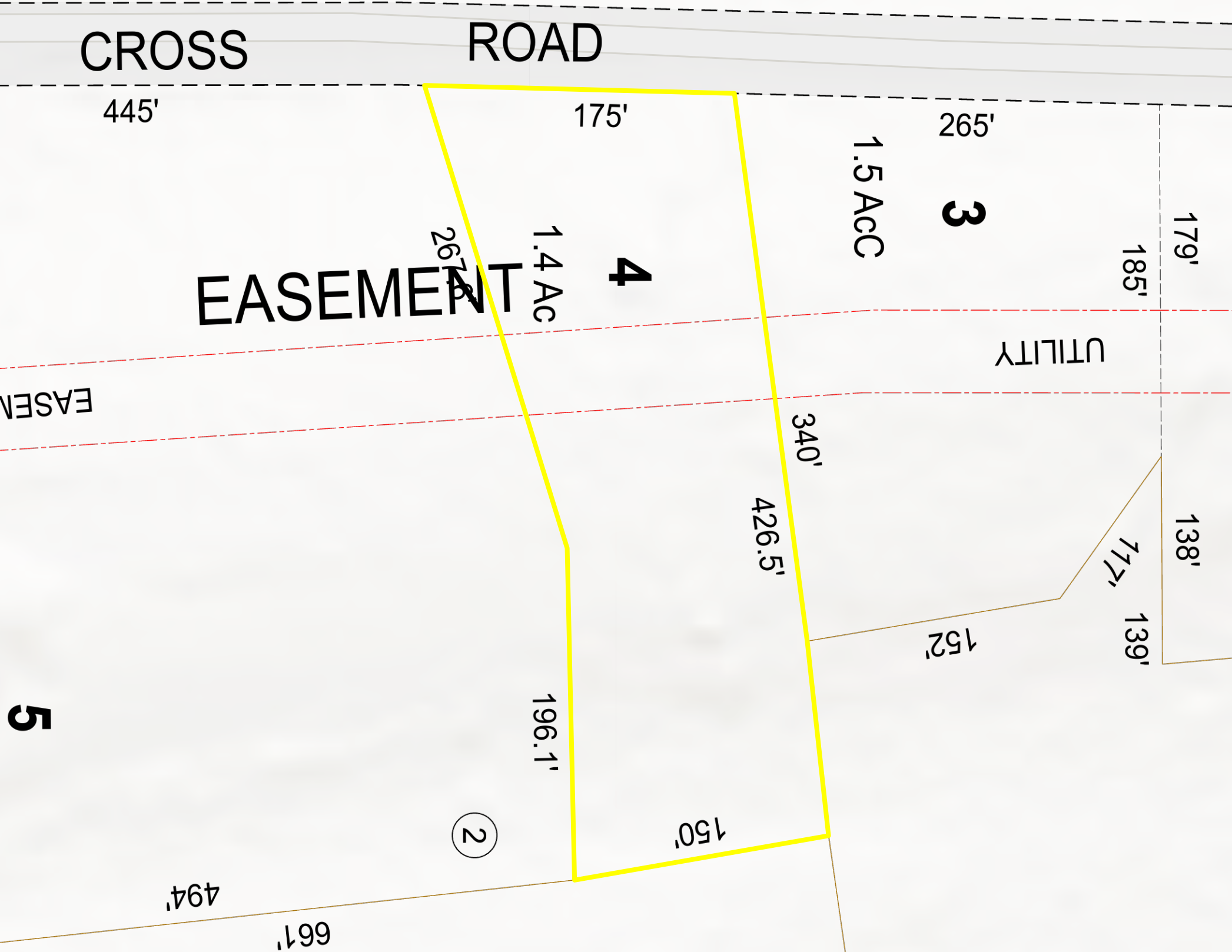
I, Kimberly Friel, as the named Trustee of the Paul Bosma Trust u/w/o David B. Bosma dated January 4, 2024, a devisee of the Estate of David B. Bosma, hereby give my consent to the sale of the premises known as 202 Badger Road, Goshen, Sullivan County, New Hampshire by Jason P. R. Bosma, Executor of the Estate of David B. Bosma as set forth in the foregoing Fiduciary Deed.

EXECUTED this 27 day of September, 2024.

Kimberly Friel

Name: Kimberly Friel, Named Trustee
The Paul Bosma Trust u/w/o
David B. Bosma dtd. 1/4/2024


CROSS ROAD
GEORGE E. DANE
SUNAPEE RD.
NEWPORT, N.H. 03773
NEIL T. & JANET G. BUFFETT
LUG CREVEY DRIVE
NEWPORT, N.H. 03773
VOL. 489 P.425
LOUIS GLADUE
BROOK RD.
GOSHEN, N.H. 03752
N.H. ELECTRIC CO-OPERATIVE
POWER LINE EASEMENT
VOL. 271 P.24 (No WIDTH SPECIFIED)
S 87-49 E
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189.5 METERS
S 84-49 E
820 FEET
250 METERS
S 87-49 E
172.8 FEET
52.7 METERS
S 87-49 E
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FIELD
SOIL - TEST PIT DATA
SOIL TYPE: ESSEX
GROUND WATER: 9.5'
DEPTH TO LEDGE: 7' 10"
PERCOLATION TEST: 1" IN 14 MINUTES (COWEN MAY 75)
SEPTIC TANK: 1000 GAL. CEMENT TANK, "BATES PRECAST"
PIPE: 4" DIA. CHIN SOLID PLASTIC
LEACH FIELD: 20' x 25' WITH 3' OUT LEG - DUG BY "BATES"
LOCATION MAP
N.G.S. QUAD. SHEET
1:62,500
SCALE UNIT - FEET
SCALE UNIT - METRIC
CONTOUR INTERVAL = 5 FT.
for informational purposes only
1669
plans of John A. Cressey Acreage LLC
donated by David M. O'Hara
CROSS ROAD
TO NEWPORT CITY RD. (GRAVEL TO PAVED ROAD) 0.35 MILE
NEIL T. & JANET G. BUFFETT
NEWPORT, N.H.
LOUIS GLADUE
GOSHEN, N.H.
14 ACRES TO SUBDIVIDED
GEORGE DANE
NEWPORT, N.H.
N.H. ELECTRIC CO-OP POWER LINE
VOL. 271 - P.24
54 ACRES
REMAINING PROPERTY OF
JERRY G. & KAREN J. EASTMAN
GOSHEN, N.H. 03752 TEL. 863-3107
ROAD TO HEAVEN FARM, INC.
VOL. 493 P.405
NORBERT J. & FAYE BURKE
P.O. BOX 461, NEW PORT, N.H. 03773
ALFRED G. & JEANNE B. HOLDEN
FAIRFIELD, CONN.
APPROVED BY GOSHEN PLANNING BOARD
ON _____ CERTIFIED BY
CHAIRMAN _____ SECRETARY _____
John A. Buchanan 1-20-75
REGISTERED LAND SURVEYOR # 418
UNITY ROAD
NEWPORT, N.H. 03773
MAP SHOWING SUBDIVISION FOR
JERRY G. & KAREN J. EASTMAN
GOSHEN, N.H.
SCALE 1"=40'
DRAWN BY J.A.B.
REVISED
HAND COMPASS TAPE SURVEY TRAVERSED BY TRIMBLE. BOUNDARY LINES NOT BUILT ON BY MONUMENTS. TRAVERSE 1 IN 5 SET TO THIS SURVEY 2-22-75 - COMPUTATIONS AND BEARING REDUCTION BY ALLIOTT, U.S.S. COMPUTER.
AREA: 1.4 ACRES OR 90,241.8 SQ. FT.
DATE 2-24-75
APPROVED BY J.A.B.
FIELD BK. "A" P. 67-69
DRAWING NUMBER 248-M-7
G17-2,251,420


CROSS ROAD
445'
175'
265'
1.5 AcC
3
179'
185'
EASEMENT
267'
1.4 Ac
4
UTILITY
EASEM
340'
426.5'
138'
77'
139'
152'
5
196.1'
2
150'
494'
661'