

15 Emily Lane, Newbury

Offered at $625,000

About This Home

Set on 3.3 acres in Newbury, this three-bedroom home with an attached one-bedroom accessory dwelling unit (ADU) offers flexible living arrangements, a large yard, and plenty of opportunities to enjoy the outdoors.

The main home features a living room with hardwood floors, natural wood trim, and a gas stove with a brick surround. The kitchen opens to the dining area, while a separate family room provides additional gathering space. One bedroom and a full bathroom are located on the main level, with two additional bedrooms upstairs.

A highlight of the home is the large sunroom with vaulted ceilings, exposed beams, and windows overlooking the backyard. With direct access to the deck, it's a great space to relax or gather with friends and family.

Connected to the main home by an enclosed mudroom, the one-bedroom ADU offers its own kitchen, living area, bedroom, and bathroom, making it a great option for extended family, guests, or potential rental income.

Outside, the property offers a large yard surrounded by trees, with a pool, hot tub, and firepit for outdoor enjoyment. A detached two-car garage, storage shed, and chicken coop provide additional space for vehicles, hobbies, and equipment. Solar panels on the roof are another notable feature of the property.

Location Details

Located a short drive from Mount Sunapee Resort and Mount Sunapee State Park Beach on Lake Sunapee, the property offers convenient access to skiing, hiking, boating, and year-round outdoor recreation. Concord is just over 30 minutes away, with Lebanon approximately 40 minutes away.

4 Bedrooms | 2 Bathrooms | Approx. 2,345 SF

Property Taxes: $6,248 | Year Built: 1978

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	**15 Emily Lane**			Listed: 11/18/2026	$625,000
P5118250	Coming Soon	**Newbury**	**NH 03255**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded 1

County NH-Merrimack
Village/Dist/Locale
Property Condition Existing
Year Built 1978
Architectural Style Colonial, Saltbox
Color
Total Stories 1.75
Zoning Residential
Taxes TBD No
Tax Annual Amount $6,248.00
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 3.30
Lot Size Square Feet 143,748
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Interior
Activation Date 11/21/2026

Rooms Total 12
Bedrooms Total 4
Bathrooms Total 2
Bathrooms Full 0
Bathrooms Three Quarter 2
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 2,107
AGFinSrc Measured
Above Grade Unfinished Area 444
AGUnfinSrc Measured
Below Grade Finished Area 238
BGFinSrc Measured
Below Grade Unfinished Area 508
BGUnfinSrc Measured
Total Finished Area 2,345
Footprint
Road Frontage Yes
Road Frontage Type Dirt, Gravel, Public
Road Frontage Length 513

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 3.3 acres in Newbury, this three-bedroom home with an attached one-bedroom accessory dwelling unit (ADU) offers flexible living arrangements, a large yard, and plenty of opportunities to enjoy the outdoors. The main home features a living room with hardwood floors, natural wood trim, and a gas stove with a brick surround. The kitchen opens to the dining area, while a separate family room provides additional gathering space. One bedroom and a full bathroom are located on the main level, with two additional bedrooms upstairs. A highlight of the home is the large sunroom with vaulted ceilings, exposed beams, and windows overlooking the backyard. With direct access to the deck, it's a great space to relax or gather with friends and family. Connected to the main home by an enclosed mudroom, the one-bedroom ADU offers its own kitchen, living area, bedroom, and bathroom, making it a great option for extended family, guests, or potential rental income. Outside, the property offers a large yard surrounded by trees, with a pool, hot tub, and firepit for outdoor enjoyment. A detached two-car garage, storage shed, and chicken coop provide additional space for vehicles, hobbies, and equipment. Solar panels on the roof are another notable feature of the property. Located a short drive from Mount Sunapee Resort and Mount Sunapee State Park Beach on Lake Sunapee, the property offers convenient access to skiing, hiking, boating, and year-round outdoor recreation. Concord is just over 30 minutes away, with Lebanon approximately 40 minutes away. *Showings start at the Open House on 11/21/26 from 10am to 12pm
Directions From Route 103, turn onto Morse Hill Road. Go 100 feet and turn left to continue on Morse Hill Road. In 0.2 miles, turn right onto Emily Lane. Go approximately 500 feet, property will be on your right.

Kitchen	1	11'6" x 9'3"	**Kitchen**	1	15'6" x 9'6"
Dining Room	1	11'6" x 7'2"	**Living Room**	1	11'3" x 13'8"
Family Room	1	11'2" x 20'1"	**Bedroom**	1	11'4" x 13'2"
Bedroom	1	12'9" x 10'6"	**Bathroom Three**	1	9'11" x 7'2"
Bathroom Full	1	7'1" x 8'			
Laundry Room	1	9'3" x 5'10"			
Sunroom	1	13'3" x 13'11"			
Mudroom	1	10'11" x 12'			
Primary	2	17'9" x 14'4"			
Bedroom	2	17'9" x 10'8"			
Bedroom	B	15'6" x 10'1"			

Lot Features Country Setting, Landscaped, Level, Sloping, View, Wooded
Construction Materials Wood Frame, Vinyl Siding
Foundation Details Concrete
Flooring Ceramic Tile, Laminate, Wood
Exterior Features Deck, Partial Fence, Above Ground Pool, Enclosed Porch, Shed
Roof Asphalt Shingle
Driveway Paved

Exclusions
Right of First Refusal

Map 044
Block 268
Lot 400
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 2665
Deed Page 1756
Covenants Unknown
Seasonal No
PlanUrbDev

SchDistrct Kearsarge Sch Dst SAU #65
SchElem Kearsarge Elem Bradford
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS

Interior Features Ceiling Fan, Dining Area, Kitchen/Dining, Laundry Hook-ups, Natural Woodwork, Wood Stove Hook-up, 1st Floor Laundry
Appliances Range Hood, Microwave, Electric Range, Gas Range, Refrigerator
Other Equipment Smoke Detector, Gas Stove, Wood Stove
Utilities Propane
Heating Propane, Oil, Baseboard, Hot Water, Gas Stove, Wood Stove
Electric 100 Amp Service, Circuit Breaker(s), Other
Cooling None
Water Source Dug Well, Private
Sewer 1000 Gallon, Concrete, Leach Field, Private, Septic

Fuel Company Ayer & Goss
Electric Company Eversource
Water Company
Cable Company TDS
Phone Company TDS
Internet Service Provider TDS

Fees - Condo - Mobile

Condo Fees
Fee
Fee 2
Fee 3

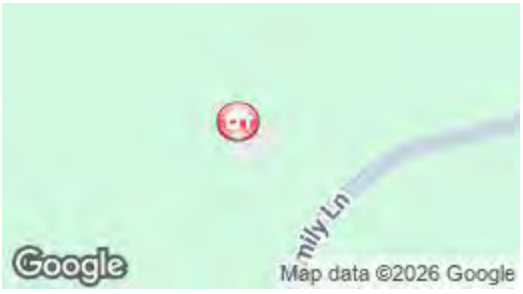
Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

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

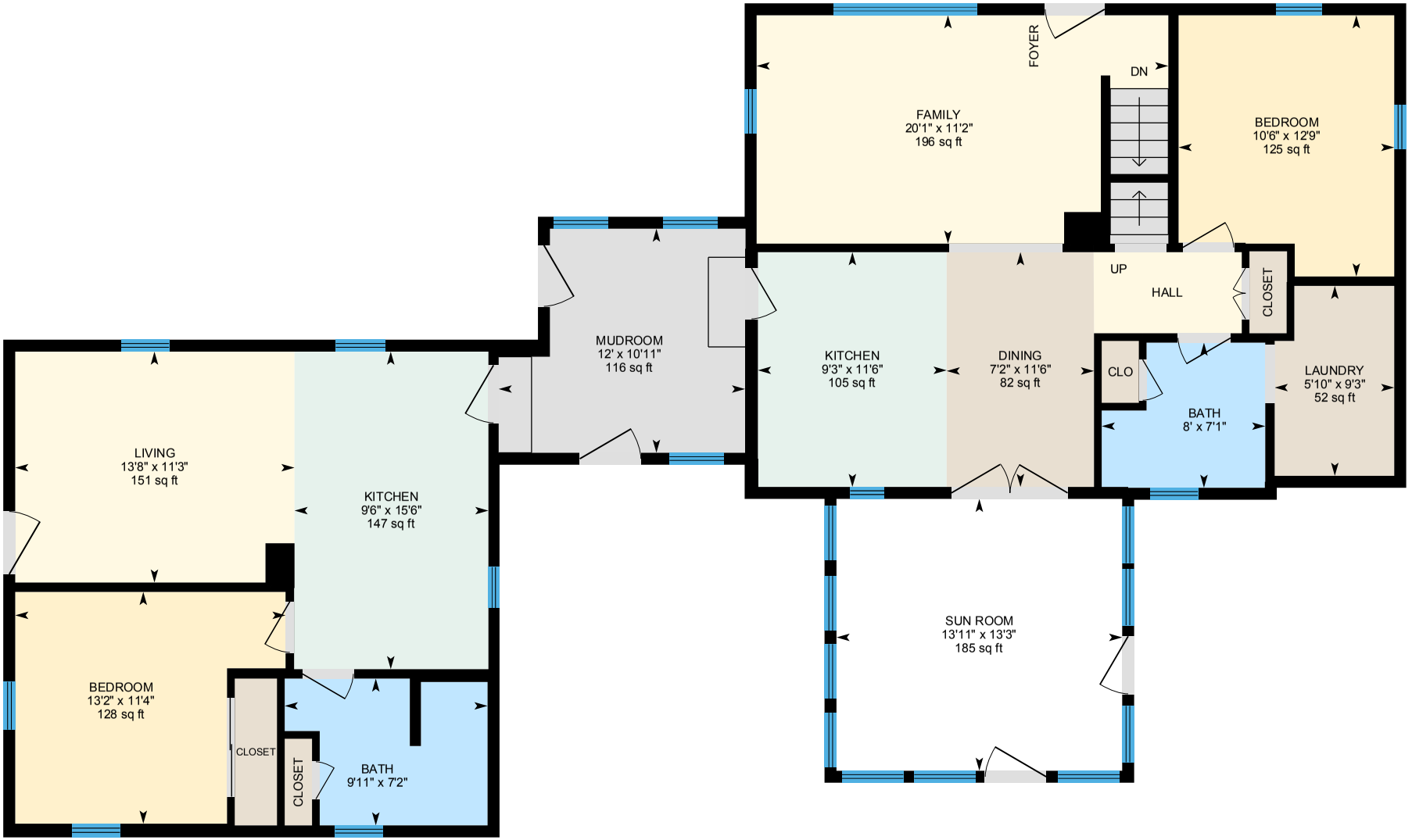


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Listed By:
O'Halloran Group - KW Coastal and Lakes & Mountains

15 Emily Ln, Newbury, NH

Main Level Finished Area 1498.03 sq ft
Unfinished Area 209.60 sq ft



0 5 10 ft

PREPARED: 2026/11/12

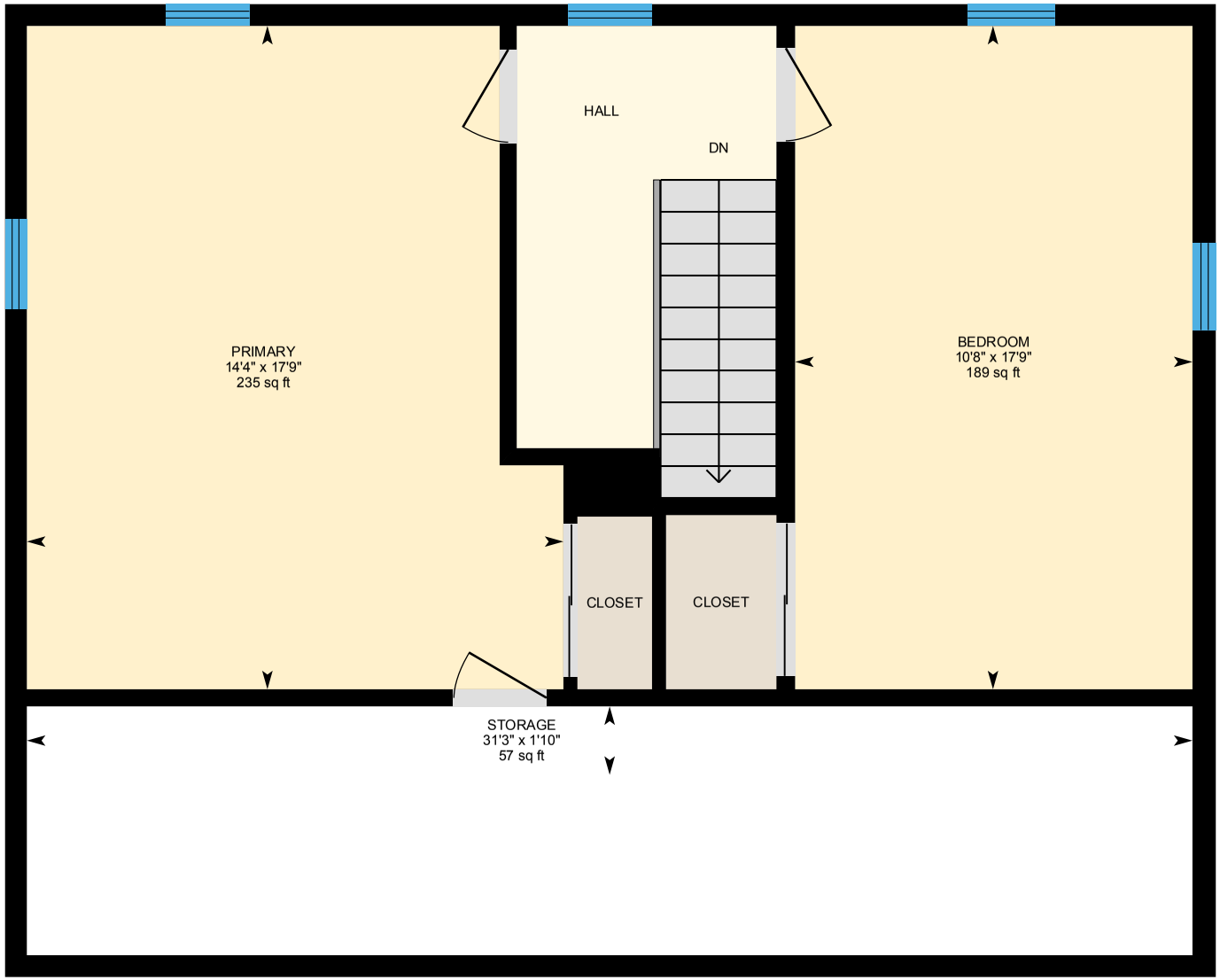
N

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

15 Emily Ln, Newbury, NH

Second Level Finished Area 609.36 sq ft
Unfinished Area 235.08 sq ft



0 3 6 ft

PREPARED: 2026/11/12

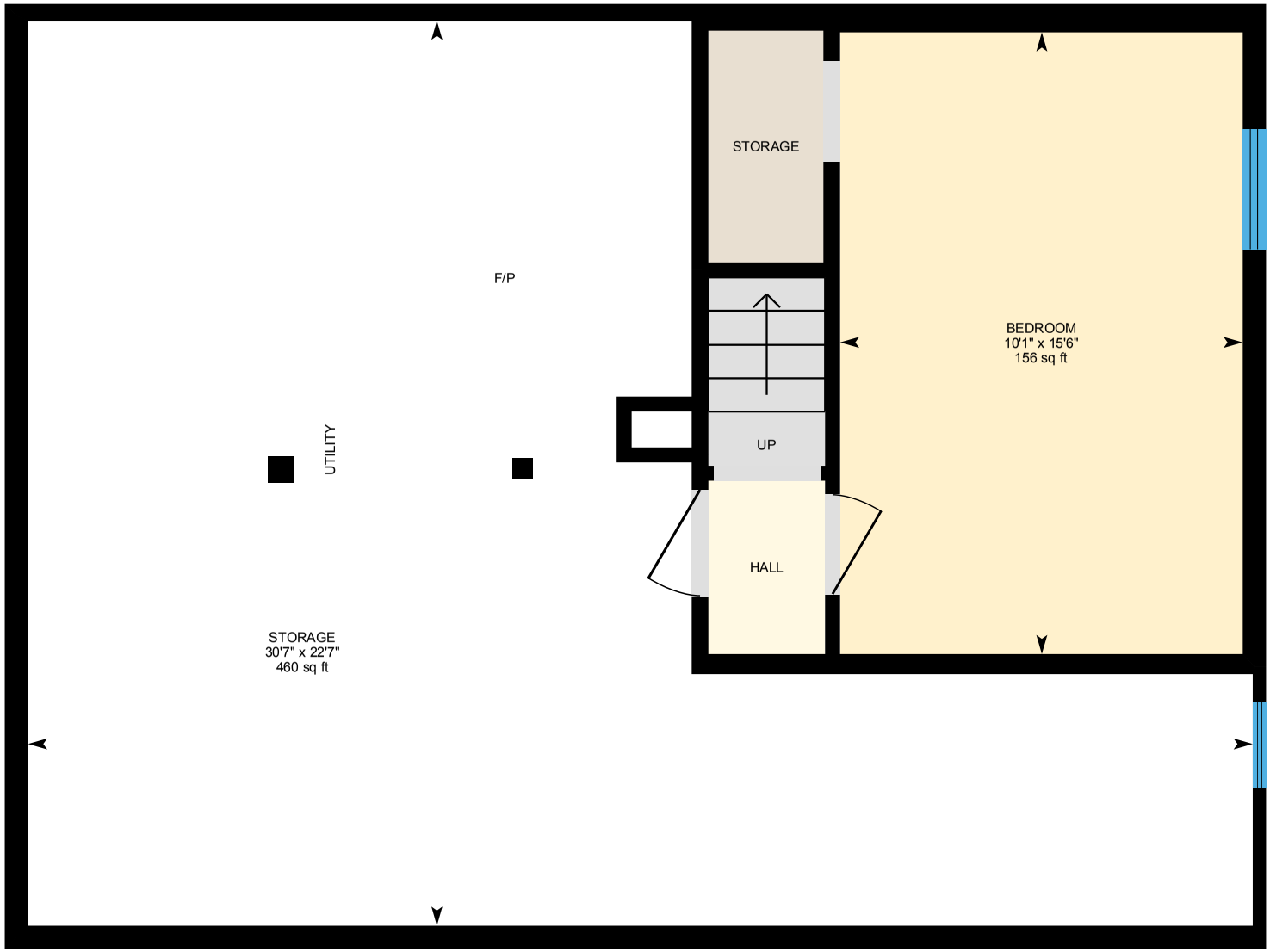
N

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

15 Emily Ln, Newbury, NH

Lower Level (Below Grade) Finished Area 238.64 sq ft
Unfinished Area 508.99 sq ft



0 3 6 ft

PREPARED: 2026/11/12

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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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:** Raymond C. Fisher, Jr. and Barbara J. Richmond
2. **PROPERTY LOCATION:** 15 Emily Lane, Newbury, NH 03255
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 22 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: UNKNOWN Date of Installation: UNKNOWN
   What is the source of your information? _____

   c. USE: Number of persons currently using the system: 3
   Does system supply water for more than one household? ☐ Yes ☐ No

   d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
   Pump: ☐ Yes ☒ No ☐ N/A Quantity: ☐ Yes ☒ No
   Quality: ☐ Yes ☒ No ☐ Unknown
   If YES to any question, please explain in Comments below or with attachment.

   e. WATER TEST: Have you had the water tested? ☐ Yes ☒ No Date of most recent test _____
   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 1000 Gal. ☐ Unknown ☐ Other _____
   Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
   Location: Back yard ☐ Location Unknown. Date of Installation: UNKNOWN
   Date of Last Servicing: 8-2026 Name of Company Servicing Tank: HENNIKER SEPTIC
   Have you experienced any malfunctions? ☒ Yes ☐ No
   COMMENTS: DRAIN clocked

SELLER(S) INITIALS RF / BJR BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 15 Emily Lane, Newbury, NH 03255

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: Back Yard Size: _____ ☒ Unknown
Date of installation of leach field: UNKNOWN Installed By: UNKNOWN
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: _____

SELLER(S) INITIALS CJ / BJR 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: Solar Panels
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: System 2000 Fuel: Oil Tank Location: Basement
Owner of Tank: _____
Annual Fuel Consumption: 500 Price: _____ Gallons: 500
Date system was last serviced and by whom? 2025 AGS
Secondary Heat Systems: Wood Propane
Comments: Wood Inlaw Appt. Propane main House

j. **Roof** Age: 15/20 Type of Roof Covering: Shingle
Moisture or leakage: Chimney Flashing
Comments: Repaired 2025

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k. **Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Cement
Moisture or leakage: _____
Comments: _____

l. **Chimney(s)** How Many? 2 Lined? Yes Last Cleaned: 2025 Problems? Flashing
Comments: Repaired main house - Both chimneys Repointed

m. **Plumbing** Type: Copper Age: _____
Comments: _____

n. **Domestic Hot Water** Age: 7 Type: _____ Gallons: 40

o. **Electrical System** # of Amps 100 ☒ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: ☒ Leased ☒ Owned If leased, explain terms of agreement: 20yr Lease 103.00 per mth.
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: 5yr 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: TDS

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 RF / BJR 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:

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).

Raymond C Fink Jr. 11-13-2025
SELLER DATE

Barbara J Richmond 10-13-25
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 RCF / BJR

BUYER(S) INITIALS ____ / ____

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(3)

Tarbell P.A.
45 Centre Street
Concord, NH 03301
226-3900

Doc# 564464
Book: 2665
Pages: 1756 - 1757
Filed & Recorded
06/08/2004 03:02:18 PM
KATHI L. GUAY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS

RECORDING	$	14.00
SURCHARGE	$	2.00
TRANSFER TAX	$	3,113.00
POSTAGE	$	0.37

Book 2665 Page 1756

14,37
2

3113.00

I, MARGARET M. CORMIER, being married, of Westford, Middlesex County, Massachusetts, for consideration paid, grant to

Barbara J. Richmond and Raymond C. Fisher, Jr., as Joint Tenants with rights of survivorship, of 539 Battle Street, Webster, New Hampshire 03303

with WARRANTY COVENANTS

A certain tract of land situated on the northerly side of Emily Lane, in the Town of Newbury, County of Merrimack and State of New Hampshire, bounded and described as follows:

BEGINNING at an iron pin set in the intersection of the northerly side of Emily Lane and the westerly side of Morse Hill Road, being the northeasterly corner of the premises herein conveyed; thence WESTERLY 870 feet, more or less, partially along a stone wall, to an iron pin set at the northeasterly corner of the Common Area as shown on the plan hereinafter mentioned, being the northwesterly corner of the premises herein conveyed; thence SOUTHERLY 257 feet, more or less, along the easterly boundary of said Common Area to an iron pin set at the northwesterly corner of Lot 13 as shown on the plan hereinafter mentioned, being the southwesterly corner of the premises herein conveyed; thence EASTERLY 467 feet, more or less, along the northerly boundary of said Lot 13 to an iron pin set in the northerly side of Emily Lane at the northeasterly corner of said Lot 13 and the southeasterly corner of the premises herein conveyed; thence NORTHEASTERLY 523 feet, more or less, along the northerly line of Emily Lane, to the iron pin at the point of beginning.

Containing 3.3 acres, more or less.

Together with the right to pass and repass across a forty (40) foot right of way along the northerly bound of Lot 12 from Emily Lane to the Common Area as shown on the plan hereinafter referred to.

THE ABOVE PREMISES ARE NOT HOMESTEAD PROPERTY

Being Lot 14 as shown on a plan entitled "Subdivision Plan, Land of Cersosimo Lumber Co., Inc., Sheets 1 of 3 and 2 of 3, prepared by Southern Vermont Engineering, Sept. 1979," recorded with Merrimack County Registry of Deeds. See Plan #6280.

The grantees by their acceptance and recording of this deed acknowledge that the zoning, building and planning ordinances of the Town of Newbury prohibit multifamily use of the subject property.

Subject to certain Property Restrictions as recorded in the Warranty Deed of Leonard W. Bennett and Shirley A. Bennett to Robert E. Burton and Patricia A. Burton dated May 20, 1985 and recorded with Merrimack County Registry of Deeds at Book 1510, Page 816, to which reference is made for a particular description thereof.
Being all and the same premises conveyed to me by deed of Charles A. Cormier recorded with said Registry in book 2235, Page 0687.

WITNESS my hand and seal this 8 day of June, 2004.

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
3 THOUSAND 1 HUNDRED AND 13 DOLLARS
MO / DAY / YR 06/08/2004 657285 AMOUNT $ 3,113
VOID IF ALTERED

Margaret M. Cormier
Margaret M. Cormier

State of New Hampshire

Merrimack, ss. June 8th, 2004.

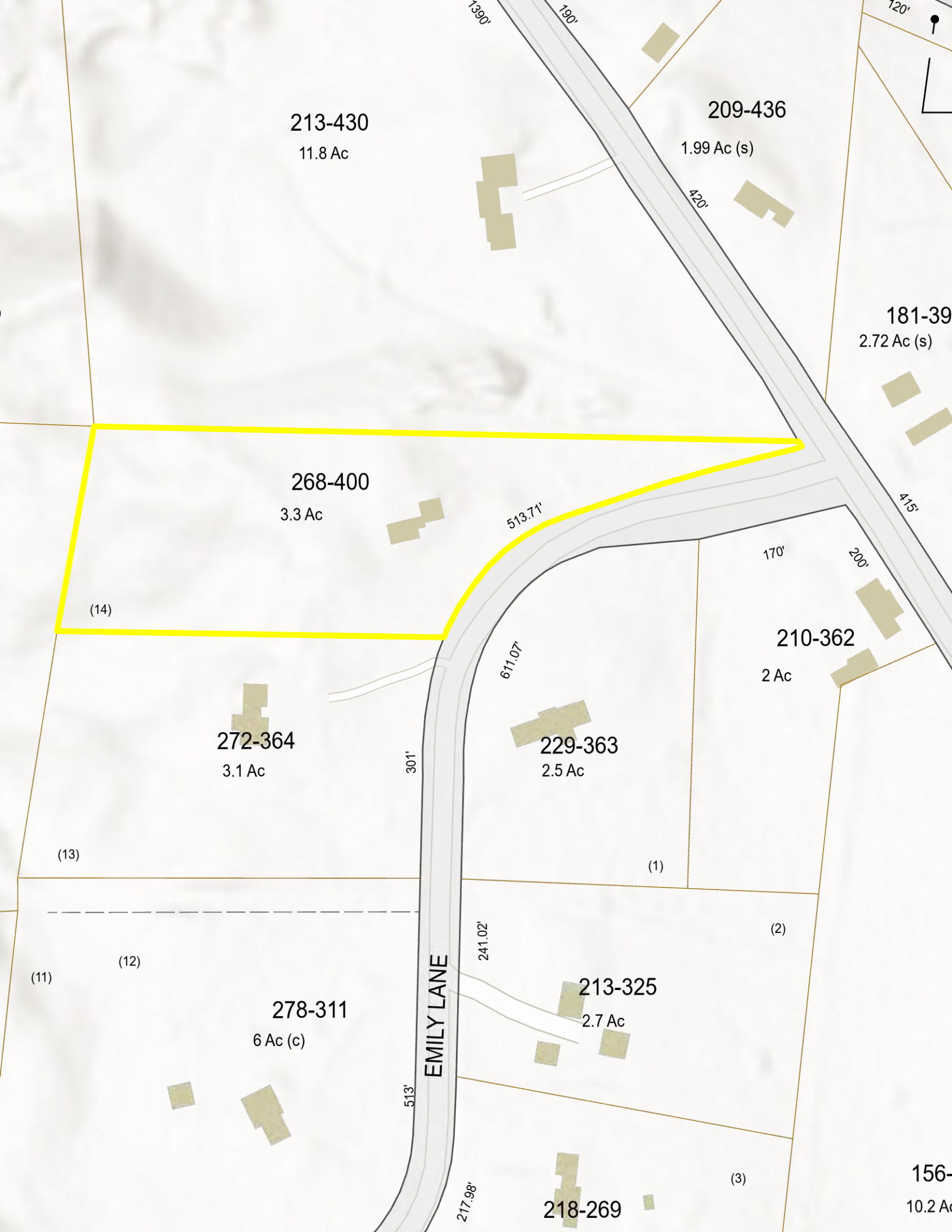
Then personally appeared the above named Margaret M. Cormier and acknowledged the foregoing instrument to be her free act and deed before me,

MERRIMACK COUNTY RECORDS
Kathi L. Guay, CPO, Register

Elizabeth A. Puckett
Notary Public

My commission expires:

ELIZABETH A. PUCKETT
Notary Public - New Hampshire
My Commission Expires July 16, 2008


213-430
11.8 Ac
209-436
1.99 Ac (s)
181-39
2.72 Ac (s)
268-400
3.3 Ac
(14)
513.71'
415'
170'
200'
210-362
2 Ac
611.07'
272-364
3.1 Ac
301'
229-363
2.5 Ac
(13)
(1)
(2)
241.02'
(12)
(11)
213-325
2.7 Ac
278-311
6 Ac (c)
EMILY LANE
513'
217.98'
(3)
218-269
156-
10.2 Ac
1390'
190'
420'
120'