

Lot 8 Stonebridge Road, Wilmot

Offered at $395,000

Located in Wilmot, NH, this 14+ acre property offers an opportunity to build your dream home in the Lake Sunapee Region. With frontage on Cascade Brook and Tannery Pond, along with views of Mount Kearsarge from several locations throughout the property, the land offers a variety of possibilities. Multiple potential building sites provide flexibility for your construction plans while taking advantage of the property's natural surroundings.

Enjoy convenient access to year-round outdoor recreation, including skiing, hiking, and boating. Ragged Mountain Ski Area is less than 25 minutes away, Mount Sunapee Resort is approximately 25 minutes away, and Lebanon and the Upper Valley are just over 30 minutes away.

Acres: 14.22+/- | Road Frontage: 279 ft +/- | Property in Current Use

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

Land		**Lot 8 Stonebridge Road**				Listed: 11/24/2026	$395,000
P5118850	Active	**Wilmot**	**NH 03287**	Unit/Lot	**8**	Closed:	



County NH-Merrimack
Village/Dist/Locale
Zoning Residential
Taxes TBD No
Tax Annual Amount $9.00
Tax Year 2026
Tax Year Notes
Tax Class
Tax Rate
Assessment Year
Assessment Amount
Lot Size Acres 14.22
Lot Size Square Feet 619,423
Common Land Acres 0.89
Price Per Acre $27,777.78
Total Lots
Estimated Open Space %
Activation Date

Road Frontage Yes
Road Frontage Type Dirt, Gravel, Public
Road Frontage Length 279
Permit Number
Pole Number

Waterfront Property Yes
Water Body Access Yes
Water Body Name Cascade Brook
Water Body Type Brook/Stream
Water Access Details Directly Adjoining
Waterfront Property Rights Exclusively Owned
WaterRestr Unknown
ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
Flood Zone Unknown
Special Listing Condition None
Property Tax Relief Program No
Land Gains
Resort No
Days On Market 0

Public Remarks Owner Financing available at 5.5% for qualified buyers! Located in Wilmot, NH, this 14+ acre property offers an opportunity to build your dream home in the Lake Sunapee Region. With frontage on Cascade Brook and Tannery Pond, along with views of Mount Kearsarge from several locations throughout the property, the land offers a variety of possibilities. Multiple potential building sites provide flexibility for your construction plans while taking advantage of the property's natural surroundings. Enjoy convenient access to year-round outdoor recreation, including skiing, hiking, and boating. Ragged Mountain Ski Area is less than 25 minutes away, Mount Sunapee Resort is approximately 25 minutes away, and Lebanon and the Upper Valley are just over 30 minutes away.
Directions Route 11 to Village Rd. Right or Left onto Shindagan Rd depending on which side of Village you are coming from. Right onto Stonebridge. Property will be on your right.

Fee
Fee Frequency
Fee 2
Fee 2 Frequency
Fee 3
Fee 3 Frequency

Map 11
Block 13
Lot 8
SPAN Number
Property ID
Dev/Subd
Planned Unit Development

DeedRecTy Warranty
DeedBook 1868
DeedPage 1928
TotDeeds
Covenants Yes
Easements Yes

SchDistrct Kearsarge Sch Dst SAU #65
SchElem Kearsarge Elem New London
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS
Surveyed Yes
Surveyed By
Plan Survey Number 11158

Lot Features Country Setting, Field/Pasture, Level, Mountain View, Open, Rolling, View, Wooded
Utilities None
Electric At Street
Water Source None
Sewer None
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

Documents Available Deed, Property Disclosure, Tax Map
Exclusions
Right of First Refusal
Auction Date
Auction Time
Auction Price Determnd By
Auctioneer Name
Auctioneer License Number

O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

Off: 603-526-8600



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PROPERTY DISCLOSURE - LAND ONLY

New Hampshire Association of REALTORS® Standard Form

TO BE COMPLETED BY SELLER

1. **SELLER:** Bruce J. Bean and Bonnie L. Bean
2. **PROPERTY LOCATION:** Lot 8 Stonebridge Road, Wilmot, NH 03287
3. 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 SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. **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.**

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
   a. TYPE OF SYSTEM: ☑ None ☐ Public ☐ Private ☐ Seasonal ☐ Unknown
   ☐ Drilled ☐ Dug ☐ Other _____
   b. INSTALLATION: Location: _____ Installed By: _____
   Date of Installation _____ What is the source of your information? _____
   c. USE: Number of Persons currently using the system: _____
   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 ☐ Unknown
   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.
   To your knowledge, have any test results ever been 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? _____
   f. COMMENTS: _____

6. **SEWAGE DISPOSAL SYSTEM**
   a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
   Private: ☐ Yes ☐ No Unknown: ☐ Yes ☐ No
   None: ☑ Yes ☐ No Septic/Design Plan in Process? ☐ Yes ☐ No
   Septic Design Available? ☐ Yes ☐ No
   Comments: _____
   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 ☐ 500 Gal. ☐ 1,000 Gal. ☐ Unknown ☐ Other _____
   Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
   Location: _____ ☐ Location Unknown Date of Installation: _____
   Date of Last Servicing: _____ Name of Company Servicing Tank: _____
   Have you experienced any malfunctions? ☐ Yes ☐ No Comments: _____
   d. LEACH FIELD: ☐ Yes ☐ No ☐ Other _____
   IF YES: Size _____ Location: _____ ☐ 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 site assessment been done? ☐ Yes ☐ No ☐ Unknown
   SOURCE OF INFORMATION: _____
   f. COMMENTS: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS BJB 11/19/26 / BLB 11/19/26 **BUYER(S) INITIALS** _____ / _____

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PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form

REALTOR® EQUAL HOUSING OPPORTUNITY

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: Lot 8 Stonebridge Road, Wilmot, NH 03287

7. HAZARDOUS MATERIAL

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): _____ Owner of tank(s): _____
Location: _____
Are you aware of any problems, such as leakage, etc.? ☐ Yes ☐ No Comments: _____
Are tanks registered with the Department of Environmental Services (D.E.S.)? ☐ YES ☐ NO ☐ UNKNOWN
If tanks are no longer in use, have tanks been abandoned according to D.E.S.? ☐ YES ☐ NO ☐ UNKNOWN
Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? ☐ YES ☑ NO ☐ UNKNOWN
If YES, Explain: _____
If YES, what is your source of information? _____
b. Is this property located in a Federally Designated Flood Hazard Zone? ☐ YES ☐ NO ☑ UNKNOWN
c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? ☑ YES ☐ NO ☐ UNKNOWN
If YES, Explain: Covenants & view easement for the benefit of lot 16 currently owned by LaSonde previously Siranian
d. What is your source of information? Deed
e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? ☑ YES ☐ NO ☐ UNKNOWN
If YES, Explain: Seasonal flooding along Cascade Brook (Blackwater River on plan) can occur in low lying areas
f. 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: Current Use
g. How is the property zoned? _____ Source: _____
h. Has the property been surveyed? ☑ YES ☐ NO ☐ UNKNOWN If YES, is the survey available? ☑ YES ☐ NO
i. Has the soil been tested? ☐ YES ☑ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO
j. Has a percolation test been done? ☐ YES ☑ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO
k. Has a test pit been done? ☐ YES ☑ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO
l. Have you subdivided the property? ☐ YES ☑ NO ☐ UNKNOWN
m. Are there any local permits? ☐ YES ☑ NO ☐ UNKNOWN Please explain: _____
n. Are there attachments explaining any of the above? ☐ YES ☐ NO ☐ UNKNOWN
o. Septic/Design plan available? ☐ YES ☑ NO ☐ UNKNOWN
p. 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: _____

9. ADDITIONAL INFORMATION:

10. NOTE 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. 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 BJB 11/19/26 1:07 PM EST / BLB 11/19/26 12:44 PM EST **BUYER(S) INITIALS** _____ / _____

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TO BE COMPLETED BY SELLER

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE *KNOWN* INFORMATION TO BUYER(S).

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.

Bruce J. Bean (dotloop verified 11/19/26 1:07 PM EST FFRT-KHSE-HU7K-A4MJ)		Bonnie L Bean (dotloop verified 11/19/26 12:44 PM EST R2FM-K66G-GARZ-RNIY)	
SELLER	DATE	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

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BK1868 PG1928

157378

RECEIVED
1991 OCT -4 AM 10:26
MERRIMACK COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

We, Raymond A. Croteau and Nancy L. Croteau, Husband and Wife of Village Road, in the Town of Wilmot Flat, County of Merrimack and State of New Hampshire 03287, for consideration paid, grant to Bruce J. Bean and Bonnie L. Bean, Husband and Wife, as JOINT TENANTS with rights of survivorship, of HCR 64, Box 389, Wilmot Flat, County of Merrimack, State of New Hampshire 03287 with WARRANTY covenants,

A certain tract of land and a certain right of way in the Town of Wilmot, Merrimack County, State of New Hampshire, more particularly bounded and described as follows, to wit:

MCRD

TRACT I

Beginning at the Northwest corner of the town bridge spanning Mountain Brook, also known as School House Brook and Mountain Brook, and following the Village Road WESTERLY to land formerly of John Holteen and now or formerly of Marjorie S. Holteen; thence NORTHERLY by said Holteen land to Tannery Brook, also known as the Blackwater River, and across said Brook to the North Bank; thence from a metal stake on the North bank NORTHERLY about 128 rods in a straight line to a metal stake; thence generally NORTHERLY on the West bank of a swampland to a small brook; thence generally NORTHWESTERLY along said brook to a stone wall, the last three directions being along land now or formerly of Nina P. Rose; thence NORTHWESTERLY about 39 rods along said wall to land now or formerly of Joan Osteen, formerly of Clark Heath; thence NORTHEASTERLY on line of land of said Osteen and line of land now or formerly of George C. Richards and Louisa Richards about 112 rods to line of other land of said Richards, formerly of William J. Caldwell; thence SOUTHEASTERLY on line of a stone wall to the Blackwater River; thence generally SOUTHERLY along the Blackwater River and along said Mountain Brook to the point of beginning.
SAID TO CONTAIN 58.9 acres, be the same more or less.

ALSO CONVEYING all our title, right and interest, if any, in a right of way over the said land of Nina P. Rose as reserved in the deed to Robert S. Rose, Jr. and Nina P. Rose dated May

12, 1973, recorded in the Merrimack County Registry of Deeds at Book 1171, Page 464; see also plan recorded in said Registry as Plan 3243.

Excepting and reserving from the within conveyance "Lot 1" as shown on Plan 10100 conveyed at Book 1699, Page 928; Lot 1 as shown on Plan 11158 conveyed at Book 1829, page 273; Lot 17 as shown on Plan 11158 conveyed at Book 1829, Page 276; Lot 13 as shown on Plan 11158 conveyed at Book 1829, Page 279; Lot 2 as shown on Plan 11158 conveyed at Book 1857, Page 1718; and Parcel A as shown on Plan 11158 conveyed at Book 1865, Page 2241.

The within premises are conveyed subject to the Declaration of Restrictive Covenants recorded in said Registry at Book 1829, Page 269.

Meaning and intending to describe and convey the premises conveyed to Raymond A. Croteau by Gertrude R. Prescott by Deed dated October 23, 1987, and Recorded in said Registry at Book 1699, Page 923, and subsequently conveyed by Raymond A. Croteau to Raymond A. Croteau and Nancy L. Croteau, husband and wife by deed dated July 28, 1991, and recorded in said Registry at Book 1864, Page 1046, excepting and reserving those Lots conveyed as set forth hereinabove. Also Meaning and Intending to describe and convey the subdivision (and the right of way to that subdivision conveyed hereinbelow as Tract II) shown on Plan recorded in the Merrimack County Registry of Deeds as Plan 11158 on July 26, 1989, excepting therefrom the Lots conveyed as hereinabove set forth. It is the intention of Grantors to convey any and all rights and interests they have or may have in the premises described in said deed of Gertrude R. Prescott and described in said subdivision plan.

TRACT II

A perpetual right and easement to pass and repass with men, teams and vehicles, over and upon a 50 foot wide strip of land situated in Wilmot, County of Merrimack and State of New Hampshire, said affected strip of land being more particularly bounded and described as follows:

Beginning at an iron pin set in the ground on the Southeasterly edge of the right-of-way for Shindagan Road, so-called, said point of beginning being the Northeasterly corner of the strip of land described herein; thence South 36° 21' 07" East four hundred fifty and seventy-five hundredths (450.75) feet to an iron pin; thence South 31° 50' 38" East three hundred sixty-five and ninety hundredths (365.90) feet to a rebar set in the Northwesterly boundary line of land conveyed by Annette M. Rose Estate to Raymond A. Croteau, the previous two courses having been against land now or formerly of George C. and Louisa Richards; thence South 47°

38′ 29" West fifty and seventy-one hundredths (50.71) feet along said land conveyed to Raymond A. Croteau to a rebar at other land now or formerly of George C. and Louisa Richards; thence North 31° 50′ 38" West three hundred seventy-one and seventy-three hundredths (371.73) feet to a rebar; thence North 36° 21′ 07" West four hundred fifty-seven and fifty-five hundredths (457.55) feet to an iron pin set in the ground on the Southeasterly edge of the right-of-way for said Shindagan Road, the previous two courses having been against said Richards land; thence North 61° 53′ 07" East fifty and fifty -one hundredths (50.51) feet along the Southeasterly edge of the right-of-way for said Shindagan Road to the point of beginning.

The location of said affected strip of land is further shown on a certain Survey Plan entitled "Land Subdivision of Estate of Annette Rose - Wilmot, N.H.," dated August 1987, prepared by Rostron Associates, recorded in the Merrimack County Registry of Deeds.

MCRD

The right-of-way herein granted shall include the full and free right and liberty for the within grantees, their heirs and assigns, and all persons to whom said grantees shall convey like rights, to pass and repass over and upon said fifty foot wide strip of land, to install and maintain public utility easement lines or cables within said fifty foot wide strip, and to construct and maintain a roadway over said strip, including the construction of any necessary embankments.

Excepting and reserving the right to pass and repass over said right of way as conveyed to lot owners in the subdivision recorded as Plan 11158, said rights having been conveyed to those lot owners in the subdivision which are set forth above as exceptions to the conveyance of Tract I.

Meaning and intending to describe and convey all of our right, title and interest in and to that certain right and easement conveyed by George C. Richards and Louisa Richards to Raymond A. Croteau dated December 15, 1987, and recorded in said Registry at Book 1699, Page 924; said right of way thereafter was conveyed by Raymond A. Croteau to Raymond A. Croteau and Nancy L. Croteau, husband and wife, by deed dated July 28, 1991, and recorded in said Registry at Book 1864, Page 1046.

And we Raymond A. Croteau and Nancy L. Croteau, husband and wife, hereby release to Grantees all rights of homestead and any other interests we may have therein.

Executed this 3rd day of October, 1991.

BK1868 PG1931

Raymond A. Croteau

Raymond A. Croteau

Nancy L. Croteau

Nancy L. Croteau

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this 3RD day of October, 1991, by Raymond A. Croteau.

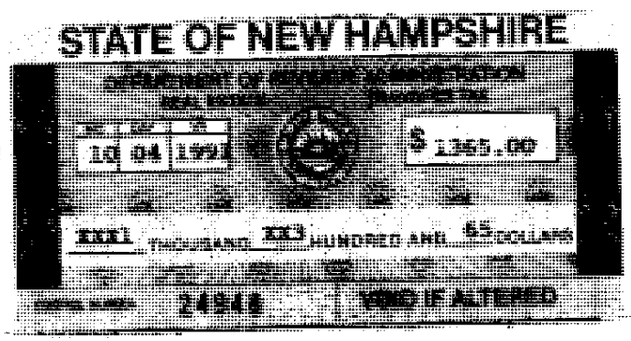
Notary Public/~~Justice of the Peace~~
My commission expires: 2/11/92

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this 3RD day of October, 1991, by Nancy L. Croteau.

Notary Public/~~Justice of the Peace~~
My commission expires: 2/11/92

MCRD



MERRIMACK COUNTY RECORDS

Kathi L. Guay, Register

NH DRA DP-4-L
C/H
L-CHIP

B-22598

MCRD Book 3411 Page 1729
Doc#201300020976
Book:3411 Pages:1729 - 1732
e-Filed 09/23/2013 12:36:29 PM
KATHI L. GUAY, CPO, REGISTER
MERRIMACK COUNTY REGISTRY OF DEEDS

LCHIP	$	25.00
RECORDING	$	22.00
SURCHARGE	$	2.00
TRANSFER TAX	$	4,575.00

MERRIMACK COUNTY RECORDS Kathi L. Guay, CPO, Register

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

900003195

REAL ESTATE TRANSFER TAX

E-FILE

VOID IF ALTERED

Return To: Michael Lasonde
10 Porter St.
Wenham, MA 01984

$4,575.00

WARRANTY DEED

We, **Matthew M. Siranian and Melinda M. Siranian**, husband and wife, of 60 Kearsarge Woods Road, Wilmot, NH 03287, for consideration paid, grant to **Michael L. Lasonde and Virginia J. Lasonde**, husband and wife, of 10 Porter Street, Wenham, MA 01984, as Joint Tenants With Rights of Survivorship, with WARRANTY covenants,

A certain tract or parcel of land with any buildings which may be thereon, situated in the Town of Wilmot, County of Merrimack, State of New Hampshire, being Lot 16 as shown on a certain plan of Lots entitled "Stonebridge - Plan of Subdivision - Property of Raymond Croteau" dated August 1988, prepared by Pierre J. Bedard, L.L.S., approved by the Wilmot Planning Board July 21, 1989, recorded as Plan #11,158 in the Merrimack County Registry of Deeds said tract or parcel of land being more particularly bounded and described as follows:

Beginning at an iron rod set in the ground on the westerly edge of the right-of-way for Stonebridge Road, so-called, said point of beginning being the southeasterly corner of Lot 15 and the northeasterly corner of Lot 16 as shown on said Plan,

Thence proceeding N 64° 00' 46" W 423.96 feet, more or less, to a pin at the lot line of Lot 17;

Thence turning and proceeding S 44°58' 39" W 230.00 feet, more or less, along the lot line of Lot 17 to a pin at the northerly edge of said Stonebridge Road;

Thence turning and proceeding S 58°06' 01" E 310.00 feet, more or less, along the northerly sideline of Stonebridge Road to a point;

Thence continuing on along the northerly edge of Stonebridge Road around a curve to the place of beginning.

Said Lot 16 containing 2.4 acres, more or less.

Granting also to the grantees, their heirs and assigns, the perpetual right and easement to pass and repass with men, teams and vehicles over and upon a certain fifty (50) foot right-of-way identified on said Plan as Stonebridge Road, which right-of-way runs in a general southeasterly direction from the southeasterly edge of Shindagen Road, so-called, and which provides access to and egress from said Shindagen Road. Said right of way is to be used by the within grantees in common with others to whom Raymond A. Croteau, or his successor in interest, hereinafter convey like rights, Raymond A. Croteau specifically reserving the right to make such conveyances. Raymond A. Croteau further reserves to himself and to his successor in interest, the right to convey said right-of-way into public ownership for use as a public highway of the Town of Wilmot, or to dedicate the same for such use.

Granting also to the grantees, their heirs and assigns, an undivided one-seventeenth (1/17) interest in and to that parcel of land identified on said Plan as "Common Land," lying on the southeasterly side of said Stonebridge Road, and on the northwesterly side of the Blackwater River, so-called, and further granting rights of passage and re-passage from said Lot 16, described above, to and from said "Common Land."

The land and interests in land herein described are conveyed subject to the provisions of a certain Declaration of Restrictive Covenants for Stonebridge Subdivision, dated May 11, 1992, and recorded in Book 1884, Page 120 of the Merrimack County Registry of Deeds and dated July 27, 1995 and recorded in Book 1994, Page 0002 of the Merrimack County Registry of Deeds.

The above conveyance includes also an easement for light and views in favor of Lot 16 over and across Lot 8, bounded and described as follows:

Beginning at the corner of Lot 8 and the Common Land, as shown on said Plan on Stonebridge Road;

Thence proceeding in a westerly direction along Stonebridge Road by a curve to the right with a radius of 233.94 feet a distance of 120.25 feet to a point;

Thence continuing N 58° 06' 01" W along said road 15 feet, more or less, to a point;

Thence S 18° E 450 feet, more or less, to a point;

Thence continuing S 18° E to the center of the Blackwater River;

Thence northeasterly along the center of the Blackwater River to a point in the Blackwater River at the Common Land;

Thence N 56° 09' W 135 feet to a point;

Thence continuing N 56° 09' W along the common boundary of the Common Land and Lot 8 to the point of beginning.

Said easement is for the purpose of keeping the view of Mt. Kearsarge in its current state as exists at the time of transfer of this easement. The extent of this easement is to include the trimming of tree species and major shrubs which grow to appoint four feet above ground level at the top of the knoll as now exists on Lot 8 and block the view of the mountain. This easement does not grant the right to willfully destroy the herbaceous layer or cause other damage which would result in possible erosion of the natural soil. Any cordwood cut on Lot 8 shall be the property of the owner of Lot 8, and the owner of Lot 16 shall remove all debris and slash from Lot 8 so as to leave the easement in a neat and trimmed condition. No structures or utility poles visible from Lot 16 shall be erected in the view easement area.

Excepting and reserving an easement for light and views in favor of Lot 15 over and across Lot 16, bounded and described more particularly in the deed for Lot 15 of Bonnie L. Bean and Bruce J. Bean to John W. Jones and Alison D. Jones recorded in the Merrimack County Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to Matthew M. Siranian and Melinda M. Siranian by Warranty Deed of Bonnie L. Bean and Bruce J. Bean dated September 4, 1997, recorded in the Merrimack County Registry of Deeds at Book 2069, Page 1230.

We, Matthew M. Siranian and Melinda M. Siranian, hereby release all homestead rights and any other interests we may have herein.

EFFECTIVE this 23 day of September, 2013.

Matthew M. Siranian

Melinda M. Siranian

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

This instrument was acknowledged before me on this 23 day of September, 2013, by Matthew M. Siranian and Melinda M. Siranian.

[Notary Seal]

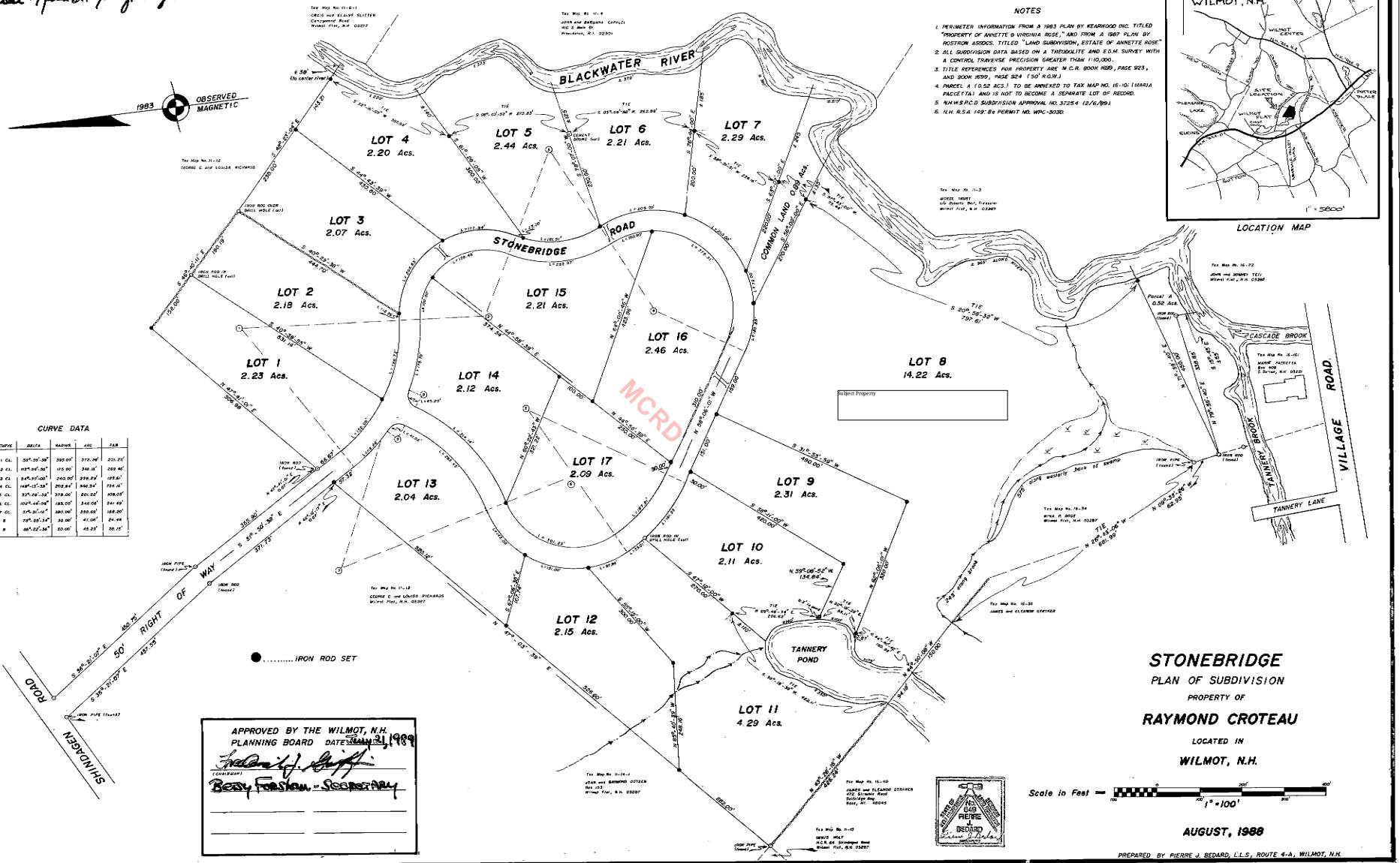
Notary Public
My Commission Expires:

The Law Office of McSwiney, Semple, Hankin-Birke & Wood, P.C. has prepared this deed from information provided by the Grantor without the benefit of a title search, and there is no guarantee except that it has been accurately prepared from that information provided.

F:\Clients\Siranian\2013 RES\Warranty Deed to Lasonde.docx

JACQUELINE M. HUDKINS
Notary Public New Hampshire
My Commission Expires
February 09, 2015

#11158 Recorded July 26, 8:29 AM 1989
Attest: Kathi L. Guay, Register



LOCATION MAP

NOTES

1. PERIMETER INFORMATION FROM A 1983 PLAN BY KEARWOOD INC. TITLED "PROPERTY OF ANNETTE & VIRGINIA ROSE," AND FROM A 1987 PLAN BY ROSTRON ASSOCS. TITLED "LAND SUBDIVISION, ESTATE OF ANNETTE ROSE"
2. ALL SUBDIVISION DATA BASED ON A THEODOLITE AND E.D.M. SURVEY WITH A CONTROL TRAVERSE PRECISION GREATER THAN 1:10,000.
3. TITLE REFERENCES FOR PROPERTY ARE: M.C.R. BOOK 1689, PAGE 923, AND BOOK 1695, PAGE 824 (50' R.O.W.)
4. PARCEL A (0.52 ACS.) TO BE ANNEXED TO TAX MAP NO. 16-101 (MARIA PACCETTA) AND IS NOT TO BECOME A SEPARATE LOT OF RECORD.
5. N.H.W.S.P.C.D. SUBDIVISION APPROVAL NO. 37254 (2/6/89).
6. N.H. R.S.A. 149:8a PERMIT NO. WPC-3030.

CURVE DATA

CURVE	DELTA	RADIUS	ARC	TAN
1 CL.	53°-39'-38"	395.00'	372.04'	201.25'
2 CL.	113°-39'-38"	175.00'	346.10'	289.40'
3 CL.	54°-37'-00"	240.00'	228.82'	123.61'
4 CL.	168°-15'-38"	200.84'	590.24'	734.11'
5 CL.	70°-29'-38"	378.00'	201.52'	109.05'
6 CL.	104°-44'-38"	185.00'	346.03'	241.49'
7 CL.	274°-31'-16"	380.06'	1820.83'	168.29'
8	78°-25'-38"	30.00'	41.06'	24.48
9	68°-22'-38"	30.00'	35.81'	20.15'

APPROVED BY THE WILMOT, N.H. PLANNING BOARD DATE June 21, 1989
(CHAIRMAN)
Betsy Forshaw, Secretary

STONEBRIDGE

PLAN OF SUBDIVISION

PROPERTY OF

RAYMOND CROTEAU

LOCATED IN

WILMOT, N.H.

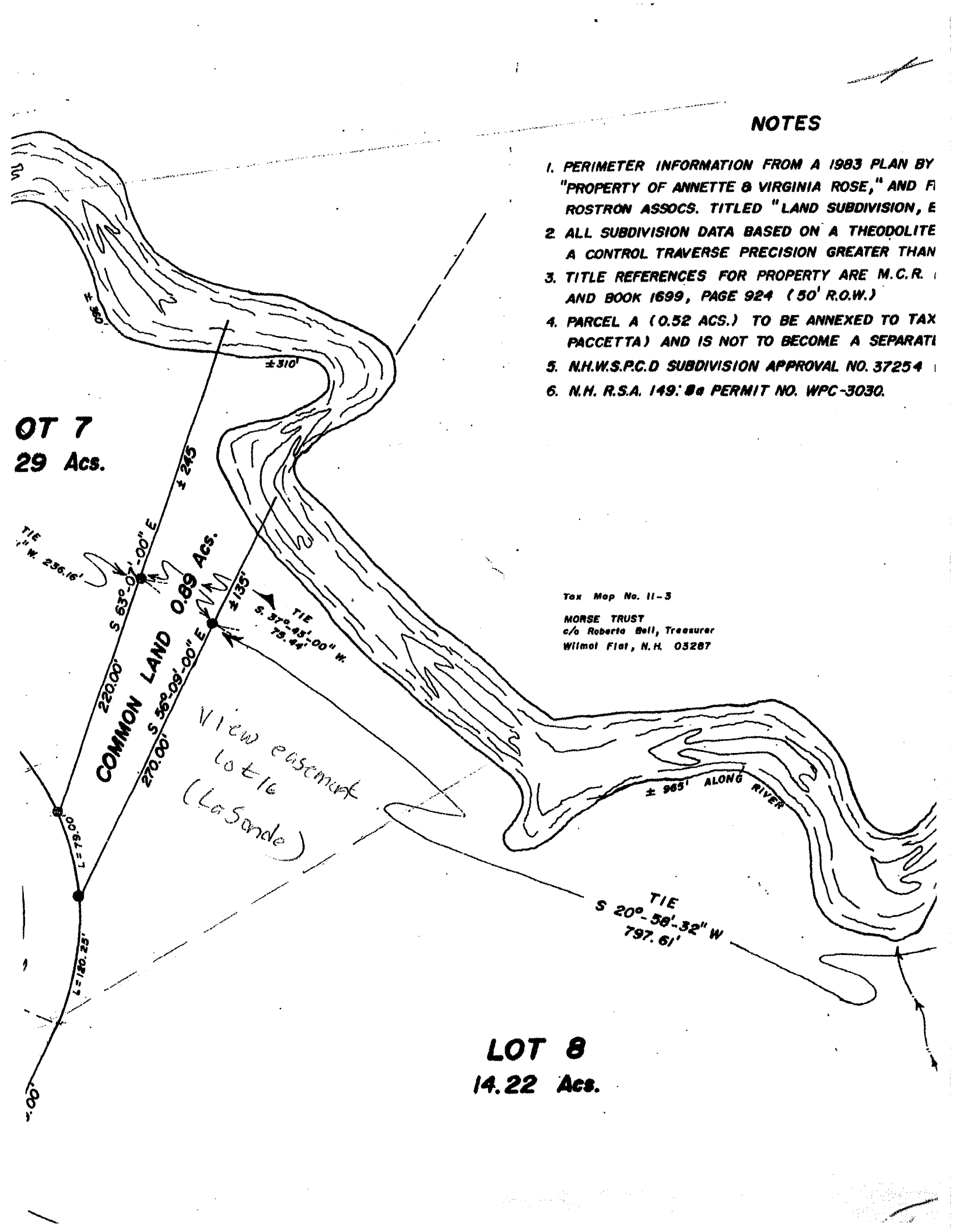
Scale in Feet — 1" = 100'

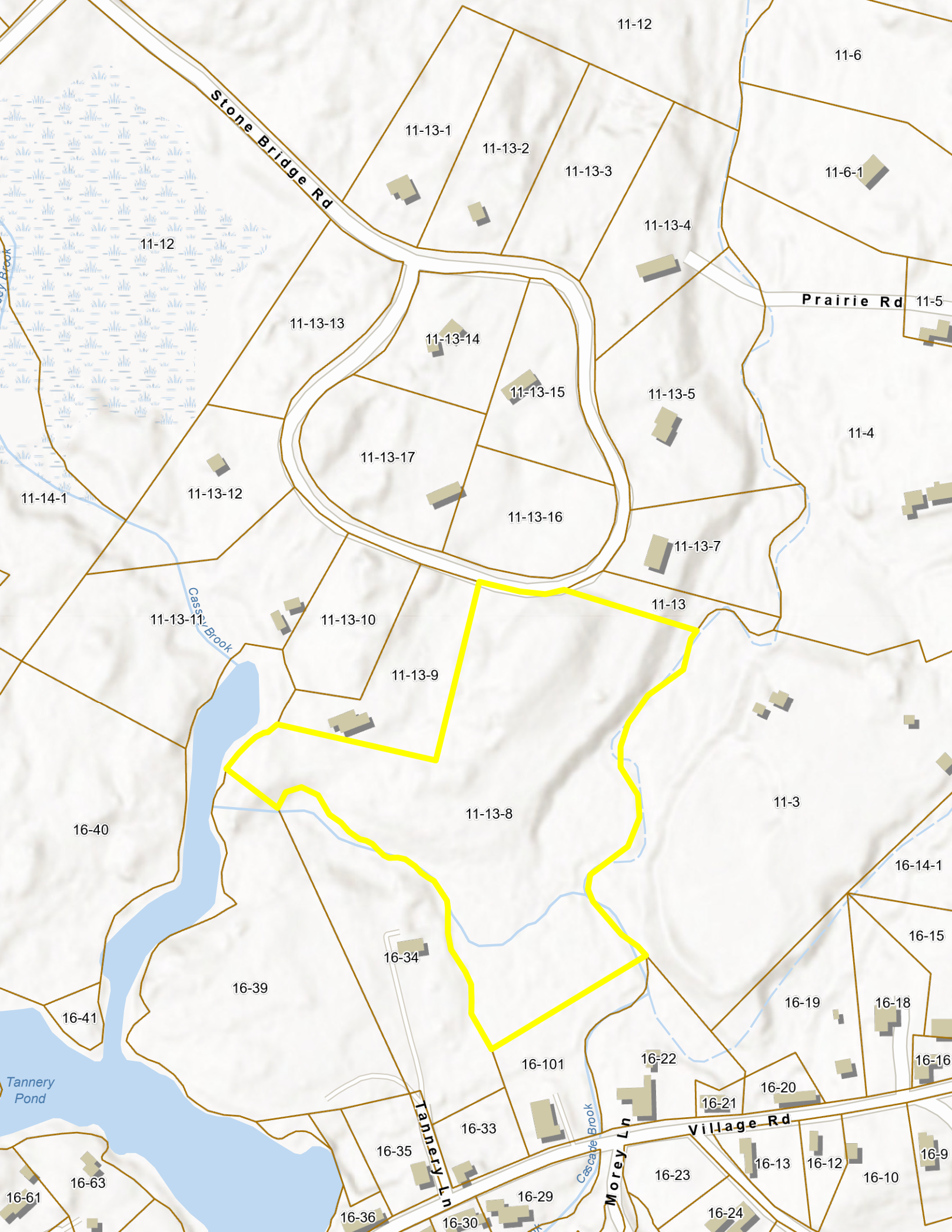
AUGUST, 1988

PREPARED BY PIERRE J. BEDARD, L.L.S., ROUTE 4-A, WILMOT, N.H.

Pierre J. Bedard, L.L.S. No. 649 — Bedard Surveying

Ref. Bond / Plan Related


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6. N.H. R.S.A. 149:8a PERMIT NO. WPC-3030.
OT 7
29 Acs.
± 360'
±310'
± 245'
TIE
W. 236.16'
S 63°-07'-00" E
220.00'
COMMON LAND 0.89 Acs.
S 36°-09'-00" E
270.00'
±135'
TIE
S. 37°-43'-00" W.
75.44'
Tax Map No. 11-3
MORSE TRUST
c/o Roberta Bell, Treasurer
Wilmot Flat, N.H. 03287
View easement
to tie
(LaSonde)
± 965' ALONG RIVER
TIE
S 20°-58'-32" W
797.61'
L=79.00'
L=140.23'
LOT 8
14.22 Acs.


Stone Bridge Rd
Prairie Rd
Village Rd
Tannery Ln
Morey Ln
Cassey Brook
Cascade Brook
Tannery Pond
11-12
11-6
11-13-1
11-13-2
11-13-3
11-6-1
11-13-4
11-12
11-5
11-13-13
11-13-14
11-13-15
11-13-5
11-4
11-13-17
11-13-12
11-14-1
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11-13-7
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11-13-11
11-13-10
11-13-9
11-13-8
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