

LCHIP	ROA499094	25.00
RECORDING		18.00
SURCHARGE		2.00



After recording, return to:  
Robinson, Boesch, Sennott & Daly, P.A.  
195 New Hampshire Avenue, Suite 255  
Portsmouth, NH 03801

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **ERIC J. STONE and MARTHA E. STONE**, husband and wife, of 6 Meloon Road, Greenland, New Hampshire 03840, for consideration paid, grant to **ERIC J. STONE and MARTHA E. STONE, CO-TRUSTEES of THE STONE FAMILY REVOCABLE TRUST OF 2020, u/d/t dated June 9, 2020** having an address of 6 Meloon Road, Greenland, New Hampshire 03840, with **WARRANTY COVENANTS**, the following described premises:

A certain parcel of land, with the buildings thereon, situated in Greenland, County of Rockingham, State of New Hampshire, being shown as Lot #18 on a plan of land entitled "Subdivision of Land for Land Bank Trust - Greenland, New Hampshire, drawn by Parker Associates, Inc., dated July 1977" and recorded in the Rockingham County Registry of Deeds as Plan D-7214, and more particularly bounded and described as follows:

Commencing at a point on the easterly side of a road yet to be named at the southwesterly corner of the lot herein described; thence running along said proposed road N 27° 54' 30" W a distance of 375.00 feet to the arc of a curve having a radius of 20.00 feet at the northwesterly corner of the within described lot; thence running along said curve a distance of 36.47 feet; thence turning and running along another road yet to be named N 76° 34' 10" E a distance of 138.51 feet to the arc of another curve; thence continuing along said curve a distance of 35.67 feet to a point at the northeasterly corner of the within described lot and the northwesterly corner of abutting lot #17; thence turning and running S 44° 16' 20" E along abutting lot #17, a distance of 388.00 feet to a point of land now or formerly of New Greenton Properties and the southeasterly corner of the within described lot; thence turning and running along the southerly bound of the within described lot S 65° 37' 00" W a distance of 304.10 feet to the point of beginning.

Containing 2.2 acres, more or less.

This conveyance is subject to Protective Covenants entitled, "Protective Covenants for Land of Neil R. And Eileen S. Underwood in Greenland, New Hampshire:", which are recorded in said Registry of Deeds at Book 2322, Page 1516.

Subject to all matters of record.

SUBJECT TO all easements, covenants and restrictions of record, if any.

SUBJECT TO all mortgages and encumbrances of record, if any.

Meaning and intending to describe and convey the same premises as conveyed to Eric J. Stone and Mariha E. Stone by deed of Evelyn Morse, dated June 15, 1999, and recorded at the Rockingham County Registry of Deeds at Book 3399, Page 1103.

We, being husband and wife, reserve all rights of homestead in the premises.

This deed was prepared from information supplied by the Grantor herein and no independent title examination has been conducted.

THIS IS A NON-CONTRACTUAL TRANSFER AND EXEMPT FROM THE TRANSFER TAX UNDER RSA 78-B: 2, XXII.

EXECUTED this 9<sup>th</sup> day of June, 2020.

[Signature]  
Witness  
[Signature]  
Witness

[Signature]  
Eric J. Stone  
[Signature]  
Martha E. Stone

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM, ss

On this 9<sup>th</sup> day of June, 2020, before me, personally appeared Eric J. Stone, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

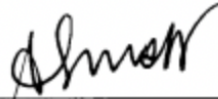
[Signature]  
Notary Public/Justice of the Peace/Commissioner  
of Deeds  
Printed Name: \_\_\_\_\_



My Commission expires: March 23, 2021

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM, ss

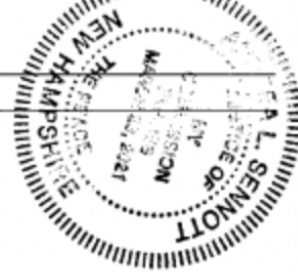
On this 9<sup>th</sup> day of June, 2020, before me, personally appeared Martha E. Stone, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.



Notary Public/Justice of the Peace/Commissioner  
of Deeds

Printed Name: \_\_\_\_\_

My Commission expires: \_\_\_\_\_



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



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: Eric J Stone, Trustee - Stone Family Revocable Trust of 2020, Martha E Stone, Trustee - Stone Family Revocable Trust of 2020

2. PROPERTY LOCATION: 6 Meloon Rd, Greenland, NH 03840

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? \_\_\_ Yes [X] No

4. SELLER: [X] has \_\_\_ has not occupied the property for 26 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: \_\_\_ Public [X] Private \_\_\_ Seasonal \_\_\_ Unknown
\_\_\_ Drilled \_\_\_ Dug \_\_\_ Other

b. INSTALLATION: Location: Northeast of House
Installed By: Unknown Date of Installation: 1978
What is the source of your information? Date of House Construction

c. USE: Number of persons currently using the system: 2
Does system supply water for more than one household? \_\_\_ Yes [X] No

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

e. WATER TEST: Have you had the water tested? [X] Yes \_\_\_ No Date of most recent test 08-05-2022
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? [X] Yes \_\_\_ No
If YES, are test results available? [X] Yes \_\_\_ No
What steps were taken to remedy the problem? Installation of arsenic filtering system at Kitchen sink. See attached
COMMENTS: Nelson Analytical Report

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: \_\_\_ Yes [X] No Community/Shared: \_\_\_ Yes [X] No
Private: [X] Yes \_\_\_ No \_\_\_ Unknown
Septic Design Available: \_\_\_ Yes [X] No

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? \_\_\_ Yes [X] No
What steps were taken to remedy the problem?

c. IF PRIVATE:
TANK: [X] Septic Tank \_\_\_ Holding Tank \_\_\_ Cesspool \_\_\_ Unknown \_\_\_ Other
Tank Size 500 Gal. \_\_\_ Unknown \_\_\_ Other
Tank Type [X] Concrete \_\_\_ Metal \_\_\_ Unknown \_\_\_ Other
Location: Southeast of Patio \_\_\_ Location Unknown. Date of Installation: 1978
Date of Last Servicing: 2020 Name of Company Servicing Tank: Philbrick / Chris Co Septic
Have you experienced any malfunctions? \_\_\_ Yes [X] No
COMMENTS:

SELLER(S) INITIALS EJS / MESTSPRTA BUYER(S) INITIALS /

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d. LEACH FIELD: [X] Yes \_\_\_ No \_\_\_ Other
IF YES, Location: Southeast of Patio Size: 4 Bedroom \_\_\_ Unknown
Date of installation of leach field: 1978 Installed By: Unknown
Have you experienced any malfunctions? \_\_\_ Yes [X] No
Comments:

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? \_\_\_ Yes [X] 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

Table with 7 columns: LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors (btw 2nd & 3rd 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? [X] Yes \_\_\_ No \_\_\_ Unknown
IF YES: Are tanks currently in use? [X] Yes \_\_\_ No
IF NO: How long have tank(s) been out of service?
What materials are, or were, stored in the tank(s)? Propane
Age of tank(s): Unknown Size of tank(s): 500 gallons
Location: Front left side of house
Are you aware of any past or present problems such as leakage, etc? \_\_\_ Yes [X] 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 [X] No \_\_\_ Unknown
In the siding? \_\_\_ Yes [X] No \_\_\_ Unknown In the roofing shingles? \_\_\_ Yes [X] No \_\_\_ Unknown
In flooring tiles? \_\_\_ Yes [X] 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 [X] 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 [EJS] / [MESTSPRTA]

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: 08-05-2022 By: Nelson Analytical Lab  
Results: Below recommended Limit If applicable, what remedial steps were taken? N/A  
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  
Comment: Built after 1978

**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: Utility easements, Covenants  
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: Parker & Associates did original plan D-77214  
If YES, is survey available?  Yes  No  Unknown

**h. How is the property zoned?** SFR Residential

**i. Heating System** Age: 10/25 Type: FHW Fuel: Propane Tank Location: Front Left Side

Owner of Tank: Seller

Annual Fuel Consumption: 1,060 units Price: <\$2000 Gallons: \_\_\_\_\_

Date system was last serviced and by whom? New system installed 10/25 East Coast Heating

Secondary Heat Systems: 2 Fireplaces, 1 gas, 1 wood; Heat pump - mini split - heat / AC

Comments: \_\_\_\_\_

**j. Roof** Age: 16yr Type of Roof Covering: 50 Architectural Asphalt

Moisture or leakage: No

Comments: \_\_\_\_\_

SELLER(S) INITIALS EJS / MESTSKTA

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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PROPERTY LOCATION: 6 Meloon Rd, Greenland, NH 03840

- k. Foundation/Basement [X]Full [ ]Partial [ ]Other: Type:
Moisture or leakage: No
Comments: Installed perimeter drain & sump pump in basement in 2018. Replaced french drain 2017
l. Chimney(s) How Many? 2 Lined? Yes Last Cleaned: Problems? None
Comments:
m. Plumbing Type: Copper / Pex / PVC Age: Varies
Comments:
n. Domestic Hot Water Age: 4 Months Type: on demand Gallons: on demand
o. Electrical System # of Amps 200 [X]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 [X]No
If Yes, please explain:
q. Pest Infestation: Are you aware of any past or present pest infestations? [ ]Yes [X]No Type:
Comments: Currently using J.P. Pests for pest prevention
r. Methamphetamine Production Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) [ ]Yes [X]No If YES, please explain:
s. Air Conditioning Type: Mini split Age: 2019 Date Last Serviced and by whom:
Comments: Cleaned annually by owner
t. Pool Age: Heated: [ ]Yes [ ]No Type: Last Date of Service:
By Whom:
u. Generator Portable: [ ]Yes [X]No Whole House: [ ]Yes [ ]No Kw/Size: Last Date of Service:
If Portable: [ ]Included [ ]Negotiable
Comments:
v. Internet Type Currently Used at Property: Verizon
w. Other (e.g. Alarm System, Irrigation System, etc.) water line to garden under driveway for hose irrigation system
Comments:

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS [EJS] / [MESTSPRTO]

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:

Water test attachment - Nelson Analytical Lab and Epping Well & Pump invoice for filtering system 1/25/23

**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).**

Signed by: Eric J Stone, Trustee - Stone Family Revocable Trust 03-10-2026 15:33  
SELLER Eric J Stone, Trustee - Stone Family DATE  
Signed by: Martha E Stone, Trustee - Stone Family Revocable Trust 03-10-2026 15:33  
SELLER Martha E Stone, Trustee - Stone Family 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 EJS / MESTSKTA

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_



# 6 Meloon Road

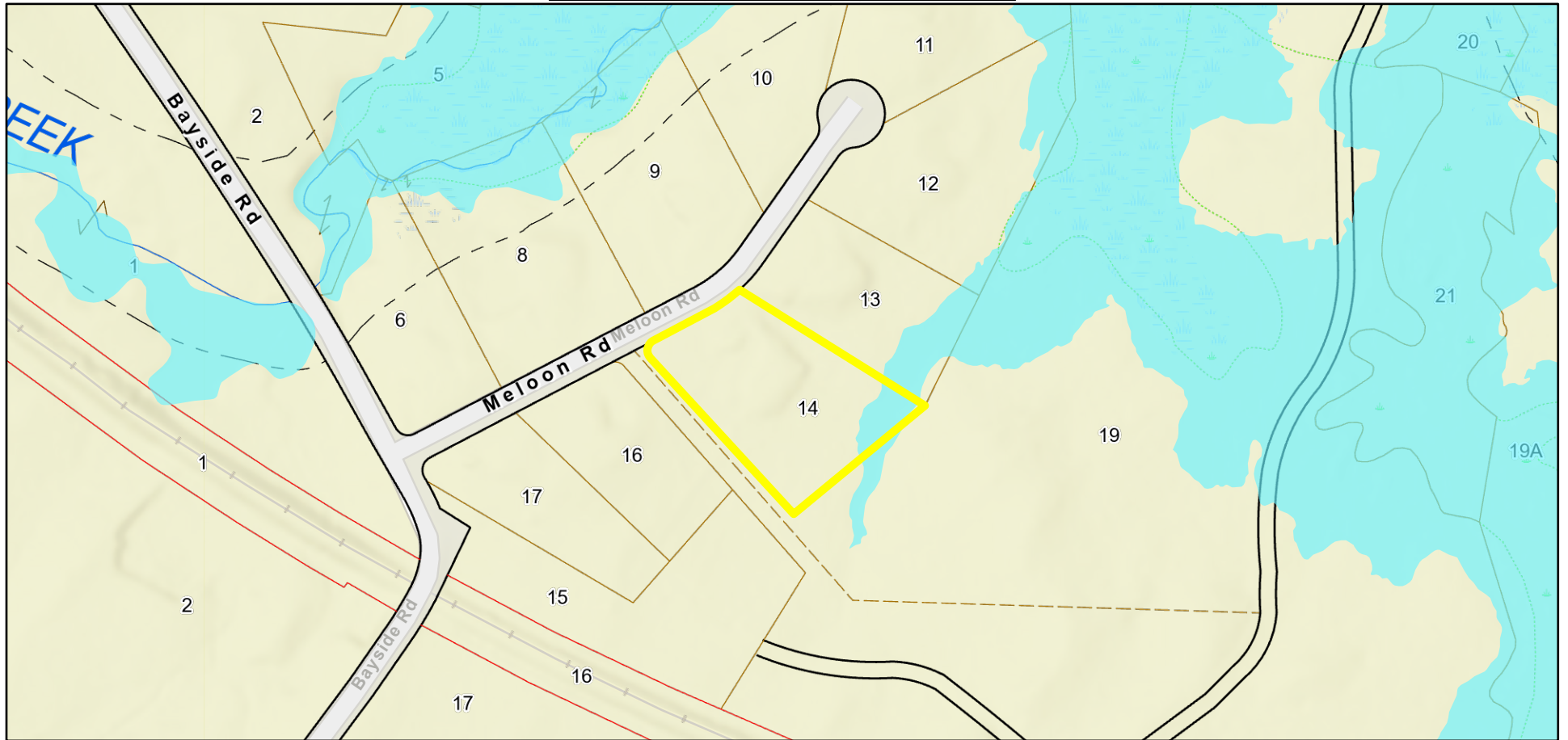
Town of Greenland, NH

1 inch = 276 Feet



March 9, 2026

www.cai-tech.com



	1% Annual Chance Flood Hazard		Flood Hazard Boundary		Wetland
	Property Line		Tract Line		WaterLines
	Public Road		Property Hook		Right of Ways
	Railroad		RoadNotPar		Wet Areas

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

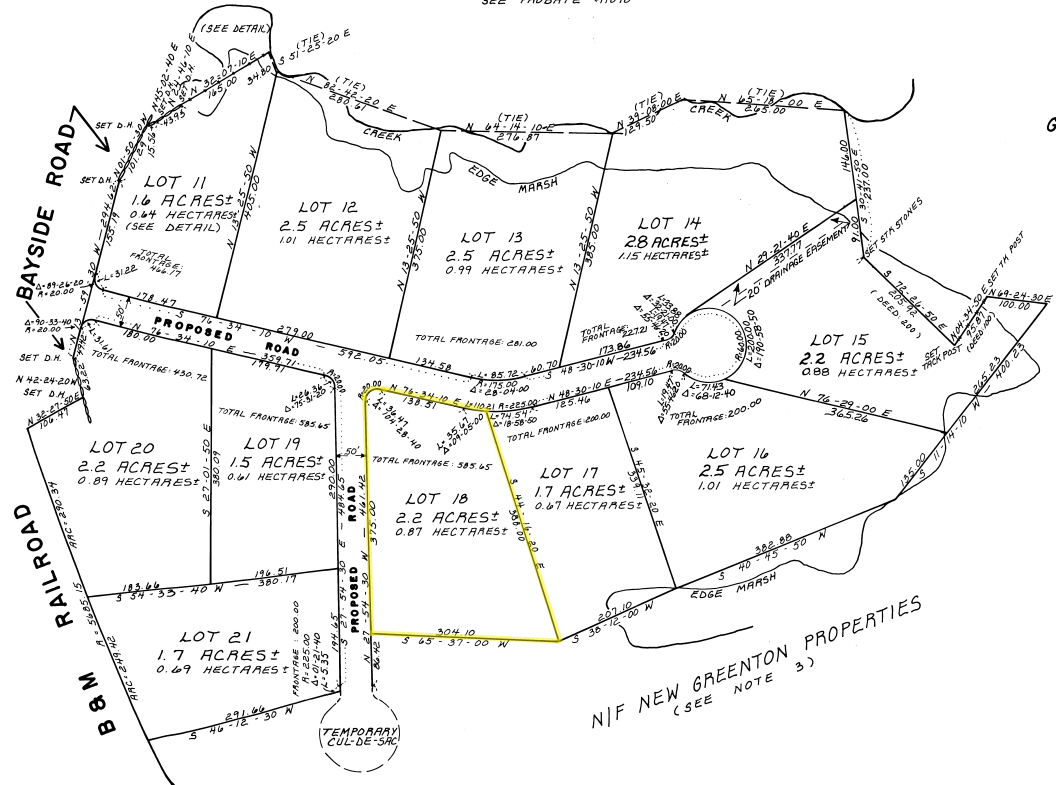
SUBDIVISION OF LAND  
 FOR  
**LAND BANK TRUST — GREENLAND**

IN  
**GREENLAND, N.H.**  
 SCALE: 1" = 100' JULY 1977  
 PARKER SURVEY ASSOC., INC.  
 EXETER & SEABROOK, N.H.



N/1 F. WEEKS BECK  
 A.C.A. 1502 - 491  
 SEE PARTITION OF  
 WEEKS ESTATE PROBATE  
 #8510.

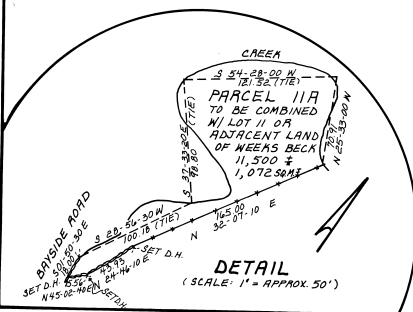
N/1 F. GOWAN  
 SEE PROBATE #41898



GREAT BAY

- NOTE 1: SEE "RIGHT-OF-WAY AND TRACK MAPS CONCORD AND PORTSMOUTH A.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 244+20 TO STATION 349+80 SCALE: 1" = 100' JUNE 30, 1914 PLAN #128 & 17."
- NOTE 2: SEE "SUBDIVISION OF LAND FOR LAND BANK TRUST — GREENLAND IN GREENLAND, N.H. SCALE: 1" = 100' AUG. 1975 PARKER SURVEY ASSOC., INC. SEABROOK, N.H. PLAN # 1860.
- NOTE 3: SEE A.C.A. 2202 - 131  
 A.C.A. 1954 - 434  
 A.C.A. 1954 - 437  
 A.C.A. 1931 - 011  
 A.C.A. 1456 - 066  
 A.C.A. 1436 - 093  
 A.C.A. 0765 - 052  
 A.C.A. 0748 - 029  
 A.C.A. 0641 - 051  
 A.C.A. 0509 - 382  
 SEE A.C.A. PLAN # 1085 NR

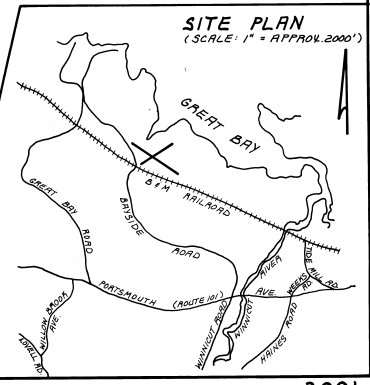
N/1 F. NEW GREENTON PROPERTIES  
 (SEE NOTE 3)



Approved 15 Sept. 1977  
 Herman W. Parker ch-  
 Lawrence P. Smith  
 James E. Kingston  
 Frederick W. Beck  
 Rama G. Allen  
 Paul G. Power, Sr.

This plan is given as a representation of a survey. The survey was made on the ground, and the accuracy and reliability of the same are not guaranteed. The surveyor is not responsible for any errors or omissions in this plan, and the user of this plan is advised to consult the original survey records for a complete and accurate description of the property.

ZONE 1: RESIDENCE DISTRICT  
 OWNER OF RECORD: NEW GREENTON PROPERTIES  
 MANCHESTER, MASS.  
 SUBDIVIDER: LAND BANK TRUST — GREENLAND  
 P.O. BOX 1815 DUKESBORO, MASS.  
 SUBDIVISION NAME:  
 "GREAT BAY ESTATES"



D-7214