



*#542 Route 11
Sunapee, NH*

**COUNTRY
HOUSES** LLC
— *Real Estate* —

Gallery: Images 1 to 6 of 14



Gallery: Images 7 to 12 of 14



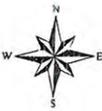
Gallery: Images 13 to 14 of 14



----Information herein deemed reliable but not guaranteed.----

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Wed, Aug 17, 2016 14:10 PM



542 Route 11

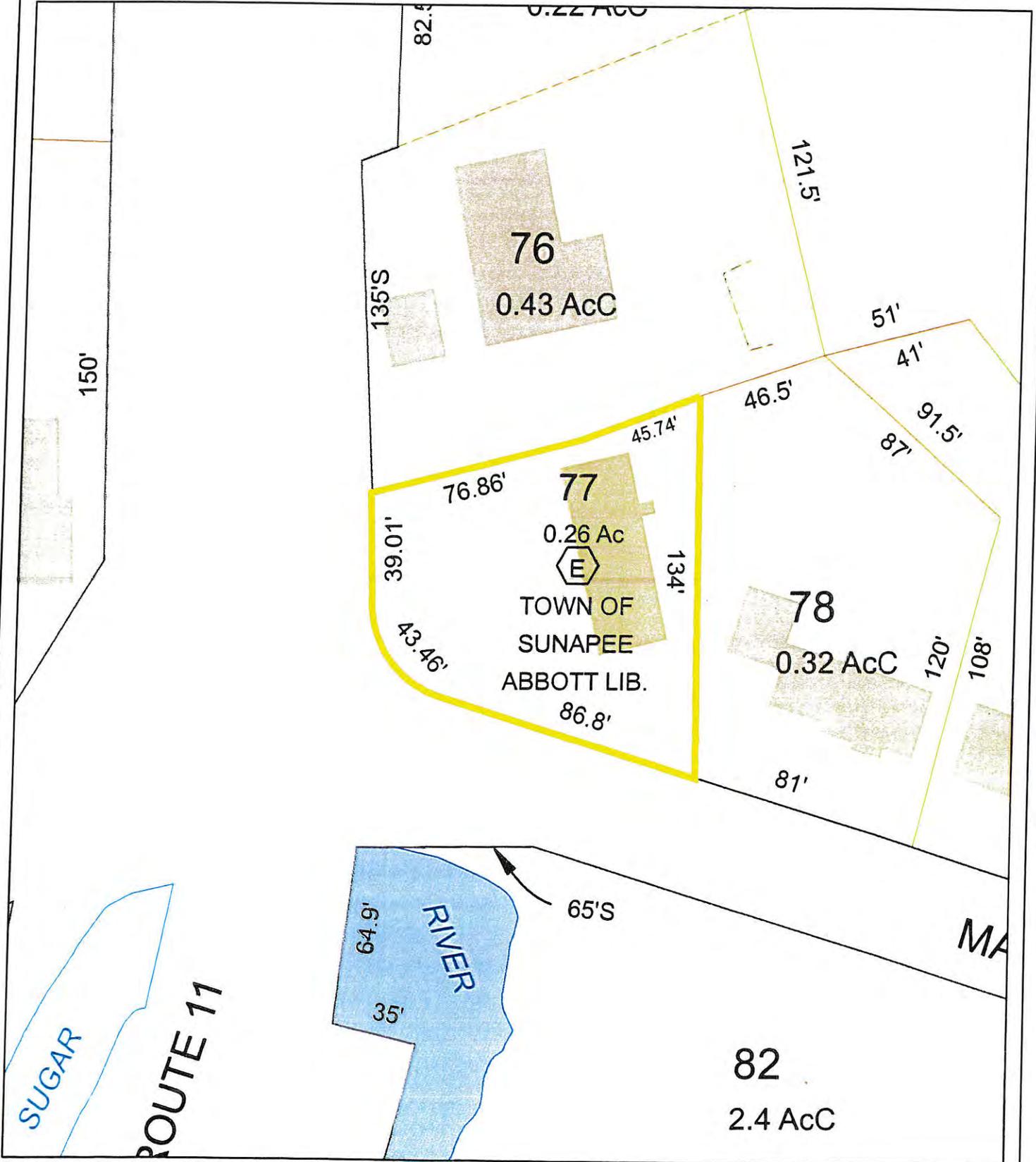
Sunapee, NH

1 inch = 47 Feet



June 24, 2016

www.cai-tech.com

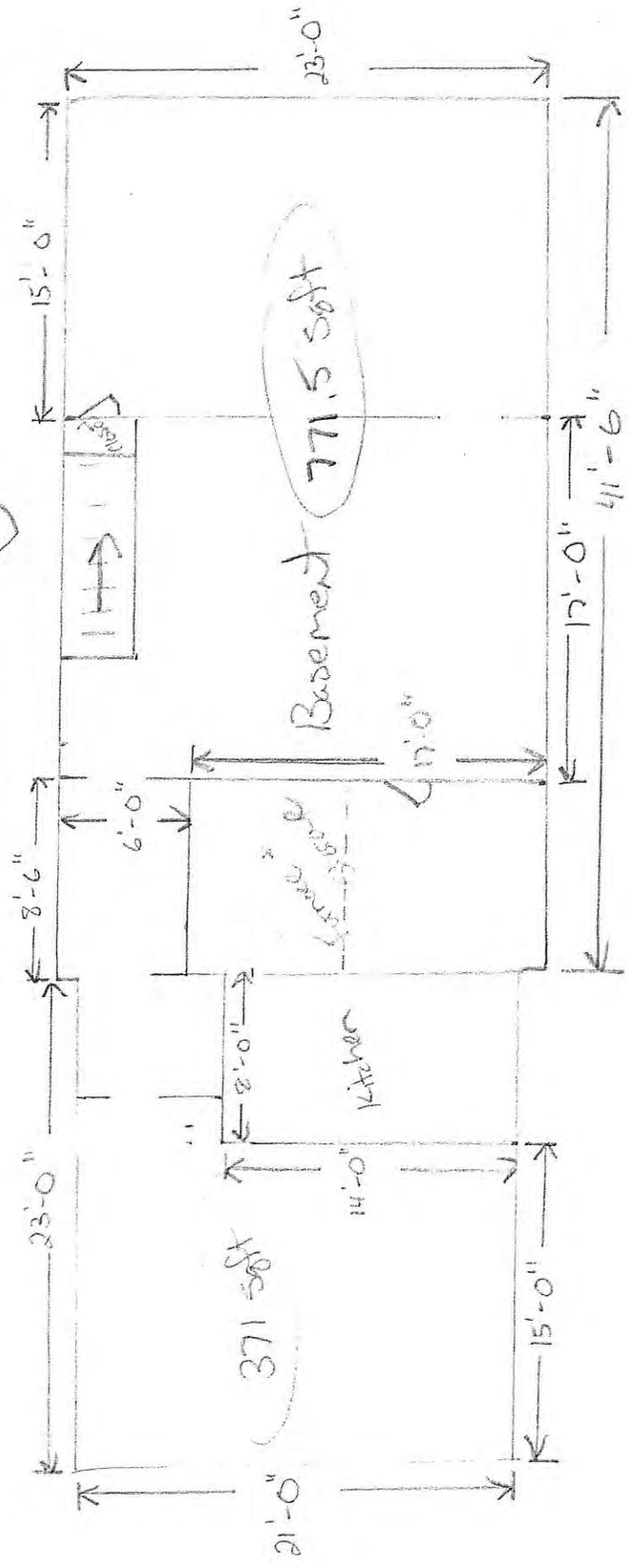
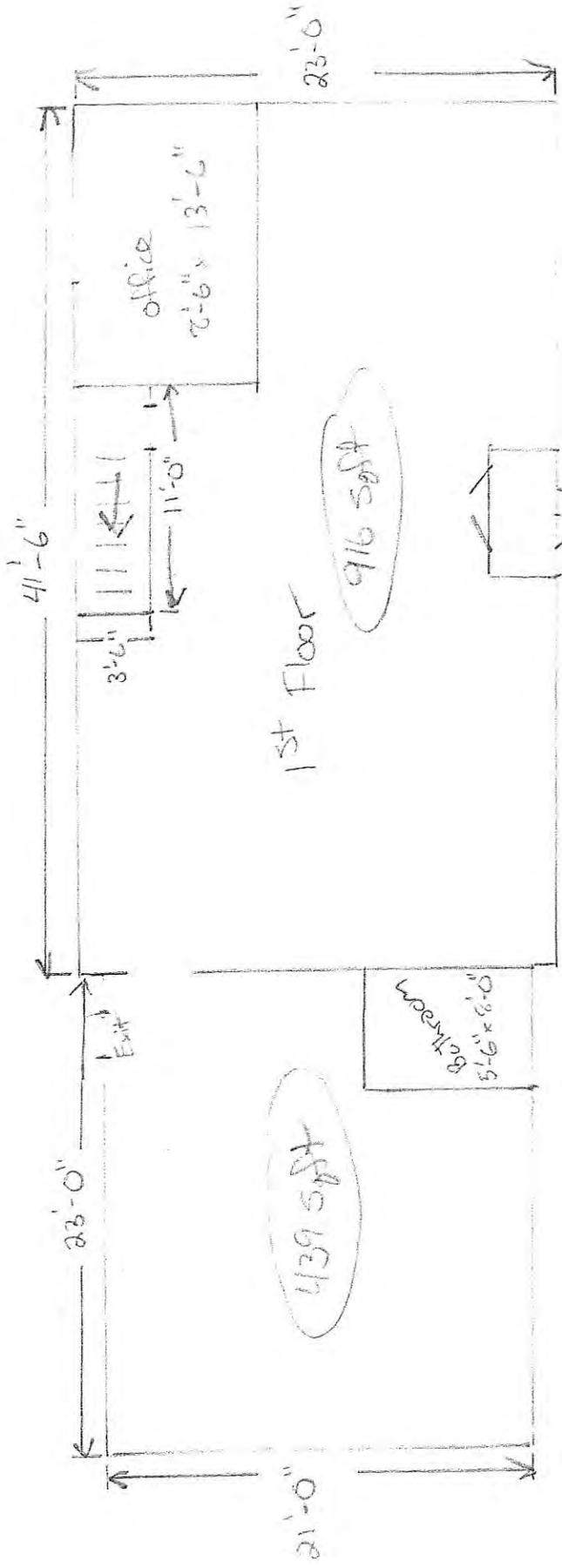


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Google earth





soft is enclosed - stairs space

$$\frac{1}{8}'' = 1'$$

ARTICLE IV: USE REGULATIONS

4.10 PERMITTED USES - All districts.

The following uses are permitted in each zoning district, subject to the other provisions of this ordinance. Whenever a use is permitted by right or special exception in any district, it may be used in conjunction with any other permitted or special exception use in that district. All uses are subject to other provisions of this ordinance:

Village Commercial District – (VC)	
Permitted by Right	
Accessory Uses	Municipal Buildings & Facilities
Assembly Halls	Museums & Galleries
Banks	Nursing & Convalescent Homes
Bed & Breakfast, Tourist Homes, Inns, Lodging & Boarding Services	
Playhouse/Performing Arts/Theatre	Post Offices
Churches	Professional Offices & Clinics
Day Care	Restaurants (excluding Drive-in Restaurants)
Funeral Homes	Retail (up to 15,000 SF)
Home Business	Schools (Public & Private)
Home Occupation Services	Laundromat & Dry Cleaners
Shopping Centers (up to 15,000 SF)	Motels & Hotels
Single-Family Dwellings	Multi-Family Dwellings (3 to 5 Units)
Two-Family Dwellings	
Permitted by Special Exception	
Accessory use/wind generation systems (Adopted 3/10/09)	
Auto, Boat & Engine Repair Shops	Veterinarians
Marinas	Yards, (Lumber, Etc.

Village Residential District – (VR)	
Permitted Uses by Right:	
Accessory Uses	Museums & Galleries
Bed & Breakfast, Tourist Home, Inns, Lodging & Boarding Services	Professional Offices and Clinics
Day Care	Single-Family Dwellings
Funeral Homes	Two-Family Dwellings
Home Business	Multi-Family Dwellings (3 to 5 units)
Home Occupation	
Permitted Uses by Special Exception:	
Accessory Use/Wind Generator	Churches
Municipal Buildings and Facilities	Retail (up to 1,000 SF)
Banks	Nursing and Convalescent Homes

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: Town of Sunapee
2. PROPERTY LOCATION: 542 Route 11, Sunapee, NH 03782
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? No
4. SELLER: has not occupied the property for 1/2 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

- a. TYPE OF SYSTEM: Public
b. INSTALLATION: Location: N/A Back-
c. USE: Number of persons currently using the system: N/A
d. MALFUNCTIONS: Pump, Quality, Quantity
e. WATER TEST: Have you had the water tested? No

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public, Private, Community/Shared, Unknown
b. IF PUBLIC OR COMMUNITY/SHARED: Have you experienced any problems such as line or other malfunctions? No
c. IF PRIVATE: TANK: Septic Tank, Holding Tank, Cesspool, Unknown, Other
d. LEACH FIELD: No

SELLER(S) INITIALS [Signature] BUYER(S) INITIALS [Signature]

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PROPERTY LOCATION: 542 Route 11, Sunapee, NH 03782

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: _____

Comments: _____

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

7. <u>INSULATION</u>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A		<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>

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

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: _____

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: unknown

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 unknown

Comments: _____

SELLER(S) INITIALS DM / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 542 Route 11, Sunapee, NH 03782

f. Are you aware of any other hazardous materials? Yes No
 If YES: Source of information: mold mitigated 2011
 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: selling requires 2 Public Hearings & Board vote
 What is your source of information? possible Restrictive covenants/time capsule
- 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? Historical society interested
- 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: Town owned
- f. Is any part of this property in Current Use? Yes No Unknown If YES, Explain: _____
- g. Is this property located in a Federally Designated Flood Zone? Yes No Unknown Doesn't hook it
- h. Has the property been surveyed? Yes No Unknown If YES, By: _____
 If YES, is survey available? Yes No Unknown
- i. How is the property zoned? _____
- j. Heating System Age: 1991 Type: forced hot air Fuel: oil Tank/Location: basement
 Owner of Tank: owner
 Annual Fuel Consumption: 2013 Price: _____ Gallons: 627 gal
 Comments: _____
- k. Roof Age: _____ Type of Roof Covering: asphalt shingle metal drip
 Moisture or leakage: NO
 Comments: _____
- l. Foundation/Basement: Full Partial Other: _____ Type: cast in place concrete
 Moisture or leakage: N/A perimeter drain repaired 2012
 Comments: maybe sump pump
- m. Chimney(s) How Many? 2 Lined? yes Last Cleaned: _____ Problems? _____
- n. Plumbing Type: copper pvc Age: unknown
 Comments: _____
- o. Domestic Hot Water: Age: 2008 Type: GE elec Gallons: 10 gal
- p. Electrical System Amps: 100 Circuit Breakers Fuses
 Comments: 50 Amp sub
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
 If Yes, please explain: _____
- r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
 Comments: _____
- s. 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: _____
- t. Other (e.g. Alarm System, Irrigation System, etc.) NO Irrigation fire alarm

SELLER(S) INITIALS Dan /

BUYER(S) INITIALS /

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PROPERTY LOCATION: 542 Route 11, Sunapee, NH 03782

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.

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

All fixed shelving is part of building

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).

[Signature] 7-11-16
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

Know All Men by These Presents,

(Rev. Can. \$2.50)

That I, George F. Peabody

of Sunapee in the County of Sullivan
and State of New Hampshire, and Ella O. Peabody wife of the said George F. Peabody
for and in consideration of the sum of -----twenty five hundred-----Dollars
to us in hand before the delivery hereof, well and truly paid by the Town of Sunapee

the receipt whereof we do hereby acknowledge, have granted, bargained, and sold, and by these Presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said town of Sunapee and their heirs and assigns forever, a certain tract or parcel of land with buildings thereon situated said Sunapee, County of Sullivan, and bounded and described as follows:- Beginning at the South West corner bound of land of Edward S. Perkins on the North line of highway leading from Sunapee Lower Village to the lake; thence westerly on North line of highway one hundred and forty feet more or less to stone post on town land set in ground; thence northerly on town of Sunapee land ninety eight feet, more or less to stone set in ground to land of Charles Muzzey; thence easterly on said Muzzey's land one hundred and ten feet, more or less to land of Edward S. Perkins; thence south easterly on land of said Perkins eighty seven feet, more or less; thence southerly on said Perkin's land one hundred and twenty feet, more or less to bound began at.

Meaning to convey unto the said Town of Sunapee the same piece or parcel of land as was deeded to me by Lydia C. Leavenworth except the piece or parcel sold to the Town of Sunapee and recorded in Volume 156, Page 333 of Sullivan County Records.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances to the same belonging to the said Town of Sunapee and assigns to Sunapee and their only proper use and benefit forever. And I George F. Peabody and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Town of Sunapee and their heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Town of Sunapee and their heirs and assigns against the lawful claims and demands of any person or persons whomsoever.

And I, Ella O. Peabody wife of the said George F. Peabody in consideration aforesaid, do hereby relinquish my right of dower in the before mentioned premises. And we, and each of us, do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are reserved or reserved to us or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled, "An act to exempt the Homesteads of Families, from attachment and levy, or sale on execution," or by any other statute or statutes of said state.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 30th day of October in the year of our Lord 1923.

Signed, sealed and delivered in the presence of us:
A. D. Felch Geo. F. Peabody L. S.
Ella O. Peabody L. S.

STATE OF NEW HAMPSHIRE, SULLIVAN SS. October 30th A. D. 1923.
Personally appeared the above named George F. Peabody and Ella O. Peabody and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me, Albert D. Felch JUSTICE OF PEACE
Received, Recorded and Examined *W. H. Harwood* REGISTER.
November 2, 1923.

And we, Ronald E. Garceau and Susan L. Garceau ~~do hereby certify that we have~~ release to said grantees all rights of homestead and other interests therein.

Witness, our hands and seals this 28th day of September, 1977

Witness

Michael R. Feary both

Ronald E. Garceau
(Ronald E. Garceau)

Susan L. Garceau
(Susan L. Garceau)

State of New Hampshire

SULLIVAN ss.:

Sept 25 A.D. 1977

Personally appeared Ronald E. Garceau and Susan L. Garceau known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me, Michael R. Feary
Justice of the Peace - ~~XXXXXX~~

Received & Recorded Oct. 4, 1977, 12:05 P.M.

Examined by John Arthur Lorge Register.

BOUNDARY LINE AGREEMENT

Now come TOWN OF SUNAPEE, a municipal corporation existing under the laws of the State of New Hampshire and situated in the County of Sullivan in said State (hereinafter referred to as "party of the first part"), and HARTFORD OIL COMPANY, INC., a Vermont corporation having a mailing address of Prospect Street, White River Junction, in said State (hereinafter referred to as "party of the second part"), by William Manning, Sr., its President duly authorized, and under the provisions of New Hampshire RSA 472, state as follows:

The parties are adjoining owners of real estate on the easterly side of Route 11, so called, in said Town of Sunapee; the division line between the real estate of the parties has been uncertain and in dispute; the lines described in their respective deeds cannot with certainty be located on the ground; the said party of the first part derived its title by deeds recorded Sullivan County Records, Book 156, page 33, and Book 213, page 540; the said party of the second part derived its title to property northerly of and adjoining said Town of Sunapee's premises by deed recorded Sullivan County Records, Book 346, page 473

V 597 P 146

VOL. 597 PAGE 145

Take Plan Packet 1, Tables & Maps 4 of Page 6 & 2

NOW, THEREFORE, pursuant to the provisions of RSA 472, and for good consideration paid and received by each party, the said parties do hereby agree that the line described immediately below shall constitute the true and proper boundary between their tracts of land adjoining each other as set forth above:

Beginning at a concrete post set flush with the macadam, which post is 40 feet easterly of the center line of said Route 11, 63.15 feet southwesterly of the southwest corner of a garage on property of the party of the second part, and also 33 feet northwesterly of the northwest corner of a concrete retaining wall on the premises of the party of the first part; thence running S 86° 22' E a distance of 76.86 feet to a set iron pin; thence turning and running N 87° 26' E a distance of 45.74 feet to a set iron pin at land now or formerly of William C. Lary.

For a more complete representation of the bound described immediately above, see that certain plan, to be recorded contemporaneously herewith, entitled "Plan Showing Agreed Boundary Line between Hartford Oil Co. & Town of Sunapee, Sunapee, N. H.," prepared by Walter F. Breckenridge, R.L.S., dated 5/17/77.

IN WITNESS WHEREOF, the Town of Sunapee has caused its name to be subscribed and its seal to be affixed hereto by Claude C. Gardner George J. Wiggins and Ernest L. Cutting, III its selectmen, duly authorized, and Hartford Oil Company, Inc., has caused its name to be subscribed and its seal to be affixed hereto by William P. Manning its President, duly authorized, this 19th day of August, 1977.

Witness:

Just W. Putoux
Just W. Putoux
Just W. Putoux
Lorraine Spuyself

TOWN OF SUNAPEE

By Claude C. Gardner Selectman
By George J. Wiggins Selectman
By Ernest L. Cutting III Selectman

HARTFORD OIL COMPANY, INC.

By William P. Manning
Its President

Know All Men by These Presents

That (Rev. Stamps Can. \$3.30)
the Town of Sunapee, a municipal corporation, having its situs in the County of
Sullivan and State of New Hampshire,

for and in consideration of the sum of one dollar and other valuable considerations
to it in hand before the delivery thereof well and truly paid by Mildred J. Holmes, of Sunapee in the
County of Sullivan and State of New Hampshire,
the receipt whereof it does hereby acknowledge, has
have remised, released and forever QUITCLAIMED, and by these presents ~~do~~ ^{does} remise, release and forever quitclaim unto the said
Mildred J. Holmes, her heirs and assigns forever.

A certain tract or parcel of land with the buildings thereon, situated in said Sunapee,
bounded and described as follows, to wit: Beginning at southwest corner bound of land of
Edward S. Perkins on the north line of highway leading from Sunapee Lower Village to Sunapee
Lake; thence westerly on north line of highway eighty-one (81) feet to an iron pipe set in
the ground; thence northerly on Town of Sunapee Abbott Library land one hundred thirty-four
(134) feet, more or less, to land of Charles Muzzey at an iron pipe set in the ground; thence
easterly on said Muzzey land forty-six and one-half (46½) feet, more or less, to land of
Edward S. Perkins at an iron pipe set in ground; thence southeasterly on land of said
Perkins eighty-seven (87) feet to an iron pipe set in ground; thence southerly on said Perkins
land one hundred twenty (120) feet, more or less, to bound begun at.

Meaning to convey a part of the premises conveyed to the Town of Sunapee by George F.
Peabody October 30, 1923 by deed recorded in Sullivan County Records, Vol. 213, Page 540.

The grantee assumes taxes for 1946 and agrees to pay the same.

TO HAVE AND TO HOLD the said premises, with all the privileges and appurtenances thereunto belonging, to
the said grantee, her heirs and assigns forever; and it do hereby covenant with the said grantee
that it will warrant and defend the said premises to her the said grantee, her
heirs and assigns, against the lawful claims and demands
of any person or persons claiming by, from or under it.

~~xxxx~~ ~~xxxx~~
for the consideration above said the grantee hereby releases, discharge, and waives all such rights of exemption
And we and each of us do hereby release, discharge, and waive all such rights of exemption
from attachment and levy or sale on execution, and such other rights whatsoever in said premises
and in each and every part thereof, as our Family Homestead, as are reserved or secured to
us, or either of us, by the statute of the State of New Hampshire, passed July 4th, 1851, en-
titled "An Act to exempt the Homestead of Families from attachment levy or sale on execution,"
or by any other statutes of said State.

IN WITNESS WHEREOF the Town of Sunapee has caused these presents, to be signed and its seal
duly authorized, this 1st day of April, 1946.
affixed by John L. Paul, Charles F. Dinkins its Selectmen, thereunto
at the year of our Lord 1946.

Signed, sealed and delivered in the presence of us:
Oscar R. Haven

TOWN OF SUNAPEE, NEW HAMPSHIRE
By John L. Paul L. S.
Charles F. Dinkins L. S.
L. S.

to Both

STATE OF NEW HAMPSHIRE, SULLIVAN, SS. April 1, A. D. 1946.
Personally appeared John L. Paul, Charles F. Dinkins Selectmen of the Town of Sunapee, N. H.
known to me or satisfactorily proved to be the persons whose
names are subscribed to the foregoing instrument and acknowledged that they executed the same
and acknowledged the foregoing instrument to be voluntary act and deed BEFORE ME (Notarial Seal)
for the purposes therein contained.

Received, Recorded and Examined

Before me, Oscar R. Haven Notary Republic.

April 3, 1946.

Oscar R. Haven
REGISTER.

That We

George F. Peabody

of Sunapee in the County of Sullivan and State of New Hampshire
and Ella O. Peabody wife of the said George F. Peabody for and in consideration of the sum
of One Dollar to us in hand, before the delivery hereof, well and truly paid
by the Town of Sunapee aforesaid

the receipt whereof We do hereby acknowledge, have granted, bargained, and sold, and by these presents do give, grant,
bargain, sell, alien, enfeoff, convey and confirm unto the said Town of Sunapee, its
heirs and assigns forever,

A tract of land situate in said Sunapee described and bounded as follows, beginning at the guide board post at the junction of the George's Mills road and the river road, near the "bend of the river" so called thence on said river road easterly about 10 rods to a stake and stone thence northerly about 17 rods to the land of Alden O. Abbott, thence westerly on the south line of said Abbotts land to a stone post 3 feet x 2 rods, thence north westerly to the George's Mills road in front of No. 8 school house about 4 or 2 feet, thence south westerly on said George's Mills road to the bound begun at, about 12 rods the same being one half an acre more or less.

A part consideration of this deed is that said land shall within 2 years of the date of this deed be filled to the condition of good available land, and is conveyed for the purpose of a town house site

To Have and to Hold the said granted premises, with all the privileges and appurtenances to the same belonging to us the said Israulors and our heirs and assigns to its and their only proper use and benefit forever. And we the said Israulors and our heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said town and its heirs and assigns, that until the delivery hereof we the lawful owner of the said premises, and we seized and possessed thereof in our own right in fee-simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that we and our heirs, executors and administrators shall and will warrant and defend the same to the said town and its heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Ella O. Peabody wife of the said George F. Peabody in consideration aforesaid, do hereby relinquish my right of dower in the before-mentioned premises. And we, and each of us, do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our family Homestead, as are reserved or secured to us, or either of us, by the statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other statute or statutes of said State.

In Witness Whereof, We have hereunto set our hand & seal & this 18th day of April in the year of our Lord 1892.

Signed, sealed and delivered in presence of us:
George Dodge }
Moses F. Huntington } Geo. F. Peabody Les
Ella O. Peabody

State of New Hampshire, Sullivan, ss. April 18, 1892 A.D. 190-
Personally appeared the above-named George F. Peabody & Ella O. Peabody and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,
George Dodge JUSTICE OF THE PEACE.
Received, recorded and examined, May 1 1903. Albert L. Hall

CONSTRUCTION DETAIL (CONTINUED)

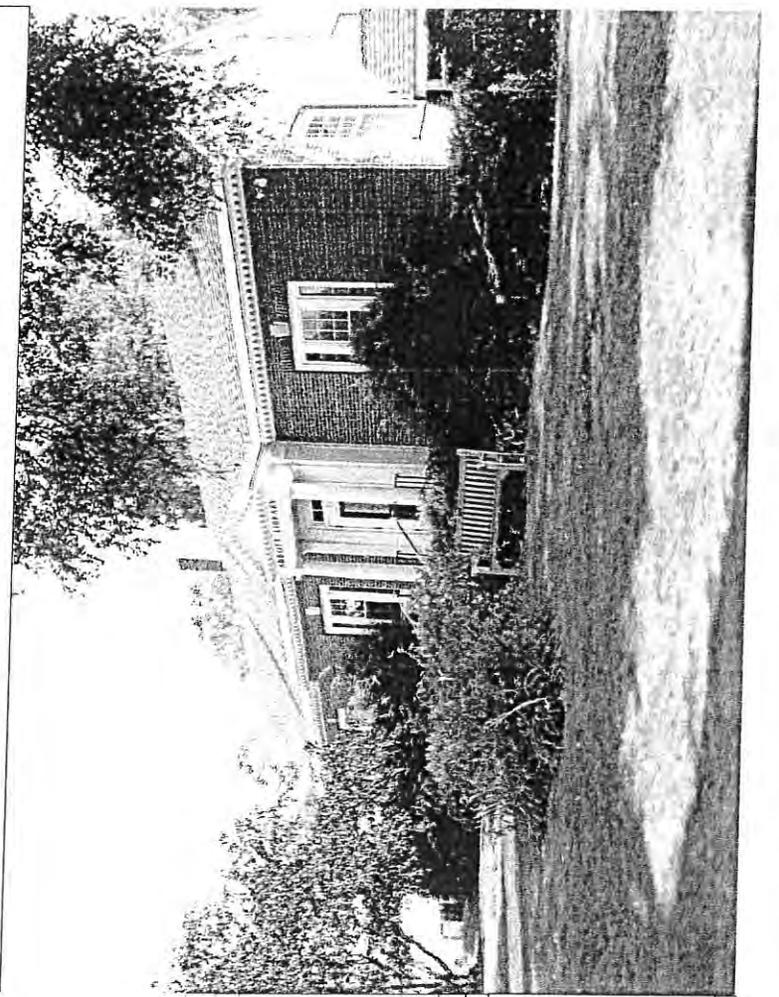
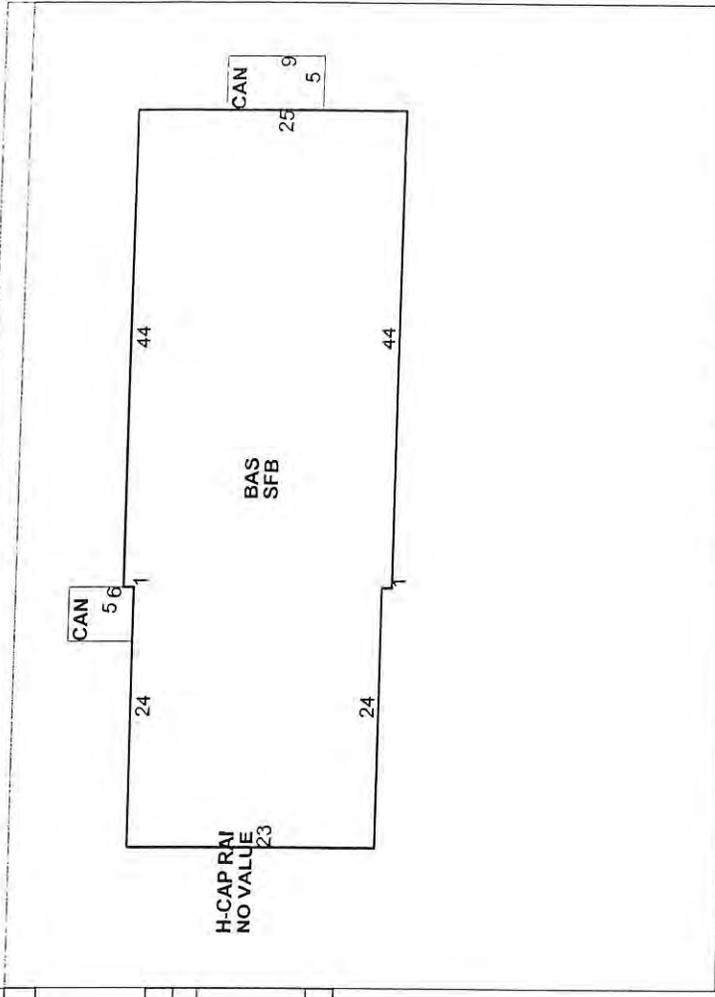
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	57		Library				
Model	94		Commercial				
Grade	06		Above Avg				
Stories	1						
Occupancy	1						
Exterior Wall 1	20		Brick/Masonry				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Floor 1	14		Carpet				
Interior Floor 2							
Heating Fuel	02		Oil				
Heating Type	04		Forced Air-Duc				
AC Type	01		None				
Bldg Use	903C		MUNICIPAL MDL-94				
Total Rooms							
Total Bedrms							
Total Baths							
Heat/AC	00		NONE				
Frame Type	03		MASONRY				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	06		CEIL & WALLS				
Rooms/Ptrns	02		AVERAGE				
Wall Height							
% Conn Wall							

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAVI	PAVING-ASPHI	L	2,000	1.50	2005	0			50	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value	
BAS	First Floor	1,652	1,652	1,652		276,746	
CAN	Canopy	0	75	15		2,513	
SFB	Basement Raised Finished	1,652	1,652	1,322		221,463	
Ttl. Gross Liv/Lease Area:					3,304	3,379	2,989
						500,722	



TOPO	UTILITIES	STRT./ROAD	LOCATION
1 Level	2 Public Water	1 Paved	3 Rural
4 Rolling	3 Public Sewer		

EXEMPT	Appraised Value	Assessed Value
9030	250,400	250,400
9030	111,500	111,500
9030	1,500	1,500
Total	363,400	363,400

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	9030	250,400	2015	9030	250,400
2015	9030	111,500	2015	9030	111,500
2015	9030	1,500	2015	9030	1,500
Total		363,400	Total		363,400

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	9030	250,400	2015	9030	250,400
2015	9030	111,500	2015	9030	111,500
2015	9030	1,500	2015	9030	1,500
Total		363,400	Total		363,400

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	9030	250,400	2015	9030	250,400
2015	9030	111,500	2015	9030	111,500
2015	9030	1,500	2015	9030	1,500
Total		363,400	Total		363,400

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	9030	250,400	2015	9030	250,400
2015	9030	111,500	2015	9030	111,500
2015	9030	1,500	2015	9030	1,500
Total		363,400	Total		363,400

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	9030	250,400	2015	9030	250,400
2015	9030	111,500	2015	9030	111,500
2015	9030	1,500	2015	9030	1,500
Total		363,400	Total		363,400

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	9030	250,400	2015	9030	250,400
2015	9030	111,500	2015	9030	111,500
2015	9030	1,500	2015	9030	1,500
Total		363,400	Total		363,400

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	9030	250,400	2015	9030	250,400
2015	9030	111,500	2015	9030	111,500
2015	9030	1,500	2015	9030	1,500
Total		363,400	Total		363,400