

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	03		Colonial				
Model	01		Residential				
Design/Appeal	14		Very Good +40				
Stories	2		2 Stories				
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Comp				
Interior Wall 1	03		Plastered				
Interior Wall 2	05		Drywall/Sheet				
Interior Flr 1	12		Hardwood				
Interior Flr 2	09		Pine/Soft Wood				
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	04		4 Bedrooms				
Total Bathrooms	3						
Total Half Baths	1						
Total Xtra Fixtrs	1						
Total Rooms	13		13 Rooms				
Bath Style	03		Modern				
Kitchen Style	03		Modern				

CONSTRUCTION DETAIL (CONTINUED)			MIXED USE		
Code	Description	Percentage	Code	Description	Percentage
1010	Single Fam MDL-01	100			

COST/MARKET VALUATION		
Adj. Base Rate:	205.94	
Net Other Adj:	1,284,242	
Replace Cost	0.00	
AYB	1,284,242	
EYB	1798	
Dep Code	1985	
Remodel Rating	VG	
Year Remodeled		
Dep %	29	
Functional Obsolete	5	
External Obsolete	0	
Cost Trend Factor	1	
Condition		
% Complete	66	
Overall % Cond		
Apprais Val	847,600	
Dep % Ovr	0	
Dep Ovr Comment		
Misc Imp Ovr	0	
Misc Imp Ovr Comment		
Cost to Cure Ovr	0	
Cost to Cure Ovr Comment		

Code	Description	Unit Cost	Unit Value
FUS	FUS	22	22
BAS	BAS	22	22
UBM	UBM	22	22
FOP	FOP	8	64
FUS	FUS	29	29
BAS	BAS	13	13
UBM	UBM	14	14

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Chd	%Chd	Apr Value
RGRI	GARAGE-AVE		L	1,008	25.00	2003	0	0	75	18,900	
BRN4	1 STY LFT&BS		L	1,080	25.00	2003	0	0	75	20,300	
TENN	TENNIS COUR		L	18,000	0.00	2003	0	0	50	9,000	
LNT	LEAN-TO		L	7,00	252	2003	0	0	50	900	
GAZ	GAZEBO		L	30.00	2003	0	0	0	100	2,500	
PATI	PATIO-AVG		L	82	5.00	2003	0	0	50	600	
FIRE	FIREPLACE 1		L	2,400	0.00	1985	1	1	100	1,600	
STOR	2 STORY CHM		B	4,000	0.00	1985	1	1	100	5,300	
GEN	B/U GENERAT		B	3,000	0.00	1985	1	1	0	0	

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,974	2,974	2,974		612,466
CRL	Crawl Space	0	1,408	0		0
FEP	Enclosed Porch	0	169	118		24,301
FOP	Open Porch	0	180	36		7,414
FSP	Screened Porch	0	169	42		8,649
FUS	Upper Story, Finished	2,798	2,798	2,798		576,220
UBM	Unfinished Basement	0	1,342	268		55,192
TL Gross Liv/Lense Area:		5,772	9,040	6,236		1,284,242



MERRIMACK COUNTY RECORDS *Kathi L. Guay*, CPO, Register

Return to:
Steven Walker and Tacee Walker
191 Old Main Street
New London, NH 03257

Tax Stamps - \$16,500.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that we, **Carolyn A. Peizel and Bruce R. McClintock**, a married couple, of New London, County of Merrimack and State of New Hampshire, for consideration paid, grant to **Tacee E. Walker and Steven Walker**, a married couple, as joint tenants with rights of survivorship, of New London, County of Merrimack and State of New Hampshire, whose mailing address is 879 Main Street, New London, NH 03257, with **WARRANTY COVENANTS**,

Parcel One

Three certain tracts of land, with the buildings and improvements thereon, situated in New London, County of Merrimack and State of New Hampshire, bounded and described as follows:

Tract I: A certain tract of land, with the buildings thereon, situated on the east side of Old Main Street, in said New London, more particularly bounded and described as follows:

Beginning at the westerly corner of the tract on the north side of Cemetery Street, also known as Old Main Street, the same being the corner of land now or formerly of Edward Todd; thence N 67° 20' E along a wall 220 feet to an iron pipe; thence S 24° 30' E 275.5 feet through another wall to an iron pipe; thence S 63° 47' W 220 feet to an iron pipe by a wall bordering Old Main Street; thence along the north side of said street northwesterly 295 feet, more or less, to the bound first mentioned.

Tract II: A certain tract of land situated in said New London, bounded and described as follows:

Beginning at the westerly corner of the tract herein conveyed at an iron pin in a stone wall, the same being the northerly corner of Tract I described above; thence N 67° 21' E 572 feet, more or less, through an iron pin along land now or formerly of E. Todd to an iron pin in another stone wall at the northerly corner of the tract herein conveyed and a power line; thence S 11° E 236 feet, more or less, along said power line and land now or formerly of J. Skow to an iron pin at the easterly corner of the lot herein conveyed; thence S 70° W 525 feet (through an iron pin) along Tract III described below to an iron pin in a stone wall at the southerly corner of the tract herein conveyed and the southeasterly corner of said Tract I; thence N 24° 30' W 209 feet, more or less, along said Tract I to the point of beginning; said tract containing 2.8 acres, more or less.

Tract III: Another parcel of land situated in said New London, bounded and described as follows:

Beginning at an iron pin which is the southeasterly corner of Tract I described above; thence N 65° 53' E along land now or formerly of Robert E. and Blanche W. Siegfried 521.1 feet to an iron rod at other land now or formerly of J. Skow; thence S 73° 05' W partially along a stone wall, and along Tract II described above 525.0 feet to the end of stone wall at easterly boundary of said Tract I; thence S 23° 54' E along said Tract I 65.8 feet to the point of beginning. Said land consisting of approximately 0.4 acres and described as Lot 6 on a plan entitled Property of John Skow prepared by Robert S. Bristol and dated September, 1971, and revised December 6, 1974, and recorded in the Merrimack County Registry of Deeds as Plan Number 3893.

Tracts I, II and III have been annexed together in accord with the provisions of the subdivision ordinance of the Town of New London and accordingly may not be conveyed separately, except if such conveyance is approved by the Town of New London Planning Board.

Meaning and intending to convey all and the same land and premises conveyed to Carolyn A. Pelzel and Bruce R. McClintock by warranty deed of Robert F. Poh and Timothy Poh dated 08 March 1997 and recorded in the Merrimack County Registry of Deeds at Book 2049, Page 1450.

Parcel Two

Two tracts or parcels of land with any buildings which may be thereon, situate in the Town of New London, Merrimack County, State of New Hampshire, more particularly bounded and described as follows:

Tract One:

Beginning at a drill hole in a stone wall along the easterly side of Old Main Street at the southwesterly corner of land now or formerly of Mary Barrett; thence N 63° 28' E along the land of said Mary Barrett 199.0 feet to an iron pin; thence N 24° 39' W along said land of Mary Barrett 200.1 feet to an iron pin; thence along the land now or formerly of Walter Goddard N 65° 18' E 20.5 feet to an iron pin; thence N 65° 53' E along land now or formerly owned by Skow conveyed to said Walter Goddard in a deed dated on or about January 31, 1975, 521.1 feet to an iron rod; thence S 11° 59' E along other land now or formerly of Skow 235.0 feet to a drill hole with an iron rod; thence S 55° 15' W along said other land of Skow 699.1 feet to an iron rod at the said stone wall running along the easterly side of said Old Main Street; thence along said stone wall and the easterly line of said Old Main Street N 25° 21' W 100 feet to a drill hole with an iron rod; thence along said stone wall N 24° 02' W along said stone wall and the easterly line of said Old Main Street 50.0 feet to the point of beginning. Said property being Lot 5 in a Plan entitled "Property of John Skow" prepared by Robert S. Bristol and dated September 1971 and revised December 5, 1974 and recorded in the Merrimack County Registry of Deeds as Plan #3893 and consisting of approximately 3.9 acres.

Tract Two:

Beginning at an iron pipe in the stone wall on the northeast side of Old Main Street (also called Cemetery Street) at the west corner of the tract, said iron pipe being located 295.8 feet southeasterly from a corner of stone walls and approximately 125 feet from the south corner of the homestead, formerly of Graves now of Poh; thence N 63° 34' E 199.2 feet by land of the said Poh to an iron pipe located at a point 65.8 feet southeasterly from a stone wall and near an apple tree and land of Siegfried; thence S 24° 39' E 200.1 feet by said land of Siegfried to an iron pipe; thence S 63° 28' W 199 feet by land of

gried to a drill hole in the top of a picket-topped boulder on the northeast side of the before mentioned
d Main Street; thence N 24° 44' W 200.4 feet along a stone wall and the northeast side of said Old
Main Street to the point of beginning; containing 0.9 acres, more or less.

This conveyance is made subject to the restriction that no structure will ever be erected on this
land which will obstruct the view of Mt. Kearsarge from the present residence on the adjoining parcel
formerly owned by Graves, now Poh.

Meaning and intending to convey all and the same land and premises conveyed to Bruce R.
McClintock and Carolyn A. Pelzel by Fiduciary Deed of Robert E. Siegfried, Blanche W. Siegfried and
Frederic H. Hilton, Trustees of the Robert E. Siegfried 1985 Revocable Trust, dated February 25, 1985,
and Robert E. Siegfried and Blanche W. Siegfried, which deed is dated 09 July 2001 and recorded in the
Merrimack County Registry of Deeds at Book 2280, Page 1471.

We, Bruce R. McClintock and Carolyn A. Pelzel, hereby release our homestead rights in the
above-described premises.

Signed and dated on the 27 day of March, 2015.



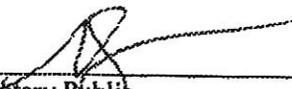
Bruce R. McClintock



Carolyn A. Pelzel

STATE of NEW HAMPSHIRE
COUNTY of MERRIMACK

The foregoing instrument was acknowledged before me on the 27 day of March, 2015 by
Bruce R. McClintock and Carolyn A. Pelzel.

Before me: 

Notary Public
My commission expires: 5-23-19





107-007-000 at 191 Main Street
Tri Town, NH
1 Inch = 200 Feet
April 20, 2015



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.

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107-007-000

PAGE #1

Town of New London APPLICATION FOR BUILDING PERMIT

(Permits are valid for a period of one year from the date of issue)

97-20
Date 4/21/97

Property Owner(s) Name Bruce R. McClintock Date 4/21/97

To: Alter Renovate existing space to add master bedroom
 Erect
 Relocate
 Demolish suite and office (Description of Work to be Done)

For property located at 76 Old Main Street Approx. Starting Date

Map Number 107 Lot Number 14 Tel. No. (H) 526-6419 (W) 526-6419

Zone: Urban Residential (R-1) Agricultural Rural Residential (ARR) Institutional (INST)
 Residential (R-2) Conservation (CON) Hospital Institutional (HINST)
 Commercial (C) 107-007-000

In accepting this building permit, the owner of property agrees that the proposed construction, as described above, will conform with the Zoning Ordinance adopted by the Town of New London on March 11, 1958, as amended, and with other requirements of law of the Town of New London and the State of New Hampshire pertaining to buildings, wiring, plumbing, water, sanitary systems and driveways. The applicant is aware that all required permits must be completed and approved before such work may be performed. Applicant hereby authorizes a designated Town Representative the right to inspect the premises to ensure compliance with the building permit.

X Bruce R. McClintock
Property Owner(s) Signature

↓ FOR TOWN USE ONLY ↓

	REQ.	REC'D	
Sketch - Building & Setback	<input type="checkbox"/>	<input type="checkbox"/>	Is hereby <u>X</u> APPROVED ON: <u>4/21/97</u> Date
Tax Map Copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Wetlands Compliance Statement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> DENIED REASON DENIED: _____
Steep Slopes Compliance Statement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Heat Compliance Statement	<input type="checkbox"/>	<input type="checkbox"/>	New London Board of Selectmen <u>Douglas Whelan</u> <u>Ed Tipton</u> <u>Mark Kaplan</u>
Number of Bedrooms Compliance Statement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Driveway Permit - State/Town/Private	<input type="checkbox"/>	<input type="checkbox"/>	
Energy Code # <u>Engineer's letter</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Septic Approval # <u>CA1997000790</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Zoning Planning Board (Minutes-Attached)	<input type="checkbox"/>	<input type="checkbox"/>	SITE INSPECTION ON: _____ Date
Sewer (Town) Approval	<input type="checkbox"/>	<input type="checkbox"/>	
Water (Town) Approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

	YES	NO
Current Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flood Plain	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waterfront Property:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Conservation Commission	<input type="checkbox"/>	
Wetlands Permit	<input type="checkbox"/>	

OTHER Req. N/A

	REQ.	REC'D
Request for Certificate of Occupancy	<input type="checkbox"/>	<input type="checkbox"/>
Bond Required	<input type="checkbox"/>	<input type="checkbox"/>
Permanent Certificate of Occupancy Permit	<input type="checkbox"/>	<input type="checkbox"/>

APPROVED: [Signature]
Road Agent or T.A.

DENIED: _____
Road Agent or T.A.

REASON DENIED: _____