



Richard Carter <cq.builders@gmail.com>

1845

1945 King Hill Road, New London, NH

1 message

Arnold Wood <Arnold.Wood@martingale.com>

Sun, Jun 26, 2016 at 6:27 PM

To: Richard Carter <cq.builders@gmail.com>

To the Town of New London, New hampshire:

My wife, Anne, and I now own the above property. In this regard, we have employed CQ Builders (Richard Carter) to manage the property, including remodeling the house and serverving as our represtettative on all other matters pertaining to land planning and development of the above real estate. He speaks for use when meeting with town officials.

If you have any questions, please do not hesitate to get in touch with me. My email is the most expedition way to to this.

Sincerely,

Arnold S. Wood and Anne M. Wood

Email: awood@mgale.com

Plone: Home: 781-593-2713 or Office: 617- 424-4700

Home address: 65 Mostyn St.
Swampscott, MA 01907

Sent from my Verizon, Samsung Galaxy smartphone

Disclaimer: The information in this email is confidential and may be legally privileged. It is intended solely for the **recipient**. Access to this email by anyone else is unauthorized. If you are not the intended recipient of this email, any disclosure, copying, or distribution of it is prohibited and may be unlawful. If you have received this email in error, please notify the sender and immediately and permanently delete it and destroy any copies of it that were printed out.



June 29, 2016

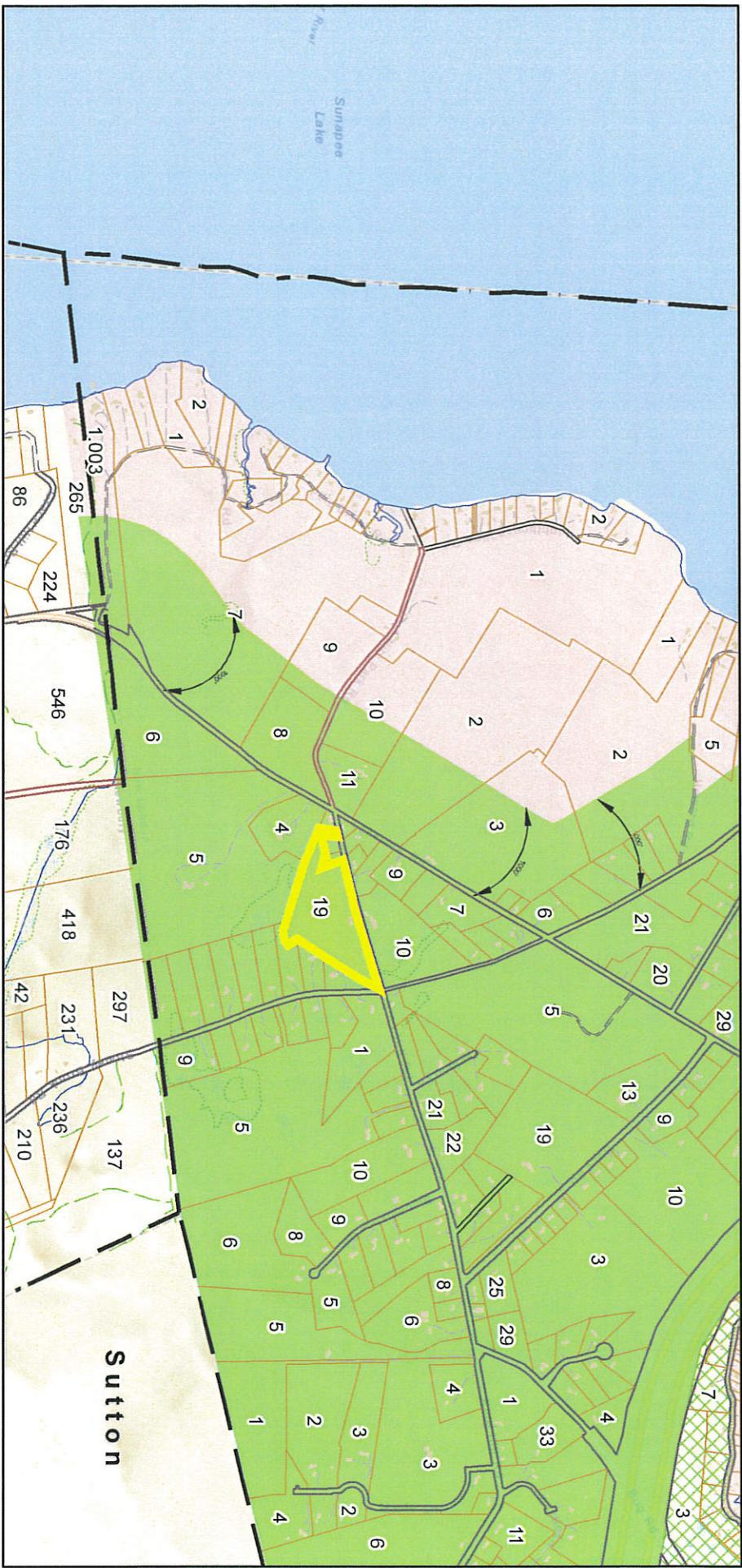
1845 King Hill Road

Tax Map 137-019-000

1 inch = 1500 Feet



www.cai-tech.com



Large Scale	
PROPERTYLINE	WETLAND
<all other values>	PWATER
PROPERTYLINE	RW
ROAD	TRAIL
ROAD	ROADCLASSVI
ROAD-PVT	DW
ROAD-SCENIC	ROAD-PVT-RW
WATER-P	RW
	Newbury Buildings
	Zone Arcs
	AGRICULTURAL/RURAL RESIDENTIAL
	CONSERVATION
	R-2
	WETLAND
	TLTIC
	New London Buildings

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.

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

Return to:
Arnold S. Wood
Anne M. Wood
1845 King Hill Rd
New London, NH 03257

Transfer tax: @ 4,838.⁰⁰ FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, KRISTIN N. THOMAS,
Administrator of the ESTATE OF ROBERT F. THOMAS, JR., late of New London, New
Hampshire, by the powers conferred by the 6th Circuit - Probate Division - Concord Court (Case
Number 317-2015-ET-00198) and every other power, for \$322,500 paid, grant to ARNOLD S.
WOOD and ANNE M. WOOD, as joint tenants with rights of survivorship, whose present
mailing address is 65 Mostyn Street, Swampscott, Massachusetts 01907, with **FIDUCIARY
COVENANTS**,

A certain tract or parcel of land, with all improvements thereon, situated in New London,
County of Merrimack and State of New Hampshire, as shown on a certain Survey Plan entitled
"Plan of Land-Property of Robert F. & Margaret Thomas Located in New London, N.H." dated
December 1982, prepared by John H. Morse, L.L.S., recorded January 31, 1997 as Plan #13860
in the Merrimack County Registry of Deeds, said tract or parcel being more particularly bounded
and described as follows:

Beginning at a corner of stone walls at the intersection of the Southerly edge of the right-
of-way for King Hill Road, so-called, with the Westerly edge of the right-of-way for Stony
Brook Road, so-called, said point of beginning being the Northeasterly corner of the premises
described herein; thence South 15° 20' 06" West forty-one and six hundredths (41.06) feet, partly
along a stone wall, and along the Westerly edge of the right-of-way for said Stony Brook Road,
to a point near the Northerly end of a stone wall at land now or formerly of Timothy W. and
Lucy M. Woodman; thence South 46° 26' 42" West nine hundred thirty-seven and thirty-nine
hundredths (937.39) feet, mostly along a stone wall, to a corner of walls; thence South 18° 44'
21" East one hundred eleven and forty-two hundredths (111.42) feet along a stone wall to a
corner of walls; thence South 68° 55' 51" West forty-three and twelve hundredths (43.12) feet
along a stone wall to a bend in said wall; thence North 86° 04' 19" West one hundred twenty-one
and no hundredths (121.00) feet, mostly along a stone wall, to a point at the Southeasterly end of
a stone wall; thence North 48° 45' 37" West ninety-three and fifteen hundredths (93.15) feet

along a stone wall to an iron rod set in said wall at land now or formerly of James M. Carlisle, Jr., the previous five courses having been against said Woodman land; thence North $51^{\circ} 47' 14''$ West five hundred ninety-two and fifteen hundredths (592.15) feet along a stone wall and against said Carlisle land to an iron pipe set in a corner of walls at land now or formerly of Deborah L. Coffin; thence North $52^{\circ} 11' 38''$ West three hundred sixty-one and seventy-five hundredths (361.75) feet, mostly along a stone wall, and against said Coffin land, to a drill hole set in a stone wall at land now for formerly of Thomas J. and Priscilla F. Drake; thence North $22^{\circ} 10' 48''$ East one hundred seventy-one and eighteen hundredths (171.18) feet along said Drake land to an iron pipe set in the ground on the Southerly edge of the right-of-way for said King Hill Road; thence South $88^{\circ} 26' 36''$ East sixty-two and eighty-one hundredths (62.81) feet along the Southerly edge of the right-of-way for said King Hill Road to an iron pipe set in the ground at land of Public Service Company of New Hampshire; thence South $20^{\circ} 43' 38''$ West one hundred sixty and sixty-two hundredths (160.62) feet to a cement bound; thence South $88^{\circ} 13' 39''$ East one hundred ninety-nine and seventy hundredths (199.70) feet to a cement bound at land now or formerly of the Heirs of Hattie W. Sargent and Harry Goings, the previous two courses having been against said Public Service Company of New Hampshire land; ;thence South $03^{\circ} 11' 21''$ East twelve and thirteen hundredths (12.13) feet to a point; thence Southeasterly one hundred twenty-six (126) feet to a point; thence Northerly two hundred twenty-five (225) feet to a point in a stone wall on the Southerly edge of the right-of-way for said King Hill Road, said point being ninety (90) feet Easterly of a cement bound marking the Northeasterly corner of said land of Public Service Company of New Hampshire, the previous three courses having been against said land now or formerly of the Heirs of Hattie W. Sargent and Harry Goings; thence South $88^{\circ} 01' 17''$ East four hundred seventy-six and fifty-three hundredths (476.53) feet along a stone wall to a point in said wall; thence South $88^{\circ} 45' 44''$ East one hundred eighty-three and eighty-nine hundredths (183.89) feet along a stone wall to a point in said wall; thence North $87^{\circ} 40' 03''$ East two hundred forty-three and no hundredths (243.00) feet along a stone wall to a point in said wall; thence North $89^{\circ} 40' 48''$ East one hundred thirty-eight and twenty-two hundredths (138.22) feet along a stone wall to a point in said wall; thence North $88^{\circ} 28' 15''$ East three hundred sixteen and ninety-seven hundredths (316.97) feet along a stone wall to the point of beginning, the previous five courses having been along the Southerly edge of the right-of-way for said King Hill Road; consisting of 15.90 acres, more or less.

EXCEPTING AND RESERVING, however, from the above-described premises certain rights conveyed to the Sunapee Electric Light and Power Company, more fully described in a deed recorded in the Merrimack County Registry of Deeds at Book 434, Page 595, including the right to maintain a power line crossing the above-described premises, the location of which is shown on said Plan.

FURTHER EXCEPTING AND RESERVING, however, the parcel which was sold out to Hattie W. Sargent and Harry Goings by deed dated May 29, 1939 and recorded at said Registry of Deeds in Book 560, Page 336, which parcel is more particularly shown on the above-referenced plan No. 13860.

THIS IS NOT HOMESTEAD PROPERTY.

Meaning and intending to describe and convey all and the same premises as were conveyed to Robert F. Thomas and Margaret Thomas, as joint tenants with rights of survivorship, by Ralph A. Gay and Ernestine U. Gay by warranty deed dated November 24, 1980, recorded in Volume 2048, Page 1368 of the Merrimack County Registry of Deeds. Margaret F. Thomas died on July 14, 2002 leaving sole title to said premises in her husband, Robert F. Thomas, Sr. See Merrimack County Probate Court Record #2002-1697. Robert F.

Thomas, Sr. died on May 22, 2009, and by his Will devised said premises to his son, Robert F. Thomas, Jr. See Merrimack County Probate Court Record #2009-0423.

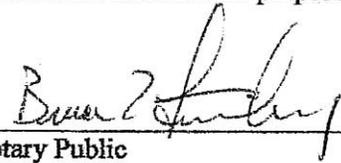
SIGNED this 7 day of June, 2016.



Kristin N. Thomas, Administrator
Estate of Robert F. Thomas, Jr.

STATE OF NEW YORK
SUFFOLK, SS.

Personally appeared Kristin N. Thomas, Administrator of the Estate of Robert F. Thomas, Jr., known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me, 

Notary Public

(Please type or print name)

My commission expires: Aug 10, 2018

BRUCE Z. FEINBERG
Notary Public, State of New York
No. 5000199
Qualified in Suffolk County
Commission Expires August 10, 2018

STATE OF NEW HAMPSHIRE

MERRIMACK, SS

PROBATE COURT

#317-2015-ET-00198
IN THE MATTER OF
ESTATE OF ROBERT F. THOMAS, JR.

CONSENT TO SELL REAL ESTATE

I, Kenneth R. Thomas, the undersigned, being a devisee under the Will of Robert F. Thomas, Jr., hereby consent to the conveyance by the Estate of Robert F. Thomas, Jr. of the real estate with land and building situated at 1845 King Hill Road in New London, New Hampshire, as more particularly described in a warranty deed recorded in Volume 2048, Page 1368 of the Merrimack County Registry of Deeds, to Arnold S. Wood and Anne M. Wood for the amount of \$322,500.00.

Dated this 8th day of June, 2016.



Witness



Kenneth R. Thomas

STATE OF NEW HAMPSHIRE

MERRIMACK, SS

PROBATE COURT

#317-2015-ET-00198
IN THE MATTER OF
ESTATE OF ROBERT F. THOMAS, JR.

CONSENT TO SELL REAL ESTATE

I, Kristin N. Thomas, the undersigned, being a devisee under the Will of Robert F. Thomas, Jr., hereby consent to the conveyance by the Estate of Robert F. Thomas, Jr. of the real estate with land and building situated at 1845 King Hill Road in New London, New Hampshire, as more particularly described in a warranty deed recorded in Volume 2048, Page 1368 of the Merrimack County Registry of Deeds, to Arnold S. Wood and Anne M. Wood for the amount of \$322,500.00.

Dated this 8 day of June, 2016.


Witness


Kristin N. Thomas

CURRENT OWNER			TOPQ	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
THOMAS ROBERT F C/O MARY ANN THOMAS 19 ROBERT TOWNSEND LANE SETAUKET, NY 11733 Additional Owners:			4 Rolling	5 Well	1 Paved	3 Rural	Description	Code	Appraised Value	Assessed Value
				6 Septic			RESIDENTL	1010	201,700	201,700
							RES LAND	91,300	91,300	91,300
							RESIDENTL	1010	2,700	2,700
							CU LAND	34,100	34,100	3,180
							CU LAND	6153	25,900	403
							CU LAND	6800	80,000	0
SUPPLEMENTAL DATA			Other ID:	00137 00002 00000	Septic Infor					
ZONE			MP		MP					
UTILITY			WF		WF					
Ward			CONSERVA1		CONSERVA1					
Prec.										
ROADFF										
G/S ID: 137-019-000					ASSOC PID#					
RECORD OF OWNERSHIP			BK-VOL/PAGE	2048/1368	SALE DATE	10/16/2009	U	1	SALE PRICE	0
THOMAS ROBERT F										
THOMAS ROBERT										

PREVIOUS ASSESSMENTS (HISTORY)											
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	201,700	2015	1010	201,700	2015	1010	201,700	2015	1010	201,700
2016	1010	91,300	2015	1010	91,300	2015	1010	91,300	2015	1010	91,300
2016	1010	2,700	2015	1010	2,700	2015	1010	2,700	2015	1010	2,700
2016	6000	3,180	2015	6000	3,180	2015	6000	3,180	2015	6000	3,180
2016	6153	403	2015	6153	373	2015	6153	373	2015	6153	373
2016	6800	80,000	2015	6800	80,000	2015	6800	80,000	2015	6800	80,000
Total:		299,283	Total:		299,387	Total:		299,387	Total:		299,387

OTHER ASSESSMENTS									
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	
			0				0	0	
			0				0	0	
			0				0	0	
			0				0	0	
Total:			0				0	0	

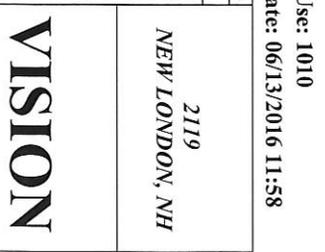
ASSESSING NEIGHBORHOOD									
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch					
0001/A									

NOTES									
10-03 LIST CU CODES									

BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	

LAND LINE VALUATION SECTION																		
B Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I Factor	Acre S.A.	Disc	C Factor	ST Idx	Adi.	Notes-Adi	Special Pricing	S Adj Fact	Adi. Unit Price	Land Value
1	1010 Single Fam	ARR		1375		43,560	1,99	1,0000	4	1,0000	1,00	0,00	0,00			1,00	4,550,00	86,700
1	1010 Single Fam	ARR				1,000	1,0000	0	0,9100	0	1,00	0,00	0,00			1,00	4,600	4,600
1	6000 FARMY LAND	ARR				7,90	5,000,00	0	0,9100	0	0,95	0,00	0,00			1,00	4,332,50	34,100
1	6153 HD UNMNGD	ARR				6,00	5,000,00	0	0,9100	0	0,95	0,00	0,00			1,00	4,332,50	25,900
1	6800 FF IN CU	ARR				400,00	200,00	0	1,0000	0	1,00	0,00	0,00			1,00	200,00	80,000
Total Card Land Units: 15.90 AC Parcel Total Land Area: 15.9 AC Total Land Value: 231,300																		

VISIT/CHANGE HISTORY									
Date	Type	IS	ID	CD	Purpose/Result				
02/12/2013			RE	M	MEASURE				
02/02/2013			NB	CB	CALL BACK				
09/07/2010			KM	FR	IN FIELD REVIEW				
10/20/2009			AR	AC	ADMIN DATA ENTRY				
10/07/2003			SM	AC	ADMIN DATA ENTRY				



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01		Ranch				
Model	01		Residential				
Design/Appeal	04		Average +				
Stories	1		1 Story				
Occupancy	1						
Exterior Wall 1	21		Stone/Masonry				
Exterior Wall 2	25		Vinyl Siding				
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2	07		K PINE/A WD				
Interior Flr 1	12		Hardwood				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	03		Central				
Total Bedrooms	03		3 Bedrooms				
Total Baths	2						
Total Half Baths	1						
Total Xtra Fixtrs	1						
Total Rooms	7		7 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				

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

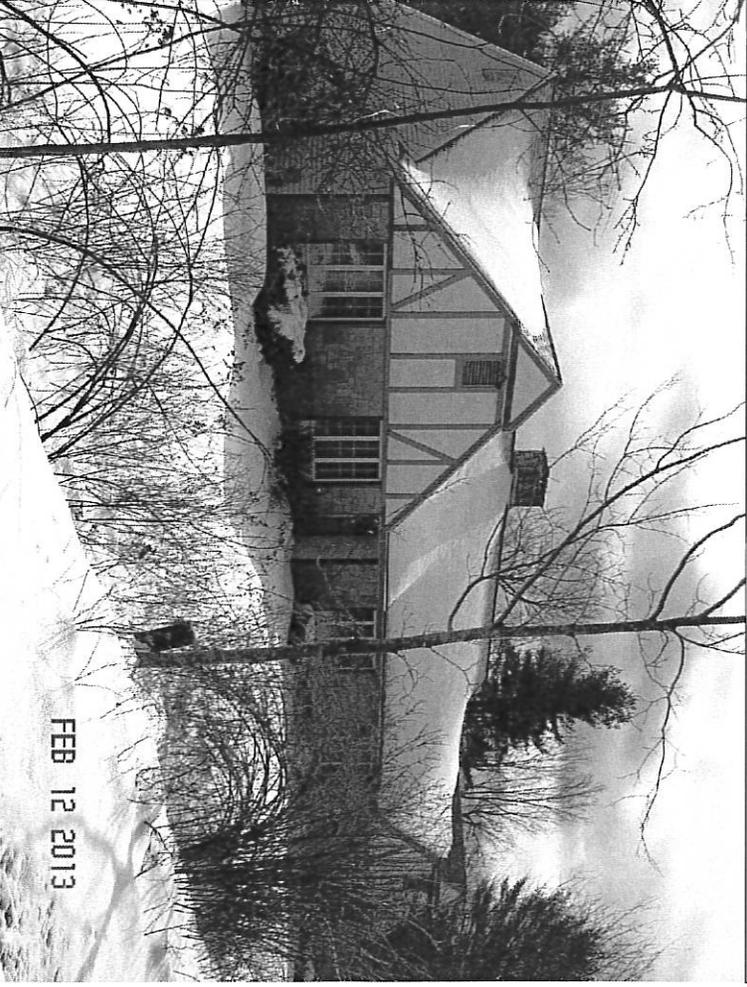
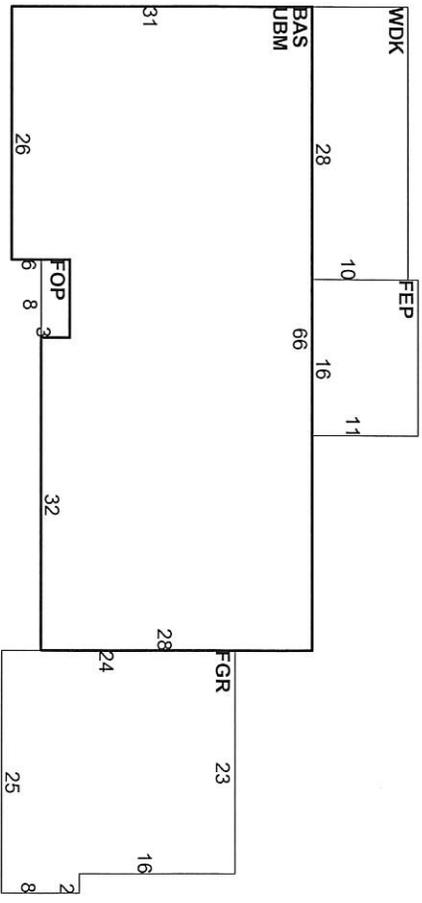
Code	Description	Comment	L/B	Units	Unit Price	Yr.	Gde	Dp	Rt	Cnd	%Cnd	Apr Value
RPV2	RES PAV MED		L	1	2,000.00	2003	0				100	2,000
SHD1	SHED FRAME		L	120	20.00	2003	0				30	700
FPL1	FIREPLACE		B	1	2,400.00	1991	1				100	1,800
FPO	EXTRA FPL O.		B	1	1,000.00	1991	1				100	800

BUILDING SUB-AREA SUMMARY SECTION

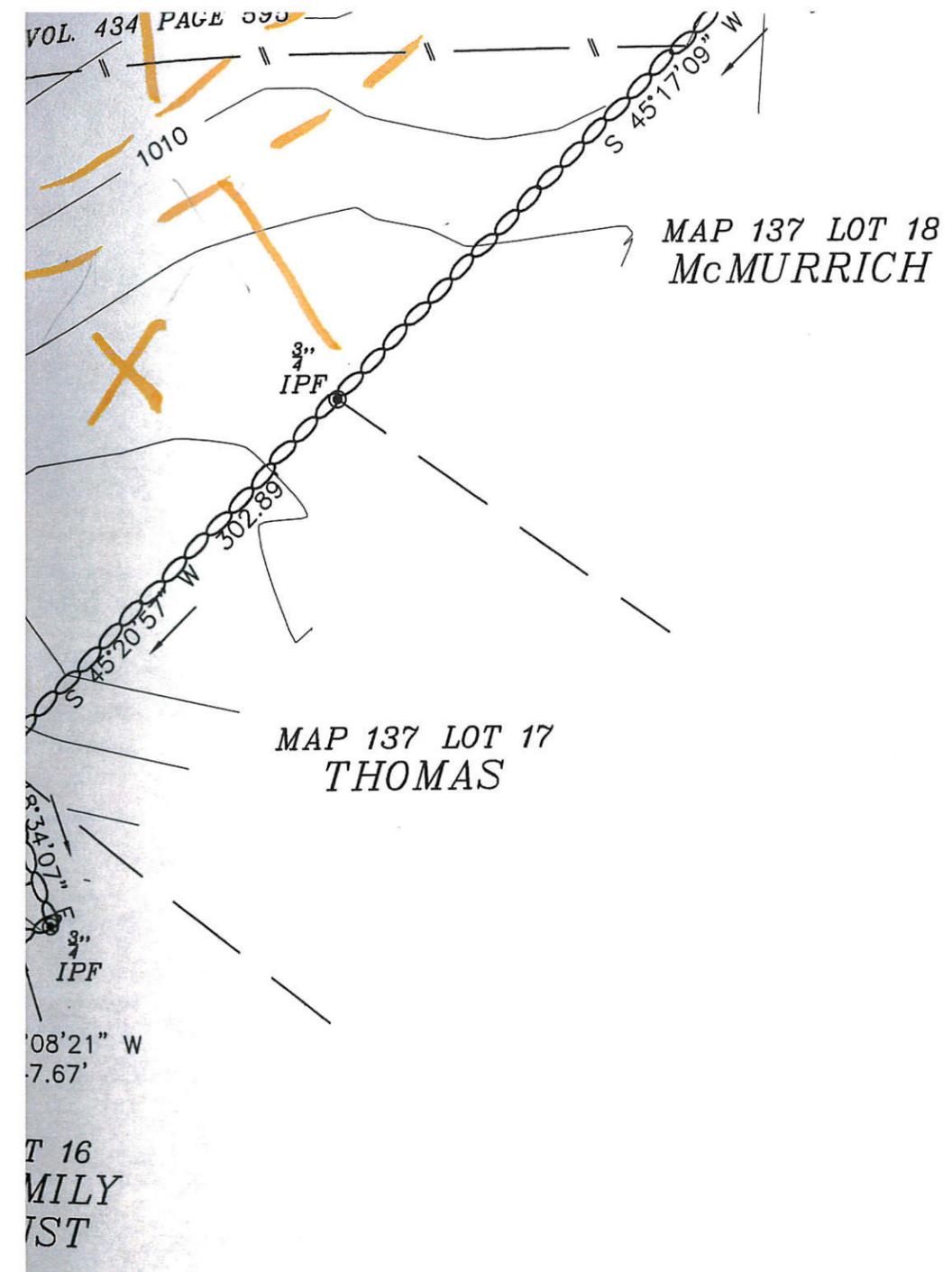
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,902	1,902	1,902		186,469
FEP	Enclosed Porch	0	176	123		12,059
FGR	Attached Garage	0	568	199		19,510
FOP	Open Porch	0	24	5		490
UBM	Unfinished Basement	0	1,902	380		37,255
WDK	Deck	0	280	28		2,745
Ttl. Gross Liv/Lense Area:		1,902	4,852	2,637		258,528

COST/MARKET VALUATION

Adj. Base Rate:	98.04
Net Other Adj:	258,528
Replace Cost	0.00
AYB	258,528
EYB	1982
Dep Code	1991
Remodel Rating	A
Year Remodeled	
Dep %	23
Functional Obsolete	0
External Obsolete	0
Cost Trend Factor	1
Condition	
% Complete	77
Overall % Cond	199,100
Apprais Val	0
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



FEB 12 2013



6 LOTS
#0 12

RECEIVED
JUN 27 2016

BOUNDARY SURVEY
LAND OF

ARNOLD S. WOOD
ANNE M. WOOD

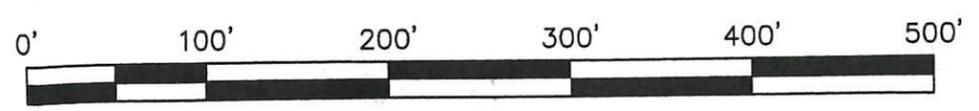
VOL. 3518 PAGE 728

NEW LONDON, NEW HAMPSHIRE

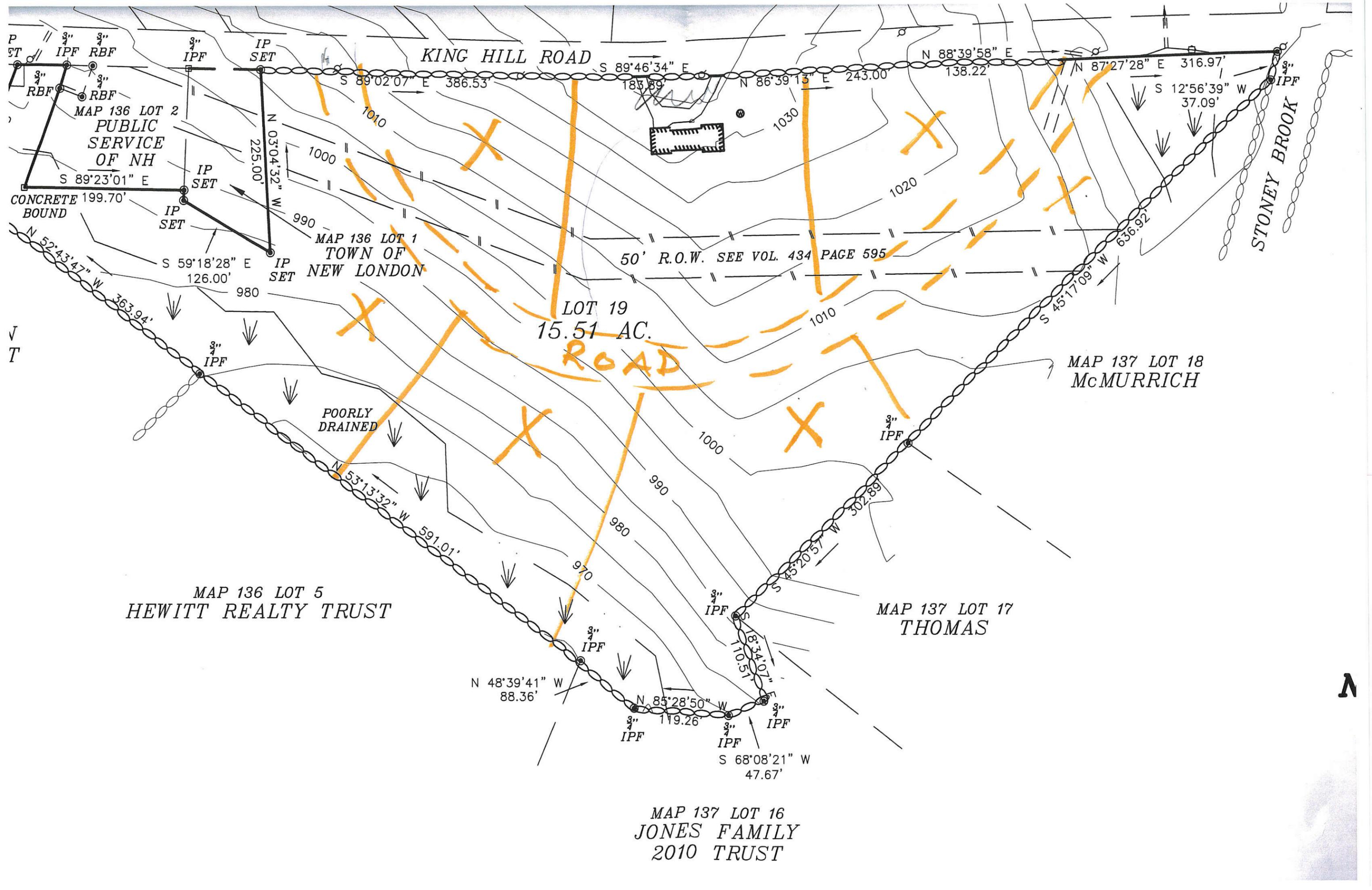
MAP 137 LOT 19

JUNE 2016

HARRY J. BURGESS SURVEYOR/FORESTER
192 HIBBARD ROAD, BATH, N.H.



Scale: 1 inch = 100 feet



KING HILL ROAD

S 89°46'34" E 386.53'

N 88°39'58" E 316.97'

MAP 136 LOT 2
PUBLIC SERVICE
OF NH

CONCRETE BOUND
199.70'

MAP 136 LOT 1
TOWN OF
NEW LONDON

LOT 19
15.51 AC.

ROAD

MAP 137 LOT 18
McMURRICH

MAP 136 LOT 5
HEWITT REALTY TRUST

MAP 137 LOT 17
THOMAS

MAP 137 LOT 16
JONES FAMILY
2010 TRUST

POORLY
DRAINED

50' R.O.W. SEE VOL. 434 PAGE 595

STONEY BROOK

N