

**TOWN OF NEW LONDON**  
**VOLUNTARY MERGER OF LOTS OF RECORD**

The undersigned, being the owner of 2 certain parcels of land situate in New London, in the County of Merrimack, and State of New Hampshire, as more particularly described in a deed to the undersigned dated and recorded in the Merrimack County Register of Deeds, book 3022, page 219, a deed dated 10/01/07 and recorded in the Merrimack County Register of Deeds, book 3057, page 0389, and a deed dated 04/04/08 and recorded in the Merrimack County Register of Deeds, book \_\_\_\_\_, page \_\_\_\_\_, to which reference is made, and having requested approval by the Planning Board of the Town of New London to declare the land described in said deeds to be, in fact, a single lot of record, in consideration of mutual agreements, does hereby covenant, grant, and agree to, and with, the Town of New London, its successors, and assigns, as follows:

- A. On behalf of himself, and his successors in title of this tract of land, agrees that those portions of this parcel or tract cannot be sold separately without lawful subdivision from the New London Planning Board.
- B. On behalf of himself, and his successors in title of this tract or parcel of land, understands and agrees that this tract or parcel of land will be treated as a single parcel of land for tax and other purposes.
- C. This Covenant shall run with and be binding upon the foregoing tract of land and every part thereof and shall be recorded in the Merrimack County Register of Deeds as evidence thereof. In each and every Deed to this parcel or tract, the owner will undertake to insert a clause referring to this Covenant and binding the Grantee to it.

Current Tax Map & Lot Numbers for properties referenced above:

TAX MAP # 030 LOT # 025 TAX MAP # 030 LOT # 006

TAX MAP # \_\_\_\_\_ LOT # \_\_\_\_\_

NAME OF PROPERTY OWNER (Please print or type): Rae Ann Gremel

ADDRESS: 3 Sunflower Terrace, Farmington, CT 06032

SIGNATURE OF PROPERTY OWNER Rae Ann Gremel DATE: 09/

APPROVED BY NEW LONDON PLANNING BOARD ON \_\_\_\_\_, 2 \_\_\_\_\_

SIGNATURE (CHAIRPERSON) \_\_\_\_\_

SIGNATURES (PLANNING BOARD MEMBERS):

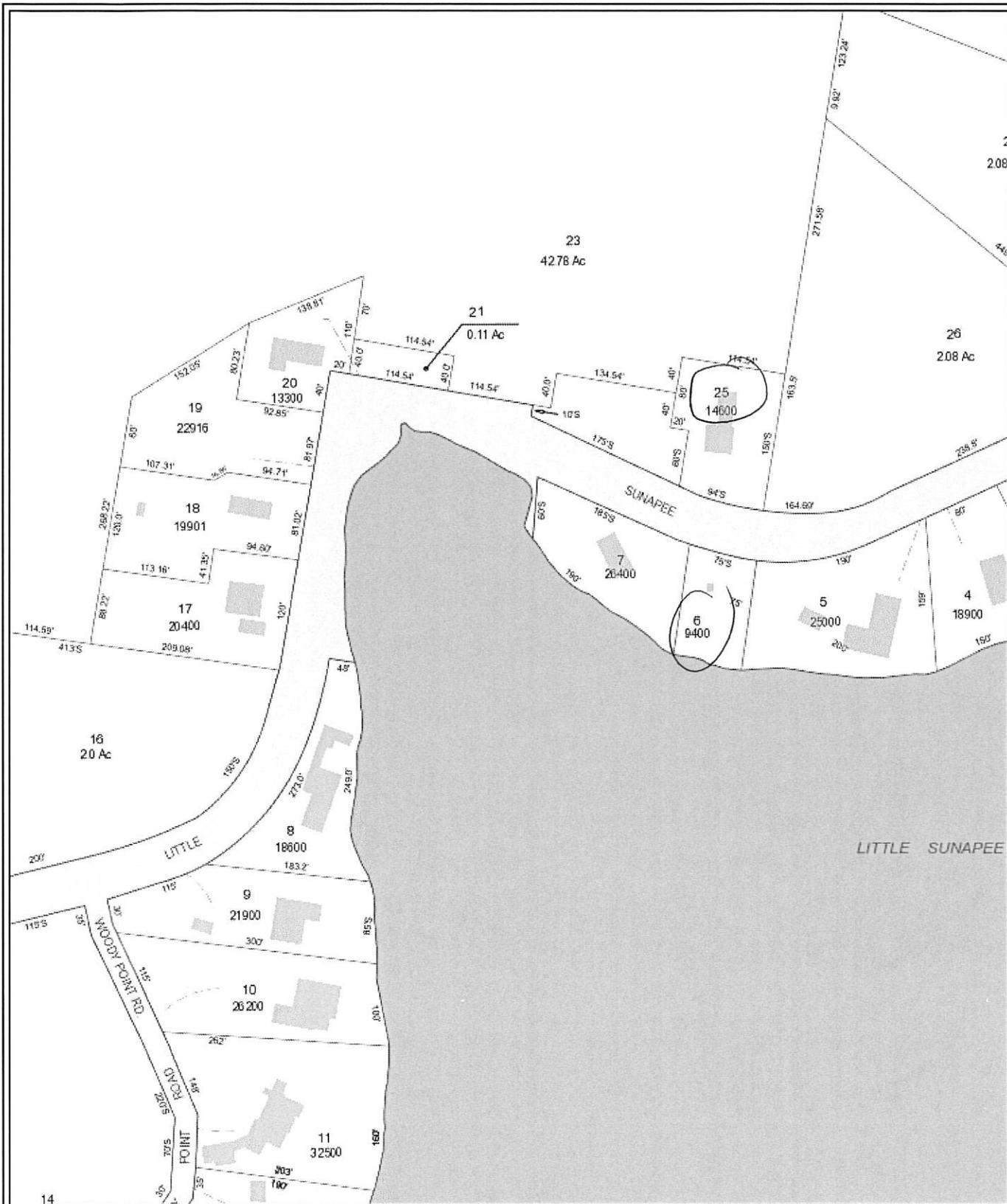
\_\_\_\_\_

\_\_\_\_\_

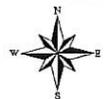
\_\_\_\_\_

**Official Town Use Only – New Tax Map Number assigned to merged lot after recording:**

New Tax Map #: \_\_\_\_\_ New Lot #: \_\_\_\_\_



1539 and 1540 Little Sunapee Road TM 030-006 and 025 Lot Merger  
 Tri Town, NH  
 1 Inch = 150 Feet  
 September 18, 2015



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.

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)
GREMEL RAE ANN REVOCABLE TRU	4 Rolling	5 Well	1 Paved	3 Rural	RESIDENTL RES LAND	Code 1010 Appraised Value 135,500 Assessed Value 134,900	Code 1010 Appraised Value 135,500 Assessed Value 134,900
GREMEL RAE ANN TRUSTEE		6 Septic					
3 SUNFLOWER TERRACE							
FARMINGTON, CT 06032							
Additional Owners:	SUPPLEMENTAL DATA						
	Other ID:	00030 00014 00000	Septic Infor	WORK #:	199805072 BDR		
	ZONE	MP	WF	CONSERVAI			
	UTILITY						
	Ward						
	Prec.						
	ROADFF						
	GIS ID:	030-025-000	ASSOC PID#				



RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q	W	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
GREMEL RAE ANN REVOCABLE TRUST	3022/ 219	10/01/2007	1		410,000	00	2015	1010	135,500	2014	1010	134,900
CHADWICK STEPHEN & JILL	2117/1190	09/16/1998			0	0	2015	1010	134,900	2014	1010	134,900
GAUDES, EDWARD J.	2012/3095	02/16/1995			0	0						
Total: 270,400												

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm. Int.
ASSESSING NEIGHBORHOOD							
NBHD/SUB	NBHD Name			Tracing			
50/A							
Total: 270,400							

OTHER ASSESSMENTS	Description	Number	Amount	Comm. Int.
APPRaised Bldg. Value (Card)				
APPRaised XF (B) Value (Bldg)				
APPRaised OB (L) Value (Bldg)				
APPRaised Land Value (Bldg)				
Special Land Value				
Total Appraised Parcel Value				
Valuation Method:				
Adjustment:				
Net Total Appraised Parcel Value				
Total: 270,400				

APPRaised VALUE SUMMARY	Value
APPRaised Bldg. Value (Card)	132,700
APPRaised XF (B) Value (Bldg)	2,800
APPRaised OB (L) Value (Bldg)	0
APPRaised Land Value (Bldg)	134,850
Special Land Value	0
Total Appraised Parcel Value	270,350
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	270,350

IA TAN  
TAN 3.99 VIEWED W/OWNER  
CHECK 2001 FOR FGR+VERIFY  
INT 2/01 LIST\*FGR MTL RF  
RESEMBLES GAMBREL-STYLE ROOF SLIGHTLY  
CABS CK 2002\*12/01 REM UC

NOTES  
DID'NT GO UPSTAIRS  
11/07 PER LISTING SHEET COMPL.  
REHAB.  
7/08 SALE VERIF. NOH. MSRE ONLY  
SEE FIELD CARD IN FILE:RVW GRADE

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd	Purpose/Result
	14-032	05/05/2014	13	Doors/W/Windows	0		0		Remove door next to porch	11/21/2012			RE	M	MEASURE
										07/02/2008			KM	KM	SALE REVIEW
										11/28/2007			KM	AC	ADMIN DATA ENTRY
										10/25/2007			AR	AC	ADMIN DATA ENTRY
										04/18/2002			TN	ML	MEASURE & LIST

VISIT/CHANGE HISTORY	Date	Type	IS	ID	Cd	Purpose/Result
	11/21/2012					Remove door next to porch
	07/02/2008					MEASURE
	11/28/2007					SALE REVIEW
	10/25/2007					ADMIN DATA ENTRY
	04/18/2002					ADMIN DATA ENTRY

LAND LINE VALUATION SECTION	Use	Description	Zone	D	Front	Depth	Units	Unit Price	I	Acres	Disc	C	ST	Adj.	Notes-Adj	Special Pricing	S Adj	Fact	Adj. Unit Price	Land Value		
	1	1010 Single Fam	MDDL-01	R2	94		14,600	SF	5.13	1.0000	4	1.0000	1.00	52	1.20	VW			VW2	1.50	6.16	134,850

Total Card Land Units: 0.34 AC																		Parcel Total Land Area: 0.34 AC		Total Land Value: 134,850	
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**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		Conventional				
Model	01		Residential				
Design/Appeal	04		Average +				
Stories	2		2 Stories				
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	07		Gambrel				
Roof Cover	12		Standing Seam				
Interior Wall 1	02		Wall Brd/Wood				
Interior Wall 2							
Interior Flr 1	09		Pine/Soft Wood				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Bathrooms	2						
Total Half Baths	0						
Total Xtra Fixtrs	0						
Total Rooms	6		6 Rooms				
Bath Style	03		Modern				
Kitchen Style	03		Modern				

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

Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value
FPL3	2 STORY CHIN		B	1	4,000.00	1985		1			100	2,800

**BUILDING SUB-AREA SUMMARY SECTION**

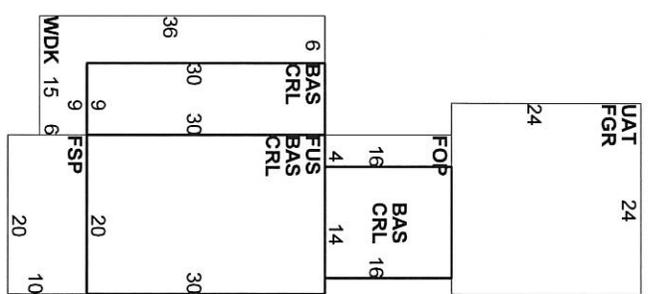
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value
BAS	First Floor	1,094	1,094	1,094		100,006
CRL	Crawl Space	0	1,094	0		0
FGR	Attached Garage	0	576	202		18,465
FOP	Open Porch	0	64	13		1,188
FSP	Screened Porch	0	200	50		4,571
FUS	Upper Story, Finished	600	600	600		54,848
UAT	Attic, Unfinished	576	576	58		5,302
WDK	Deck	0	270	27		2,468
<b>Ttl. Gross Liv/Lease Area:</b>		<b>1,694</b>	<b>4,474</b>	<b>2,044</b>		<b>186,848</b>

**COST/MARKET VALUATION**

Adj. Base Rate:	91.41
Net Other Adj:	186,848
Replace Cost	0.00
AYB	186,848
EYB	1910
Dep Code	1985
Remodel Rating	VG
Year Remodeled	
Dep %	29
Functional Obsolescence	0
External Obsolescence	0
Cost Trend Factor	1
Condition	
% Complete	71
Overall % Cond	132,700
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	

**MIXED USE**

Code	Description	Percentage
1010	Single Fam MDL-01	100



CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT
GREMEL RAE ANN REVOCABLE TRU:1 GREMEL RAE ANN TRUSTEE 3 SUNFLOWER TERRACE FARMINGTON, CT 03257	Level		1 Paved	7 Waterfront	RES LAND	Code 1331 Appraised Value 181,500 Assessed Value 181,500
SUPPLEMENTAL DATA						
Other ID: 00030 00007A 00000						
ZONE: MP						
UTILITY: W/F						
Ward: CONSERVA1						
Prec. ROADFF						
GIS ID: 030-006-000						

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q	W	V	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
GREMEL RAE ANN REVOCABLE TRUST PERKINS ARTHUR	3057/389	04/04/2008	0			230,000	00	2015	1331	181,500	2014	1331	181,500	2014	1330	220,500
ASSOC PID#																
Total: 181,500																

EXEMPTIONS										OTHER ASSESSMENTS									
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Notes	Year	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
ASSESSING NEIGHBORHOOD										APPRaised VALUE SUMMARY									
NBHD/SUB 131A										Appraised Bldg. Value (Card)									
Street Index Name										Appraised XF (B) Value (Bldg)									
Tracing										Appraised OB (L) Value (Bldg)									
Batch										Appraised Land Value (Bldg)									
Special Land Value										Total Appraised Parcel Value									
NOTES										Valuation Method:									
SUNAPEE. WTR DEPTH AVERAGE										Adjustment:									
4/10- WALKWAY TO WTR=NNC										Net Total Appraised Parcel Value									
HAS GOOD UTILITY DUE TO DEPTH OF LOT										181,500									
OTHERWISE WOULD BE .25% TO THE GOOD										Total: 181,500									
VACANT LAND W/F ACCESS										Total: 220,500									
CLEARED LOT W/ VIEW OF MT										This signature acknowledges a visit by a Data Collector or Assessor									

BUILDING PERMIT RECORD										VISIT/CHANGE HISTORY									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	CD	Purpose/Result					
09-055	06/30/2009	12	Excav/Erosion c	0	03/31/2010	100	04/01/2010	Walkway to beach 5' X 30	04/01/2010			KM	BP	BUILDING PERMIT					
08/11/2009																			
07/02/2008																			
04/25/2008																			
01/10/2006																			

LAND LINE VALUATION SECTION																	
B Use #	Use Code	Description	Zone	D Front	Depth	Units	Unit Price	I. Factor	Acres	C. Factor	ST. Idx	Adj.	Notes- Adj.	Special Pricing	S Adj. Fact	Adj. Unit Price	Land Value
1	1331	OTHER LK VAC	R2	75		6,076 SF	10.86	1.0000	4	1.0000	0.50	13	5.50	LARGE ACCLLOT	1.00	29.87	181,500
Total Card Land Units: 0.14 AC Parcel Total Land Area: 0.14 AC Total Land Value: 181,500																	

VISION

2119  
NEW LONDON, NH

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Model	00		Vacant				

MIXED USE	
Code	Description
1331	OTHER LK VAC
	Percentage
	100

COST/MARKET VALUATION	
Adj. Base Rate:	0.00
Net Other Adj:	0
Replace Cost	0.00
AYB	0
EYB	0
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	
Functional Obslinc	
External Obslinc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	
Apprais Val	
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

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

Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value

<b>Ttl. Gross Liv/Lease Area:</b>						
		0	0	0		



Tm  
030-006-000  
Cold 4 030-07A)

Doc#: 705618  
Book: 3057 Pages: 0389 - 0390  
04/04/2008 10:47AM

Return to: Rae Ann Gremel  
11 Flagstad Road  
West Hartford, CT 06107  
DUPLICATE + DUPLICATE

Book 3057 Page 389

14.4  
2-

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION REAL ESTATE TRANSFER TAX

3 THOUSAND 4 HUNDRED AND 50 DOLLARS

MO.	DAY	YR.	AMOUNT
04	04	2008	849366 \$ 3,450

VOID IF ALTERED

3450.00 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, Arthur W. Perkins, a married man, of Bedford, County of Hillsborough, State of New Hampshire for consideration paid, grant to Rae Ann Gremel, Trustee of the Rae Ann Gremel Revocable Trust Agreement, dated June 19, 2001, of 11 Flagstad Road, West Hartford, County of Hartford, State of Connecticut, 06107, with Warranty Covenants the following described tract of land to wit:

A certain tract of land situated in New London, in the County of Merrimack and State of New Hampshire, situated on the south side of the highway known as the Little Sunapee Road, bounded and described as follows:

Beginning at an iron pin on the southerly side of the said Highway and at the northeast corner of the tract herein described; thence southerly along land now or formerly of one Stone to the shore of Little Sunapee; thence westerly along the shore of Little Sunapee to land now or formerly of Elizabeth S. Perkins; thence northerly along said Perkins land to a stake and stones on the southerly side of said highway; thence easterly along said highway to the point of beginning.

Subject to the right to lay and maintain a water pipeline along the easterly side of said tract for the taking of water for domestic purposes in connection with her premises situated on the northerly side of said highway, together with right to enter upon the above premises for the purpose of maintaining said water pipeline.

Meaning and intending to describe and convey all and the same premises as conveyed by Lillian M. Doyle to Arthur W. Perkins by Warranty Deed dated January 6, 1970 and recorded in the Merrimack County Registry of Deeds at Book 1066, Page 21.

The above described tract of land is an undeveloped lot.

Executed this 1<sup>st</sup> day of April, 2008.

  
Arthur W. Perkins



LT2-3057-389-2



LT1-2-705618-1

Map/Lot # 030-006  
Sale \$ 230,000

- Entered in Computer
- Posted to Assess Card
- Corrected Blotter
- Verify - Audit List

04-25-08

STATE OF NEW HAMPSHIRE  
MERRIMACK, SS.

Personally appeared the above-named Arthur W. Perkins, this 1<sup>st</sup> day of April, 2008, 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,

Patricia A. Marden  
Justice of the Peace / Notary Public  
My Commission Expires: 7/18/12

PATRICIA A. MARDEN, Notary Public  
My Commission Expires July 18, 2012



MERRIMACK COUNTY RECORDS

Kathi L. Gray, CPO, Register

TM 030-025-000  
Cold # 030-014-000

**STATE OF NEW HAMPSHIRE**

DEPARTMENT OF REVENUE ADMINISTRATION REAL ESTATE TRANSFER TAX

6 THOUSAND 1 HUNDRED AND 50 DOLLARS

NO. 1 MAY 10/01/2007 **843348** \$ **6,150**

VOID IF ALTERED

Doc# 692053  
Book: 3022 Pages: 0219 - 0220  
Filed & Recorded  
10/01/2007 1:31PM  
Book 3022 Page 219

14.41  
2-

Map/Lot # 030-025  
Sale \$ 410,000  
 Entered in Computer  
 Posted to Assess Card  
 Corrected Blotter  
 Verify - Audit List

*De factis Default*

6150.00 WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That STEPHEN A. CHADWICK and JILL S. CHADWICK, husband and wife, of New London, New Hampshire for consideration paid grant to RAE ANN GREMEL, TRUSTEE OF THE RAE ANN GREMEL REVOCABLE TRUST AGREEMENT dated June 19, 2001, whose present mailing address is 11 Flagstad Road, West Hartford, Connecticut 06107, with Warranty Covenants:

Four certain tracts or parcels of land with the buildings thereon situate in New London, County of Merrimack and State of New Hampshire.

Tract I: A certain tract or parcel of land situated in New London, County of Merrimack and State of New Hampshire, being Lot #39 in Block A, containing 3,444 square feet, more or less, as shown on a Plan known as Park #5, Property now or formerly of the Academy Associates, recorded in Merrimack County Registry of Deeds on March 19, 1901, to which plan reference is made for dimensions and more particular description.

Tract II: A certain parcel of land situated in said New London, County of Merrimack and State of New Hampshire, being Lot #40, Block A, park #5, formerly of Academy Associates, the plan of which is recorded in Merrimack County Registry of Deeds. Said Lot is bounded on the South by formerly Shore Reservation, 82 feet; on the East by the boundary line of Park #5, 42 feet; on the West by a way, 42 feet; on the North by Lot #39, a distance of 82 feet. Said Lot containing 3,444 square feet, more or less.

Tract III: A certain tract of land situated in said New London, County of Merrimack and State of New Hampshire, bounded and described as follows:

On the northwest by the southwest boundary of Lot No. 40, Block A, Park #5, of the Academy Associates as per plan recorded March 13, 1901, in Merrimack

FEENEY LAW OFFICES  
P O BOX 389, NEWPORT, N. H. 03773-0389



County Registry of Deeds; thence starting at the point where above boundary intersects the easterly boundary of said Park and running Southwesterly to the point where said park boundary intersects the northerly boundary of the New State Road as laid out by the State of New Hampshire; thence along said northerly boundary to a point at which a line starting at the southwest corner of said Lot No. 40 and running at right angles to said southwest boundary would intersect the northerly boundary of said road. Intending to convey all the land between the last mentioned line and the easterly Park boundary and the southwest boundary of Park No. 40, and the northeasterly boundary of the New State Road.

Tract IV: An easement for water pipeline as set forth in deed from Lillian M. Doyle to Arthur W. Perkins recorded in said Registry, Book 1066, Page 21.

Meaning and intending to describe and to convey the same premises as conveyed by Warranty Deed of Avis M. Gaudes to Stephen A. Chadwick and Jill S. Chadwick dated September 15, 1998 and recorded in Volume 2117, Page 1190 of the Merrimack County Registry of Deeds.

Dated this 1st day of October, 2007.

Stephen A Chadwick  
Stephen A. Chadwick

Jill S Chadwick  
Jill S. Chadwick

STATE OF NEW HAMPSHIRE  
COUNTY OF Merrimack

October 1, 2007

Personally appeared Stephen A. Chadwick and Jill S. Chadwick, 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

My commission expires:

Larry B. DuFault  
Justice of the Peace / Notary Public

(Please Print Name)

Mrfpc188\Chadwick\WarrantyDeed

LARRY B. DUFAULT  
Justice of the Peace - State of New Hampshire  
My Commission Expires December 7, 2010

MERRIMACK COUNTY RECORDS

Kathi L. Gray CPO, Register

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P. O. BOX 389, NEWPORT, N. H. 03773-0389