

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: Richard P Keller, Kathleen M Keller

2. PROPERTY LOCATION: 32 Stoney Brook Road, Hebron, NH 03241

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No

4. SELLER: has has not occupied the property for 13 years. *(seasonally)*

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other Community Well

b. INSTALLATION: Location: _____
 Installed By: Daniels Date of Installation: 1970's
 What is the source of your information? Association

c. USE: Number of persons currently using the system: 25 homes
 Does system supply water for more than one household? Yes No

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

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test _____
 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? Yes No
 If YES, are test results available? Yes No
 What steps were taken to remedy the problem? _____
 COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
 Private: Yes No Unknown
 Septic Design Available: Yes No

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

c. IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Unknown Other
1200 Tank Size 1200 Gal. Unknown Other
 Tank Type Concrete Metal Unknown Other
 Location: Backyard (marked) Location Unknown. Date of Installation: _____
 Date of Last Servicing: 7/14/23 Name of Company Servicing Tank: Bottom Feeder Septic Plumbing
 Have you experienced any malfunctions? Yes No
 COMMENTS: _____

SELLER(S) INITIALS RPK/KMK

BUYER(S) INITIALS _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 32 Stoney Brook Road, Hebron, NH 03245

d. LEACH FIELD: Yes No Other _____
 IF YES, Location: unknown Size: _____ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes 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

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>R-30</u>	_____	_____
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>R-19</u>	_____	_____
	Floors	<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
 Comments: _____

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: _____

SELLER(S) INITIALS RD/KMC BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 32 Stoney Brook Road, Hebron, NH 03245

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:

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

Comments: _____

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: Association 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: Association Fees

What is your source of information? Association

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: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? _____

i. Heating System Age: 10 yrs Type: Boiler Fuel: Propane Tank Location: outside

Owner of Tank: home owner

Annual Fuel Consumption: _____ Price: \$3,200 Gallons: _____

Date system was last serviced and by whom? 5/27/26 CBA Heating + Cooling, Bristol NH

Secondary Heat Systems: Mini split (electr)

Comments: Superior Plus Propane - 2/11/25 - 6/19/26 (Keeping property @ 59°)

j. Roof Age: 16 yr Type of Roof Covering: Asphalt

Moisture or leakage: None

Comments: _____

SELLER(S) INITIALS RP/KML

BUYER(S) INITIALS _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 32 Stoney Brook Road, Hebron, NH 03245

k. **Foundation/Basement** Full Partial Other: _____ Type: walkout
Moisture or leakage: none
Comments: _____

l. **Chimney(s)** How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

m. **Plumbing** Type: Copper - PVC Age: _____
Comments: _____

n. **Domestic Hot Water** Age: 10 yr Type: direct Gallons: _____

o. **Electrical System** # of Amps 200 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 No
If Yes, please explain: _____

q. **Pest Infestation:** Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____

r. **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: _____

s. **Air Conditioning** Type: Mini Split Age: 1 yr Date Last Serviced and by whom: installed 2025
Comments: _____

t. **Pool** Age: None Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____

u. **Generator** Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: 5/27/2026
If Portable: Included Negotiable
Comments: _____

v. **Internet** Type Currently Used at Property: Breezeline

w. **Other** (e.g. Alarm System, Irrigation System, etc.) Audio 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 RPK KAK

BUYER(S) INITIALS 1

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 32 Stoney Brook Road, Hebron, NH 03241

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

Built Garage in 2014
Whole House Generator - 2014
Heating System + Hot Water 2016
Gazebo - 2020
Patio - 2020
Walkway - 2018
Showers - Intall - 2025
A/C mini split - 2025
New Railings - 2026
Custom BLINDS included
upgrade refrigerator + stove

Property being sold furnished - please see exclusion list

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] 6/23/26
SELLER Richard P Keller DATE

[Signature] 6/23/26
SELLER Kathleen M Keller 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 RPK KMK

BUYER(S) INITIALS _____

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 32 Stoney Brook Road, Hebron, NH 03245

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f) ms Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

[Signature] Seller **Richard P Keller** 4/23/26 Date [Signature] Seller **Kathleen M Keller** 6/23/26 Date

Purchaser- _____ Date _____ Purchaser _____ Date _____
[Signature] Agent _____ 4/23/26 Date _____ Agent _____ Date _____

PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
 (To be used in conjunction with Property Disclosure - Residential)
 New Hampshire Association of REALTORS® Standard Form



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

1. Seller and Property Address: Kathleen M Keller 32 Stoney Brook Road
Richard P Keller Hebron, NH 03245

2. Association Name (if applicable): Stone Gate Acres Association

3. Property Manager/Agent: Self managed Phone: _____

4. **GENERAL AND LEGAL**

a. Are there any Association or Corporation approvals required for transfer of Ownership? ___ Yes No ___ Unknown

b. Is there a time share operation existing at Property? ___ Yes No ___ Unknown

c. Is there a vacation rental operation or other organized rental program at Property? ___ Yes No ___ Unknown

d. Are you aware of any rental, use or age restrictions? ___ Yes No ___ Unknown

e. Number of allocated parking spaces available for this unit: drive way

f. Are you aware of any pending or existing litigation? ___ Yes No If Yes, please explain: _____

g. Are the minutes of the Condominium Association annual meeting available? Yes ___ No ___ Unknown

h. Are there any pet policies? Restrictions: Yes ___ No Dogs/Cats Allowed: ___ Yes ___ No

5. MASTER INSURANCE POLICY Restrictions for Beach ONLY

a. Name of Company: _____

b. Name of Agent: _____ Phone: _____

6. FINANCIAL Yearly

a. Monthly maintenance fee(s): \$ 700.00

b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input type="checkbox"/> Snow Removal
<input type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Recreation/Community Association Dues	<input type="checkbox"/> Water
<input type="checkbox"/> Other: _____		

c. Are there any additional fees? If so, please specify: \$500.00 Per Year Water Fund Reserve

d. Are you aware of any special assessments or loans in effect at this time? ___ Yes No
 If Yes, explain: _____

Additional Comments: There is a mooring wait list - currently, NO ONE is on the wait list.

7. 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.

[Signature] 6/23/26 [Signature] 6/23/26
 SELLER Richard P Keller DATE SELLER Kathleen M Keller 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 AND OTHER ADVISORS.

BUYER _____ DATE _____ BUYER _____ DATE _____

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****3 Thousand 8 Hundred 10 Dollars	
DATE	AMOUNT
10/25/2013	GR041482 \$****3810.00
VOID IF ALTERED	



4021-0361

10/25/2013 1:04 PM Pages: 2
REGISTER OF DEEDS, GRAFTON COUNTY

Kelley M. Mahan



Return To: Richard P. Keller and Kathleen M. Keller

308 High Tide Dr

Unit 101

St Augustine, FL

32080-0000

135

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Matthew A. Hughes and Melissa J. Hughes, Husband and Wife, of 32 Stoney Brook Road, Hebron NH 03241, for consideration paid grant(s) to Richard P. Keller and Kathleen M. Keller, Husband and Wife, of 308 High Tide Drive, #101, Saint Augustine FL 32080, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract of land with the buildings thereon, situate in Hebron, Grafton County, State of New Hampshire, shown as Lot 16 on a plan entitled "Subdivision of Stone Gate Acres, Hebron, N.H." prepared by Peter Hodges Surveyors, Inc., and recorded in the Grafton County Registry of Deeds, Pocket 1, Folder 1, Plan 28, more particularly bounded and described as follows:

Beginning at an iron pipe set in the ground on the South side of Stone Brook Road at the Northeast corner of Lot #17, as shown on aforementioned plan;

thence South 07° 50' 12" West 160.00 feet along Lot #17 crossing a brook to an iron pipe set in the ground;

thence continuing South 07° 50' 12" West 50.00 feet along Lot #14 to an iron pipe set in the ground;

thence South 77° 27' 31" East 189.3 8 feet along the northerly lot line of Lot # 15 to an iron pipe set in the ground;

thence continuing South 85° 14' 57" East 50.00 feet along Lot #1 to an iron pipe set in the ground;

thence North 08° 28' 08" East 112.30 feet along the westerly line of Lot #2 to an iron pipe set in the southeasterly side of a turn around of Stone Brook Road;

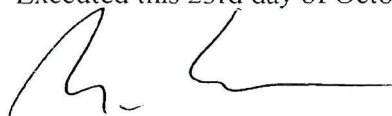
thence following a curve to the left which has a radius of 50.00 feet, 137.55 feet to a point;

thence North 50° 32' 43" West 169.40 feet along Stone brook Road to the point of the beginning.

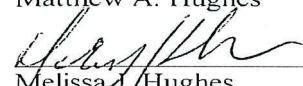
Meaning and intending to describe and convey the same premises conveyed to Matthew A. Hughes and Melissa J. Hughes by virtue of a Warranty deed from Daniel A. Devine and Paula S. Devine dated 05/27/2010 and recorded at the Grafton County Registry of Deeds in Book 3703, Page 799.

I/We, the grantor(s) hereby release all rights of homestead in the above described premises.

Executed this 23rd day of October, 2013.



Matthew A. Hughes

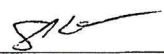


Melissa J. Hughes

New Hampshire
County of Hillsborough

October 23, 2013

Then personally appeared before me on this 23rd day of October, 2013, the said Matthew A. Hughes and Melissa J. Hughes and acknowledged the foregoing to be his/her/their voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration:



WARRANTY DEED


I, JOAN M. CONLON, married, of Londonderry, County of Rockingham and State of New Hampshire, for consideration paid, grant to DANIEL A. DEVINE and PAULA S. DEVINE, husband and wife, as joint tenants with rights of survivorship, whose mailing address is 1220 Curts Corner Road, Wakefield (Washington County), Rhode Island 01810, with WARRANTY COVENANTS:

A certain tract of land with the buildings thereon situate in Hebron, Grafton County, State of New Hampshire, shown as Lot 16 on a plan entitled "Subdivision of Stone Gate Acres, Hebron, N. H." prepared by Peter Hodges Surveyors, Inc., and recorded in the Grafton County Registry of Deeds, Pocket 1, Folder 1, Plan 28, more particularly bounded and described as follows:

Beginning at an iron pipe set in the ground on the South side of Stone Brook Road at the Northeast corner of Lot #17, as shown on aforementioned plan; thence South 07° 50' 12" West 160.00 feet along Lot #17 crossing a brook to an iron pipe set in the ground; thence continuing South 07° 50' 12" West 50.00 feet along Lot #14 to an iron pipe set in the ground; thence South 77° 27' 31" East 189.38 feet along the northerly lot line of Lot #15 to an iron pipe set in the ground; thence continuing South 77° 27' 31" East 50.00 feet along Lot #1 to an iron pipe set in the ground; thence North 08° 28' 08" East 112.30 feet along the westerly line of Lot #2 to an iron pipe set in the southeasterly side of a turn around of Stone Brook Road; thence following a curve to the left which has a radius of 50.00 feet, 137.55 feet to a point; thence North 50° 32' 43" West 169.40 feet along Stone Brook Road to the point of beginning. Said lot contains 33,598 square feet, more or less.

Also conveying a right of way for pedestrians and vehicles to be used by the grantees, their heirs and assigns, at their own risk, in common with others, from the Davis Road, so-called, to the premises conveyed hereby over the private way 50 feet in width, shown as Stone Brook Road on aforementioned plan. William J. Crane and June Crane have agreed to maintain said Stone Brook Road, including snowplowing, until it is accepted as a public highway.

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION				\$ 998.00
REAL ESTATE TRANSFER TAX				
MO	DAY	YR		
11	25	91		
-----THOUSAND --9 HUNDRED AND 98 DOLLARS				
CONTROL NUMBER		37439	VOID IF ALTERED	

JOSEPH F. WUNDRICK
ATTORNEY AT LAW
37 SOUTH MAIN STREET
RISTOL, NEW HAMPSHIRE
03222

017002

BK1939 PG0400

BK 1939 PG 0401

Also conveying the right, to be used and enjoyed by the grantees, their heirs and assigns, at their own risk, in common with others, to use the private beach area on the shore of Newfound Lake which has a frontage of approximately 300 feet on said lake and is located at the southwesterly terminus of Stone Gate Road as shown on aforementioned plan, together with a right of way over said Stone Gate Road for access to and egress from said beach.

By the acceptance of this deed, the grantees for themselves, their heirs and assigns, covenant and agree to purchase all water required for use on the premises conveyed hereby from an Artesian well and water pipe system which has been installed by William J. Crane and June Crane and to pay such reasonable charges therefor as shall be assessed from time to time by William J. and June Crane, their heirs and assigns.

Said premises are conveyed SUBJECT TO the following exceptions, reservations, restrictions, and covenants, which shall run with the land:

1. Said premises shall not be subdivided in any way.
2. No building or other structure shall be erected, altered, placed or permitted to remain on said premises other than one (1) single-family dwelling (which shall be designed, constructed and equipped for year-round occupancy), one (1) bona fide garage for not more than two (2) automobiles, and one (1) bona fide detached tool house not larger than a one (1) car garage, any such garage and/or tool house to conform in architecture and appearance with that of the main residence structure.
3. Before any dwelling or other structures are erected, the plans and specifications together with a site plan showing the proposed location of the structure on the lot and the proposed location of the leaching field and septic tank must be submitted to William J. and June Crane for their approval. Absolutely no work is to be started without such approval.
4. No part of said premises or any buildings or structure placed or erected thereon shall be used for conducting or carrying on any trade, business or occupation of any kind whatever;

BK 1939 PG 0402

provided, however, that said premises may be leased or rented for residential purposes only.

5. Any dwelling erected on said premises shall have a minimum ground floor area of 600 square feet, and all structures placed or altered on said premises shall have a full foundation of concrete or cement block construction with a crawl space having a minimum elevation of 36 inches.
6. There shall be no habitation whatsoever in a garage or tool house and no habitation in a dwelling house until it is completed on the exterior and plumbing and sewage facilities installed.
7. All dwellings must have private inside bathroom facilities, a leaching field or drywell and a septic tank. No chemical toilets or "outhouses" shall be permitted on any lot, whether during the process of construction or otherwise. No sewerage disposal facilities shall be installed until approval is obtained from the New Hampshire Water Supply and Pollution Control Commission, Concord, New Hampshire, in accordance with R.S.A. 149-e. No bathrooms or other plumbing facilities shall be installed in any tool house.
8. No tent, mobile home, trailer, travel trailer or other temporary or portable structure shall be permitted on said premises at any time. No unregistered motor vehicles shall be kept on said premises unless garaged.
9. No trees over 6 inches in diameter shall be cut except with the approval of William J. and June Crane.
10. No animals or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats and other domestic household pets may be kept provided they are not raised, bred or kept for any commercial purposes.
11. William J. Crane and June Crane reserve for themselves, their heirs and assigns, easements for water pipes, electricity, telephone and other utilities either above or below the ground on said premises, provided, however, that no such easement shall unreasonably or substantially damage the value of said premises or hinder or interfere with the convenient, orderly and safe construction and occupancy of buildings on said premises.

BK 1939 PG 0403

- 12. Swimming, boat launching and boat mooring shall be permitted in such places as shall be designated by William J. Crane and June Crane or their heirs and assigns. Lot owners, their tenants and guests, shall vacate the beach not later than 11:00 p.m. in order that occupants of buildings near the beach may have undisturbed rest at night.
- 13. Any exterior lighting installed on said premises shall either be indirect or of such controlled focus and intensity as not to disturb the occupants of adjoining lots. No mercury vapor type area lighting will be permitted.
- 14. No signs shall be placed on said premises except those pertaining to the sale or lease thereof or the identity of the owners or occupants thereof and in no event shall any sign exceed six (6) square feet in size.

Meaning and intending to describe and convey the same premises conveyed to Joan M. Conlon, the grantor herein, by warranty deed from Raymond A. Bolles and Virginia C. Bolles, dated September 15, 1983, and recorded in the Grafton County Registry of Deeds at Book 1484, Page 357.

This is not homestead property of the grantor or her spouse.

Dated this 19th day of November, 1991.

Joan M. Conlon
JOAN M. CONLON

STATE OF NEW HAMPSHIRE
COUNTY OF Grafton

November 19, 1991

Before me, personally appeared Joan M. Conlon and acknowledged the foregoing instrument to be her voluntary act and deed.

Sandra Vermouth
Notary Public/Justice of the Peace
My comm. exp. SANDBA VERMOUTH
My Commission Exp. 11/19/93



RECEIVED

91 NOV 25 PM 1:40

GRAFTON COUNTY
REGISTRY OF DEEDS

EXAMINED, ATTEST Cecil D. Elliott
GRAFTON COUNTY REGISTRY OF DEEDS

JOSEPH F. WUNDRICK
ATTORNEY AT LAW
37 SOUTH MAIN STREET
BRISTOL, NEW HAMPSHIRE
03222

Stone Gate Acres Association

Common Use Rules, Revised May 2010

The following rules have been revised and adopted by the Stone Gate Acres Association to keep the beach a clean, safe, pleasant environment, and to preserve the quality and cleanliness of the lake. All members should read these rules carefully and be sure that their children, guests, and tenants clearly understand these rules.

Safety:

1. Glass bottles and containers are not allowed on the beach.
2. Rock throwing and rough play on the beach, swim raft, or in the water are prohibited.
3. Ball games of any kind must not take place in populated beach areas.
4. Extreme caution must be used when operating vehicles in the parking area.
5. Children under 10 must be accompanied by an adult.
6. Fishing is not allowed in the swimming area.

Boats/Mooring:

1. Only headway speed is permitted in the mooring area.
2. All boats shall be moored south of the swim float line.
3. No boat trailers may be stored in the parking area.
4. Mooring balls and chains must be maintained by owners.
5. Boats cannot be left overnight obstructing the loading/unloading dock area.
6. Registered boats must be in working condition.
7. Moored boats must be NH registered.
8. Fueling of boats at the dock, boat area, or on the beach is prohibited.
9. Only soft boats are allowed in the swimming area.
10. All boats are privately owned and are not to be used without the owners consent.
11. All non-motorized boats (canoes, kayaks, paddleboats) must be put in the woodchip area or on the racks when not in use for extended periods.
12. All non-motorized boats (canoes, kayaks, paddleboats) must be removed from the beach by October 15th.
13. The dock shall be used only for loading and unloading of boats.
14. The boat path abutting the fence must be kept free for non-motorized boat access.
15. No motorized boats can be launched from the beach.

Beach Conduct:

1. The beach shall be used only by owners, tenants, and bona fide house guests. Bylaws of the Association must be respected.
2. Excessive noise is not permitted on the beach. This includes shouting, loud radios, or any noise which disturbs others. Swearing and foul language are unacceptable.
3. Gathering and noise is not permitted after 11 P.M.
4. Dogs are not allowed on the beach when the beach is occupied. Animal waste must be immediately removed and privately disposed of to keep the beach and parking area clean.
5. Smoking is not allowed on the beach when the beach is occupied.
6. Each person and family is responsible for their own trash, which must be removed from the beach. This includes cigarette and cigar butts.
7. Holes and mounds dug in the sand must be filled in and smoothed after use.
8. Beach chairs shall be stacked in the corral after use. Items in the corral are the owner's property and should not be used without owners' permission. Personal items in the corral must be removed by October 15th each year.
9. Tents are not allowed on the beach.

Sanitation:

1. Children must not be encouraged to eliminate in the lake.
2. Spitting on the beach is prohibited.

Searches | Info

Hebron, NH

Quick Search

Address

Find

28

STONEY BROOK ROAD

UNKNOWN

9

10

11

17

18

23

24

29

32

38

SUNSET DRIVE

TENNEY HILL ROAD

TENNEY LANE

TOWN WIDE

TOWNSHED DRIVE

TOWNWIDE

VALLEY VIEW ROAD

VEASEY DRIVE

VISTA DRIVE

WADE ROAD

WEST SHORE ROAD

WHIPOWILL ROAD

Parcel ID: 000007 0000SG 016-07

Owner: KELLER, RICHARD P.
KELLER, KATHLEEN M.

Location: 32 STONEY BROOK ROAD

Acres: 0.770

General Land Building Sketch Photo Features Sales

Valuation

Building Value: \$142,500

Features: \$21,000

Taxable Land: \$213,700

Card Value: \$377,200

Parcel Value: \$377,200

[Review and Pay Property Taxes Online](#)

Listing History

List Date	Lister
01/17/2021	KCPE
06/11/2019	KCVE
01/02/2019	INSP
06/09/2015	JDVX
05/29/2015	INSP

Districts

District	% In Dist.
BRID-HEB VILL	100

Notes: GRN; LOT 16 STONE GATE; 3/11 NOH; DNPU FENCE; PU SIDING; EST HEAT=LP BOTTLES; TOPO STEEP TO BROOK BEHIND COTTAGE; DNPU HEARTH; 3/12 NOH; REMOVE DEK ADD PAT; 2/15 REMOVE OLD GAR; PU NEW GAR & GEN; CORR DEK; 6/15 HO REFUSED INT/EXT=ALL EST; PU PAVING; 1/21; ADD SCRNSHSE;

Displaying results:

Due amounts reflect interest as of 6/19/2026.

Change Date

Cart Total: \$0

Check Out

Cancel Cart

The total due on this page is \$1,803.00.

Add All To Cart

Show Unpaid Only

Making a Partial Payment?

Partial payments can be made by adjusting the Payment Amount on the CheckOut Page. If you haven't already added an invoice to the cart do so now by clicking ADD TO CART. Continue to the CheckOut Page by clicking 'Check Out' above.

PDF View Bill

Print

Invoice Number: 2026P01006602

Current Owner	KELLER, RICHARD P.	Due Date	7/1/2026
Current Owner 2	KELLER, KATHLEEN M.	Bill Amount	\$1,803.00
Billed Owner	KELLER, RICHARD P.		
Location	32 STONEY BROOK ROAD	Principal	\$1,803.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	000007-0000SG-016-07	Penalties	\$0.00
Acres	0.77	Total Due	\$1,803.00

Add To Cart

The Net Assessment was \$377,200 at the time of this bill.

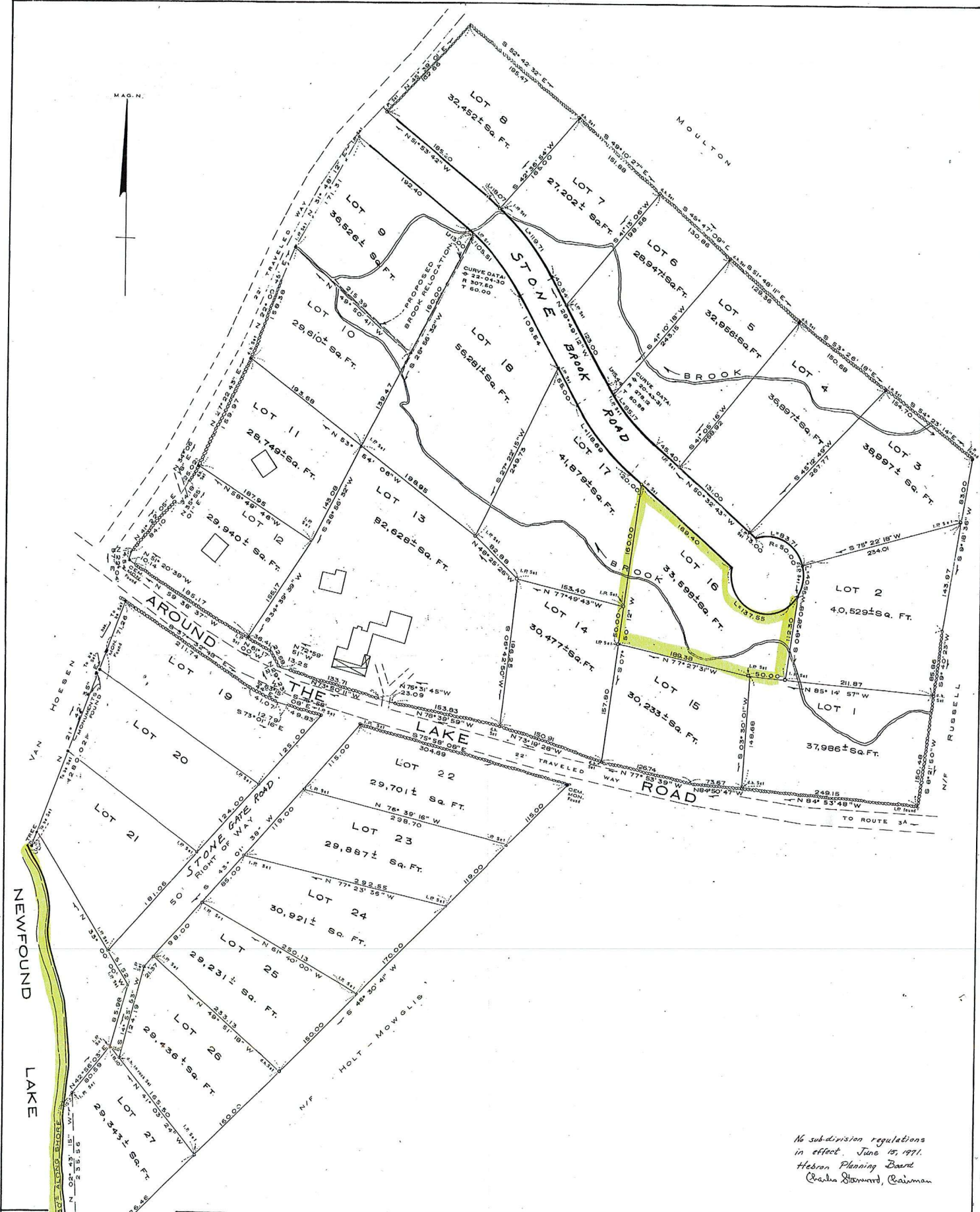
Assessment ▼

Transactions ▼

Back To Search

Print All

MAG. N.



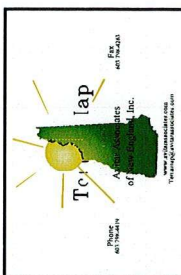
No subdivision regulations
in effect. June 15, 1971.
Hebron Planning Board
Cecilia Stewart, Chairman

#28



SUBDIVISION OF
STONE GATE ACRES
HEBRON, N.H.

PETER HODGES SURVEYORS, INC. HEBRON, N.H.	
SCALE 1" = 50'	DATE 3/71
JOB NO. 2075	
DRAWN G.E.M.T. CHECKED	SHEET 1

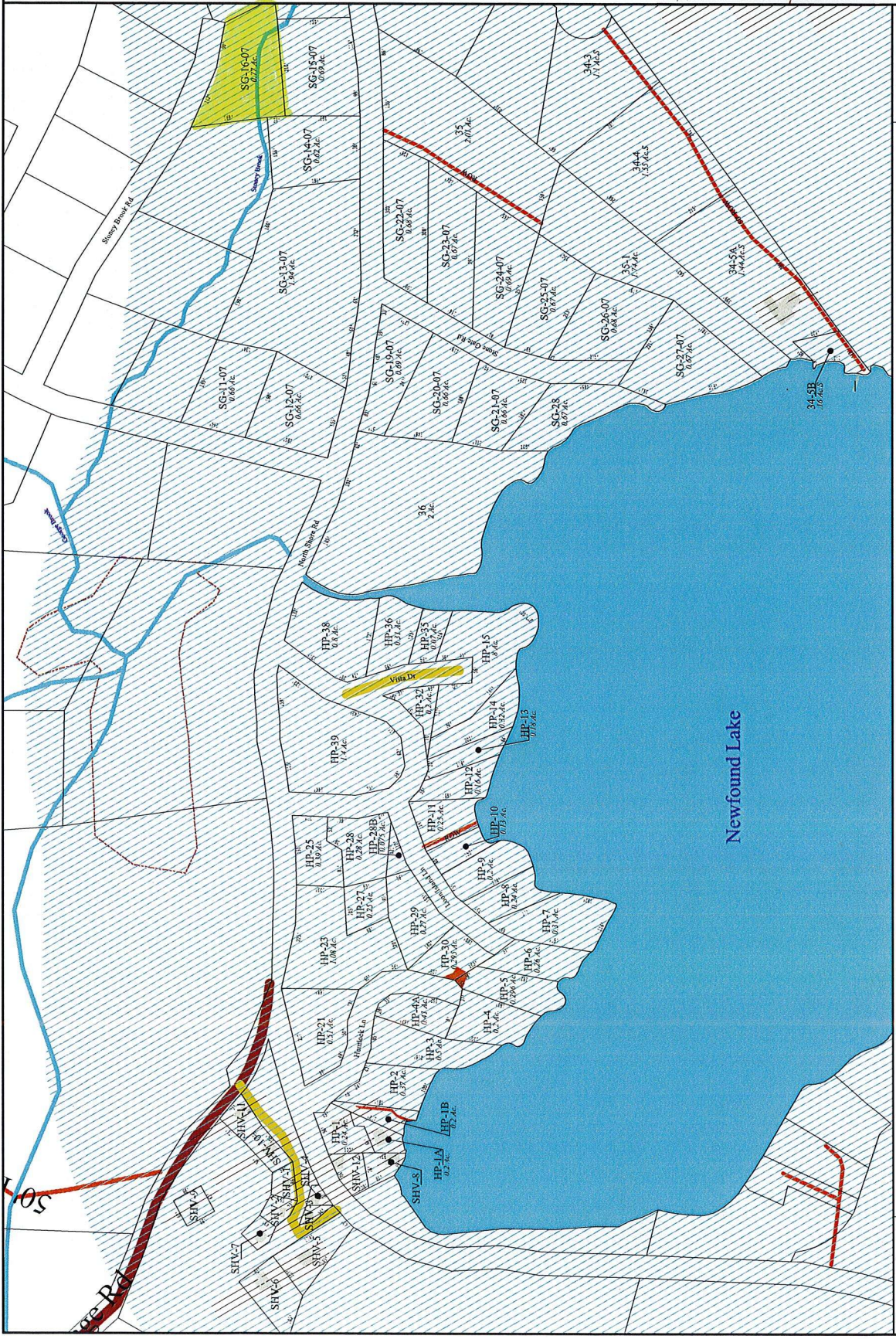
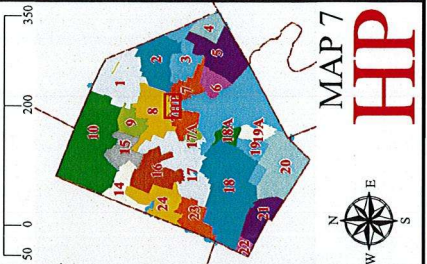


Town of
HEBRON
Grafton County
New Hampshire

- LEGEND**
- PARCEL INFO**
- 1-3 Lot-Sub
 - 2 Ac. Parcel Acreage
 - 200' C - Calculated, S - Surveyed Dimensions (Feet)
- WATER FEATURES**
- Rivers and Brooks
 - Lakes and Ponds
 - Wetlands
- LAND**
- Town
 - ROADS
 - Class VI
 - Private
 - ROW
- TOWN**
- Historic District
 - Lake District

SCALE

50 0 200 350



Revised April 1, 2020

MAP NOTES:

For Assessment Purposes
Not to be used for conveyances