



## TOWN OF WARNER PLANNING BOARD

P.O. Box 265  
Warner, New Hampshire 03278-0059  
Telephone: (603) 456-2298, ext. 7  
Fax: (603) 456-2297

RECEIVED  
3/17/25  
WARNER LAND USE

### APPLICATION FOR SUBDIVISION

Please note that this application is subject to NH RSA 91-A which affords the public access to this information.

MAJOR SUBDIVISION (4+ LOTS) \_\_\_\_\_ MINOR SUBDIVISION (2-3 LOTS) ☒ CONDO SUBDIVISION \_\_\_\_\_

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES \_\_\_\_\_ NO ☒

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES \_\_\_\_\_ NO \_\_\_\_\_

TODAY'S DATE: 1/8/25

NAME OF APPLICANT The Mead Revocable Trust of 2011

ADDRESS 461 Pumpkin Hill Road Warner, NH 03278

PHONE # 1 \_\_\_\_\_ PHONE # 2 \_\_\_\_\_ E-MAIL \_\_\_\_\_

OWNER(S) OF PROPERTY Same as applicant

ADDRESS \_\_\_\_\_

PHONE # 1 \_\_\_\_\_ PHONE # 2 \_\_\_\_\_ E-MAIL \_\_\_\_\_

AGENT NAME Higginson Land Services

ADDRESS 76 Patterson Hill Rd Henniker, NH 03242

PHONE # 1 603-660-6412 PHONE # 2 \_\_\_\_\_ E-MAIL dbhigginson@yahoo.com

LICENSED LAND SURVEYOR: Dan Higginson

LICENSED PROFESSIONAL ENGINEER: \_\_\_\_\_

CERTIFIED SOIL SCIENTIST: \_\_\_\_\_

CERTIFIED WETLAND SCIENTIST: Spencer Tate

OTHER PROFESSIONAL(S): \_\_\_\_\_

STREET ADDRESS & DESCRIPTION OF PROPERTY Residential Lot at 461 Pumpkin Hill Road

MAP # 19 LOT # 34 ZONING DISTRICT R3 NUMBER OF LOTS/UNITS: 2

FRONTAGE ON WHAT STREET(S): Pumpkin Hill Rd 509.97 & 252.03

DEVELOPMENT AREAS: 14.8+/- acres/sq.ft. BUILDING/ADDITION: \_\_\_\_\_ sq. ft.

DEED REFERENCE: Book 3345 Page 494 Please include a copy of the Deed.

PROPOSED USE: Residential

DETAILS OF REQUEST: Indicate number of separate pages attached, if necessary.

Proposed is the subdivision of one existing lot into two lots

**Authorization/Certification from Property Owner(s)**

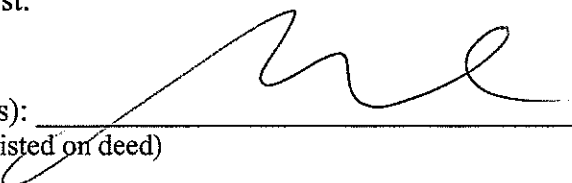
I (We) hereby designate Dan Higginson to serve as my agent and to appear and present said application before the Warner Planning Board.

By submitting this application I (We) hereby authorize and understand that agents of the Town may visit the site without further notice. I (We) further understand the Planning Board may at some point during the review process schedule a Site Visit, which will be duly posted.

I (We) understand that the Planning Board will review the plan and/or may send the plan out for review. The applicant shall pay for such a review. A Public Hearing shall not be held until the Planning Board determines if the application is complete.

To the best of my knowledge, the information provided herein is accurate and is in accordance with the Town of Warner Zoning Ordinance and other land use regulations of the Town including but not limited to the Subdivision Regulations, Site Plan Regulations and other applicable state and federal regulations which may apply.

All sections of this application must be completed, including Owners Authorization/Certification, Abutters List, and Appendix A Checklist.

Signature of Property Owner(s):  Date: 3/16/25  
(Need signatures of all owner's listed on deed)

Print Names \_\_\_\_\_

Signature of Applicant(s) if different from Owner:

\_\_\_\_\_  
\_\_\_\_\_  
Date: \_\_\_\_\_

Print Names \_\_\_\_\_

**For Planning Board Use Only**

Date Received at Town Office: \_\_\_\_\_

Received By: \_\_\_\_\_

Fees Submitted: Amount: \_\_\_\_\_ Cash: \_\_\_\_\_ Check # \_\_\_\_\_ Other: \_\_\_\_\_

Abutter's List Received: Yes \_\_\_\_\_ No \_\_\_\_\_

Date of Review: \_\_\_\_\_ Date of Hearing: \_\_\_\_\_ Date Approved: \_\_\_\_\_



## TOWN OF WARNER

### Land Use Office

P.O. Box 265

Warner, New Hampshire 03278-0059

Telephone: (603) 456-2298, ext. 7

Fax: (603) 456-2297

E-Mail: [landuse@warner.nh.us](mailto:landuse@warner.nh.us)

## Planning Board - Application Fees

Name of Applicant Meade Rev. fST Project Location: 461 Pumpkin Hill Rd

Received By \_\_\_\_\_ Date Fee Received \_\_\_\_\_

Type of Application	Fee Schedule	Fee Calculation
---------------------	--------------	-----------------

\_\_\_\_ Conceptual Consultation (submit application with no plans to copy) **\$ No Fee**

<input checked="" type="checkbox"/> Subdivision	\$250 Base Fee (Final Application or Design Dev.)	\$ <u>250</u>
	\$50 per lot # of lots <u>2</u> x \$50 =	\$ <u>100</u>
	\$15 per notification # notices <u>13</u> x \$15 =	\$ <u>195</u>
	\$25 minimum compliance inspect, additional per Board	\$ <u>25</u>
	Legal Notice in Publication - due prior to Hearing	\$ <u>invoiced</u>
	Escrow for 3 <sup>rd</sup> party review or inspection – per Board	\$ <u>TBD by Board</u>
	MCRD** recording fee – separate check charged below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check – charged below	\$ <u>separate***</u>
	Subtotal	\$ <u>570</u> *
		(Check made out to "Town of Warner")

____ Site Plan Review	\$400 Base Fee (Final Application or Design Development)	\$ _____
	\$15 per notification # notices _____ x \$15 =	\$ _____
	\$25 minimum compliance inspect, additional per Board	\$ _____
	Legal Notice in Publication - due prior to Hearing	\$ <u>invoiced</u>
	Escrow for 3 <sup>rd</sup> party review or inspection – per Board	\$ <u>TBD by Board</u>
	MCRD** recording decision – check per rate below	\$ <u>separate**</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

____ Home Occupation	\$25 Base Fee (plus \$100 if a Hearing is required)	\$ _____
	If a Hearing is required add \$15 per notification	\$ _____
	If a Hearing add \$25 for compliance inspection	\$ _____
	Legal Notice in Publication due prior to Hearing	\$ <u>invoiced</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

___ Lot Line Adjustment	\$150 Base Fee (plus \$100 if abutters request a Hearing)	\$ _____
	\$15 per notification – if requested by abutter(s)	\$ _____
	\$25 minimum compliance inspection	\$ _____
	Legal Notice Publication -due prior to Hearing	\$ <u>invoiced</u>
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check	\$ <u>separate***</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

___ Voluntary Merger	\$60 Base Fee	\$ _____
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

\* = Subtotals above **due with application**. Please make check payable to **"TOWN OF WARNER"** for the above amount.

Escrow amount shall be determined by the Board. Minimum amount shall be \$500; \$1,000 if new road.

**Re-notifications:** .Additional \$100 fee (or per Board), plus publication notice cost, plus \$15 per notification.

<b>TWO Separate Checks (Upon completion / approval):</b>		
___	\$26.00 per plan mylar and \$12.49 per document page – recording fee check payable to "Merrimack County Registry of Deeds"	\$ <u>26</u> **
___	\$25.00 per plan set for LCHIP fee (RSA 478:17-g) – check payable to "Merrimack Country Registry of Deeds"	\$ <u>25</u> ***

\*\* = \$26 per plan mylar & \$12.49 per doc. page -**Check payable to "Merrimack County Registry of Deeds"**

\*\*\* = \$25 per plan set for LCHIP Fee (RSA 478:17-g) - **Check payable to "Merrimack County Registry of Deeds"**

# Warner, NH Subdivision Regulations

## Appendix A



### Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

Amended January 24, 2011

# Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

## Town of Warner, NH

The following checklist shall be completed by the applicant, signed, and submitted along with the application package. For full descriptions of the checklist items, see the referenced sections of the Warner Subdivision Regulations.

The checklist refers only to the required submittals necessary to begin Planning Board review of a project. The Warner Subdivision Regulations should be consulted for design standards and other requirements. Applicants should familiarize themselves with the Warner Subdivision Regulations as well as any other pertinent Ordinances and Regulations prior to filing an application. Applicants may schedule a preliminary conceptual consultation with the Board to discuss any proposal on an informal basis.

APPLICABLE (Y/N)	INCLUDED (Y/N)	<u>General Information Required for all Subdivisions, Boundary or Lot Line Adjustments and Annexations (Section V.A)</u>
<u>Y</u>	<u>Y</u>	(V.A.1) Subdivision name; Names and addresses of the applicant and owner; Written certification from owner.
<u>Y</u>	<u>Y</u>	(V.A.2) Three (3) paper copies on 22x34 with appropriate references and eleven (11) copies of 11x17. NOTE: See complete description for final plat information needed.
<u>Y</u>	<u>Y</u>	(V.A.3) Graphic or bar scale shown on plat; Scale not less than 1" = 100'.
<u>Y</u>	<u>wave</u>	(V.A.4) Location of existing and proposed lot lines; Bearings to the nearest thirty seconds; Dimensions to the nearest hundredth of a foot; Error of closure not more than 1:10,000; Area of existing and proposed lots in square feet and in acres; Type and location of existing and proposed monuments or boundary markers; Tie to State Grid Coordinate System shown on plat if within 1000 feet.
<u>Y</u>	<u>Y</u>	(V.A.5) Current owners and all abutters keyed to plan; Correct names and mailing addresses of owner and abutters on separate paper.
<u>Y</u>	<u>Y</u>	(V.A.6) Name, address, signature, license number, and seal of the NH registered land surveyor and/or engineer who prepared the Final Plat.
<u>Y</u>	<u>Y</u>	(V.A.7) Date of survey, dates of any revisions, north arrow (true north and magnetic north); Location (locus) map at 1" = 1000'.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
<u>Y</u>	<u>Y</u>	(V.A.8) Tax map and parcel number. The numbering is to be approved by the Accessing office BEFORE the plans are brought to the Planning Board.
<u>Y</u>	<u>Y</u>	(V.A.9) Zoning District(s) and District lines; Building setback lines.
<u>Y</u>	<u>Y</u>	(V.A.10) Title and deed references.
<u>N</u>	<u>N</u>	(V.A.11) Legal description of existing and proposed easements, deed restrictions, and other encumbrances, covenants, reservations or restrictions and appropriate notations on plat.
<u>N</u>	<u>N</u>	(V.A.12) Listing of all variances and special exceptions granted by the ZBA for the parcel involved and dates granted.
<u>Y</u>	<u>Y</u>	(V.A.13) Names of all adjoining street(s).
<u>Y</u>	<u>none</u>	(V.A.14) Approximate contours at 10' intervals; Significant natural features, including perennial streams, wetlands, etc.
<u>Y</u>	<u>Y</u>	(V.A.15) Location of existing and proposed buildings, drives, wells, septic systems, and all other manmade features.
		<u>Additional Information Required for Lot Line Adjustments and Annexations (Section V.B)</u>
___	___	(V.B.1.a.) Detailed survey map showing original boundaries of the adjacent parcels and the new property line or lines created as a result of the annexation or lot line adjustment.
___	___	(V.B.1.b) Tape and compass survey with a minimum accuracy of 1:500 of the entire parcel of land and a metes and bounds survey only for the land being transferred may be required.
___	___	(V.B.2) Abutters may be heard and may request a public hearing.
___	___	(V.B.3) In the case of annexation, a deed restriction in the body of the deed or other instrument of transfer and on the plat.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
—	—	(V.B.4) Statement placed on plat stating: "This plan shows a conveyance of land for the purpose of lot line adjustment/annexation as defined in the Warner subdivision regulations. This approval does not constitute a subdivision."
		<u>Additional Information Required for all Minor/Major Subdivisions (Section V.C)</u>
<u>Y</u>	<u>Y</u>	(V.C.1) Soil types and boundaries shown by dotted lines based on Merrimack County Soil Survey; Location of all test pits and test borings and a legend which explains map symbols, describes NHDES soils groups, and describes the properties of the soils regarding their suitability for septic systems, foundations, basements, building and road construction.
<u>Y</u>	<u>Y</u>	(V.C.2) Local, County, or State approvals for individual water service and sewage disposal systems; Percolation test results. A statement from WVWD attesting to the availability of such service shall be submitted.
<u>Y</u>	<u>WVWD</u>	(V.C.3) Location of water courses, wetlands, floodplains, ponds, rock ledges, tree lines, hydric soils as determined by NHDES regulations, other natural features; Compliance with Town of Warner Flood Plain Development Ordinance.
<u>Y</u>	<u>Y</u>	(V.C.4) Contours at 2' or 5' intervals, depending on grade, shown with dashed lines; Spot elevations at low points, high points, and other areas.
<u>Y</u>	<u>Y</u>	(V.C.5) Location of all monuments; Placement of stakes and ribbons marking corners of all proposed lots or sites of a Major Subdivision.
<u>N</u>	<u>N</u>	(V.C.6) Report from the NH Natural Heritage Inventory identifying rare plant and animal species and exemplary natural communities in or near the proposed subdivision; Environmental Impact Assessment, i
<u>N</u>	<u>N</u>	f such species or communities are identified.
<u>N</u>	<u>N</u>	(V.C.7) Location within or bounding the parcel of all culturally, historically or unique features.



APPLICABLE (Y/N)	INCLUDED (Y/N)	
		<u>Additional Information Required for all Major Subdivisions (Section V.D)</u>
___	___	(V.D.1) Location and width of existing and proposed streets and roads, with grades, cross-sections at 50 feet intervals plotted at 1"=10' horizontal and vertical scale, and road profiles plotted with the same horizontal scale as the plans and a horizontal to vertical scale ratio of 5 to 1 respectively for proposed streets.
___	___	(V.D.2) Location, size and invert elevation of sanitary and stormwater sewers; Location and size of water mains; Location of gas mains, fire hydrants, electric and telephone poles and street lights. All drainage ways and drainage structures; Distance to, and size of nearest water and sewer mains.
___	___	(V.D.3) Sketch plan of contiguous holdings showing future layout, street and drainage systems.
___	___	(V.D.4) Centerline and centerline stationing of all streets; Stationing shall show all points of curvature and all points of tangency.
___	___	(V.D.5) Documentation showing feasibility of future extension of temporary turnaround into adjoining properties.
___	___	(V.D.6) Plan for restoring temporary turnaround where extension of street is shown.
___	___	(V.D.7) Statement that proposed street centerlines and lot locations have been adequately flagged on the ground to allow onsite evaluation of the proposed subdivision by the Board and its agents.
___	___	(V.D.8) Data listing. Area of land; number of lots; length of streets in feet; acres of open space; list of abutters with addresses.
___	___	(V.D.9) Erosion plan.
___	___	(V.D.10) Land disturbance.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
—	—	(V.D.11) Drainage Plan.
—	—	(V.D.12) Phasing plan.
—	—	(V.D.13) Other information required by the Board.
—	—	(V.D.14) Certifications affixed to Plan with signatures and seals.
—	—	<b><u>Special Requirements (Section V.E)</u></b>
—	—	(V.E.1) Traffic Impact Assessment.
—	—	(V.E.2) Fiscal Impact Analysis.
—	—	(V.E.3) School Impact Analysis.
—	—	(V.E.4) Community Services Impact Assessment.
—	—	(V.E.5) Other considerations, special investigations.



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LAND SURVEYING    🌲    PERMITTING    🌲    SEPTIC DESIGNS

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January 8, 2025

RE:  
The Mary Mead Revocable Trust of 2011  
461 Pumpkin Hill Road  
Warner, NH

## Waiver request

Board Members,

The following waivers are being requested for the remaining lot 19/34 We have proven out the minimum requirements for subdivision on lot 19/34 and are requesting waivers relative to the remaining portion of the lot. The remaining portion of the lot is depicted per the reference plans cited. Proposed lot 19/34-1 has been precisely surveyed and no waivers are being requested.

V.A.4 Requiring bearings distances and areas.

V.A.15 Requiring significant natural features and wetlands

V.C.3. Requiring natural features and wetlands



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LAND SURVEYING ▲ PERMITTING ▲ SEPTIC DESIGNS

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The Mary Mead Revocable Trust of 2011  
461 Pumpkin Hill Road  
Warner, NH

**Test Pit #1** Observed 3/1/24

0"- 4" 10yr 3/3 Sandy Loam Granular Friable

4"-22" 10yr 5/8 Sandy Loam Granular Friable

22"- 48" 2.5y 6/6 Sandy Loam Granular Friable  
Seasonal High Water Table at 22"

Roots to - 22"

Water observed –

Ledge –

Percolation Rate 1" in 10 minutes @12"

**Test Pit #2** Observed 3/1/24

0"- 6" 10yr 3/3 Sandy Loam Granular Friable

6"-22" 10yr 5/8 Sandy Loam Granular Friable

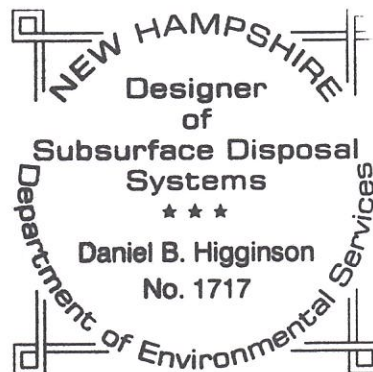
22"- 48" 2.5y 6/6 Sandy Loam Granular Friable  
Seasonal High Water Table at 22"

Roots to - 22"

Water observed –

Ledge –

Percolation Rate 1" in 10 minutes @12"



ALL MAP 12



## TOWN OF WARNER

PO Box 265, 5 East Main Street  
Warner, New Hampshire 03278-0265  
Telephone: (603) 456-2298 ~ Fax: (603) 456-2297  
warnerNH.gov

### Abutters List for 12-005

Map 12 Lot:

004

Henry Lesage – 129 Bible Hill Road

006

James Gaffney – 95 Bible Hill Road

007

Raymond Sheridan – PO Box 111 Harrisburg OH 43126

013

Richard Donovan – 10 Mill Pond Lane

014-2

Susan Hemingway – 97 Melvin Mills Road

014-4

Micheal Sokolow 126 Melvin Mills Road

015

Larry Letendre 136 Melvin Mill Road

042

Foot Hills Maple Retreat PO Box 634 Warner NH

042-1

Robert Deluca 20 Collins Road

044

Joseph Eriksen 107 North Road Chelmsford MA 01824

May 12

044-1

Bolder Creek Farm 44 Collins Rd

046

Nicholas Mitchell 82 Collins Road

059

John Bassi 325 Pleasant Street Concord NH 03301

005

Pier D'Aprile  
115 Bible Hill Rd

Land Use Consultant

Pierre S. Bedard

P.O. Box 632

New London, NH 03257

Bradford Abutters

Parcel Number 07-018-00

KIMBALL TRUSTEE, DAVID B. BUCK  
TRUSTEE, BARBARA C.

Property Address: 108 BIBLE HILL ROAD

Mailing Address:

108 BIBLE HILL RD

WARNER, NH 03278

Parcel Number: 03-068-00

DEFABRIZIO, JOSEPH DEFABRIZIO, KATIE

Property Address:

106 BIBLE HILL ROAD

Mailing Address:

106 BIBLE HILL ROAD

WARNER, NH 03278

~~Parcel Number: 07-013-00~~

~~Property Address: 110 BREEZY HILL ROAD~~

~~DAME, ROGER, DAME, CECILE~~

~~Mailing Address:~~

~~110 BREEZY HILL ROAD P.O. BOX 5~~

~~BRADFORD, NH 03221~~

Parcel Number: 07-019-00

STILES, CAROLYN M

Property Address: BIBLE HILL ROAD

Mailing Address:

12 CROSS RD

GOSHEN, NH 03752

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## Abutter(s) List

Please list the names and addresses of all owners of property that abut the subject property, defined as follows:

**"Abutter"** as defined in RSA 672:3: also includes any person whose property has a boundary which is within two hundred (200) feet of any boundary of the land under consideration, or has frontage on a pond on which the land under consideration also has frontage. [Amended March 2020]

The abutters list must be obtained from the Town of Warner's Assessors records within 5 days of submission of this application

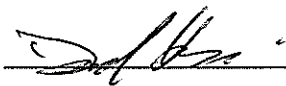
In addition to abutters, please include the names and addresses of the applicant, owner(s) of the subject property, and, as applicable, the owners' agent, engineer, land surveyor, architect, soil scientist, wetland scientist, and holders of conservation, preservation, or agricultural preservation restrictions.

I certify that this abutters list was obtained from the Town of Warner's Assessors records on:

11/8/25

(date)

Signature



Print Name

Daniel Higginson

Map: 19

Lot: 34

Name: The Mary Mead Revocable trust of 2011

Address: 461 Pumpkin Hill Road  
warner, NH 03278

Map: 19

Lot: 1

Name: Bates Revocable trust

Address: 648 Schoodic Road  
warner, NH 03278

Map: 19

Lot: 1-1

Name: Mock Revocable trust

Address: 509 Pumpkin Hill Road  
Warner, NH 03278





# 100 feet Abutters List Report

Warner, NH  
March 12, 2025

## Subject Property:

Parcel Number: 19-34  
CAMA Number: 19-34  
Property Address: 461 PUMPKIN HILL ROAD

Mailing Address: MEAD, MARY REVOC TRST OF 2011  
MEAD, MARY TRUSTEE  
461 PUMPKIN HILL RD  
WARNER, NH 03278

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## Abutters:

Parcel Number: 15-14  
CAMA Number: 15-14  
Property Address: 437 PUMPKIN HILL ROAD

Mailing Address: HAVEY, RYAN KRAIG  
92 COUCHTOWN ROAD  
WARNER, NH 03278

Parcel Number: 15-15-1  
CAMA Number: 15-15-1  
Property Address: 60 OLD PUMPKIN HILL RD

Mailing Address: ROTH, SUSAN L.  
PO BOX 501  
WARNER, NH 03278

Parcel Number: 15-15-2  
CAMA Number: 15-15-2  
Property Address: 40 OLD PUMPKIN HILL RD

Mailing Address: WHITE, RICHARD & JOAN LIVING  
WHITE, RICHARD & JOAN  
40 OLD PUMPKIN HILL ROAD  
WARNER, NH 03278

Parcel Number: 15-16-1  
CAMA Number: 15-16-1  
Property Address: PUMPKIN HILL ROAD

Mailing Address: HICKS JR, ARTHUR  
P O BOX 263  
WARNER, NH 03278

Parcel Number: 19-1  
CAMA Number: 19-1  
Property Address: 68 OLD PUMPKIN HILL RD

Mailing Address: BATES, GINNY H REVOCABLE TRUST  
BATES, GINNY H TRUSTEE  
648 SCHOODAC ROAD  
WARNER, NH 03278

Parcel Number: 19-1-1  
CAMA Number: 19-1-1  
Property Address: 509 PUMPKIN HILL ROAD

Mailing Address: MOCK, TAMMY A REVOCABLE TRUST  
MOCK, TAMMY & GLORIA TRUSTEE  
509 PUMPKIN HILL ROAD  
WARNER, NH 03278

Parcel Number: 19-1-2  
CAMA Number: 19-1-2  
Property Address: OLD PUMPKIN HILL RD

Mailing Address: BATES, GINNY H REVOCABLE TRUST  
BATES, GINNY H TRUSTEE  
648 SCHOODAC ROAD  
WARNER, NH 03278

Parcel Number: 19-32-1  
CAMA Number: 19-32-1  
Property Address: 490 PUMPKIN HILL ROAD

Mailing Address: JONAS, ZACHARY JONAS, KARINA L A  
490 PUMPKIN HILL ROAD  
WARNER, NH 03278

Parcel Number: 19-33  
CAMA Number: 19-33  
Property Address: 499 PUMPKIN HILL ROAD

Mailing Address: MOLLOY, IRENE M. DUQUETTE,  
EUGENE  
499 PUMPKIN HILL ROAD  
WARNER, NH 03278

Parcel Number: 19-35  
CAMA Number: 19-35  
Property Address: 472 PUMPKIN HILL ROAD

Mailing Address: LENNON, EDGAR J LENNON, CAITLIN C  
461 PUMPKIN HILL ROAD  
WARNER, NH 03278



www.cai-tech.com

3/12/2025

Data shown on this report 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 report.

Page 1 of 1

REFERENCE PLANS:

1. "LOT LINE ADJUSTMENT - PROPERTY OF - GLORIA MOCK - AND - TRUDY VON AHNEN" SCALE 1"=100' DATED FEBRUARY 2006 BY LANDMARK LAND SERVICES LLC (M.C.R.D. PLAN #17886).
2. SUBDIVISION PLAN OF LANE - PUMPKIN BLOSSOM FARM - SURVEYED FOR - MRS. VIRGINIA HICKS' SCALE: 1"=100' DATED FEBRUARY 11, 1983 (M.C.R.D. PLAN #7379).

**19/1-2**  
**BATES**  
**REVOCABLE TRUST**  
648 SCHOODAC ROAD  
WARNER, NH 03278  
VOL. 3438 PG. 1759 11/20/15

**19/1**  
**BATES**  
**REVOCABLE TRUST**  
648 SCHOODAC ROAD  
WARNER, NH 03278  
VOL. 3329 PG. 365 7/31/12

**19/1-1**  
**MOCK**  
**REVOCABLE TRUST**  
509 PUMPKIN HILL ROAD  
WARNER, NH 03278  
VOL. 1784 PG. 605 4/20/89

**19/33**  
**IRENE MOLLY &**  
**DAVID PHILLIPS**  
499 PUMPKIN HILL ROAD  
WARNER, NH 03278  
VOL. 3403 PG. 1754 8/5/13

**19/32-1**  
**ZACHARY &**  
**KARINA JONAS**  
490 PUMPKIN HILL ROAD  
WARNER, NH 03278  
VOL. 3713 PG. 69 12/8/20

**19/35**  
**EDGAR &**  
**CAITLIN LENNON**  
461 PUMPKIN HILL ROAD  
WARNER, NH 03278  
VOL. 3844 PG. 211 11/29/23

**19/34-1**  
**3.28 ACRES**  
**140,050 S.F.**  
CONTIGUOUS UPLAND

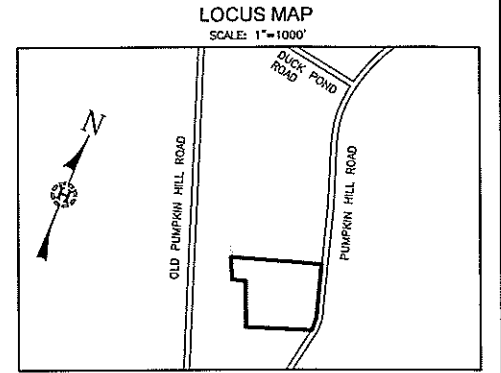
**19/34**  
**11.6 +/- ACRES**  
**505,000 +/- S.F.**  
CONTIGUOUS UPLAND

**15/14**  
**RYAN KRAIG**  
**HARVEY**  
92 CLUQUETOWN ROAD  
WARNER, NH 03278  
VOL. 3583 PG. 2923 6/30/20

**15/16-1**  
**ARTHUR**  
**HICKS JR.**  
P.O. BOX 263  
WARNER, NH 03278  
VOL. 1991 PG. 289 6/22/95

**15/15-1**  
**SUSAN**  
**ROTH**  
P.O. BOX 501  
WARNER, NH 03278  
VOL. 3537 PG. 2214 2/26/19

**15/15-2**  
**RICHARD**  
**WHITE**  
40 OLD PUMPKIN HILL ROAD  
WARNER, NH 03278  
VOL. 2475 PG. 1267 3/9/03



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A 2 LOT SUBDIVISION OF TAX MAP 19 LOT 34.
2. THE OWNER OF RECORD OF TAX MAP 19 LOT 34 IS MARY MEAD, TRUSTEE OF THE MARY MEAD REVOCABLE TRUST OF 2011 461 PUMPKIN HILL ROAD WARNER, NH 03278 (SEE M.C.R.D. BK.3345 PG.494 DATED 9/26/12).
3. BOUNDARY INFORMATION FOR PROPOSED LOT 19/34-1 DEPICTED HEREON IS PER A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF MARCH 2024 HORIZONTAL ORIENTATION IS PER REF. PLAN #1. BOUNDARY INFORMATION FOR THE REMAINDER OF LOT 19/34 IS PER THE REFERENCE PLANS CITED HEREON. BUILDABLE AREA ON THE REMAINDER LOT 19/34 IS PER A PRECISE FIELD SURVEY OF THE SAME DATE.
4. THE SITE LIES WITHIN THE R3 ZONE MINIMUM LOT SIZE IS 3.0 ACRES (BUILDABLE LAND) WITH 250' FRONTAGE. SETBACKS ARE 50' FRONT AND 40' SIDE AND REAR.
5. TOTAL AREA OF TAX MAP 19 LOT 34 IS 14.8 +/- ACRES.
6. THIS SITE DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD ZONE PER FIRM COMMUNITY MAP #33013C0295E EFFECTIVE DATE APRIL 19, 2010.
7. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES SUBDIVISION APPROVAL NUMBER IS PENDING.

OWNERS SIGNATURE

DATE \_\_\_\_\_ MARY MEAD, TRUSTEE

THIS MAP IS HEREBY APPROVED BY THE WARNER PLANNING BOARD AT AN OFFICIAL MEETING HELD ON APRIL 7, 2025 AND SHALL BE FILED WITH THE MERRIMACK COUNTY REGISTRY OF DEEDS.

DATE \_\_\_\_\_ CHAIR OF WARNER PLANNING BOARD

WETLAND CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT IN FEBRUARY OF 2024 BY SPENCER TATE OF MERIDIAN LAND SERVICES INC.

CERTIFICATION:

"I HEREBY CERTIFY THAT THE PROPOSED LOT 19/34-1 IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY".

SUBDIVISION PLAN  
PREPARED FOR:  
**MARY MEAD REVOCABLE**  
**TRUST OF 2011**  
461 PUMPKIN HILL ROAD  
**TAX MAP 19 LOT 34**  
**WARNER, NEW HAMPSHIRE**

**HIGGINSON**  
**LAND SERVICES**  
LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING  
75 PATTERSON HILL ROAD HENNIKER, NH 03242  
TEL: 603-660-6412 NOTE BOOK #23 JOB #1489

JANUARY 8, 2025

LEGEND:

- EXISTING PAVEMENT
- EXISTING GRAVEL
- EDGE OF WETLANDS
- LOT LINE
- STONE WALL
- BUILDING SETBACK LINE
- 2' CONTOUR INTERVAL
- 10' CONTOUR INTERVAL
- SOIL BOUNDARY
- TEST PIT / PERCOLATION TEST LOCATION
- ELECTRIC UTILITY POLE
- DRILL HOLE SET
- CULVERT
- WELL

**SOILS LEGEND:**  
378B - PERU FINE SANDY LOAM  
647B - PILLSBURY FINE SANDY LOAM

SCALE: 1"=50'			
50'	25'	0'	50'
50'	25'	0'	100'
REV.	DATE	DESCRIPTION	BY



Ransmeier  
Spellman<sup>PC</sup>  
One Capitol Street  
PO Box 600  
Concord, NH 03302-0600

**CORRECTIVE QUITCLAIM DEED**

35.18  
2.5

**MARY MEAD, TRUSTEE OF THE LENNON FAMILY REVOCABLE TRUST**, with a mailing address of 461 Pumpkin Hill Road, Warner, Merrimack County, New Hampshire 03278 (hereinafter referred to as the "Grantor"), for consideration paid, grants to **MARY MEAD, TRUSTEE OF THE MARY MEAD REVOCABLE TRUST OF 2011**, with a mailing address of 461 Pumpkin Hill Road, Warner, Merrimack County, New Hampshire, 03278 (hereinafter referred to as the "Grantee"), with **QUITCLAIM COVENANTS**:

A certain tract of land with the buildings thereon situated in the Town of Warner, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at the Southeasterly corner of the said premises at what is known as Rangeway No. 1 in Warner and also being known as the old Lull Road, leading from Sargent Corner, so-called, to the highway leading from Warner Village over Pumpkin Hill to Salisbury; thence Westerly by land formerly of Fred A. Chase, now or formerly of Robert Graham Chase, to a cross wall on the westerly end of the pasture westerly of the house; thence Northerly along said wall about thirty (30) rods to an angle in said wall; thence Westerly about ten (10) rods or twelve (12) rods; thence Northwesterly along a cross wall to land formerly of the late Arthur M. Tucker, now or formerly of Marie E. Merrill; thence Easterly by land formerly of said Tucker, now or formerly of Merrill, to the aforesaid highway leading from Warner Village over Pumpkin Hill to Salisbury; thence continuing in an Easterly direction across said highway and by land formerly of the said Arthur M. Tucker, now or formerly land of James W. Tucker, to said Rangeway No. 1 or old Lull Road; thence Southerly by the westerly side of said Rangeway No. 1 or Old Lull Road to the first mentioned bound.

Reserving from the foregoing described premises, right of way of the aforesaid highway leading from Warner Village over Pumpkin Hill to Salisbury and whatever rights, if any, that may exist as to the privilege of a spring on said premises which was willed by Daniel Morrill to Humphrey Sargent.

EXCEPTING AND RESERVING from this conveyance that portion of the above-described premises situated on the easterly side of Pumpkin Hill Road, Warner, NH, and identified as Map 19 Lot 35 on the Town of Warner Tax Map.

MEANING and INTENDING to describe and convey that portion of the premises described in a certain deed to the Grantor herein by deed of J. Mark Lennon and Mary Mead dated October 29, 1998 and recorded with the Merrimack County Registry of Deeds at Book 2127, Page 750 which is situated on the westerly side of Pumpkin Hill Road, Warner, NH and identified as Map 19, Lot 34 on the Town of Warner Tax Map.

ALSO CONVEYING HERewith the right to install, maintain, replace, and repair a septic system in an area not to exceed 150 feet by 150 feet, located on Tax Map 19 Lot 35, situated on the easterly side of Pumpkin Hill Road, Warner, New Hampshire, substantially in the form and location as shown on the unrecorded plan of "Proposed Sanitary System for Lennon and Mead at Warner, N.H., dated 5/19/91 by Mark R. Moser". The Grantee shall hold harmless, defend, and indemnify the Grantor, and their heirs, successors, and assigns, from any action for damages, contamination, environmental enforcement proceedings, and the like, arising out of the use by the Grantee of the septic system and this easement, including but not limited to, any Federal, State, or municipal enforcement action which may require remediation, upgrading, removal of the septic, and/or civil or criminal penalties. The Grantor shall have the right to relocate the septic system, at its expense, upon thirty (30) days' written notice to the Grantee. The said septic system and easement to access same is a portion of the premises described in a certain deed to the Grantor herein by deed of J. Mark Lennon and Mary Mead dated October 29, 1998 and recorded with the Merrimack County Registry of Deeds at Book 2127, Page 750 which is situated on the easterly side of Pumpkin Hill Road, Warner, NH. This right shall be exclusive to the owner of Tax Map 19, Lot 34 and shall inure for the benefit of all heirs, successors and assigns and shall run with the land.

Subject to all encumbrances of record.

And I, J. Mark Lennon, hereby release my right of homestead and all other rights herein.

And I, Mary Mead, Trustee of the Mary Mead Revocable Trust of 2011, hereby join in this conveyance for the sole purpose of releasing any interest in Map 19 Lot 35, other than the right to maintain a septic system on Map 19 Lot 35 that was conveyed in the deed recorded at Book 3327, Page 1586.

The purpose of this deed is to correct errors in the deed recorded at Book 3327, Page 1586 which deed erroneously refers to the *reserved tract* to be Map 19, Lot 34 when the *conveyed tract* should be Map 19, Lot 34. Further, the deed at Book 3327, Page 1586 erroneously refers to the septic right to be located on Map 19 Lot 34 when it should have said located on Map 19 Lot 35. This conveyance is pursuant to a decree of divorce in the matter of J. Mark Lennon an Mary Mead, Docket # 644-2011-DM-00166, Sixth Circuit Court, Family Division, Henniker, New Hampshire, and exempt from transfer tax pursuant to RSA 78-B:2,III.

DATED this 26 day of September, 2012.

THE LENNON FAMILY REVOCABLE TRUST

By: Mary Mead, Trustee

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

This instrument was acknowledged before me on this 26 day of ~~August~~<sup>September</sup>, 2012, by **MARY MEAD**, who acknowledged herself to be the **TRUSTEE OF THE LENNON FAMILY REVOCABLE TRUST**, and acting in said capacity, and being authorized so to do, executed the foregoing instrument on behalf of the said Trust as its voluntary act and deed for the purposes therein contained. The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- ☒ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, \_\_\_\_\_ (name of witness), the witness being personally known to me **OR**
- ☐ The following identification documents: \_\_\_\_\_ (driver's license, passport, other).

Ginger L. Marsh  
Notary Public/Justice of the Peace

GINGER L. MARSH, Notary Public  
My Commission Expires January 30, 2013

My Commission Expires: \_\_\_\_\_

J. Mark Lennon  
J. Mark Lennon

STATE OF NEW HAMPSHIRE  
COUNTY OF Merrimack

This instrument was acknowledged before me on this 13<sup>th</sup> day of October, 2012, by **J. Mark Lennon**, who executed the foregoing instrument as his voluntary act and deed for the purposes therein contained. The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- ☒ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, \_\_\_\_\_ (name of witness), the witness being personally known to me **OR**
- ☐ The following identification documents: \_\_\_\_\_ (driver's license, passport, other).

Sharon D. Pitone  
Notary Public/Justice of the Peace

My Commission Expires: 2/6/2016

**MARY MEAD REVOCABLE TRUST OF 2011**

By: \_\_\_\_\_  
Mary Mead, Trustee

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

This instrument was acknowledged before me on this 26 day of September, 2012, by **MARY MEAD**, who acknowledged herself to be the **TRUSTEE OF THE MARY MEAD REVOCABLE TRUST OF 2011**, and acting in said capacity, and being authorized so to do, executed the foregoing instrument on behalf of the said Trust as its voluntary act and deed for the purposes therein contained. The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- ☒ My personal knowledge of the identity of said person **OR**

- ☐ The oath or affirmation of a credible witness, \_\_\_\_\_ (name of witness), the witness being personally known to me **OR**
- ☐ The following identification documents: \_\_\_\_\_ (driver's license, passport, other).

  
Notary Public/Justice of the Peace

GINGER L. MARSH, Notary Public  
My Commission Expires January 30, 2013  
My Commission Expires: \_\_\_\_\_

### TRUSTEE'S CERTIFICATE PURSUANT TO RSA 564-A:7, II

**Mary Mead, Trustee of the Lennon Family Revocable Trust**, and the Grantor under the foregoing Quitclaim Deed, hereby certifies that she is the sole Trustee of the Trust, that under the Trust she has full and absolute power to convey any and all interests in real estate and improvements thereon held in the Trust, to include the interests in real estate hereby conveyed, and that no purchaser or third party shall be bound to inquire whether as the Trustee she has said power or is properly exercising such power or to see to the application of any Trust asset paid to her as Trustee for a conveyance thereof.

#### Lennon Family Revocable Trust

Dated: <sup>9/26</sup> August \_\_\_\_\_, 2012

By:   
**Mary Mead, Trustee**

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK, SS.

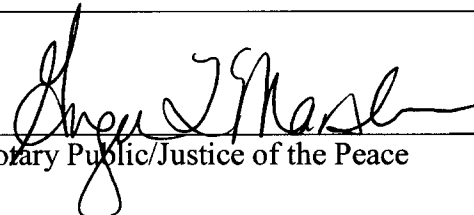
On this <sup>September</sup> ~~26~~ day of ~~August~~, 2012, before me, the undersigned officer, personally appeared **Mary Mead**, who acknowledged herself to be the **Trustee of the Lennon Family Revocable Trust**, and acting in said capacity, and being authorized so to do, executed the foregoing instrument on behalf of the said Trust as its voluntary act and deed for the purposes therein contained. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any):**

- ☒ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, \_\_\_\_\_ (name of witness), the witness being personally known to me **OR**



☐ The following identification documents:

(driver's license, passport, other \_\_\_\_\_).

  
Notary Public/Justice of the Peace

GINGER L. MARSH, Notary Public  
My Commission Expires January 30, 2013

### TRUSTEE'S CERTIFICATE PURSUANT TO RSA 564-A:7, II

**Mary Mead, Trustee of the Mary Mead Revocable Trust of 2011**, hereby certifies that she is the sole Trustee of the Trust, that under the Trust she has full and absolute power to convey any and all interests in real estate and improvements thereon held in the Trust, to include the interests in real estate hereby conveyed, and that no purchaser or third party shall be bound to inquire whether as the Trustee she has said power or is properly exercising such power or to see to the application of any Trust asset paid to her as Trustee for a conveyance thereof.

#### Mary Mead Revocable Trust of 2011

Dated: August <sup>9/26</sup>\_\_\_\_\_, 2012

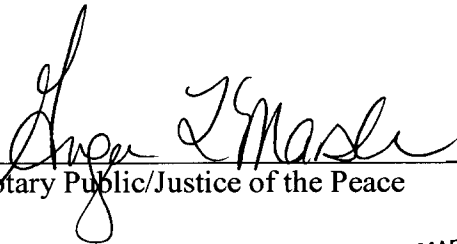
By: \_\_\_\_\_  
Mary Mead, Trustee

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK, SS.

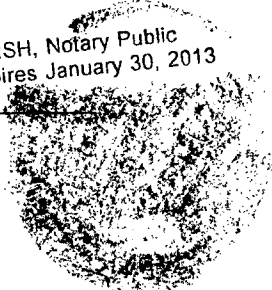
On this <sup>September</sup> ~~26~~ day of ~~August~~, 2012, before me, the undersigned officer, personally appeared **Mary Mead**, who acknowledged herself to be the **Trustee of the Mary Mead Revocable Trust of 2011**, and acting in said capacity, and being authorized so to do, executed the foregoing instrument on behalf of the said Trust as its voluntary act and deed for the purposes therein contained. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any):**

- ☒ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, \_\_\_\_\_ (name of witness), the witness being personally known to me **OR**
- ☐ The following identification documents:  
(driver's license, passport, other \_\_\_\_\_).



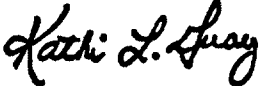
  
Notary Public/Justice of the Peace

My Commission Expires GINGER L. MARSH, Notary Public  
Commission Expires January 30, 2013



466039

MCRD

MERRIMACK COUNTY RECORDS  
 CPO, Register

2645  
2-  
25-

**Ransmeier  
& Spellman P.C.**  
ATTORNEYS AT LAW  
One Capitol Street  
PO Box 600  
Concord, NH 03302-0600



**QUITCLAIM DEED**

**MARY MEAD, TRUSTEE OF THE LENNON FAMILY REVOCABLE TRUST**, with a mailing address of 461 Pumpkin Hill Road, Warner, Merrimack County, New Hampshire 03278 (hereinafter referred to as the "Grantor"), for consideration paid, grants to **MARY MEAD, TRUSTEE OF THE MARY MEAD REVOCABLE TRUST OF 2011**, with a mailing address of 461 Pumpkin Hill Road, Warner, Merrimack County, New Hampshire, 03278 (hereinafter referred to as the "Grantee"), with **QUITCLAIM COVENANTS**:

A certain tract of land with the buildings thereon situated in the Town of Warner, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at the Southeasterly corner of the said premises at what is known as Rangeway No. 1 in Warner and also being known as the old Lull Road, leading from Sargent Corner, so-called, to the highway leading from Warner Village over Pumpkin Hill to Salisbury; thence Westerly by land formerly of Fred A. Chase, now or formerly of Robert Graham Chase, to a cross wall on the westerly end of the pasture westerly of the house; thence Northerly along said wall about thirty (30) rods to an angle in said wall; thence Westerly about ten (10) rods or twelve (12) rods; thence Northwesterly along a cross wall to land formerly of the late Arthur M. Tucker, now or formerly of Marie E. Merrill; thence Easterly by land formerly of said Tucker, now or formerly of Merrill, to the aforesaid highway leading from Warner Village over Pumpkin Hill to Salisbury; thence continuing in an Easterly direction across said highway and by land formerly of the said Arthur M. Tucker, now or formerly land of James W. Tucker, to said Rangeway No. 1 or old Lull Road; thence Southerly by the westerly side of said Rangeway No. 1 or Old Lull Road to the first mentioned bound.

Reserving from the foregoing described premises, right of way of the aforesaid highway leading from Warner Village over Pumpkin Hill to Salisbury and whatever rights, if any, that may exist as to the privilege of a spring on said premises which was willed by Daniel Morrill to Humphrey Sargent.



EXCEPTING AND RESERVING from this conveyance that portion of the above-described premises situated on the westerly side of Pumpkin Hill Road, Warner, NH, and identified as Map 19 Lot 34 on the Town of Warner Tax Map.

MEANING and INTENDING to describe and convey that portion of the premises described in a certain deed to the Grantor herein by deed of J. Mark Lennon and Mary Mead dated October 29, 1998 and recorded with the Merrimack County Registry of Deeds at Book 2127, Page 750 which is situated on the easterly side of Pumpkin Hill Road, Warner, NH and identified as Map 19, Lot 35 on the Town of Warner Tax Map.

ALSO CONVEYING HERewith the right to install, maintain, replace, and repair a septic system in an area not to exceed 150 feet by 150 feet, located on Tax Map 19 Lot 34, situated on the westerly side of Pumpkin Hill Road, Warner, New Hampshire, substantially in the form and location as shown on the unrecorded plan of "Proposed Sanitary System for Lennon and Mead at Warner, N.H., dated 5/19/91 by Mark R. Moser". The Grantee shall hold harmless, defend, and indemnify the Grantor, and their heirs, successors, and assigns, from any action for damages, contamination, environmental enforcement proceedings, and the like, arising out of the use by the Grantee of the septic system and this easement, including but not limited to, any Federal, State, or municipal enforcement action which may require remediation, upgrading, removal of the septic, and/or civil or criminal penalties. The Grantor shall have the right to relocate the septic system, at its expense, upon thirty (30) days' written notice to the Grantee. The said septic system and easement to access same is a portion of the premises described in a certain deed to the Grantor herein by deed of J. Mark Lennon and Mary Mead dated October 29, 1998 and recorded with the Merrimack County Registry of Deeds at Book 2127, Page 750 which is situated on the westerly side of Pumpkin Hill Road, Warner, NH. This right shall be exclusive to the owner of Tax Map 19, Lot 35 and shall inure for the benefit of all heirs, successors and assigns and shall run with the land.

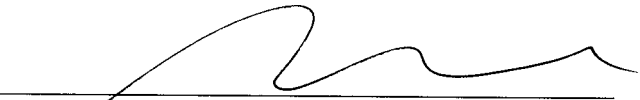
Subject to all encumbrances of record.

And I, J. Mark Lennon, hereby release my right of homestead and all other rights herein.

This conveyance is pursuant to a decree of divorce in the matter of J. Mark Lennon and Mary Mead, Docket # 644-2011-DM-00166, Sixth Circuit Court, Family Division, Henniker, New Hampshire, and exempt from transfer tax pursuant to RSA 78-B:2,III.

DATED this 29th day of December, 2011.


**THE LENNON FAMILY REVOCABLE  
TRUST**


By:   
Mary Mead, Trustee

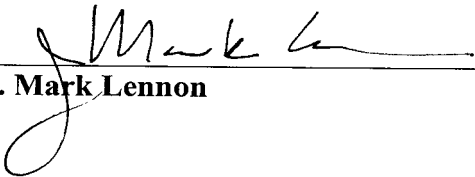
**STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK**

This instrument was acknowledged before me on this 29th day of December, 2011, by **MARY MEAD**, who acknowledged herself to be the **TRUSTEE OF THE LENNON FAMILY REVOCABLE TRUST**, and acting in said capacity, and being authorized so to do, executed the foregoing instrument on behalf of the said Trust as its voluntary act and deed for the purposes therein contained. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any):**

- ☒ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, \_\_\_\_\_ (name of witness), the witness being personally known to me **OR**
- ☐ The following identification documents: \_\_\_\_\_  
(driver's license, passport, other).

  
Notary Public/Justice of the Peace

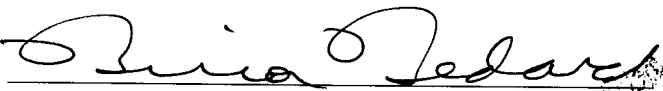
My Commission Expires:  **BIRON BEDARD  
JUSTICE OF THE PEACE - NEW HAMPSHIRE  
MY COMMISSION EXPIRES 4/18/2012**

  
\_\_\_\_\_  
J. Mark Lennon

STATE OF NEW HAMPSHIRE  
COUNTY OF Merrimack

This instrument was acknowledged before me on this 9<sup>th</sup> day of  
January, 2012, by J. Mark Lennon, who executed the foregoing  
instrument as his voluntary act and deed for the purposes therein contained. The identity of the  
subscribing party was determined by (check box that applies and complete blank line, if any):

- ☒ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, \_\_\_\_\_ (name of  
witness), the witness being personally known to me **OR**
- ☐ The following identification documents: \_\_\_\_\_  
(driver's license, passport, other).

  
\_\_\_\_\_  
Notary Public/Justice of the Peace

My Commission Expires: JUSTICE OF THE PEACE - NEW HAMPSHIRE  
BIRON BEDARD  
MY COMMISSION EXPIRES 4/18/2012

**TRUSTEE'S CERTIFICATE PURSUANT TO RSA 564-A:7, II**

**Mary Mead, Trustee of the Lennon Family Revocable Trust**, and the Grantor under the foregoing Quitclaim Deed, hereby certifies that she is the sole Trustee of the Trust, that under the Trust she has full and absolute power to convey any and all interests in real estate and improvements thereon held in the Trust, to include the interests in real estate hereby conveyed, and that no purchaser or third party shall be bound to inquire whether as the Trustee she has said power or is properly exercising such power or to see to the application of any Trust asset paid to her as Trustee for a conveyance thereof.

**Lennon Family Revocable Trust**

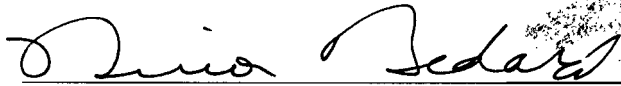
Dated: December 29, 2011

By: **Mary Mead, Trustee**STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK, SS.

On this 29th day of December, 2011, before me, the undersigned officer, personally appeared **Mary Mead**, who acknowledged herself to be the **Trustee of the Lennon Family Revocable Trust**, and acting in said capacity, and being authorized so to do, executed the foregoing instrument on behalf of the said Trust as its voluntary act and deed for the purposes therein contained. The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- ☒ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, \_\_\_\_\_ (name of witness), the witness being personally known to me **OR**
- ☐ The following identification documents:  
(driver's license, passport, other \_\_\_\_\_).

MERRIMACK COUNTY RECORDS

 CPO, Register  
~~Notary Public~~ Justice of the PeaceMy Commission Expires: BIRON BEDARD  
JUSTICE OF THE PEACE - NEW HAMPSHIRE  
MY COMMISSION EXPIRES 4/18/2012

446225

ADMINISTRATIVE INFORMATION

PARCEL NUMBER  
19-034

Parent Parcel Number

Property Address  
PUMPKIN HILL ROAD 461

Neighborhood  
15 NEIGHBORHOOD #15

Property Class  
101 One Family

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area 219

Routing Number 2015

OWNERSHIP

MEAD REVOC TRST OF 2011, MARY  
MARY MEAD, TRUSTEE  
461 PUMPKIN HILL RD  
WARNER, NH 03278

Tax ID 001729

TRANSFER OF OWNERSHIP

Date		
10/19/2012	LENNON FAMILY REVOCABLE TRUST	\$0
	Bk/Pg: 3345, 493	

Printed 03/24/2025 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year		04/01/2014	04/01/2015	04/01/2015	04/01/2018	04/01/2020	04/01/2020	Worksheet
Reason for Change		CU Rate Adj	2015 PRELIM	2015 Reval	CU Rate Adj	2020 Prelim	2020 Reval	
VALUATION	L	102500	92500	92500	92500	90500	90500	90500
Market	B	109550	121650	121650	121650	170560	170560	170560
	T	212050	214150	214150	214150	261060	261060	261060
VALUATION	L	75710	65710	65740	65950	64010	64010	64010
Assessed/Use	B	109550	121650	121650	121650	170560	170560	170560
	T	185260	187360	187390	187600	234570	234570	234570

Site Description

Topography:  
Rolling

Public Utilities:  
Water, Sewer, Electric

Street or Road:  
Paved

Neighborhood:

LAND DATA AND CALCULATIONS

		Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Zoning: R3-Low Density Res	1 Homesite Improved		1.0000		1.00	70000.00	70000.00	70000	1 -10%	63000
	2 Homesite Improved	5	1.0000		0.00	5000.00	5000.00	5000	SV	5000
Legal Acres: 15.0000	3 Hardwood No Stewardship	3	1.0000		1.00	72.00	72.00	70		70
	4 Excess Frontage	5	3.0000		1.00	2500.00	2500.00	7500		7500
	5 Hardwood No Stewardship	3	3.0000		1.00	72.00	72.00	220		220
	6 EXCESS REAR	3	10.0000		1.00	1500.00	1500.00	15000		15000
	7 Hardwood No Stewardship	3	10.0000		1.00	72.00	72.00	720		720

A06: 2006 Abatement  
ADJ HOMESITE,SEPTIC ACROSS RD ON LOT 19-035.  
ADJ SECOND SHED TO FAIR/VERY POOR.  
CU: Current Use  
O: OBS=MIN INSUL, WET & DAMP BSMT, LACKS CLOSET SPACE,  
LAYOUT, LOW POST BSMT  
PU09: REMOVED 17X23 SHED PER TOWN

Supplemental Cards

MEASURED ACREAGE 15.0000

Supplemental Cards

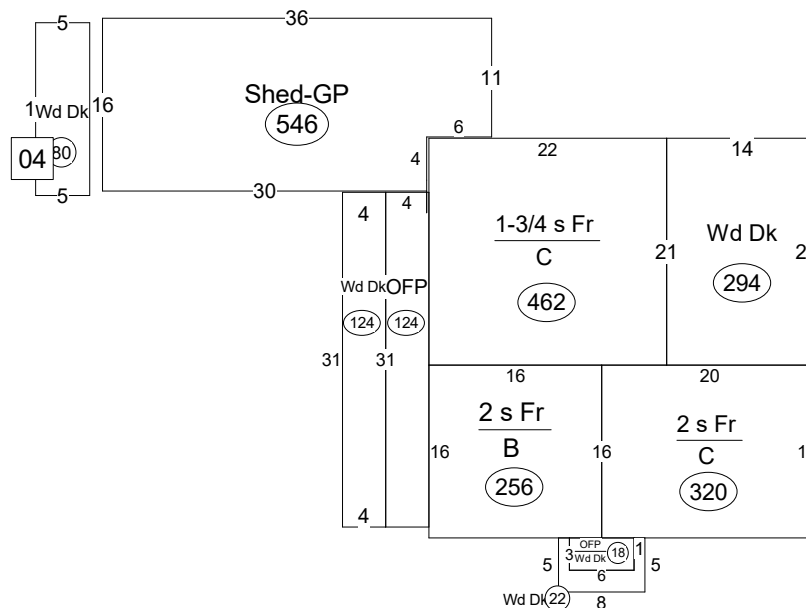
TRUE TAX VALUE 90500

Supplemental Cards  
TOTAL LAND VALUE

64010



(LCM: 102.00)



COLOR - BEIGE

		Detailed Description of Assets																	
Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	PhysDepr	ObsolDepr	Market Adj	% Comp	Value
D :FP-MAS HEARTH	3950	D 03	DWELL	0.00		Gd-	1790	1982	GD	0.00	Y	0.00	2332	247940	29	10	100	100	158440
	1800	04	SHED-GP	0.00	1	Avg	1790	1790	AV	15.69	N	16.00	16x 30	8740	55	0	100	100	3930
			04	CARPORT	0.00		Avg	2012	2012	AV	19.50	N	19.89	16x 20	8530	4	0	100	100

170560