

# Belknap County

Judith A. McGrath, Registrar  
64 Court St, Laconia, NH, 03246  
603-527-5420

## Barnstead

► REAL ESTATE SALES  
14 NEW LONDON DR..... \$240,000  
B: Amanda K John & Cameron J Montebianchi  
BAddr: 50 Academy St BOSCAWEN NH 03303  
S: Christopher Roscoe & Morgan Dube  
Bk/Page: 3248/435, Date: 07/09/19  
Mtg: Residential Mtg Svcs \$232,800  
Term: 2049  
Use: 2 Bdrm Cape Cod, Lot: 13504sf  
Prior Sale: \$140,000 (07/13)

## Belmont

► REAL ESTATE SALES  
433 HURRICANE RD ..... \$277,000  
B: Christopher J Mattio  
BAddr: 217 Chases Grove Rd DERRY NH 03038  
S: Arlene C Folsom Tr, Tr for Rhodes FT  
Bk/Page: 3247/833, Date: 07/03/19  
Mtg: CMG Mortgage Inc \$221,600  
Term: 2049  
Use: Mixed Use-prim Res & Agricul, Lot: 2265120sf

## Gilford

► REAL ESTATE SALES  
57 GREENLEAF TRL..... \$270,000  
B: Lauri A Welch & Eugene F Welch 3rd  
BAddr: 678 Andover St LOWELL MA 01852  
S: Sandy L Chadwick & Brian S Farrell  
Bk/Page: 3248/266, Date: 07/08/19  
Mtg: Lowell Five Cent Svgs \$216,000  
Term: 2049 Type: Adj  
Use: 3 Bdrm Colonial, Lot: 40946sf  
20 HOOK RD ..... \$180,000  
B: Phillip J Wallace & Donna L Wallace  
BAddr: 64 Fletcher St WINCHESTER MA 01890  
S: Stephen B Delaney & Maryann E Delaney  
Bk/Page: 3248/119, Date: 07/05/19  
Use: Farm And Forest Use, Lot: 520978sf  
Prior Sale: \$167,000 (06/05)

## Gilmanton

► REAL ESTATE SALES  
PERKINS RD ..... \$80,000  
B: Ann Ryder  
BAddr: 286 Clark Ave BRANFORD CT 06405  
S: Peter F Burdett  
Bk/Page: 3248/230, Date: 07/08/19

## Laconia

► REAL ESTATE SALES  
23 HARRISON ST..... \$75,000  
B: Marisa Sukumarabandhu  
BAddr: 4315 Douglas Hill PI PARRISH FL 34219  
S: Jennifer L Steinbach  
Bk/Page: 3248/123, Date: 07/05/19  
Mtg: Family First Fund LLC \$126,245  
Term: 2049  
Use: 4 Bdrm Conventional, Lot: 12632sf  
Prior Sale: \$205,600 (01/15)  
LAKESIDE AVE..... \$25,000  
B: Dorothy Kahn  
BAddr: 409 Lakeside Ave LACONIA NH 03246  
S: Linda Kahn-Dangelo & James Dangelo  
Bk/Page: 3248/201, Date: 07/08/19  
93 NATURES VIEW DR..... \$320,000  
B: Wayne E Breton & Barbara D Breton  
BAddr: 188 Ambroise NEWPORT COAST CA 92657  
S: William D Aucon Tr, Tr for Aucoin FT  
Bk/Page: 3247/990, Date: 07/03/19  
Mtg: CMG Mortgage Inc \$288,000  
Term: 2049  
Use: 3 Bdrm Cape Cod, Lot: 7405sf  
181 PINE ST ..... \$193,533  
B: Jenny M Gagne  
BAddr: 181 Pine St LACONIA NH 03246  
S: Bull Fish Investments LLC  
Bk/Page: 3247/976, Date: 07/03/19  
Mtg: HarborOne Mortgage \$189,994  
Term: 2049  
Use: 4 Bdrm Conventional, Lot: 8531sf  
Prior Sale: \$189,000 (04/07)

## Meredith

► REAL ESTATE SALES  
97 COLLINS BROOK RD..... \$729,933  
B: Michael K Mastergeorge Tr, Tr for Mastergeorge FT  
BAddr: 4 Saddle Hill Rd AMHERST NH 03031  
S: Thomas B Murphy Tr, Tr for Thomas B Murphy RET  
Bk/Page: 3248/264, Date: 07/08/19  
Use: Residential-multiple Bldgs, Lot: 20909sf  
128 PINNACLE PARK RD..... \$285,000  
B: Mark Ostrosky & Christie Gillespie  
BAddr: 128 Boston Ave MEDFORD MA 02153  
S: Abraham Tuttle  
Bk/Page: 3248/325, Date: 07/09/19  
Mtg: Residential Mtg Svcs \$228,000  
Term: 2049  
Use: 4 Bdrm Bngl/cottage, Lot: 219107sf  
Prior Sale: \$197,000 (06/08)  
48 LITTLE RD..... \$4,031,333  
B: Mya Meredith LLC  
BAddr: 63 Northland Rd WINDHAM NH 03087  
S: Raymond L Thivierge Tr, Tr for Raymond L Thivierge RET  
Bk/Page: 3248/389, Date: 07/09/19  
14 HERMIT WOODS RD..... \$356,333  
B: Louis Marcello & Marjory Hillman  
BAddr: 4 Huse Rd SANBORNTON NH 03269  
S: Robert W Maguire & Carol J Maguire  
Bk/Page: 3248/71, Date: 07/03/19

## New Hampton

► REAL ESTATE SALES  
PINNACLE HILL RD..... \$75,000  
B: David A Marcroft Tr, Tr for David&S Marcroft RET  
BAddr: 55 Highland St ASHLAND NH 03217  
S: Doris H Glennon & Kathleen H Lavallee  
Bk/Page: 3248/32, Date: 07/03/19  
598 ROUTE 132 U.B..... \$289,000  
B: Lawson Glidden  
BAddr: 118 Perch Pond Rd HOLDERNESS NH 03245  
S: Stephen Berecz & Roberta S Berecz  
Bk/Page: 3248/243, Date: 07/08/19  
Mtg: United Wholesale Mtg \$199,000  
Term: 2034  
Use: Condo  
19 SMOKE RISE RD..... \$240,000  
B: James Soukup & Kathleen T Soukup  
BAddr: 114 Spurce Ln AUBURN NH 03032  
S: Michael J Zuppa Jr  
Bk/Page: 3248/73, Date: 07/03/19  
Mtg: HarborOne Mortgage \$140,000  
Term: 2034  
Use: 1-Family, Lot: 43996sf

## Sanbornton

► REAL ESTATE SALES  
4 HUSE RD..... \$566,000  
B: Teresa D Spinner  
BAddr: 569 New Hampton Rd SANBORNTON NH 03269  
S: Louis J Marcello & Marjory J Hillman  
Bk/Page: 3248/48, Date: 07/03/19  
Mtg: Wells Fargo Bank \$424,500  
Term: 2049  
Use: 1-Family, Lot: 294901sf  
Prior Sale: \$434,000 (10/03)

# Carroll County

Lisa Scott, Registrar  
Rte 171, Admin Bldg, Ossipee, NH, 03864  
603-539-4872

## Bartlett

► REAL ESTATE SALES  
190 MITTENWALD STRASSE ..... \$289,933  
B: Stephen Johnson  
BAddr: PO Box 1080 INTERVALE NH 03845  
S: Miriam A Collinson Tr, Tr for Outer Edge NT  
Bk/Page: 3450/954, Date: 07/03/19  
Mtg: Miriam A Collinson \$239,900  
Use: 3 Bdrm Chalet, Lot: 40075sf  
ROUTE 16 ..... \$452,600  
B: David D Haggerty-Hoeft & Kateynn N Hoeft  
BAddr: 3600 N Lake Dr Apt 2120 CHICAGO IL 60613  
S: Artist Falls Dev LC  
Bk/Page: 3450/1134, Date: 07/08/19  
3 SEASONS AT ATTITASH RD U:E ..... \$165,000  
B: 3E Seasons LLC  
BAddr: 29 Dustin Homestead ROCHESTER NH 03867  
S: Arthur C Mitsmenn Jr & Robert A Colson Jr  
Bk/Page: 3451/112, Date: 07/08/19  
Mtg: Federal Savings Bank \$115,000  
Use: 2 Bdrm Condo  
Prior Sale: \$152,000 (04/18)  
17 THE MEADOWS RD ..... \$315,000  
B: Timothy G Scott Tr, Tr for Timothy G Scott RET  
BAddr: PO Box 93 JACKSON NH 03846  
S: Jane E Duggan  
Bk/Page: 3451/68, Date: 07/08/19  
Use: 2fam-5fam Residence, Lot: 60113sf

## Conway

► REAL ESTATE SALES  
1116 BROWNFIELD RD ..... \$244,000  
B: Lindsay Bushnell  
BAddr: 127 Baird Hill Rd CENTER CONWAY NH 03813  
S: Taylor A Kanzler & Christopher B Kanzler  
Bk/Page: 3450/977, Date: 07/03/19  
Mtg: Philip Johnston \$94,000  
Use: 2 Bdrm Old Style, Lot: 95396sf  
Prior Sale: \$244,000 (09/15)  
265 CROWN HILL RD..... \$300,000  
B: Richard Neville & September Neville  
BAddr: 4411 Horseshoe Rd PHOENIX AZ 85028  
S: Richard F Neal & Julia T Neal  
Bk/Page: 3450/1096, Date: 07/05/19  
Use: 3 Bdrm Raised Ranch, Lot: 451717sf  
Prior Sale: \$152,000 (12/03)  
GRANDVIEW RD ..... \$60,000  
B: Scott Hubley & Catherine Hubley  
BAddr: 11 Winston Dr LAWRENCE MA 01843  
S: Greg Grinnell  
Bk/Page: 3450/734, Date: 07/03/19  
Mtg: Sanford Instit Svgs \$368,000  
Term: 2050  
Use: Residential Developable Land, Lot: 27878sf  
Prior Sale: \$60,000 (03/18)  
292 INTERVALE CROSS RD..... \$253,533  
B: Lauren R Frye  
BAddr: 329 Bluberry Ln NORTH CONWAY NH 03860  
S: James W Lees  
Bk/Page: 3451/249, Date: 07/09/19  
Mtg: Bank of New Hampshire \$190,000  
Term: 2039 Type: Adj  
Use: Accessory Land Improved, Lot: 235224sf  
Prior Sale: \$319,000 (06/06)  
19 SACO ST U:79..... \$110,000  
B: Celeste L Ulucan  
BAddr: 400 N Depont Hwy Apt D25 DOVER DE 19901  
S: Matthew C Donarumo  
Bk/Page: 3450/1106, Date: 07/05/19  
Mtg: Residential Mtg Svcs \$110,000  
Term: 2049  
Use: 2 Bdrm Condo  
Prior Sale: \$26,000 (05/15)  
W SIDE RD..... \$10,000  
B: Brett J Masotta  
BAddr: 411 Nashua Rd GROTON MA 01450  
S: David Conti Tr, Tr for Conti FT  
Bk/Page: 3450/795, Date: 07/03/19

## Effingham

► REAL ESTATE SALES  
67 RYEFIELD RD..... \$167,000  
B: William Austin & Allison Austin  
BAddr: 22 Oak View Ave SALEM MA 01970  
S: Jeffrey Mcdale-Tanguay  
Bk/Page: 3450/1041, Date: 07/05/19  
Mtg: Metro Credit Union \$133,600  
Term: 2049  
Use: 2 Bdrm Conventional, Lot: 311106sf  
Prior Sale: \$110,000 (02/17)  
► REAL ESTATE SALES  
89 LOON LAKE RD..... \$437,000  
B: Martine A Culbertson  
BAddr: PO Box 45 HADDONFIELD NJ 08033  
S: David K Caplan & Denys D Caplan  
Bk/Page: 3450/1100, Date: 07/05/19

## Moultonboro

► REAL ESTATE SALES  
201 HANSON MILL RD L:80 ..... \$114,533  
B: Dawn M Sullivan & Thomas P Sullivan Jr  
BAddr: 19 Redgate Rd TEWKSBURY MA 01876  
S: Brian H Dick & Michelle M Dick  
Bk/Page: 3451/408, Date: 07/09/19  
Use: Mobile Home  
Prior Sale: \$25,500 (09/03)  
33 HARBOURSIDE DR..... \$1,400,000  
B: James W Kidd & Carol Kidd  
BAddr: 26 Topside Rd Unit 4 MOULTONBOROUGH NH 03254  
S: Kevin F Sullivan & Jean E Sullivan  
Bk/Page: 3451/161, Date: 07/08/19  
Mtg: UBS Bank USA \$650,000  
Term: 2049 Type: Adj  
Use: 5 Bdrm Contemporary, Lot: 21344sf  
NH ROUTE 25..... \$968,066  
B: Amerco Real Estate Co  
BAddr: 2727 N Central Ave PHOENIX AZ 85004  
S: Moultonboro Self Storage  
Bk/Page: 3450/1090, Date: 07/05/19  
86 SKYLINE DR ..... \$265,000  
B: Kelly D Christensen & Cindy C Christensen  
BAddr: 571 W 350 N SPRINGVILLE UT 84663  
S: Wallace A Daigneau 4th & Leslie C Daigneau  
Bk/Page: 3451/72, Date: 07/08/19  
Mtg: CMG Mortgage Inc \$238,500  
Term: 2049  
Use: 3 Bdrm Raised Ranch, Lot: 78408sf  
Prior Sale: \$225,000 (08/13)  
20 WINDWARD WAY U:20 ..... \$660,000  
B: Thomas R Barrett Tr, Tr for Thomas R Barrett RET  
BAddr: 8 Kittanset Rd BEDFORD NH 03110  
S: Jane B Hodgson Tr, Tr for Jane B Hodgson RET  
Bk/Page: 3451/91, Date: 07/08/19  
Use: 2 Bdrm Condo  
GRASSY POND RD L:7-8..... \$1,175,000  
B: Peter Casey & Joelle Casey  
BAddr: PO Box 505 HANOVER MA 02339  
S: Charles H Green Tr, Tr for Theresa C Green 1994 T  
Bk/Page: 3451/65, Date: 07/08/19

## Ossipee

► REAL ESTATE SALES  
65 MAIN ST ..... \$135,000  
B: Deborah M Fischbein & Daniel W Fischbein  
BAddr: 80 Main St #202 CENTER OSS�PEE NH 03814  
S: Marilyn J Tillinghast  
Bk/Page: 3450/876, Date: 07/03/19  
Mtg: Meredith Vlg Svgs Bk \$175,200  
Term: 2050 Type: Adj  
Use: Accessory Land Improved, Lot: 26136sf  
85 PEQUAWKET TRL L:48 ..... \$23,000  
B: Mark Galloway Sr  
BAddr: 413 Green Mountain Rd EFFINGHAM NH 03822  
S: Eugene Pasto & Christine Pasto  
Bk/Page: 3450/839, Date: 07/03/19  
Use: Mobile Home  
Prior Sale: \$22,000 (08/17)

## Sandwich

► REAL ESTATE SALES  
51 HOLDERNESS RD ..... \$325,000  
B: Theodore R Gadbois & Carrie A Gadbois  
BAddr: 20 Meadowview Dr HOLDERNESS NH 03245  
S: Charter T Co Tr, Tr for Philip B Parsons Jr Tr  
Bk/Page: 3451/244, Date: 07/09/19  
Use: 4 Bdrm Cape Cod, Lot: 348480sf  
300 MAPLE RIDGE RD..... \$529,000  
B: Derek T Meredith & Denise M Meredith  
BAddr: 4836 Cheyenne Dr LARKSPUR CO 80118  
S: Charles M Carroll Tr, Tr for Carroll FT 2008  
Bk/Page: 3450/924, Date: 07/03/19  
Mtg: Wells Fargo Bank \$534,925  
Term: 2049  
Use: 2 Bdrm Contemporary, Lot: 314939sf  
Prior Sale: \$495,000 (05/06)  
61 STEVENSON HILL ROAD..... \$150,000  
B: Hollis A Heichemer & Alexander Kanevsky  
BAddr: 103 Stevenson Hill Rd NORTH SANDWICH NH 03259  
S: David R Maccrellish  
Bk/Page: 3450/1025, Date: 07/05/19

## Tamworth

► REAL ESTATE SALES  
21 BREWSTER HILL RD..... \$52,000  
B: Laura Sevigny  
BAddr: 1 Boardman St SALEM MA 01970  
S: Aneta Chute Tr, Tr for Melvin D Chute RET  
Bk/Page: 3451/215, Date: 07/09/19  
Use: 1 Bdrm Camp/cabin, Lot: 36154sf

## Tuftonboro

► REAL ESTATE SALES  
SANDY KNOLL RD ..... \$29,000  
B: Harold R Whitaker & Tom Fadden  
BAddr: PO Box 416 CENTER CONWAY NH 03813  
S: Tuftonboro Town Of  
Bk/Page: 3451/40, Date: 07/08/19  
107 UNION WHARF RD..... \$47,000  
B: Nicole M Bailey Tr, Tr for Nicole M Bailey RET  
BAddr: 4 Henrys Way CENTER TUFTONBORO NH 03816  
S: Tuftonboro Town Of  
Bk/Page: 3450/798, Date: 07/03/19  
Use: County/municipality Property, Lot: 54450sf  
DURGIN RD L:3..... \$695,000  
B: Paul F Defalco & Sherri L Flood  
BAddr: 15 Maple Rdg LITCHFIELD CT 06759  
S: Sean J Hart & Madelina A Hart  
Bk/Page: 3451/220, Date: 07/09/19

# How to Read The Real Estate Records

The information appearing in this newspaper is taken from deed and mortgage documents filed at each of the ten registries of deeds in the state. All property transfers with a sales price of at least \$100 and all term-mortgage documents are collected.

Whenever possible, we combine the separate deed and mortgage documents so that we can present one complete record of the street address, purchase price, lender and mortgage amount. When we cannot link a deed with a mortgage (and vice versa) each transaction appears individually.

Real estate records are organized alphabetically by registry, then town, then by street name.

The amount appearing on the same line as the street address is the purchase price from the deed. We print “No Amt Given” when the amount did not appear on the document we review. “No Street Given” appears in place of the street address when it was not available. The volume, page of the deed and filing date appear for all sales.

The mortgage lender and the amount of the mortgage used to purchase the property are shown. Any second mortgage (Mtg2) filed at the same time as the deed will also appear here.

In communities where we have a file of all properties from the assessor’s office, we provide additional property details when available. This is done by exactly matching the address and seller name from the new sales record with the address and owner name found in the property file. No descriptive data appears whenever there is any doubt that the two records are the same property. The “Use” is based on the code the assessor assigns to each building on a parcel. Whenever there is more than one use code or more than one building on a parcel, we flag these as “Multi-use” and “Multi-bldg” respectively.

These deeds transfer title to the lender after the mortgage is foreclosed (unless there is a higher bidder at the auction.) The amount in these transactions is usually the amount of the outstanding mortgage that was foreclosed.

KEY TO LABELS  
B = Buyer  
S = Seller  
Mtg = Mortgage lender and amount  
Mtg2 = Second Mortgage  
Use = Building use  
Bdrm = bedrooms  
Lot = lot size in square feet  
YTD = year-to-date

KEY TO ABBREVIATIONS  
LP = Limited Partnership  
Tr = Trustee  
T = Trust  
IRT = Irrevocable Trust  
ReT = Revocable Trust  
RT = Realty Trust  
FT = Family Trust  
NT = Nominee Trust  
Est = Estate  
Ex = Executor

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