

Commercial Sale
5109333
Active

36 King Square
Whitefield
Unit/Lot #
NH 03598

Listed: 9/11/2026
Closed:
DOM: 5
\$284,900



County NH-Coos
VillDstLoc
Year Built 1832
Building Area Total 4,584
Building Area Source Public Records
Total Available Area 4,584
Total Available Area Source Public Records
Zoning Village 1
Road Frontage Yes
Road Frontage Length 52
Lot Size Acres 0.20
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$4,443.00
Tax Year 2025
Gross Income
Net Income
Operating Expense

Activation Date

Business Type Office, Retail, Restaurant



Property Panorama VTour

Directions Center of Whitefield, left onto King Square. First left onto King Square. Property is 3rd building on the left. Red building in corner.

Public Remarks Historic mill building with endless mixed-use potential on the Johns River! Step into a one-of-a-kind opportunity to own a beautifully preserved 1832 mill building situated along the scenic Johns River in Whitefield, NH. Rich in character and history, this unique property offers exceptional flexibility for commercial, residential, or mixed-use development. The main level features an expansive open floor plan ideally suited for a restaurant, brewery, café, retail shop, gallery, or event space. The space includes a commercial kitchen, two bathrooms, and ample room to create a memorable destination while showcasing the building's historic charm and riverfront setting with over 100' of frontage on the Johns River. On the second level, you'll find a stunning owner's apartment that blends rustic mill architecture with comfortable modern living. Highlights include soaring ceilings, abundant natural light, and an inviting loft area, creating a warm and distinctive living space overlooking the beauty of the river and surrounding landscape. The lower level provides substantial storage space and offers exciting future possibilities. With renovation, the basement level could potentially be transformed into an additional apartment, guest accommodations, artist studio, or income-producing rental unit. This property combines historic New England character, commercial functionality, and residential comfort in a picturesque riverfront setting. With 5 designated parking spaces on-site and public parking nearby, there is space for everyone! Whether you're looking to establish a thriving business, create a live-work environment, or invest in a property with significant upside potential, this landmark mill offers a truly unique opportunity in the heart of the White Mountains region. Own a piece of Whitefield history and bring your vision to life in this extraordinary riverfront mill property.

STRUCTURE

Construction Materials Vinyl Siding, Wood Siding

Roof Metal, Shingle

Foundation Details Concrete, Stone

Basement Yes

Basement Access Type Interior

Basement Description Apartment(s), Concrete Floor, Dirt Floor, Full, Other, Partially Finished, Exterior Stairs, Interior Stairs, Storage Space, Walkout

Building Number

Total Units 3

of Stories 3

Divisible SqFt Min

Divisible SqFt Max

\$/SqFtTotal \$62.15

Ceiling Height

Total Elevators

Total Loading Docks

Dock Levelers

Dock Height

Total Drive-in Doors

Door Height

	LEVEL	TYPE	DESCRIPTION
UNIT 1	1	Business Opportunity	
UNIT 2	2	Residential	
UNIT 3	Base...	Other	
UNIT 4			
UNIT 5			
UNIT 6			
UNIT 7			
UNIT 8			

UTILITIES

Heating Baseboard, Hot Water, Oil

Cooling None

Water Source Public

Sewer Public

Electric Circuit Breaker(s)

Utilities Cable Available, Propane

Internet High Speed Intrnt Avail

Fuel Company

Electric Company

Water Company

Phone Company

Cable Company

Internet Service Provider

LOT & LOCATION

Submarket		Waterfront Property	Yes
Project Building Name		Water View	Yes
		Water Body Access	Yes
ROW Length		Water Body Name	Johns River
ROW Width		Water Body Type	River
ROW Parcel Access	No	Water Frontage Length	106
ROW to other Parcel	No	Water Access Details	Directly Adjoining
Surveyed	Yes	Waterfront Property Rights	Exclusively Owned
Surveyed By		Water Body Restrictions	Yes

FEATURES

Parking Features	Off-Site, On-Site, Parking Spaces 1 - 10, Paved	Building Features	Living Space Available
Other Equipment	Window AC		
AirCond%		Green Verification Body	
Sprinkler		Green Building Verification Type	
Signage		Green Verification Year	
		Green Verification Rating	
Railroad Available		Green Verification Metric	
Railroad Provider		Green Verification Status	
		Green Verification Source	
		Green Verification NewCon	
		Green Verification URL	

PUBLIC RECORDS

DeedRecTy	Warranty	Map	103	Tax Rate	
Total Deeds		Block	0	Tax Class	
Deed Book	1436	Lot	48	PropTaxRel	
Deed Page	705	SPAN#		Land Gains	
PropID				Assessment Year	
PlanSurv#	470A			Assessment Amount	

DISCLOSURES

Special Listing Condition	None	Right of First Refusal	
Sale Includes	Equipment, Building		
Exclusions			
Investment Info		Auction Date	
Flood Zone		Auction Time	
Seasonal		Auctioneer Name	
Easements	Yes	Auctioneer License Number	
Covenants	No	Auction Price Determnd By	

PREPARED BY

Nikki Morrison

Cell: 603-616-4392

NikkiM@BadgerPeabodySmith.com

My Office Info:

Badger Peabody & Smith Realty/Littleton

11 Riverglen Lane

Suite 200

Littleton NH 03561

Off: 603-444-1294





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:** Robert Stiles Enterprises, LLC Lois A. Stiles

2. **PROPERTY LOCATION:** 36 King Square, Whitefield, NH 03598

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

4. **SELLER:** ☐ has ☒ has not occupied the property for years.

5. **WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:** ☒ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other

b. **INSTALLATION:** Location:
 Installed By: Date of Installation:
 What is the source of your information?

c. **USE:** Number of persons currently using the system: 0
 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
 Tank Size Gal. ☐ Unknown ☐ Other
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other
 Location: Location Unknown. Date of Installation:
 Date of Last Servicing: Name of Company Servicing Tank:
 Have you experienced any malfunctions? ☐ Yes ☐ No
 COMMENTS:

SELLER(S) INITIALS

Initial
RS

BUYER(S) INITIALS

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PROPERTY LOCATION: 36 King Square, Whitefield, NH 03598

d. LEACH FIELD: ☐ Yes ☒ No ☐ Other _____
 IF YES, Location: _____ 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. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☐	☐	☒	_____	_____	_____
	Crawl Space	☐	☐	☒	_____	_____	_____
	Exterior Walls	☐	☐	☒	_____	_____	_____
	Floors	☐	☐	☒	_____	_____	_____
	_____	☐	☐	☒	_____	_____	_____

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

Initial

BUYER(S) INITIALS

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PROPERTY LOCATION: 36 King Square, Whitefield, NH 03598

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: _____

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: _____

What is your source of information? _____

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: 20 Type: Hot water Fuel: #2 Tank Location: Basement

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: 4.00 Gallons: 2000

Date system was last serviced and by whom? Don Hanks 8/26

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: _____ Type of Roof Covering: Meta1

Moisture or leakage: _____

Comments: Not sure of age of roof

SELLER(S) INITIALS Initial LS / _____

BUYER(S) INITIALS _____ / _____

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k. Foundation/Basement ☐ Full ☒ Partial ☐ Other: _____ **Type:** _____

Moisture or leakage: _____

Comments: Unknown

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

Comments: Unknown

m. Plumbing Type: _____ Age: _____

Comments: Unknown

n. Domestic Hot Water Age: 8 Type: oil Gallons: _____

o. Electrical System # of Amps _____ ☒ 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: _____ Age: _____ Date Last Serviced and by whom: _____

Comments: No

t. Pool Age: _____ 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: _____

If Portable: ☐ Included ☐ Negotiable

Comments: _____

v. Internet Type Currently Used at Property: _____

w. Other (e.g. Alarm System, Irrigation System, etc.) _____

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 Initial LS / _____

BUYER(S) INITIALS _____ / _____

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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: 36 King Square, Whitefield, NH 03598

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) ☒ 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.

Signed by: Seller Robert Stiles Enterprises, LLC Lois A. Stiles	Date 8/31/2026	_____ Seller	_____ Date
Signed by: Agent Nikki Morrison	Date 8/31/2026	_____ Purchaser	_____ Date
_____ Agent	Date	_____ Agent	_____ Date

Service Providers and Property Information

Owner's Name(s): Robert Stiles Enterprises, LLC Lois A. Stiles

Property Address: 36 King Square, Whitefield, NH 03598

Mail Delivery: (PO Box, Rural Route): 36 kings square whitefield NH03598

Heat Fuel / Service Company: stiles fuel Phone Number: _____

Electric Company & Meter #: Eversource Phone Number: _____

Land Line/Telephone Company: _____ Phone Number: _____

Is there cellular service at the property? ☐ Yes or ☐ No

TV Cable/Satellite Company: _____ Phone Number: _____

Is there Internet service available at the location? ☒ Yes or ☐ No

Is Internet currently hooked up? ☐ Yes or ☒ No

Internet Service Provider: _____ Phone Number: _____

Plowing: _____ Phone Number: _____

Lawn & Garden Maintenance: _____ Phone Number: _____

Town Water: ☒ Yes or ☐ No Phone Number: _____

Town Sewer: ☒ Yes or ☐ No Phone Number: _____

Private Septic Pumping/Service: _____ Phone Number: _____

Private Water/Well Service: _____ Phone Number: _____

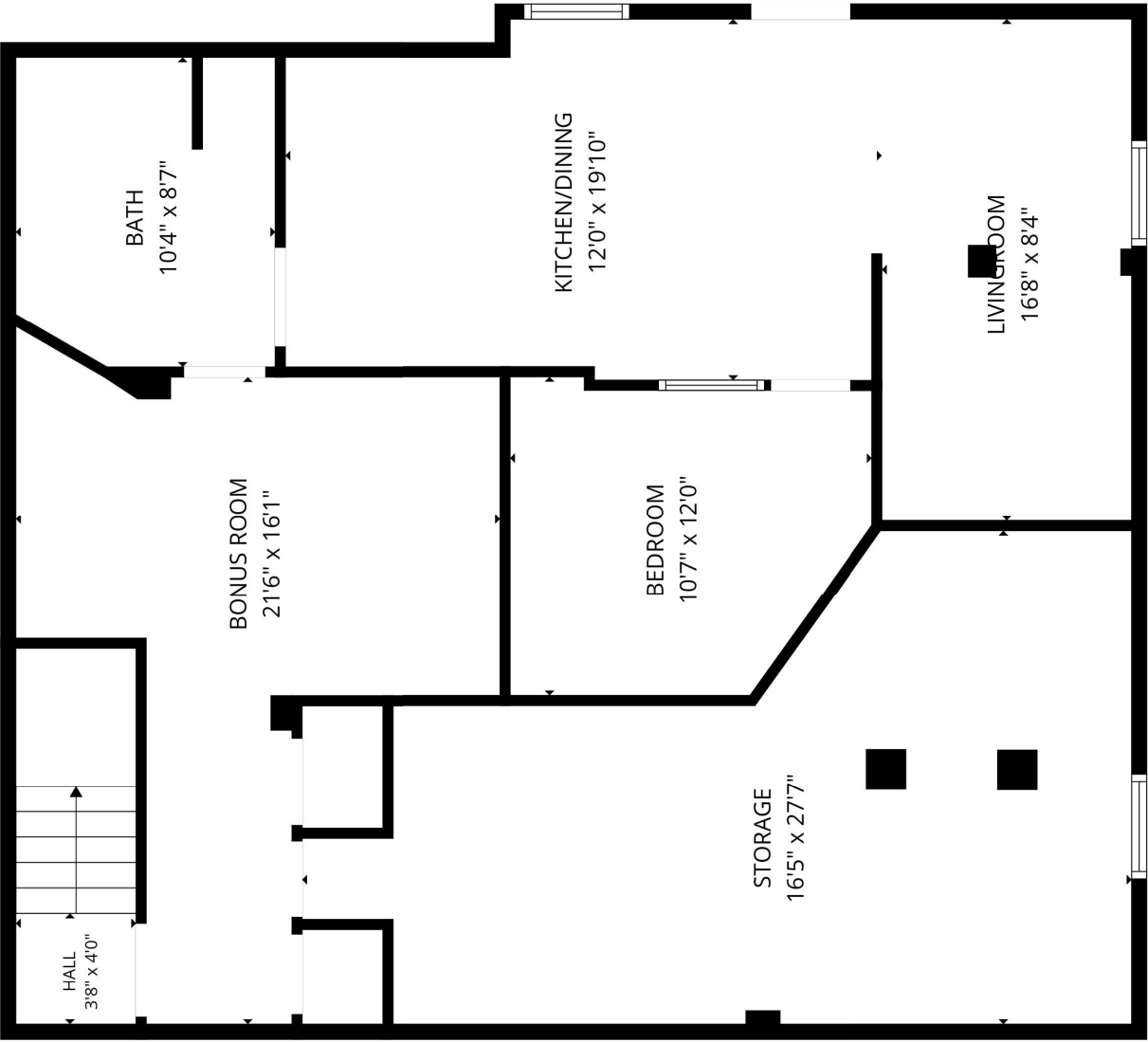
Alarm Company: _____ Phone Number: _____

Insurance Company: George M Stevens Phone Number: _____

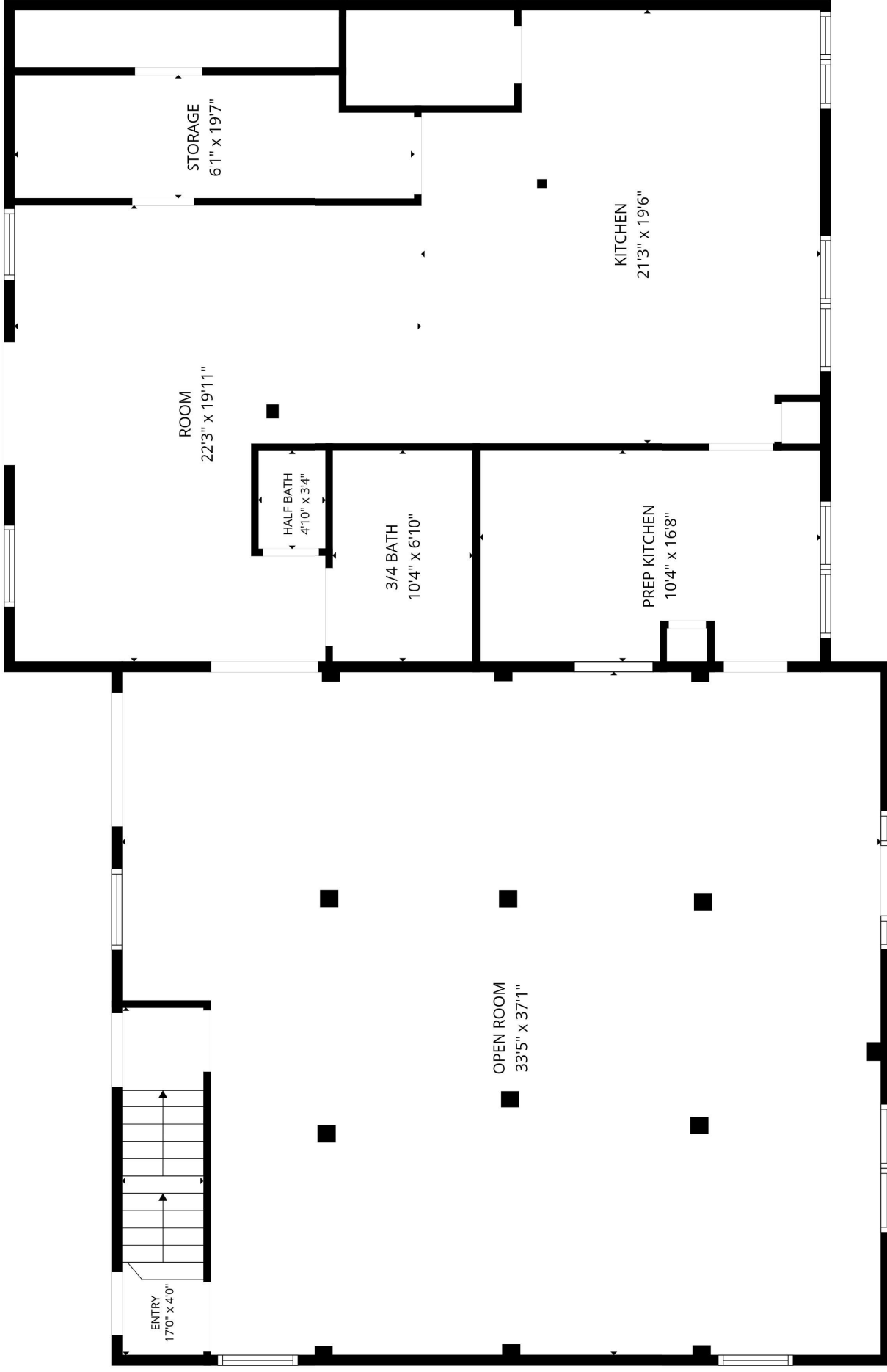
Rubbish Removal: _____ Phone Number: _____

Other Helpful Information (Pool Maintenance, Property Manager, other Service Providers familiar with property)

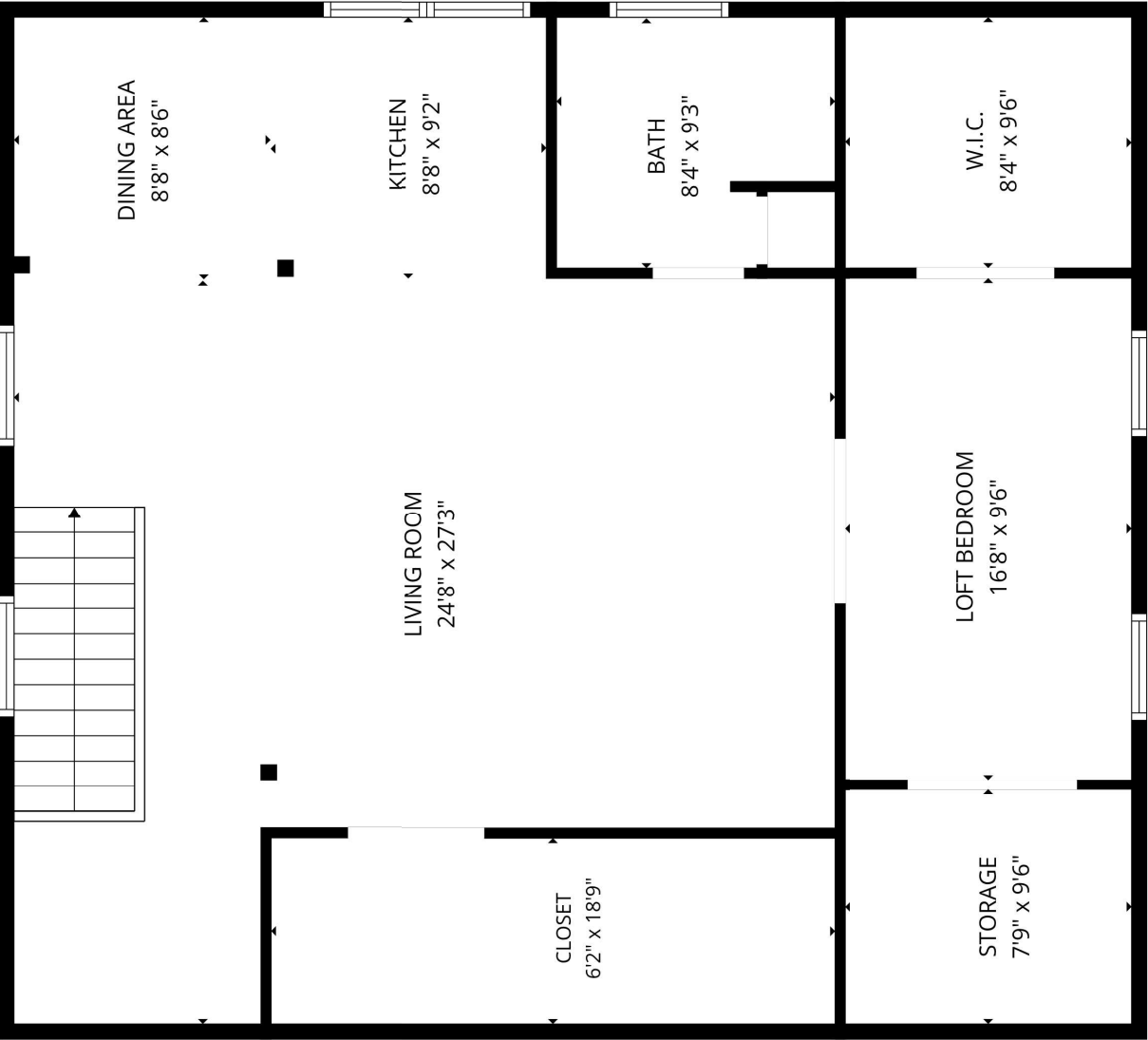
Initial

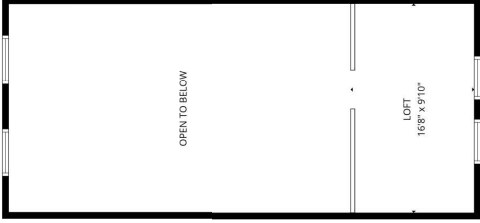
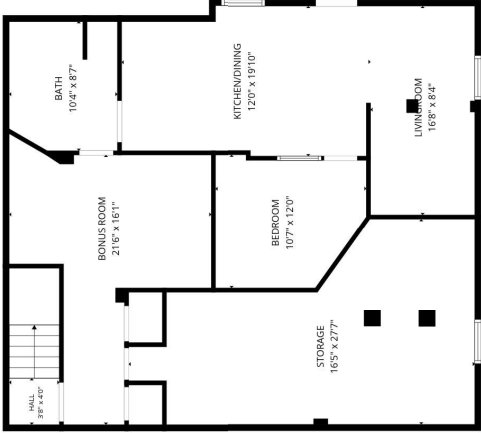
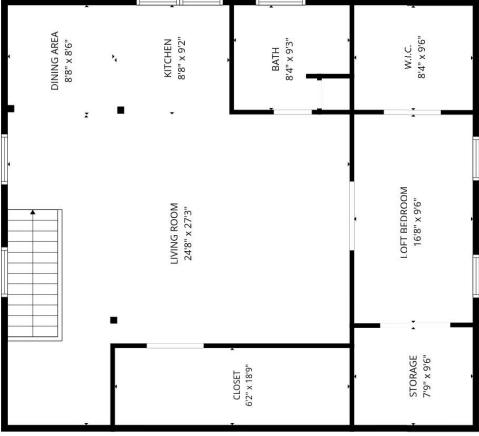
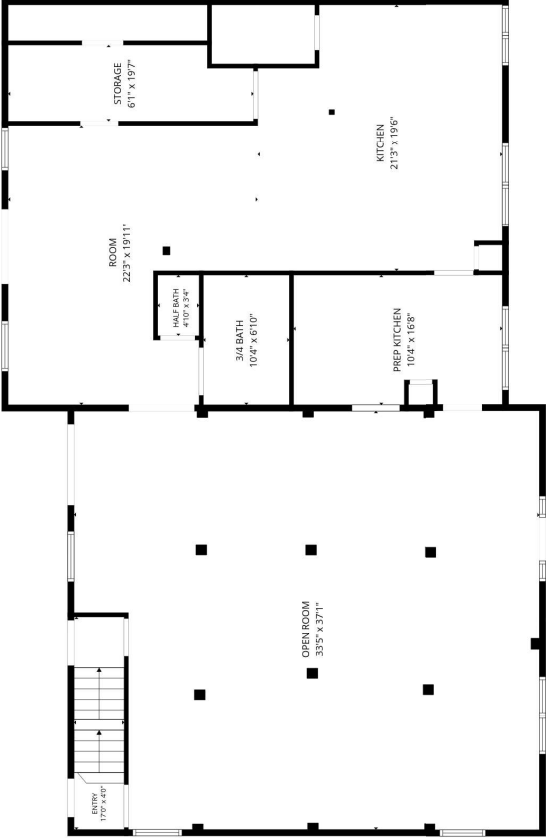
TOTAL: 4706 sq. ft
Basement: 941 sq. ft, 1st floor: 2506 sq. ft, 2nd floor: 1121 sq. ft, 3rd floor: 138 sq. ft
EXCLUDED AREAS: STORAGE: 525 sq. ft, LOW CEILING: 91 sq. ft, CLOSET: 5 sq. ft,
OPEN TO BELOW: 490 sq. ft



TOTAL: 4706 sq. ft
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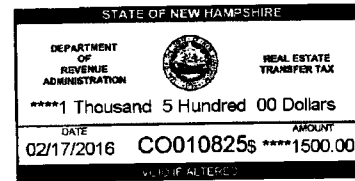
Following recording, please return to:

Robert Stiles
74 Jefferson Road
Whitefield, NH 03598

Doc # 0000579 Feb 17, 2016 9:40 AM

Coos County Registry of Deeds

Tanya J. Batchelder
Tanya J. Batchelder, Register



[Area above this line reserved for use by the Register of Deeds]

WARRANTY DEED

KLAER-GRADUAL INCORPORATED, a corporation organized under the laws of the State of New Hampshire with its principal place of business in the Town of Whitefield, County of Coös and State of New Hampshire, *for consideration paid*, grants to **ROBERT STILES ENTERPRISES, LLC**, a limited liability company organized under the laws of the State of New Hampshire with its principal place of business at 74 Jefferson Road in said Town of Whitefield 03598 with **WARRANTY COVENANTS**:

A certain tract or parcel of land, together with the buildings thereon, located in the **TOWN of WHITEFIELD** in said County of Coös and shown as Lot No. 2 on a "Subdivision Plan for Bruce K. Tuite, John R. Tuite and Paul D. Tuite, Whitefield, New Hampshire," drawn by Cartographic Associates, Inc. and approved by the Whitefield Planning Board on October 2, 1990 and recorded in the Coös County Registry of Deeds, Plan No. 470A, and more particularly bounded and described as follows:

- (1) Beginning at a point in the southwest corner of the within-described premises;
- (2) Thence running North 13° 40' 52" East a distance of fifty-nine (59.00) feet along land now or formerly of McMahon and Arena to a ¾" iron pin flush with the ground;
- (3) Thence turning and running North 82° 53' 52" East a distance of ten and twenty-seven hundredths (10.27) feet continuing along said land now or formerly of McMahon and Arena to a ¾" iron pin flush with the ground;
- (4) Thence turning and running North 09°14' 56" East a distance of forty-four and ninety-two hundredths (44.92) feet continuing along said land now or formerly of McMahon and Arena to a ¾" iron pin standing 8" above the ground;
- (5) Thence running North 05° 24' 52" East a distance of eighteen and eighty-six hundredths (18.86) feet to a monument set at a ¾" iron pin found disturbed;

FROM THE LAW OFFICE OF THOMAS M. PANCOAST
141 School Street
Littleton, N. H. 03561-4822

BK1436PG0705

(6) Thence running North 16° 47' 31" East a distance of sixteen and forty-two hundredths (16.42) feet to a monument set at the northwest corner of the within-described premises;

(7) Thence turning and running South 82° 03' 06" East a distance of fifty-two and nineteen hundredths (52.19) feet along land now or formerly of the Town of Whitefield to a monument set at the northeast corner of the within-described premises;

(8) Thence turning and running South 06° 49' 08" East a distance of ninety-five and thirty-two hundredths (95.32) feet to a monument set at a retaining wall;

(9) Thence turning and running southwesterly to the point of beginning which is South 70° 34' 53" West a distance of one hundred six and ninety-eight hundredths (106.98) feet from the last mentioned point;

TOGETHER WITH the rights of ingress and egress for pedestrian and vehicular traffic over Lot No. 1 of the above-described subdivision;

SUBJECT TO a Boundary Line Agreement between Bruce R. Tuite, John P. Tuite and Paul D. Tuite d/b/a Tuite Painting Company and Jay Hartnett and Conan Grace dated October 10, 1990 and recorded in the Coös County Registry of Deeds, Book 770, Page 835, and Quitclaim Deeds pursuant thereto dated October 10, 1990 and recorded in the Coös County Registry of Deeds, Book 770, Pages 846 and 857;

SUBJECT ALSO TO a Boundary Line Agreement between Bruce R. Tuite, John P. Tuite and Paul D. Tuite d/b/a Tuite Painting Company and John and Annette McMahon and John and Luz Arena dated October 10, 1990 and recorded in the Coös County Registry of Deeds, Book 770, Page 840, and Quitclaim Deeds pursuant thereto dated October 10, 1990 and recorded in the Coös County Registry of Deeds, Book 770, Pages 860 and 863;

SUBJECT ALSO TO a Boundary Line Agreement between Bruce R. Tuite, John P. Tuite and Paul D. Tuite d/b/a Tuite Painting Company and said Town of Whitefield dated October 10, 1990 and recorded in the Coös County Registry of Deeds, Book 770, Page 830, and Quitclaim Deeds pursuant thereto dated October 10, 1990 and recorded in the Coös County Registry of Deeds, Book 770, Page 849 and dated October 1, 1990 and recorded in the Coös County Registry of Deeds, Book 770, Page 855;

SUBJECT TO the rights of ingress and egress of others for pedestrian and vehicular traffic over the within-described premises in common with others;

SUBJECT TO a sewer right of way and easement as shown on the aforesaid plan and a right-of-way and easement over, across and under the within-described premises to lay, construct, operate, inspect, maintain, repair, replace, substitute, relocate and remove pipeline for a sewage disposal system as conveyed by Bruce R. Tuite, John P. Tuite and Paul D. Tuite d/b/a Tuite Painting Company to said Town of Whitefield by deed dated October 10, 1990 recorded in the Coös County Registry of Deeds, Book 770, Page 852;

Meaning and intending hereby to convey **ALL** and **THE SAME** premises conveyed to Klaer-Gradual Incorporated by foreclosure deed of Robert Carlisle Maroon, Jr. and Sally Anne Kopp Maroon dated December 21, 2000 and recorded in the Coös

County Registry of Deeds, Book 953, Page 154;

TOGETHER WITH the perpetual right and easement, in common with others, over a triangular portion of said Lot No. 1 of the above-described subdivision as provided in ¶2 of a Decree in Coös County Superior Court proceeding no. 03-E-0067, *Klaer/Gradual, Inc. v. Bill O. Weeks* dated April 12, 2004, and **SUBJECT TO** the perpetual right and easement, in common with the grantor, as provided in ¶3 of said Decree;

TOGETHER WITH the refrigerator, stove and washer-dryer situate upon the within-described premises, **"AS IS, WHERE IS."**

IN WITNESS WHEREOF Klaer-Gradual Incorporated has caused its name to be subscribed hereunto by Susan Klaer Gradual, its President, hereunto duly authorized, on this 16th day of February, 2016.

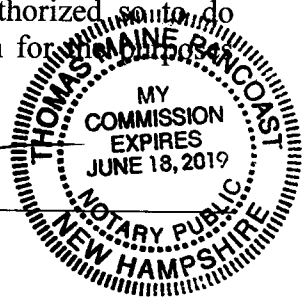
KLAER-GRADUAL INCORPORATED

By *Susan Klaer Gradual*
Susan Klaer Gradual, President
(hereunto duly authorized)

State of New Hampshire } ss.
County of Grafton

On this 16th day of February, 2016, personally appeared the above-named Susan Klaer Gradual, before me, and acknowledged herself to be the President of Klaer-Gradual Incorporated, a corporation, and that she in said capacity being authorized, ~~so to~~ do executed the foregoing Warranty Deed on behalf of said corporation for ~~the~~ ^{the} therein set forth.

[Signature]
Notary Public



Klaer-Gradual - Stiles Enterprises Deed - 2/16/16

BK 1436PG0707

WHITEFIELD Services (/?!ID=351)

/ Property Taxes (/Service/PropertyTaxes/966?towncode=2470&source=PT&towncodemasterid=351)

/ Get Bills



Please Choose Type:

Current Invoices



To obtain additional details select the blue magnifying glass to the left

ROBERT STILES ENTERPRISES, LLC / 36 KING SQUARE

AccountID-103-48

Invoice No	Amount	Balance
 2026P01019206 <i>due: 7/14/2026</i> <i>Property Tax</i>	2220.00	0.00
 2025P02019206 <i>due: 12/30/2025</i> <i>Property Tax</i>	2193.00	0.00
 2025P01019206 <i>due: 7/10/2025</i> <i>Property Tax</i>	2250.00	0.00
 2024P02019304 <i>due: 1/28/2025</i> <i>Property Tax</i>	2304.00	0.00
 2024P01019301 <i>due: 7/8/2024</i> <i>Property Tax</i>	2191.00	0.00
 2023P02214210 <i>due: 12/22/2023</i>	2231.00	0.00
 2023P01210176 <i>due: 7/10/2023</i>	2152.00	0.00
 2022P02206211 <i>due: 11/30/2022</i>	2140.00	0.00
 2022P01202150 <i>due: 6/6/2022</i>	2164.00	0.00
 2021P02198199 <i>due: 11/23/2021</i>	2107.00	0.00
 2021P01194143 <i>due: 6/7/2021</i>	2220.00	0.00



Property Card: 36 KING SQUARE

Town of Whitefield, NH



Parcel ID: 103-048
PID: 000103000048000000

Owner: ROBERT STILES ENTERPRISES,
Co-Owner: LLC
Mailing Address:
 56 SUMMIT DRIVE APT 112
 WHITEFIELD, NH 03598

General Information

Map: 000103
Lot: 000048
Sub: 000000

Land Use: COM/IND
Zone: VILLAGE 1 HOME VAC
Land Area in Acres: 0.2
Current Use: N
Neighborhood: N-E
Frontage: 00
Waterfront: N
View Factor:

Assessed Value

Land: \$38,500
Buildings: \$235,600
Extra Features: \$0
Total: \$274,100

Sale History

Book/Page: 1436-0705
Sale Date: 3/10/2016
Sale Price: 100000

Building Details

Model Description: RETAIL W/
Total Gross Area: 4584
Year Built: 1832
Building Grade: AVG-10
Stories: 2 STORY FRAME

Condition: GOOD
Depreciation: 0
No. Bedrooms: 0
No. Baths: 0
Adj Bas: 0



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

MAIN STREET

KINGS
SQUARE

53

0.48 AcC

 TOWN OF
 WHITEFIELD

52

0.06 AcC
E TOWN

47

0.23 Ac

48

0.20 Ac

46

0.25 AcC

45

0.11 AcC

44

18 AcC

STATE OF N.H.
(D.O.T.)

21

0.12
AcC

43

1.9 AcC

