

REDEVELOPMENT OPPORTUNITY

in Kittery, Maine



**PRIME
REDEVELOPEMENT
OPPORTUNITY**

FOR SALE

**141, 143, 147 STATE ROAD, KITTERY, ME
03904**

**3 PARCEL PACKAGE
\$1,725,000**

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PROPERTY INFORMATION



141, 143, 147 State Road, Kittery, Maine, ME 03904

3 Parcel Redevelopment Opportunity

SALE PRICE: \$1,725,000

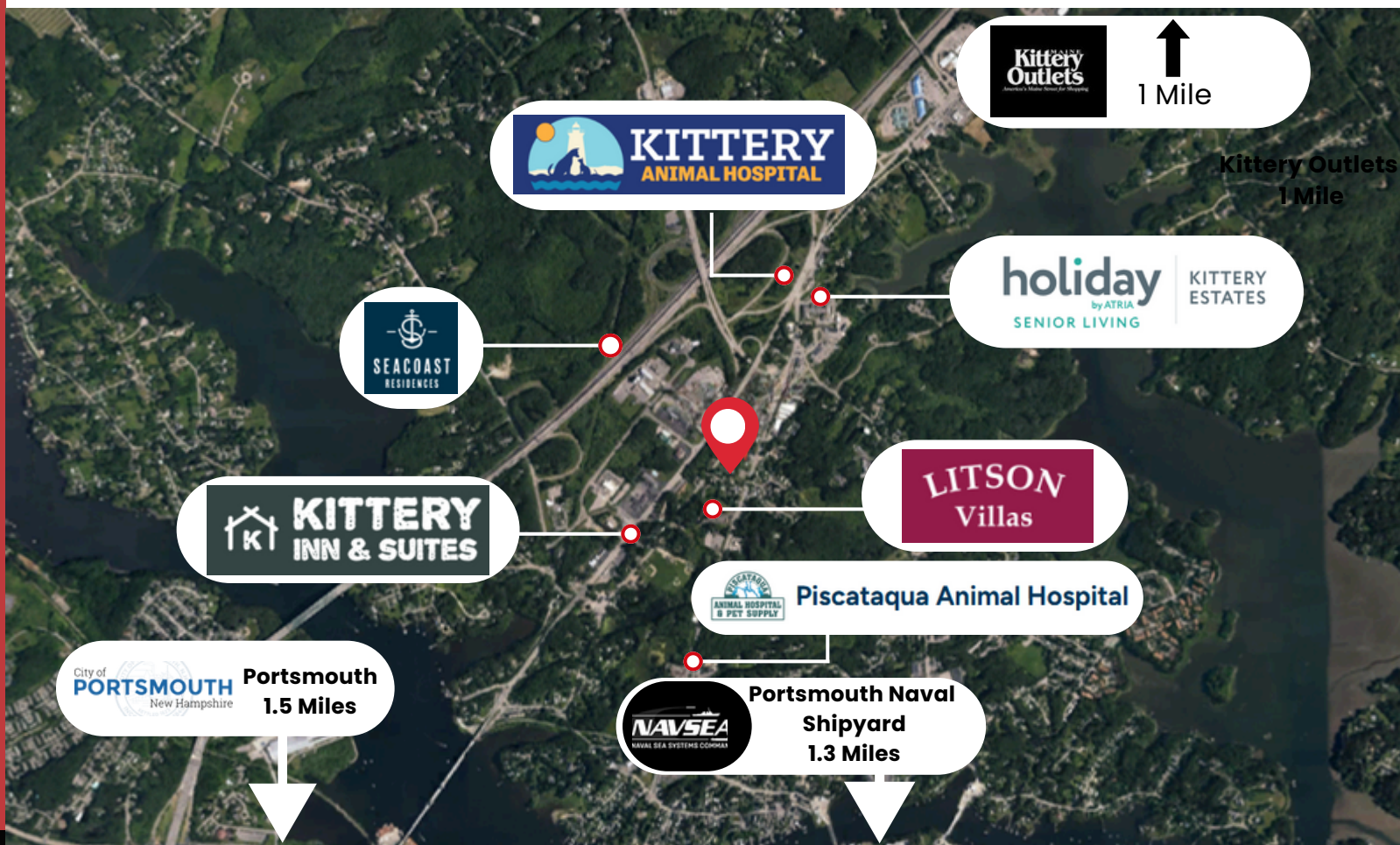
DESCRIPTION:

Discover a rare opportunity to acquire a unique assemblage of three adjoining properties in one of Kittery's most dynamic and desirable locations. This package includes two freestanding residential homes and one freestanding commercial building, offering exceptional flexibility for investors, owner-users, or developers seeking a well-positioned site with multiple potential uses. The properties are ideally situated just south of the Kittery Traffic Circle, providing excellent visibility and access to a vibrant mix of shops, restaurants, and coastal amenities. Whether you're looking to hold for income, renovate for enhanced returns, or pursue a larger redevelopment vision, this rare Kittery assemblage offers multiple pathways to value creation in one of Southern Maine's most sought-after markets.

PROPERTY FEATURES:

- Three abutting parcels totaling 1.45 acres with 370' of road frontage on State Road.
- Mix of existing residential and commercial structures
- Strong rental or redevelopment potential
- Ideal for multifamily, mixed-use, or commercial
- High-traffic, high-visibility location in the heart of Kittery's growth corridor
- Minutes to downtown Portsmouth and I-95 access

DEMOGRAPHICS



2025 SUMMARY

| 2025 SUMMARY | 1 MILE | 5 MILE | 10 MILE |
|------------------|-----------|-----------|-----------|
| Population | 4,426 | 42,310 | 118,336 |
| Households | 2,201 | 19,615 | 51,333 |
| Families | 1,097 | 10,925 | 29,570 |
| Avg HH Size | 1.94 | 2.11 | 2.19 |
| Median Age | 42.7 | 46.3 | 43.1 |
| Median HH Income | \$86,192 | \$113,812 | \$110,519 |
| Avg HH Income | \$108,971 | \$149,805 | \$142,617 |

BUSINESSES (10 MILE)



8,124

TOTAL BUSINESSES



90,312

TOTAL EMPLOYEES

INCOME (10 MILE)



\$96,527

MEDIAN HH
INCOME



\$61,880

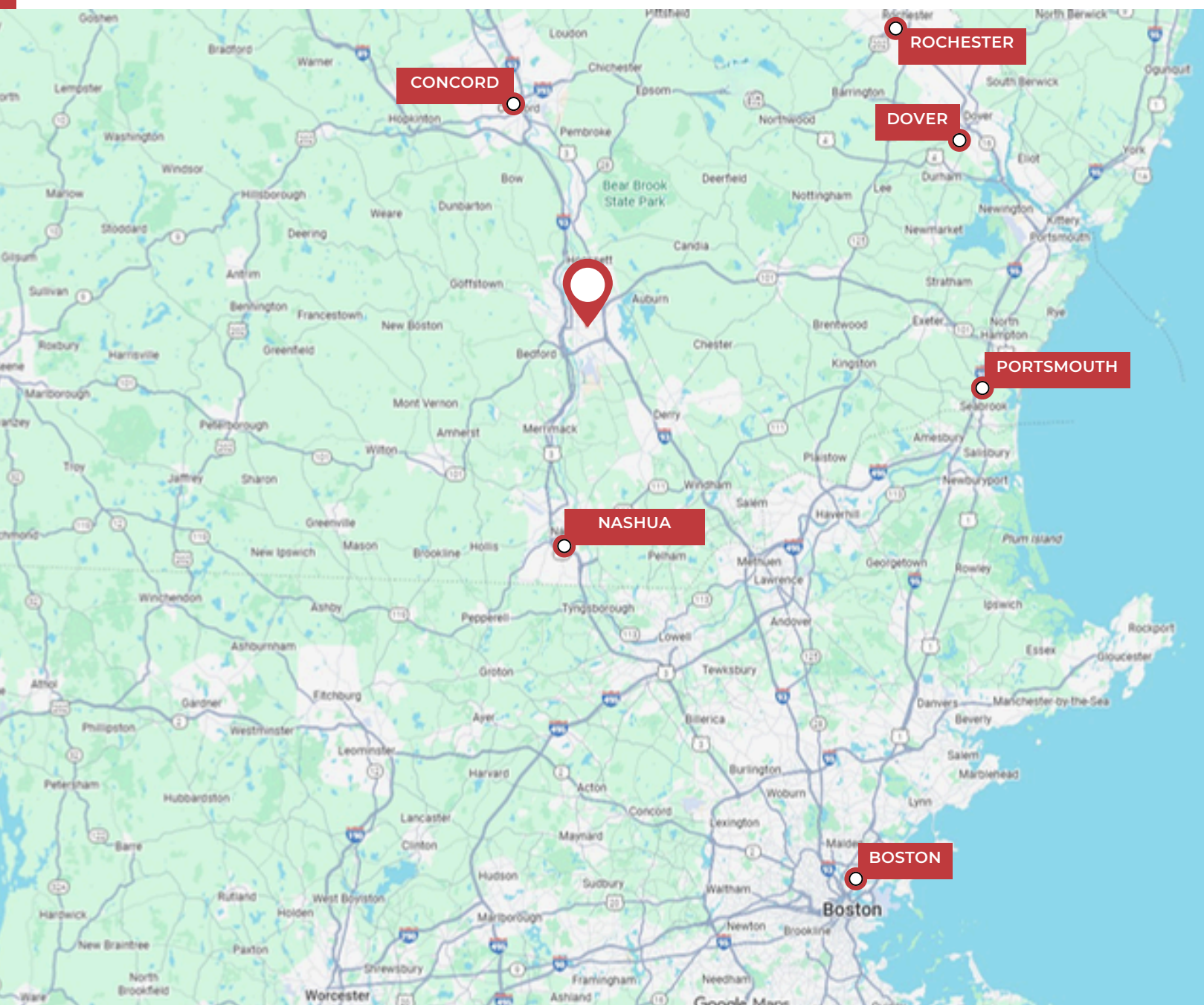
PER CAPITA
INCOME



\$396,894

MEDIAN NET
WORTH

MAP LOCATOR



DRIVE TIMES TO:

| | |
|-------------|-------------|
| Nashua, NH | 1 hr 4 mins |
| Concord, NH | 59 min |
| Boston, MA | 1 hr 2 mins |

| | |
|----------------|---------|
| Rochester, NH | 29 mins |
| Dover, NH | 17 mins |
| Portsmouth, NH | 6 mins |

PHOTOS



TAX CARD – 141 State Road

141 STATE ROAD

Location 141 STATE ROAD

Mblu 14/ 31/A / /

Acct# 14/31A

Owner VIRGINIA A WALSH REV TRUST

Assessment \$444,300

Appraisal \$444,300

PID 1191

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$117,500 | \$326,800 | \$444,300 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2025 | \$117,500 | \$326,800 | \$444,300 |

Owner of Record

Owner VIRGINIA A WALSH REV TRUST
Co-Owner VIRGINIA A WALSH TR
Address 919 CENTRAL ROAD
RYE BEACH, NH 03871

Sale Price \$0
Certificate
Book & Page 19610/0765
Sale Date 02/07/2025
Instrument 1A

Ownership History

| Ownership History | | | | | |
|----------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| VIRGINIA A WALSH REV TRUST | \$0 | | 19610/0765 | 1A | 02/07/2025 |
| WALSH, PHILIP M | \$0 | | 2088/0870 | | 07/24/1975 |

Building Information

Building 1 : Section 1

Year Built: 1955
Living Area: 832
Replacement Cost: \$195,796
Building Percent Good: 60
Replacement Cost
Less Depreciation: \$117,500

TAX CARD CONT. – 141 State Road

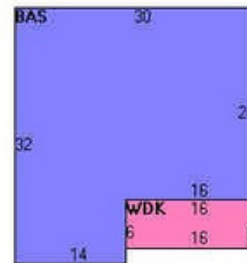
| Building Attributes | | |
|---------------------|------------|----------------|
| Field | | Description |
| Style | Model | Ranch |
| Grade: | Stories: | Residential |
| Occupancy | | Average |
| Exterior | Wall 1 | 1 Story |
| Exterior | Wall 2 | 1 |
| Roof | Structure: | Wood Shingle |
| Roof | Cover | |
| Interior | Wall 1 | Gable/Hip |
| Interior | Wall 2 | Asph/F Gls/Cmp |
| Interior | Flr 1 | Plywood Panel |
| Interior | Flr 2 | |
| Heat | Fuel Heat | Carpet |
| Type: | AC Type: | |
| Total Bedrooms: | | Oil Hot |
| Total | Bthrms: | Water |
| Total Half Baths: | | None 1 |
| Total Xtra Fixtrs: | | Bedroom 1 |
| Total | Rooms: | 0 |
| Bath | Style: | |
| Kitchen | Style: | |
| MHP | | 3 Rooms |
| | | Average |
| | | Old Style |
| | | |

Building Photo



(<https://images.vgsi.com/photos/KitteryMEPhotos/0003\175.jpeg>)

Building Layout



(https://images.vgsi.com/photos/KitteryMEPhotos/Sketches/1191_1233.jpg)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 832 | 832 |
| WDK | Deck, Wood | 96 | 0 |
| | | 928 | 832 |

Extra Features

| Extra Features | Legend |
|----------------------------|--------|
| No Data for Extra Features | |

Land

Land Use

| | |
|-------------|-------------------|
| Use Code | 1010 |
| Description | SINGLE FAM MDL-01 |

Land Line Valuation

| | |
|--------------|-----|
| Size (Acres) | 0.4 |
| Frontage | 0 |

TAX CARD CONT. – 141 State Road

Land Use

Use Code 1010 SINGLE FAM
Description MDL-01 B-L PP No
Zone
Neighborhood
Alt Land Appr
Category

Land Line Valuation

Size (Acres) 0.75 0 0
Frontage \$341,700
Depth \$341,700
Assessed Value
Appraised Value

Outbuildings

| Outbuildings | Legend |
|--------------------------|--------|
| No Data for Outbuildings | |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$159,100 | \$341,700 | \$500,800 |
| 2024 | \$122,800 | \$162,700 | \$285,500 |
| 2023 | \$122,800 | \$162,700 | \$285,500 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$159,100 | \$341,700 | \$500,800 |
| 2024 | \$122,800 | \$162,700 | \$285,500 |
| 2023 | \$122,800 | \$162,700 | \$285,500 |

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TAX CARD – 143 State Road

143 STATE ROAD

Location 143 STATE ROAD

Mblu 14/ 31/ / /

Acct# 14/31

Owner VIRGINIA A WALSH REV TRUST

Assessment \$635,000

Appraisal \$635,000

PID 1190

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$278,800 | \$356,200 | \$635,000 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2025 | \$278,800 | \$356,200 | \$635,000 |

Owner of Record

Owner VIRGINIA A WALSH REV TRUST
Co-Owner VIRGINIA A WALSH TR
Address 919 CENTRAL ROAD
RYE BEACH, NH 03871

Sale Price \$0
Certificate
Book & Page 19610/0768
Sale Date 02/07/2025
Instrument 1A

Ownership History

| Ownership History | | | | | |
|----------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| VIRGINIA A WALSH REV TRUST | \$0 | | 19610/0768 | 1A | 02/07/2025 |
| WALSH, PHILIP M | \$0 | | 1502/0186 | | 01/01/1900 |

Building Information

Building 1 : Section 1

Year Built: 1961
Living Area: 4,500
Replacement Cost: \$495,225
Building Percent Good: 56
Replacement Cost
Less Depreciation: \$277,300

TAX CARD CONT. – 143 State Road

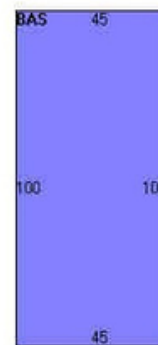
| Building Attributes | |
|---------------------|-------------------|
| Field | Description |
| Style | Store |
| Model | Ind/Com Open |
| Grade | Average |
| Stories: | 1 |
| Occupancy | 1.00 |
| Exterior Wall 1 | Concr/Cinder |
| Exterior Wall 2 | |
| Roof Structure | Flat |
| Roof Cover | T&G/Rubber |
| Interior Wall 1 | Minim/Masonry |
| Interior Wall 2 | |
| Interior Floor 1 | Vinyl/Asphalt |
| Interior Floor 2 | |
| Heating Fuel | Oil |
| Heating Type | Forced Air-Duc |
| AC Type | None |
| Prim Bldg Use | STORE/SHOP MDL-96 |
| Total Rooms | |
| Total Bedrms | 00 |
| Total Baths | 0 |
| 1st Floor Use: | 322I |
| Heat/AC | NONE |
| Frame Type | MASONRY |
| Baths/Plumbing | AVERAGE |
| Ceiling/Wall | CEILING ONLY |
| Rooms/Prtns | AVERAGE |
| Wall Height | 10.00 |
| % Comn Wall | 0.00 |
| Fireplaces | |
| Basement Area | |
| Fin Bsmt Area | |
| FBM Quality | |
| Basement Type | |
| Foundation | |
| Gas Fireplaces | |
| | |

Building Photo



(<https://images.vgsi.com/photos/KitteryMEPhotos//0003\174.jpeg>)

Building Layout



(https://images.vgsi.com/photos/KitteryMEPhotos//Sketches/1190_1232.jpg)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 4,500 | 4,500 |
| | | 4,500 | 4,500 |

Extra Features

| Extra Features | Legend |
|----------------|--------|
|----------------|--------|

TAX CARD CONT. – 143 State Road

No Data for Extra Features

Land

Land Use

Use Code 322I STORE/SHOP
Description MDL-96 B-L C4 No
Zone
Neighborhood
Alt Land Appr
Category

Land Line Valuation

Size (Acres) 0.3 0 0
Frontage \$356,200
Depth \$356,200
Assessed Value
Appraised Value

Outbuildings

| Outbuildings | | | | | | Legend |
|--------------|----------------|----------|-----------------|--------------|---------|--------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| PAV1 | PAVING-ASPHALT | | | 1500.00 S.F. | \$1,500 | 1 |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$278,800 | \$356,200 | \$635,000 |
| 2024 | \$164,600 | \$96,000 | \$260,600 |
| 2023 | \$164,600 | \$96,000 | \$260,600 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$278,800 | \$356,200 | \$635,000 |
| 2024 | \$164,600 | \$96,000 | \$260,600 |
| 2023 | \$164,600 | \$96,000 | \$260,600 |

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TAX CARD – 147 State Road

147 STATE ROAD

Location 147 STATE ROAD

Mblu 14/ 32/ / /

Acct# 14/32

Owner VIRGINIA A WALSH REV TRUST

Assessment \$500,800

Appraisal \$500,800

PID 1192

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$159,100 | \$341,700 | \$500,800 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2025 | \$159,100 | \$341,700 | \$500,800 |

Owner of Record

Owner VIRGINIA A WALSH REV TRUST
Co-Owner VIRGINIA A WALSH TR
Address 919 CENTRAL ROAD
RYE BEACH, NH 03871

Sale Price \$0
Certificate
Book & Page 19610/0774
Sale Date 02/11/2025
Instrument 1A

Ownership History

| Ownership History | | | | | |
|----------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| VIRGINIA A WALSH REV TRUST | \$0 | | 19610/0774 | 1A | 02/11/2025 |
| WALSH, PHILIP M | \$0 | | 00000/0000 | | 01/01/1900 |

Building Information

Building 1 : Section 1

Year Built: 1955
Living Area: 780
Replacement Cost: \$227,309
Building Percent Good: 70
Replacement Cost
Less Depreciation: \$159,100

TAX CARD CONT. – 147 State Road

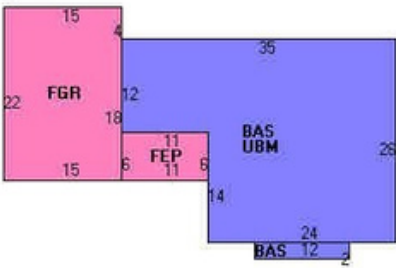
| Building Attributes | | |
|---------------------|------------|-----------------|
| Field | | Description |
| Style | Model | Ranch |
| Grade | Stories: | Residential |
| Occupancy | | Average |
| Exterior | Wall 1 | 1 Story |
| Exterior | Wall 2 | 1 |
| Roof | Structure: | Wood Shingle |
| Roof | Cover | |
| Interior | Wall 1 | Gable/Hip |
| Interior | Wall 2 | Asph/F Gls/Cmp |
| Interior | Flr 1 | Drywall/Sheet |
| Interior | Flr 2 | |
| Heat | Fuel | Hardwood |
| Type: | AC Type: | |
| Total Bedrooms: | | Oil Forced Air- |
| Total Bthrms: | | Duc None 1 |
| Total Half Baths: | | Bedroom 1 0 |
| Total Xtra Fixtrs: | | |
| Total Rooms: | | |
| Bath | Style: | |
| Kitchen | Style: | |
| MHP | | 3 Rooms |
| | | Average |
| | | Average |
| | | |

Building Photo



(<https://images.vgsi.com/photos/KitteryMEPhotos/0003176.jpeg>)

Building Layout



(https://images.vgsi.com/photos/KitteryMEPhotos/Sketches/1192_1234.jpg)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|---------------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 780 | 780 |
| FEP | Porch, Enclosed, Finished | 66 | 0 |
| FGR | Garage, Framed | 330 | 0 |
| UBM | Basement, Unfinished | 756 | 0 |
| | | 1,932 | 780 |

Extra Features

| Extra Features | Legend |
|----------------------------|--------|
| No Data for Extra Features | |

Land

TAX CARD CONT. – 147 State Road

| | | | |
|------------------------|-----|-----------------|-----------|
| Zone | B-L | Depth | 0 |
| Neighborhood | PP | Assessed Value | \$326,800 |
| Alt Land Appr Category | No | Appraised Value | \$326,800 |

Outbuildings

| Outbuildings | Legend |
|--------------------------|--------|
| No Data for Outbuildings | |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$117,500 | \$326,800 | \$444,300 |
| 2024 | \$87,200 | \$154,700 | \$241,900 |
| 2023 | \$87,200 | \$154,700 | \$241,900 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$117,500 | \$326,800 | \$444,300 |
| 2024 | \$87,200 | \$154,700 | \$241,900 |
| 2023 | \$87,200 | \$154,700 | \$241,900 |

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DEED - 141 State Road

NANCY E HAMMOND, REGISTER OF DEEDS



Bk 19610 PG 765
Instr # 2025005784
02/25/2025 08:14:02 AM
Pages 2 YORK CO

⑤

1
208

PREPARED BY AND RETURN TO:
MONEY LAW OFFICES, P.L.L.C.
P.O. BOX 1144, PORTSMOUTH, NH 03802-1144

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That I, Virginia A. Walsh, a single person, having a mailing address of 919 Central Road, Rye Beach, New Hampshire 03871, for consideration paid by Virginia A. Walsh, Trustee of the Virginia A. Walsh Revocable Trust U/T/A dated February 7, 2025, as may be amended, having a mailing address of 919 Central Road, Rye Beach, New Hampshire 03871, the receipt whereof, I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Virginia A. Walsh, Trustee of the Virginia A. Walsh Revocable Trust U/T/A dated February 7, 2025, as may be amended, her heirs and assigns forever, WITH WARRANTY COVENANTS, the following described premises:

An undivided one-half interest in and to a certain lot or parcel of land with the buildings thereon, situated in Kittery, County of York and State of Maine and lying on the Northwestern side of U. S. Route #1 and bounded and described as follows:

BEGINNING at an iron hub in the ground at the Southerly corner of land of the Cassell Monument Company; thence running Northeasterly by the Northwesternly sideline of said U. S. Route #1 one hundred fifteen (115) feet to the Southerly corner of land conveyed by Elizabeth B. Varney to Philip M. and Virginia A. Walsh; thence turning and running Northwesternly by said Walsh land one hundred fifty (150) feet; thence turning and running Southwesterly by land now or formerly of Carroll H. and Vivian M. Sterling one hundred fifteen (115) feet to said land of the Cassell Monument Company; thence turning and running Southeasterly by said Cassell Monument Company land one hundred fifty (150) feet to the hub marking the point of beginning.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that she is free of all encumbrances, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

This deed is prepared at the request of the Grantor without an examination of title.

See Certificate of Death of Philip M. Walsh recorded herewith.

No R.E. Transfer Tax Paid

DEED, Cont. – 141 State Road

This is not homestead property.

Meaning and intending to describe and convey the same property interest conveyed to Philip M. Walsh (now deceased) and Virginia A. Walsh, by Warranty Deed, dated July 24, 1975, and recorded in the York County Registry of Deeds, Book 2088, Page 870.


EXECUTED this 7th day of February, 2025.


Virginia A. Walsh, Grantor

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, SS

Then personally appeared the above-named Virginia A. Walsh, Grantor, and acknowledged the foregoing instrument to be her free act and deed this 7th day of February, 2025.

Before me,


Notary Public
My Commission Expires:
(Seal)



Warranty Deed: (141 State Road, Kittery, Maine)

DEED - 143 State Road

NANCY E HAMMOND, REGISTER OF DEEDS



Bk 19610 PG 768
Instr # 2025005788
02/25/2025 08:14:02 AM
Pages 2 YORK CO

⑥

2/25

PREPARED BY AND RETURN TO:
MONEY LAW OFFICES, P.L.L.C.
P.O. BOX 1144, PORTSMOUTH, NH 03802-1144

WARRANTY DEED

No R.E. Transfer Tax Paid

KNOW ALL MEN BY THESE PRESENTS That I, Virginia A. Walsh, a single person, having a mailing address of 919 Central Road, Rye Beach, New Hampshire 03871, for consideration paid by Virginia A. Walsh, Trustee of the Virginia A. Walsh Revocable Trust U/T/A dated February 7, 2025, as may be amended, having a mailing address of 919 Central Road, Rye Beach, New Hampshire 03871, the receipt whereof, I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Virginia A. Walsh, Trustee of the Virginia A. Walsh Revocable Trust U/T/A dated February 7, 2025, as may be amended, her heirs and assigns forever, WITH WARRANTY COVENANTS, the following described premises known as 143 State Road, Kittery, Maine:

Beginning on U.S. Highway No. 1 at an iron pipe driven in the ground at land of George F. Varney and Elizabeth B. Varney; thence northwesterly by land of said George F. Varney and Elizabeth B. Varney, one hundred and fifty (150') feet, to an iron hub driven in the ground at land of one Nicholson, formerly of Carroll H. Sterling and Vivian M. Sterling; thence turning and running northeasterly by land of said Nicholson, seventy-five (75') feet, to an iron pipe driven in the ground at land of one Strout; thence turning at right angles and running southeasterly by land of said Strout, one hundred and fifty (150') feet, to an iron pipe driven in the ground at the northwesterly sideline of U.S. Highway No. 1; thence turning at right angles and running southwesterly by said highway, seventy-five (75') feet, to an iron pipe driven in the ground, and being the point of beginning.

This deed is prepared at the request of the Grantor without an examination of title.

See Certificate of Death of Philip M. Walsh recorded herewith.

This is not homestead property.

Meaning and intending to describe and convey the same property as conveyed to Philip M. Walsh (now deceased) and Virginia A. Walsh, by deed of Elizabeth B. Varney and George F. Varney, dated June 18, 1962, and recorded in the York County Registry of Deeds, Book 1502, Page 186.

And I do covenant with the said Grantee, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all encumbrances;

DEED, Cont. – 143 State Road

That I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the Grantee, her heirs and assigns of them, and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Virginia A. Walsh, being a single person, and relinquishing and conveying my rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this Seventh day of February in the year of our Lord two thousand twenty five.

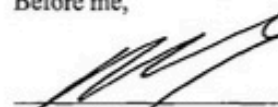
EXECUTED this 7th day of February, 2025.

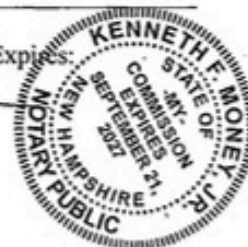

Virginia A. Walsh, Grantor

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, SS

Then personally appeared the above-named Virginia A. Walsh, Grantor, and acknowledged the foregoing instrument to be her free act and deed this 7th day of February, 2025.

Before me,


Notary Public
My Commission Expires:
(Seal)



Warranty Deed: (143 State Road, Kittery, Maine)

DEED - 147 State Road

NANCY E HAMMOND, REGISTER OF DEEDS



Bk 19610 PG 774
Instr # 2025005789
02/25/2025 08:14:02 AM
Pages 3 YORK CO

PREPARED BY AND RETURN TO:
MONEY LAW OFFICES, P.L.L.C.
P.O. BOX 1144, PORTSMOUTH, NH 03802-1144

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That I, Virginia A. Walsh, a single person, having a mailing address of 919 Central Road, Rye Beach, New Hampshire 03871, for consideration paid by Virginia A. Walsh, Trustee of the Virginia A. Walsh Revocable Trust U/T/A dated February 7, 2025, as may be amended, having a mailing address of 919 Central Road, Rye Beach, New Hampshire 03871, the receipt whereof, I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Virginia A. Walsh, Trustee of the Virginia A. Walsh Revocable Trust U/T/A dated February 7, 2025, as may be amended, her heirs and assigns forever, WITH WARRANTY COVENANTS, the following described premises:

A certain lot or parcel of land situate in Kittery in the County of York and State of Maine and consisting of two contiguous lots as shown on a Plan, said lots being located on U. S. Highway No. 1, bounded and described as follows:

Beginning at the line of land now or formerly of Arthur F. Cook on said highway; thence running northwesterly by said Cook land one hundred (100) feet to a stake; thence turning at right angles and running by land now or formerly of Carroll H. Sterling and Vivian M. Sterling southwesterly one hundred and sixty (160) feet to a stake; thence turning at right angles and running southeasterly by other land of said Sterlings one hundred (100) feet to said U. S. Highway No. 1; thence turning at right angles and running by said highway northeasterly one hundred and sixty (160) feet to the place of beginning. Said lots each have dimension of eight (80) feet by one hundred (100) feet.

Also, another certain lot or parcel of land situate in Kittery in the County of York and State of Maine and lying in the rear of the lot hereinabove described near U. S. Route 1 and bounded and described as follows:

Beginning at the northerly corner of Grantors' land in the line of land of Arthur F. Cook; thence northwesterly by land of said Cook forty-one (41) feet ten (10) inches, to land of Robert Day; thence southwesterly by land of said Day one hundred (100) feet to a hub; thence northwesterly by land of said Day twenty (20) feet; thence turning and running southwesterly by land of said Day sixty-five (65) feet to a hub; thence southeasterly by land now or formerly of Carroll H. Sterling and Vivian M. Sterling and land of Elizabeth Varney, one hundred ten (110)

No R.E. Transfer Tax Paid

DEED, Cont. – 147 State Road

feet, more or less, to land of Grantors; thence northeasterly by Grantors' land one hundred sixty (160) feet, to the place of beginning.

The foregoing described two parcels of land, together with the buildings thereon, being a portion of the property interest as conveyed to George L. Strout to himself and Frances L. Strout as joint tenants by deed dated August 20, 1969, and recorded in the York County Registry of Deeds, Book 1850, Page 776.

This deed is prepared at the request of the Grantor without an examination of title.

See Certificate of Death of Philip M. Walsh recorded herewith.

This is not homestead property.

Meaning and intending to describe and convey the property conveyed to Philip M. Walsh (now deceased) and Virginia A. Walsh, by deed of George L. Strout and Frances L. Strout, dated September 17, 1970, and recorded in the York County Registry of Deeds, Book 1884, Page 882.

And I do covenant with the said Grantee, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all encumbrances;

That I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will Warrant and Defend the same to the said Grantee, her heirs and assigns and the survivor of them, and the heirs, and assigns of the survivor of them forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Virginia A. Walsh, being a single person, joining in this deed as Grantor, and relinquishing and conveying my rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 11th day of February, 2025.

EXECUTED this 11th day of February, 2025.


Virginia A. Walsh, Grantor

DEED, Cont. – 147 State Road

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, SS

Then personally appeared the above-named Virginia A. Walsh, Grantor, and acknowledged the foregoing instrument to be her free act and deed this 11th day of February, 2025.

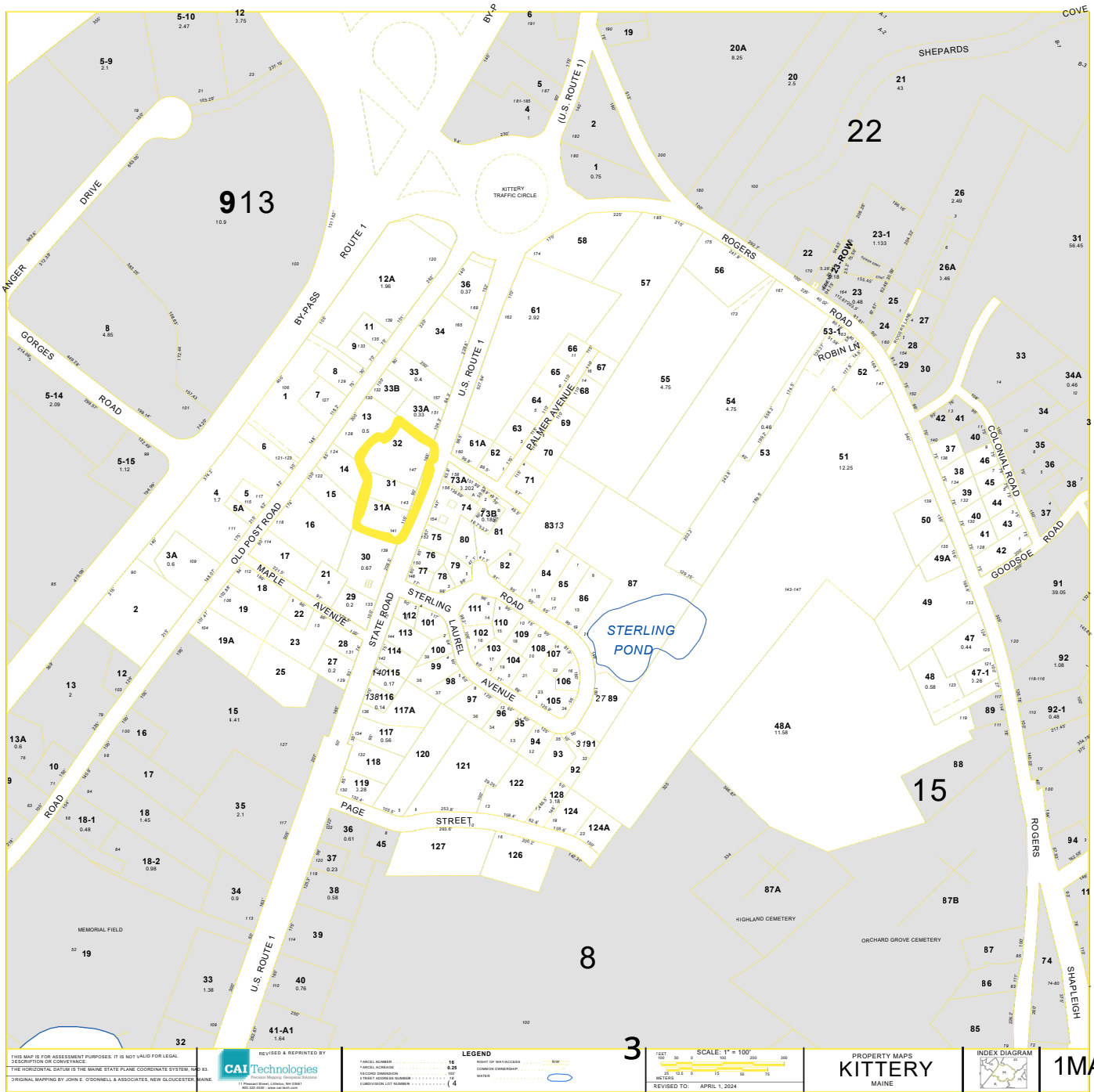
Before me,

Notary Public
My Commission Expires:
(Seal)



Warranty Deed: (147 State Road, Kittery, Maine)

TAX MAP



CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

This sale is subject to NH RSA 205 -A relative to the resale of manufactured housing parks.

PRESENTED BY:

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