

61 Hilltop Place New London, NH

Just Listed

Great opportunity for one-level living in New London! 3-bedroom, 2-bathroom condo in the desired Hilltop Place association. This unit shares with only one other unit and gives the feeling of a free-standing home. The condo has a large living room with a beautiful propane fireplace that overlooks the pond outback. The kitchen is quaint but spacious and has a breakfast nook for morning coffee and informal dinners. The primary bedroom offers a large walk-in closet and ensuite bathroom that also connects to another bedroom. There is a third bedroom that could be used as an office or den. Attached garage allows for more parking or storage. The association is located near the downtown area of New London where you will find all your amenities, local shops and dining, coffee shops, pharmacies, New London Hospital, theater, and so much more. Just 10 minutes to Lake Sunapee, 5 minutes to Pleasant Lake, 20 minutes to Mount Sunapee Resort and 30 minutes to Ragged Mountain Resort for all your year-round fun! Many local golf courses, hiking and snowshoeing trails and fishing spots nearby for more outdoor activities. Located 30 minutes to the Upper Valley, 45 minutes to Concord, and 1.5 hours to Boston.



\$375,000

Bedrooms: 3

Year Built: 1971

Bathrooms: 2

Taxes: \$3,364

Monthly fee: \$770

Sq Ft: 1,273



256 Main Street
New London, NH
C: 603-252-6428
O: 603-526-8600
www.ohgrp.com

kw LAKES &
MOUNTAINS
KELLERWILLIAMS REALTY

Each Office is Independently Owned and Operated



County NH-Merrimack
Village/Dist/Locale
Construction Status Existing
Year Built 1971
Style Ranch
Color
Total Stories 1
Zoning R2 - R
Taxes TBD No
Tax - Gross Amount \$3,364.00
Tax Year 2021
Tax Year Notes
Owned Land
Lot Size Acres
Lot - Sqft
Common Land Acres 55.00
Garage Yes
Garage Type Attached
Garage Capacity 1
Basement No
Basement Access Type
Date Initial Showing Beain

Rooms - Total 6
Bedrooms - Total 3
Baths - Total 2
Baths - Full 0
Baths - 3/4 2
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Fin Above Grade 1,273
SqFt-Apx Fin AG Source Public Records
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Public Records
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Public Records
SqFt-Apx Unfn Below Grade 0
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Total Finished 1,273
Footprint
Road Frontage No
Road Frontage Length
Roads Association, Paved

Waterfront Property
Water Body Access
Water Body Name
Water Body Type
WaterFrRit
Water Body Restrictions
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Flood Zone No
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Days On Market 0
Auction
Current Use
Land Gains
Resort



Unbranded Tour URL 1

Remarks - Public Great opportunity for one-level living in New London! 3-bedroom, 2-bedroom condo in the desired Hilltop Place association. This unit shares with only one other unit and gives the feeling of a free-standing home. The condo has a large living room with a beautiful propane fireplace that overlooks the pond outback. The kitchen is quaint but spacious and has a breakfast nook for morning coffee and informal dinners. The primary bedroom offers a large walk-in closet and ensuite bathroom that also connects to another bedroom. There is a third bedroom that could be used as an office or den. Attached garage allows for more parking or storage. The association is located near the downtown area of New London where you will find all your amenities. local shops and dining. coffee shops. pharmacies. New London Hospital. theater. and so much more. Just 10 minutes to Lake Sunapee. 5 minutes to Pleasant Lake. 20 minutes to Mount Sunapee Resort and 30 minutes to Raquet Mountain Resort for all your year-round fun! Many local golf courses. hiking and snowshoeing trails and fishing spots nearby for more outdoor activities. Located 30 minutes to the Upper Valley and Dartmouth Health. 45 minutes to Concord. and 1.5 hours to Boston.
Directions On Newport Road. take the road across from Hannaford's. Continue straight through units. #61 will be on the left side of the road. and on the right of the two units.

Living Room 1 17'4" x 13'8"
Dining Room 1 6' x 13'8"
Kitchen 1 18' x 7'11"
Primary 1 19'3" x 14'11"
Bedroom with 1 15'6" x 11'3"
Bedroom 1 11'10" x 10'6"
Laundry Room 1 5' x 7'11"

Map 059
Block 000
Lot 016
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 3499
DeedPage 742
TotDeeds
Covenants Yes
Seasonal No

SchDistrict Kearsarge Sch Dst SAU #65
SchElem Kearsarge Elem New London
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS

Lot Description Condo Development, Landscaped, Level
Construction Wood Frame
Foundation Concrete
Roof Shingle - Asphalt
Exterior Vinyl Siding
Driveway Paved
Electric 200 Amp, Circuit Breaker(s)

Utilities Phone, Cable - Available, High Speed Intrnt -Avail
Items Excluded

Association Amenities Landscaping, Snow Removal
Appliances Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer
Equipment Air Conditioner, Smoke Detectr-Batt Powrd
Features - Exterior Garden Space, Patio
Features - Interior Fireplace - Gas, Fireplaces - 1, Hearth, Kitchen /Dining, Primary BR w/ BA, Walk-in Closet, Laundry - 1st Floor
Flooring Carpet, Wood
Heating Forced Air, Hot Air
Heat Fuel Gas - LP/Bottle
Cooling Central AC
Water Community
Water Heater Electric, Tank
Sewer Community, Septic

Phone Company
Electric Company
Fuel Company
Cable Company

Fees - Condo - Mobile
Condo Fees Yes
Fee \$770.00
Fee Frequency Monthly
Fee Includes Landscaping, Plowing, Sewer, Water
AssnFee2 \$7,700.00
AsnFee2Frq One-Time
Fee 2 Includes Buy In Fee
AssnFee3
AsnFee3Frq

Condo Name Hilltop Place
Building Number
Floor Number
Units Per Building 2
LmtComArea
SpecAssmt
ParkName
Mobile Co-Op
MobPkApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

Offer of Compensation to Licensed NEREN Real Estate Brokerages
Buyer Agency 3.00% **SubAgency** **NonAgency Facilitator** 3.00% **Transactional Broker**
 The listing broker's offer of compensation is made only to other real estate licensees who are participant members of the NEREN MLS.



O'Halloran Group

listings@ohgrp.com



KW Coastal and Lakes & Mountains

Off: 603-526-8600



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61 Hilltop Place, New London, NH

Main Floor Finished Area 1535.92 sq ft
Unfinished Area 276.53 sq ft



PREPARED: 2022/12/02



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: Joan H. Woodward

2. PROPERTY LOCATION: 61 Hilltop Place, New London, NH 03257

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

4. SELLER: has has not occupied the property for 7 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: 61 Hilltop Place
Installed By: N/A Date of Installation: Unknown
What is the source of your information? N/A

c. USE: Number of persons currently using the system: 1
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  / _____ BUYER(S) INITIALS _____ / _____

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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 site assessment been done? Yes No Unknown
Source of Information: _____
Comments: _____
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

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

8. HAZARDOUS MATERIAL
a. UNDERGROUND STORAGE TANKS - Current or previously existing :
Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
IF YES: Are tanks currently in use? Yes No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: _____
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: _____

b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? Yes No Unknown
In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:
Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

SELLER(S) INITIALS  / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 61 Hilltop Place, New London, NH 03257

- 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: HOA
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: HOA
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? Residential
- i. Heating System Age: N/A Type: Electric Fuel: Gas-LP-Bottle Tank Location: _____
Owner of Tank: _____
Annual Fuel Consumption: N/A Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: _____
Comments: _____
- j. Roof Age: N/A Type of Roof Covering: Shingle/Asphalt
Moisture or leakage: No
Comments: _____

SELLER(S) INITIALS MP /

BUYER(S) INITIALS /

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k. Foundation/Basement: Full Partial Other: Slab Concrete Type: _____
Moisture or leakage: No
Comments: _____

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

m. Plumbing Type: _____ Age: N/A
Comments: _____

n. Domestic Hot Water: Age: N/A Type: _____ Gallons: _____

o. Electrical System: # of Amps 200 Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____

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

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) Yes No If YES, please explain: _____

s. Air Conditioning: Type: Central Air Age: N/A Date Last Serviced and by whom: _____
Comments: _____

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: N/A

w. Other (e.g. Alarm System, Irrigation System, etc.) No
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 MP /

BUYER(S) INITIALS /

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PROPERTY LOCATION: 61 Hilltop Place, New London, NH 03257

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Frent Woodward, POA
SELLER DATE

dotloop verified
11/30/22 11:10 AM EST
VG5V-ZW81-9K5S-NJ20

SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE

SELLER(S) INITIALS *MP* /

BUYER(S) INITIALS /

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



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

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

- 1. Seller and Property Address: Joan H. Woodward
61 Hilltop Place, New London, NH 03257
- 2. Association Name (if applicable): Hilltop Place
- 3. Property Manager/Agent: Jean Malloy Phone: _____

- 4. GENERAL AND LEGAL
 - a. Are there any Association or Corporation approvals required for transfer of Ownership? Yes No Unknown
 - b. Is there a time share operation existing at Property? Yes No Unknown
 - c. Is there a vacation rental operation or other organized rental program at Property? Yes No Unknown
 - d. Are you aware of any rental, use or age restrictions? Yes No Unknown
 - e. Number of allocated parking spaces available for this unit: 1
 - f. Are you aware of any pending or existing litigation? Yes No If Yes, please explain: _____
 - g. Are the minutes of the Condominium Association annual meeting available? Yes No Unknown
 - h. Are there any pet policies? Restrictions: Yes No Dogs/Cats Allowed: Yes No

- 5. MASTER INSURANCE POLICY
 - a. Name of Company: _____
 - b. Name of Agent: _____ Phone: _____

- 6. FINANCIAL
 - a. Monthly maintenance fee(s): \$770.00
 - b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input checked="" type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Snow Removal
<input checked="" type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input type="checkbox"/> Recreation/Community Association Dues	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
 - c. Are there any additional fees? If so, please specify: _____
 - d. Are you aware of any special assessments or loans in effect at this time? Yes No
If Yes, explain: _____
- Additional Comments: Buy in fee \$7,700.00

7. ACKNOWLEDGEMENTS:
SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

Trent Woodward, FOM
SELLER DATE

SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL AND OTHER ADVISORS.

BUYER DATE

BUYER DATE

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED 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: 61 Hilltop Place, New London, NH 03257

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).

No

(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).

No

(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.

Trent Woodward, POA dotloop verified 11/30/22 11:12 AM EST VONA-4235-8QKD-164W

Seller Date

Purchaser Date

Dan O'Halloran dotloop verified 11/30/22 4:15 PM EST E6X9-8EGF-3EM6-SLFU

Agent Date

Seller Date

Purchaser Date

Agent Date

Joan H. Woodward
PO Box 292
New London, NH 03257

Transfer Tax: \$2,835.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, MARTHA TUTTLE,
single, of New London, New Hampshire, for consideration
paid, grant to JOAN H. WOODWARD, married, whose present
mailing address is P.O. Box 292, New London, NH 03257, with

WARRANTY COVENANTS,

A certain condominium in Hilltop Place Cluster Three of
the Hilltop Place Condominium Development in the Town of New
London, County of Merrimack and State of New Hampshire, more
particularly bounded and described as follows:

Unit #61 as defined, described and identified in
Hilltop Place Cluster Three Condominium Declaration
(sometimes hereinafter called the "Declaration"), dated
January 23, 1973, recorded in the Merrimack County Registry
of Deeds on January 25, 1973 at Book 1149, Page 185, as
amended and recorded from time to time, and on certain floor
plans and a site plan entitled "Hilltop Place Cluster Three"
(sometimes hereinafter called the "Plan"), recorded in the
Merrimack County Registry of Deeds on January 25, 1973, as
Plans #3133 and #3134, 1-19.

Also conveying an undivided 3.7544 percentage interest
in the Common Area, including the Limited Common Area, as
defined, described and identified in the Declaration and on
the Plans.

Also conveying the following rights and easements:

1. An exclusive easement to use the Limited Common Area appurtenant to the unit conveyed herein, as defined and described in the Declaration and on the Plan;
2. Easements in common with others to use the Common Area as set forth in the Declaration;
3. Non-exclusive easements for structural support, encroachments and repair, and other rights and easements as set forth in the Declaration and in the By-Laws which are a part of the Declaration (the "By-Laws");
4. Rights and easements, in common with others, of use and enjoyment of certain community recreational and social facilities, subject to certain restrictions and limitations, all as set forth in the Community Property Declaration dated May 19, 1971, and recorded in the Merrimack County Registry of Deeds at Book 1099, Page 29, as supplemented and amended from time to time, (said Declaration as so supplemented and amended hereinafter called the "Community Property Declaration"), and the grantee herein as the owner of the condominium herein conveyed is entitled to membership in the Hilltop Place Community Association, according to the provisions of the said Community Property Declaration.

This conveyance is subject to all of the restrictions, covenants, conditions, uses, limitations and obligations set forth in the Declaration and in the Bylaws which are part of the Declaration, and in the Community Property Declaration, as they may be amended from time to time, all of which by this reference are thereby made a part hereof; and this conveyance is also subject to the Condominium Rules which may be adopted from time to time pursuant to the Declaration and to the provisions of the New Hampshire Unit Ownership of Real Property Act, RSA 479:A.

The obligations referred to hereinabove include, without limitation, the obligation to pay monthly certain assessments as set forth in the Declaration and in the Community Property Declaration, and there is provision in said Declarations that delinquent assessments shall

constitute a lien upon the property conveyed herein according to the provisions of said Declarations.

It is the intention of the parties to this deed that all of the restrictions, covenants, conditions, uses, limitations and obligations set forth in the Declaration and in the Community Property Declaration exist as part of a general plan for the benefit and improvement of all of the property described in said Declarations and shall run with the land, and in this case, shall run with the condominium conveyed herein and be a burden upon and a benefit to all owners of any part of the property, including the Hilltop Place Trust, Hilltop Place Community Association, and Hilltop Place Association of Owners, and the grantees herein, and their heirs, successors and assigns, and that they create mutual and equitable servitudes upon each such property in favor of all of the other such properties.

The condominium conveyed herein is intended for residential use according to all of the terms and conditions of said Declaration.

Meaning and intending to describe and convey all and the same premises as were conveyed to MARTHA TUTTLE by MARGARET P. CARPENTER by warranty deed dated September 17, 2010, recorded in the Merrimack County Registry of Deeds in Volume 3214, Page 408.

Signed this 25th day of November, 2015.

x Martha Tuttle
Martha Tuttle

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

November 25, 2015

Personally appeared Martha Tuttle, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,



Notary Public/
Justice of the Peace

(Please type or print name)
My commission expires:

MCRD

