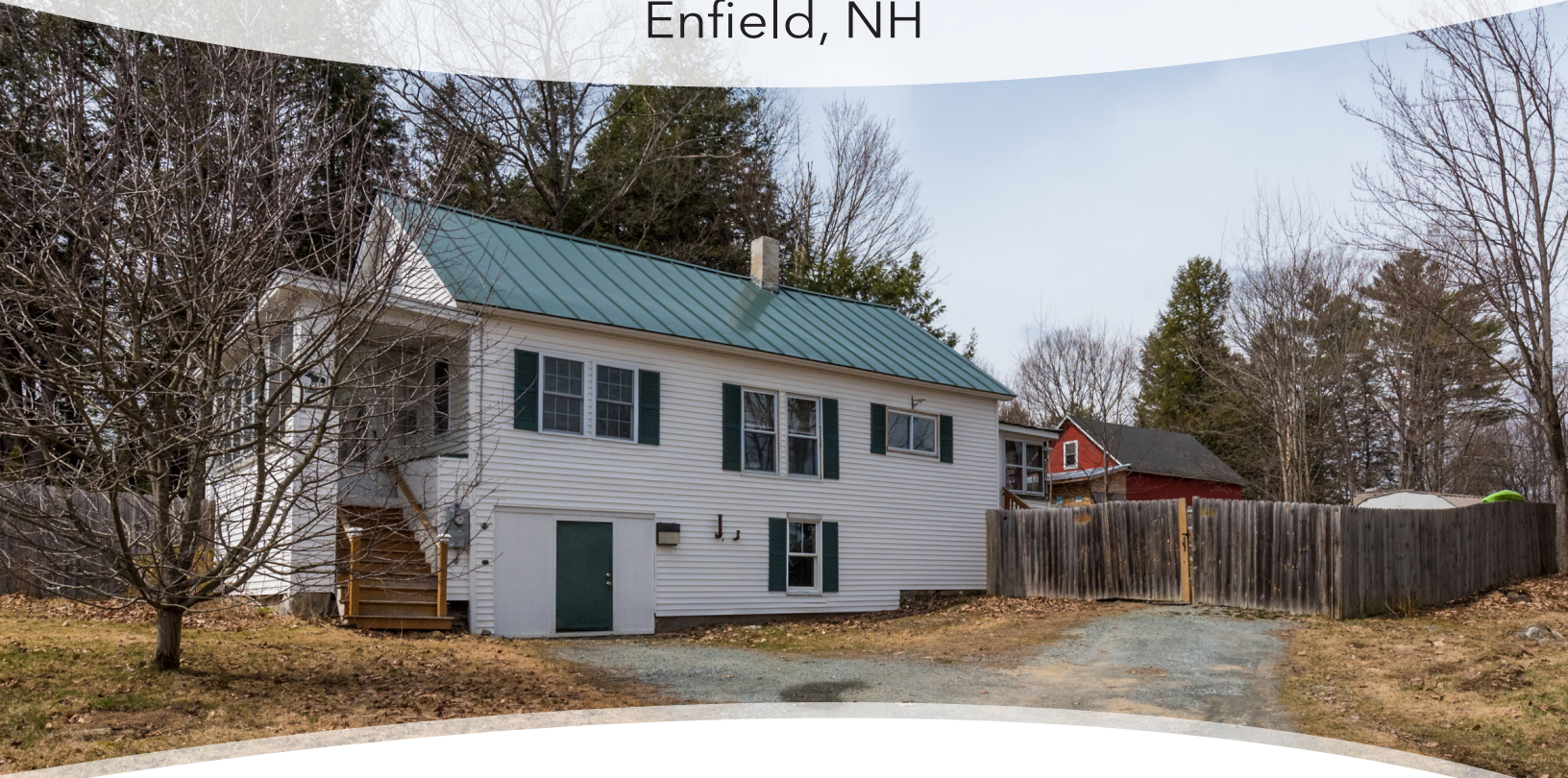


# 26 Lake Street Enfield, NH



## *Just Listed*

This home offers single-level, low-maintenance living with vinyl siding and a standing seam roof. Enjoy your morning coffee on the sunny front porch or picnic in the fully fenced back yard. There is a nicely sized living room, separate dining room, kitchen with newer appliances, three bedrooms, a full bath and a 3/4 bath with laundry. There is also attic space which could be finished for a small office. Very convenient location, in the heart of Enfield, New Hampshire. Close to stores and restaurants, the Rail Trail, the beach on Mascoma Lake and I-89 for easy commuting.



**\$295,000**



**O'Halloran Group**  
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

**Bedrooms 3**

**Year Built: 1940**

**Bathrooms 2**

**Taxes: \$4,856**

**Acres 0.275**

**Sq Ft: 1,864**

256 Main Street  
New London, NH  
C: 603-252-6428  
O: 603-526-8600  
[www.ohgrp.com](http://www.ohgrp.com)

**kw** LAKES &  
MOUNTAINS  
KELLER WILLIAMS REALTY

*Each Office is Independently Owned and Operated*



Unbranded Tour URL 1

**County** NH-Grafton  
**Village/Dist/Locale** Existing  
**Construction Status** Existing  
**Year Built** 1940  
**Style** Cape  
**Color** White  
**Total Stories** 1.25  
**Zoning** RES  
**Taxes TBD** No  
**Tax - Gross Amount** \$4,856.00  
**Tax Year** 2022  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 0.275000  
**Lot - Sqft** 11,979  
**Common Land Acres**  
**Garage** No  
**Garage Type**  
**Garage Capacity**  
**Basement** Yes  
**Basement Access Type** Interior  
**Date - Initial Showin**as Beain 4/15/2023

**Rooms - Total** 8  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Fin Above Grade** 1,864  
**SqFt-Apx Fin AG Source** Public Records  
**SqFt-Apx Unfn Above Grade** 600  
**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** 888  
**SqFt-Apx Unfn BG Source** Public Records  
**SqFt-Apx Total Finished** 1,864  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Length** 100  
**Roads** Paved, Public

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

**Remarks - Public** This home offers single-level, low-maintenance living with vinyl siding and a standing seam roof. Enjoy your morning coffee on the sunny front porch or picnic in the fully fenced back yard. There is a nicely sized living room, separate dining room, kitchen with newer appliances, three bedrooms, a full bath, a 3/4 bath with laundry and a mudroom. There is also attic space which could be finished for a small office. Very convenient location, in the heart of Enfield. Close to stores and restaurants, the Rail Trail, the beach on Mascoma Lake and I-89 for easy commuting. Showings begin at Open House - Sat. Apr. 15th 10am-12pm.  
**Directions** From Route 4, take High Street, go through intersection to Shaker Hill Road, then slight right onto Livingstone Lodge Road, then 2nd right onto Lake Street. House will be on the right just after Dartmouth Street.

**Kitchen** 1 12'3" x 11'  
**Dining Room** 1 14'8" x 11'5"  
**Living Room** 1 22' x 10'9"  
**Primary** 1 13'6" x 13'4"  
**Bedroom** 1 11'3" x 8'11"  
**Bedroom** 1 13'10" x 9'9"  
**Bath - 3/4** 1 9'6" x 7'2"  
**Bath - Full** 1 9'9" x 7'2"  
**Mudroom** 1 7'5" x 7'3"  
**Porch** 1 15' x 6'9"

**Appliances** Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer  
**Features - Exterior** Fence - Full, Shed  
**Features - Interior** Attic, Blinds, Ceiling Fan, Dining Area, Laundry - 1st Floor  
**Flooring** Ceramic Tile, Hardwood, Vinyl Plank  
**Heating** Baseboard  
**Heat Fuel** Oil  
**Cooling** None  
**Water** Public  
**Water Heater** Off Boiler  
**Sewer** Public

**Map** 030  
**Block** 021  
**Lot** 000  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**Lot Description** Agricultural, Level  
**Construction** Wood Frame  
**Foundation** Concrete, Stone  
**Roof** Standing Seam  
**Exterior** Vinyl Siding  
**Driveway** Dirt  
**Electric** 150 Amp, Circuit Breaker(s), Fuses  
**Phone Company** Xfinity  
**Electric Company** Liberty  
**Fuel Company** Eastern Propane  
**Cable Company** Xfinity

**DeedRecTy** Quit Claim  
**DeedBook** 3870  
**DeedPage** 453  
**TotDeeds**  
**Covenants** No  
**Seasonal** No

**SchDistrict** Mascoma Valley Sch Dst SAU #62  
**SchElem** Enfield Village School  
**SchMiddle** Indian River Middle School  
**SchHigh** Mascoma Valley Regional High

**Utilities** Cable  
**Items Excluded**

**Fees - Condo - Mobile**  
**Condo Fees**  
**Fee**  
**Fee Frequency**  
**AssnFee2**  
**AssnFee2Frq**  
**AssnFee3**  
**AssnFee3Frq**

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

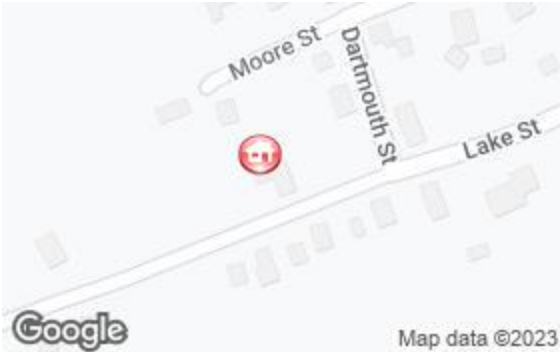
**Buyer Agency** 3.00% **SubAgency** **NonAgency Facilitator** 3.00% **Transactional Broker**  
 The listing broker's offer of compensation is made only to other real estate licensees who are participant members of the PrimeMLS.



Lori Meding  
 Cell: 603-848-1879  
 lori@ohgrp.com



KW Coastal and Lakes & Mountains  
 Off: 603-526-8600



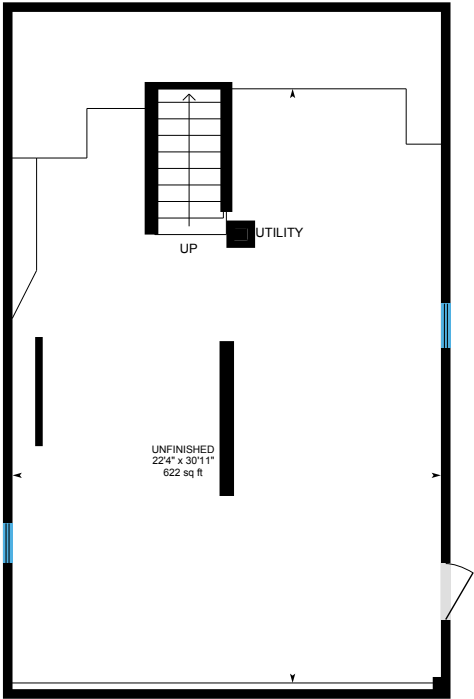
Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2023 PrimeMLS.

26 Lake St, Enfield, NH

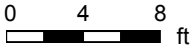
Main Building: Above Grade Finished Area 1441.67 sq ft



1st Floor  
Finished Area 1441.67 sq ft



Basement (Below Grade)  
Finished Area



PREPARED: 2023/04/12



**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:** John H. Tucker and Lisa M. Tucker
2. **PROPERTY LOCATION:** 26 Lake Street, Enfield, NH 03748
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 11 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: 3  
 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 tested regularly by town  
 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

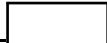
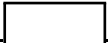
- b. **IF PUBLIC OR COMMUNITY/SHARED**  
 Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No  
 What steps were taken to remedy the problem? \_\_\_\_\_

- 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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**PROPERTY LOCATION:** 26 Lake Street, Enfield, NH 03748

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"/>	_____	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Basement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	Fiberglass	<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: 2012 By: Unknown  
 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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**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 26 Lake Street, Enfield, NH 03748

**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: Vive Libre Geomatics

If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

**h. How is the property zoned?** R1

**i. Street (check one):** ☒ Public ☐ Private ☐ Association

If private, is there a written road maintenance agreement? ☐ Yes ☐ No

Additional Information: \_\_\_\_\_

**j. Heating System** Age: 10 Type: Oil/Hotwater Fuel: Oil Tank Location: Basement

Owner of Tank: Homeowner

Annual Fuel Consumption: 700 Price: \_\_\_\_\_ Gallons: 700

Date system was last serviced and by whom? 3/30/2023 Eastern Propane

Secondary Heat Systems: \_\_\_\_\_

Comments: \_\_\_\_\_

SELLER(S) INITIALS

[Signature] / [Signature]  
04/05/23 10:14 PM EDT dotloop verified 04/04/23 10:07 PM EDT dotloop verified

BUYER(S) INITIALS

[Signature] / [Signature]

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
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**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 26 Lake Street, Enfield, NH 03748

- k.** Roof Age: \_\_\_\_\_ Type of Roof Covering: Standing Seam  
 Moisture or leakage: No  
 Comments: \_\_\_\_\_
- l.** Foundation/Basement: ☐ Full ☒ Partial ☐ Other: \_\_\_\_\_ Type: \_\_\_\_\_  
 Moisture or leakage: \_\_\_\_\_  
 Comments: \_\_\_\_\_
- m.** Chimney(s) How Many? 1 Lined? no Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
 Comments: \_\_\_\_\_
- n.** Plumbing Type: PVC Age: 12 Years  
 Comments: \_\_\_\_\_
- o.** Domestic Hot Water: Age: 11 Years Type: State select Gallons: 40
- p.** Electrical System: # of Amps 150 Circuit Breakers ☒ Fuses ☒  
 Comments: \_\_\_\_\_  
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: \_\_\_\_\_  
 Comments: \_\_\_\_\_  
 \_\_\_\_\_
- q.** Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No  
 If Yes, please explain: \_\_\_\_\_
- r.** Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: \_\_\_\_\_  
 Comments: \_\_\_\_\_
- s.** 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: \_\_\_\_\_
- t.** Air Conditioning: Type: \_\_\_\_\_ Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
 Comments: \_\_\_\_\_
- u.** Pool: Age : \_\_\_\_\_ Heated: ☐ Yes ☐ No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
 By Whom: \_\_\_\_\_
- v.** Generator: Portable: Yes ☐ No ☒ Whole House: Yes ☐ No ☒ Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
 If Portable: ☐ Included ☐ Negotiable  
 Comments: \_\_\_\_\_
- w.** Internet: Type Currently Used at Property: Xfinity
- x.** 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  /

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
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**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 26 Lake Street, Enfield, NH 03748

**10. ADDITIONAL INFORMATION**

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

☒ Yes ☐ No

**b. ADDITIONAL COMMENTS:**

-Kitchen appliances are less than 5 years old  
 -New Shutters  
 -Added a 6ft privacy fence around the whole property  
 -Added storage bench in the mudroom  
 -Replaced the drop ceiling in the kitchen  
 -Updated some light fixtures

**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).**

*John H. Tucker*  
 dotloop verified  
 04/05/23 10:14 PM  
 EDT  
 DKWE-MOIR-JHRI-22JS  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_

*Lisa M. Tucker*  
 dotloop verified  
 04/04/23 3:07 PM EDT  
 9SAB-NG2A-VQDH-J9HN  
 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 \_\_\_\_\_

*JHT*  
 04/05/23  
 10:14 PM EDT  
 dotloop verified

*LMT*  
 04/04/23  
 3:07 PM EDT  
 dotloop verified

\_\_\_\_\_

\_\_\_\_\_



# 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: 26 Lake Street, Enfield, NH 03748

## 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.


 dotloop verified  
04/05/23 10:14 PM EDT  
XHYB-4ADJ-RKQY-SSQM

Seller Date

Purchaser Date

 dotloop verified  
04/06/23 8:30 AM EDT  
JYAB-ISUZ-4YIU-4NYJ

Agent Date

 dotloop verified  
04/04/23 3:07 PM EDT  
19XJ-5EQB-7ZKA-FAUX

Seller Date

Purchaser Date

Agent Date

Doc # 0004503 Apr 3, 2012 10:49 AM  
Register of Deeds, Grafton County

*Lucy M. Mullen*

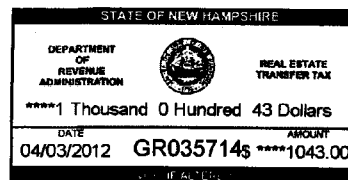


**RETURN TO:**

Lisa M. Wragg  
John H. Tucker

#943095

063



**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS THAT I/We Federal Home Loan Mortgage Corporation, with an address, of 5000 Plano Parkway, Carrollton, TX 75010, for consideration paid, grant(s) to Lisa M. Wragg, a single person and John H. Tucker, a single person, both with an address, of 29 Daniels Drive, Enfield, NH 03748, as joint tenants with rights of survivorship, with QUITCLAIM COVENANTS, the following described premises:

Two certain tracts of land, with the buildings thereon, situate in Enfield, in the County of Grafton and State of New Hampshire, bounded and described as follows:

**First Tract:**

Beginning in the north line of Lake Street, in the southwest corner of land heretofore conveyed by Joseph Moore to Nelson F. Suzor;

Thence westerly in the north line of said Lake Street 60 feet;

Thence northerly at right angles to said Lake Street, 100 feet;

Thence southerly in said Suzor's heretofore existing west line 100 feet to the point of beginning.

**Second Tract:**

Beginning at a point on the north line of Lake Street 100 feet westerly of the west line of Dartmouth Street;

Thence westerly on the north line of Lake Street 60 feet;

Thence northerly at right angles to said Lake Street 100 feet;

Thence easterly in a line parallel to said Lake Street 60 feet;

And thence southerly at right angles to said Lake Street 100 feet to the north line of Lake Street at the point of beginning.

Meaning and intending to describe and convey the same premises as conveyed to Federal Home Loan Mortgage Corporation by Deed of Federal Home Loan Mortgage Corporation dated January 26, 2012 and recorded with the Grafton County Registry of Deeds in Book 3855, Page 513.

The grantor is exempt from paying the New Hampshire state excise stamp tax by virtue of 12 United States Code §1452, §1723a, §1825.

This is not homestead property of the within Grantor corporation.

EXECUTED this 6<sup>th</sup> day of March 2012.

Federal Home Loan Mortgage Corporation  
By Stewart Lender Services, Inc., as its Attorney in Fact  
Pursuant to Power of Attorney recorded in the Grafton  
County Registry of Deeds in Book 3795, Page 252

By: Ericka A. Brunette  
Ericka A. Brunette (printed name)  
Authorized Signatory

State of Florida  
County of Pinellas

On this 6 day of MARCH, 2012, personally appeared, before me,  
Ericka A. Brunette (name), authorized signatory of Stewart Lender Services, Inc.,  
as Attorney in Fact for Federal Home Loan Mortgage Corporation, known to me or proven to be the  
person whose name is subscribed to the foregoing instrument, and acknowledged that he/she executed  
the same as his/her free act and deed, duly authorized, on behalf of Stewart Lender Services, Inc., as  
Attorney in Fact for Federal Home Loan Mortgage Corporation.

(seal)

Holly Susan Tomlin  
Notary Public/Justice of the Peace  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



