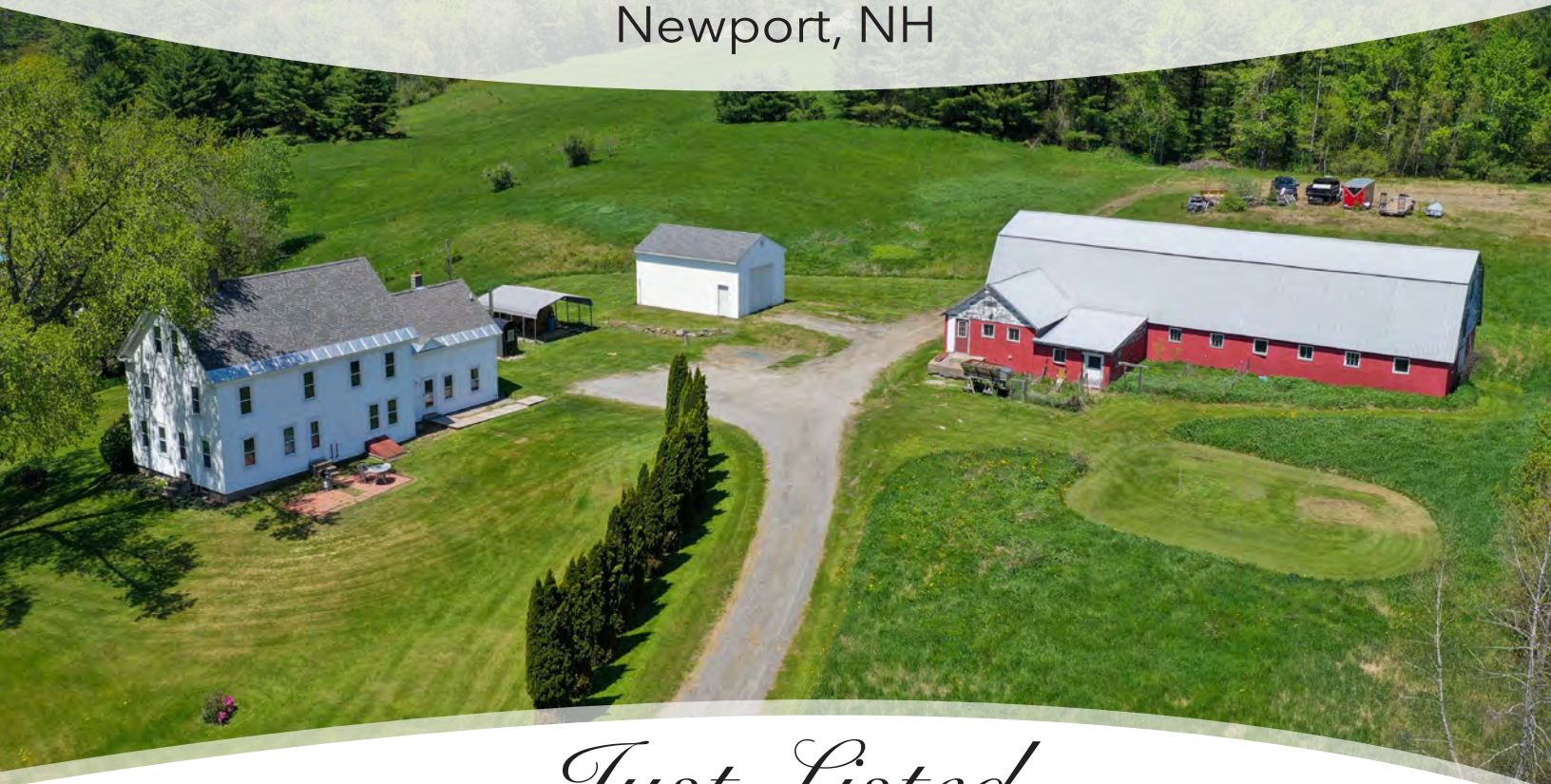


# 717 John Stark Highway Newport, NH



## *Just Listed*

This beautiful 1800's home is a spacious 5-bedroom, 2-bathroom house with 19 acres of land in Newport. There are endless opportunities for this unique property! The main level could offer first-level living, the lovely kitchen has ample cabinets and storage space. There are 4 bedrooms on the second level, along with an unfinished bonus room that can be converted into a primary suite, a recreation room, or used for storage. The attic and detached garage provide additional storage space. The property can also be used for commercial purposes, as the current sellers had a salon business here. There is an oversized detached and heated garage and an old dairy barn on the property, both ideal for storing vehicles, equipment, and more. Plenty of space for large gardens and parking. Included is the adjacent 9.1 +/- acres of land available for more potential opportunities. Close to the Sugar River Rail Trail where you can enjoy biking, walking, snowmobiling and four-wheeling. Also nearby to local golf courses and fishing spots. Just 15 minutes to Mount Sunapee Resort, Lake Sunapee and Sunapee Harbor for all your year-round outdoor fun. Under 10 minutes to Claremont or downtown Newport where you will find local shops, dining, grocery stores, hospitals and more. Only 40 minutes to Dartmouth Health and the Upper Valley and under two hours to Boston.



**\$525,000**



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

**Bedrooms: 5**

**Year Built: 1838**

**Bathrooms: 2**




**Taxes: \$8,563**

**Acres: 19.07**

**Sq Ft: 2,474**

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

*Each Office is Independently Owned and Operated*

Residential 4953066	Single Family Active	717 John Stark Highway Newport	NH 03773	Unit/Lot	Listed: 5/17/2023 Closed:	\$525,000	
		<b>County</b> NH-Sullivan <b>Village/Dist/Locale</b> <b>Construction Status</b> Existing <b>Year Built</b> 1838 <b>Style</b> Colonial <b>Color</b> <b>Total Stories</b> 3 <b>Zoning</b> K40 K <b>Taxes TBD</b> No <b>Tax - Gross Amount</b> \$8,563.00 <b>Tax Year</b> 2022 <b>Tax Year Notes</b> <b>Owned Land</b> <b>Lot Size Acres</b> 19.070000 <b>Lot - Sqft</b> 830,689 <b>Common Land Acres</b> <b>Garage</b> Yes <b>Garage Type</b> Detached <b>Garage Capacity</b> 1 <b>Basement</b> Yes <b>Basement Access Type</b> Walkout		<b>Rooms - Total</b> 11 <b>Bedrooms - Total</b> 5 <b>Baths - Total</b> 2 <b>Baths - Full</b> 2 <b>Baths - 3/4</b> 0 <b>Baths - 1/2</b> 0 <b>Baths - 1/4</b> 0 <b>SqFt-Apx Fin Above Grade</b> 2,474 <b>SqFt-Apx Fin AG Source</b> Measured <b>SqFt-Apx Unfn Above Grade</b> 1,515 <b>SqFt-Apx Unfn AG Source</b> Measured <b>SqFt-Apx Fin Below Grade</b> 0 <b>SqFt-Apx Fin BG Source</b> Measured <b>SqFt-Apx Unfn Below Grade</b> 1,368 <b>SqFt-Apx Unfn BG Source</b> Measured <b>SqFt-Apx Total Finished</b> 2,474 <b>Footprint</b> <b>Road Frontage</b> Yes <b>Road Frontage Length</b> 860 <b>Roads</b> Paved		<b>Waterfront Property</b> <b>Water Body Access</b>  <b>Water Body Name</b>  <b>Water Body Type</b> <b>WaterFrRit</b> <b>Water Body Restrictions</b> <b>ROW - Parcel Access</b> <b>ROW - Length</b> <b>ROW - Width</b> <b>ROW to other Parcel</b> <b>Flood Zone</b> Unknown <b>Timeshare/Fract. Ownrshp</b> No <b>T/F Ownership Amount</b> <b>T/F Ownership Type</b> <b>Foreclosed/Bank-Owned/REO</b> No <b>Days On Market</b> 0 <b>Auction</b> No <b>Current Use</b> <b>Land Gains</b> <b>Resort</b>	
<div><div>M</div><div></div><div></div></div> <div>Unbranded Tour URL 1</div>		<b>Date - Initial Showin</b> as Beain 5/20/2023					

**Remarks - Public** This beautiful 1800's home is a spacious 5-bedroom, 2-bathroom house with 19 acres of land in Newport. There are endless opportunities for this unique property! The main level could offer first-level living, the lovely kitchen has ample cabinets and storage space. There are 4 bedrooms on the second level, along with an unfinished bonus room that can be converted into a primary suite, a recreation room, or used for storage. The attic and detached garage provide additional storage space. The property can also be used for commercial purposes, as the current sellers had a salon business here. There is an oversized detached and heated garage and an old dairy barn on the property, both ideal for storing vehicles, equipment, and more. Plenty of space for large gardens and parking. Included is the adjacent 9.1 +/- acres of land available for more potential opportunities. Close to the Sugar River Rail Trail where you can enjoy biking, walking, snowmobiling and four-wheeling. Also nearby to local golf courses and fishing spots. Just 15 minutes to Mount Sunapee Resort, Lake Sunapee and Sunapee Harbor for all your year-round outdoor fun. Under 10 minutes to Claremont or downtown Newport where you will find local shops, dining, grocery stores, hospitals and more. Only 40 minutes to Dartmouth Health and the Upper Valley and under two hours to Boston. \*Delayed Showings until the Open House on Saturday, May 20th, from 10:00 - 12:00.

**Directions** Coming from Claremont, on John Stark Highway, property will be on the left just after Tom & Dale's Autobody Repair.

<b>Studio</b> 1 19'5" x 15'5" <b>Laundry Room</b> 1 10'3" x 10' <b>Office/Study</b> 1 12'5" x 15'3" <b>Living Room</b> 1 12'5" x 17'10" <b>Dining Room</b> 1 12'5" x 13'4" <b>Kitchen</b> 1 12'5" x 16'7" <b>Bedroom</b> 2 11'8" x 12'7" <b>Bedroom</b> 2 10'7" x 12'7" <b>Bedroom</b> 2 10'7" x 15'2" <b>Primary</b> 1 11'8" x 15'2" <b>Bonus Room</b> 2 19'5" x 16'1"		<b>Map</b> 235 <b>Block</b> 000 <b>Lot</b> 039 <b>SPAN Number</b> <b>Property ID</b> <b>PlanUrbDev</b>		<b>DeedRecTy</b> Warranty <b>DeedBook</b> 2038 <b>DeedPage</b> 0693 <b>TotDeeds</b> <b>Covenants</b> No <b>Seasonal</b> No		<b>SchDistrict</b> Newport Sch Dst SAU #58 <b>SchElem</b> Richards Elementary School <b>SchMiddle</b> Newport Middle and High School <b>SchHigh</b> Newport Middle High School	
<b>Appliances</b> Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer <b>Equipment</b> Stove-Gas, Generator - Standby <b>Features - Exterior</b> Barn, Garden Space, Outbuilding <b>Features - Interior</b> Attic, Dining Area, Natural Light, Laundry - 1st Floor <b>Flooring</b> Carpet, Laminate, Wood <b>Heating</b> Hot Air, Wood Boiler <b>Heat Fuel</b> Oil, Wood <b>Cooling</b> None <b>Water</b> Drilled Well <b>Water Heater</b> Electric <b>Sewer</b> 1000 Gallon, Leach Field, Private, Septic		<b>Lot Description</b> Agricultural, Farm - Dairy, Field/Pasture, Neighbor Business, Sloping, Trail /Near Trail <b>Construction</b> Wood Frame <b>Foundation</b> Block, Concrete <b>Roof</b> Shingle - Asphalt <b>Exterior</b> Vinyl Siding <b>Driveway</b> Gravel <b>Electric</b> 200 Amp <b>Phone Company</b> <b>Electric Company</b> <b>Fuel Company</b> Irving <b>Cable Company</b> Comcast		<b>Utilities</b> Cable - At Site, High Speed Intrnt -AtSite, Telephone At Site <b>Items Excluded</b>		<b>Fees - Condo - Mobile</b>	
				<b>Condo Fees</b> <b>Fee</b> <b>Fee Frequency</b> <b>AssnFee2</b> <b>AssnFee2Frq</b> <b>AssnFee3</b> <b>AssnFee3Frq</b>		<b>Condo Name</b> <b>Building Number</b> <b>Floor Number</b> <b>Units Per Building</b> <b>LmtComArea</b> <b>SpecAssmt</b>	
						<b>ParkName</b> <b>Mobile Co-Op</b> <b>MobPkApvl</b> <b>MustMove</b> <b>Mobile Make</b> <b>MobileMod</b> <b>MobileSer#</b> <b>Mobile Anchor</b>	

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



O'Halloran Group

listings@ohgrp.com



KW Coastal and Lakes & Mountains

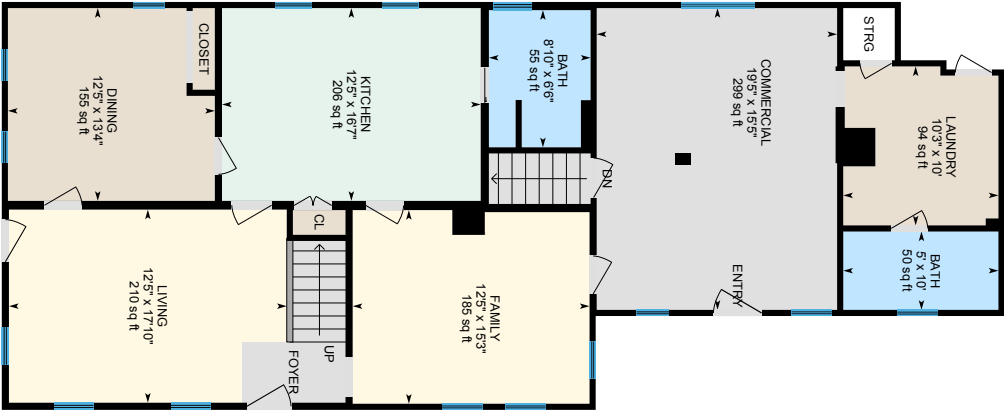
Off: 603-526-8600



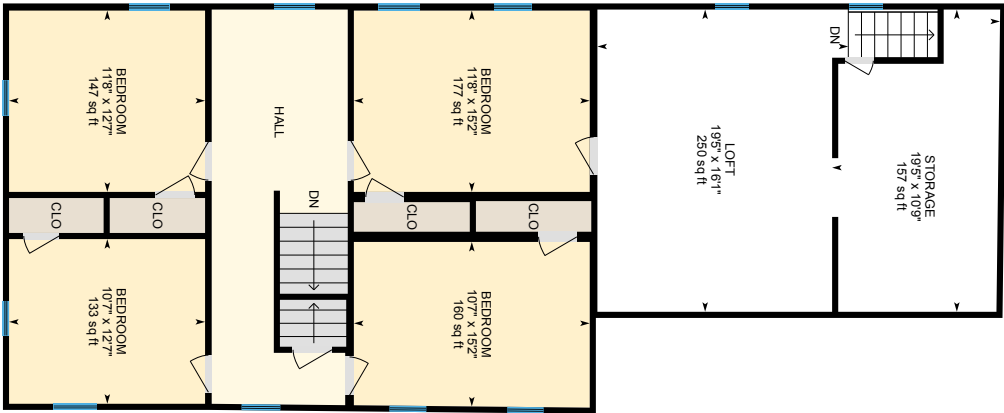
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# 717 John Stark Hwy, Newport, NH

Main Building: Above Grade Finished Area 2474.17 sq ft



**Main Floor**  
Finished Area 1458.06 sq ft



**2nd Floor**  
Finished Area 980.70 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 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:** Conant Revocable Trust of 18

2. **PROPERTY LOCATION:** 717 John Stark Highway, Newport, NH 03773

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 23 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: Behind barn  
 Installed By: Unknown Date of Installation: \_\_\_\_\_  
 What is the source of your information? \_\_\_\_\_

c. USE: Number of persons currently using the system: 2  
 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 1000 Gal. ☐ Unknown ☐ Other: \_\_\_\_\_  
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: \_\_\_\_\_  
 Location: Side of house with propane tank Location Unknown ☐ Date of Installation: \_\_\_\_\_  
 Date of Last Servicing: Aprox 3 yrs ago Name of Company Servicing Tank: Mckenzie  
 Have you experienced any malfunctions? ☐ Yes ☒ No  
 Comments: \_\_\_\_\_

SELLER(S) INITIALS

[Signature] / [Signature]  
05/15/23 11:27 AM EDT desktop verified 05/15/23 11:52 AM EDT desktop verified

BUYER(S) INITIALS

                     /

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**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 717 John Stark Highway, Newport, NH 03773

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other: \_\_\_\_\_  
 IF YES, Location: Side of house with propane tank Size: \_\_\_\_\_ Unknown: \_\_\_\_\_  
 Date of installation of leach field: Unknown 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 checked="" 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 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 JS / SP

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

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 717 John Stark Highway, Newport, NH 03773

**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: Current use

**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?** Commercial/residential

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

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

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

**j. Heating System** Age: 1989 Type: Hot air Fuel: Oil Tank Location: Basement

Owner of Tank: Self

Annual Fuel Consumption: See below Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? Unknown date/ serviced by owner

Secondary Heat Systems: Outdoor wood boiler/ propane vent free stove in livingroom and Salon

Comments: Uses est 8 cord of wood for heating house and garage/ uses est 1/2 tank of oil when away

SELLER(S) INITIALS

[Signature] / [Signature]  
05/15/23 11:47 AM EDT dotloop verified 05/15/23 11:52 AM EDT dotloop verified

BUYER(S) INITIALS

[Signature] / [Signature]

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 717 John Stark Highway, Newport, NH 03773

- k.** Roof Age: 2017 Type of Roof Covering: Asphalt  
 Moisture or leakage: No  
 Comments: \_\_\_\_\_
- l.** Foundation/Basement: ☒ Full ☐ Partial ☐ Other: \_\_\_\_\_ Type: \_\_\_\_\_  
 Moisture or leakage: We use dehumidifier  
 Comments: 2 sump pumps
- m.** Chimney(s) How Many? 3 Lined? 2 Last Cleaned: Unknown Problems? No  
 Comments: One chimney no longer in use
- n.** Plumbing Type: Copper/pex Age: Unknown  
 Comments: \_\_\_\_\_
- o.** Domestic Hot Water: Age: 2019 Type: Electric Gallons: 40
- p.** Electrical System: # of Amps 200 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: None Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
 Comments: \_\_\_\_\_
- u.** Pool: Age: None Heated: ☐ Yes ☐ No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
 By Whom: \_\_\_\_\_
- v.** Generator: Portable: Yes ☐ No ☐ Whole House: Yes ☒ No ☐ Kw/Size: 16 Last Date of Service: \_\_\_\_\_  
 If Portable: ☐ Included ☐ Negotiable  
 Comments: \_\_\_\_\_
- w.** Internet: Type Currently Used at Property: Comcast
- 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 - LAND ONLY**  
**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

1. **SELLER:** Conant Revocable Trust of '18
2. **PROPERTY LOCATION:** Map 235 Lot 011 - 717 John Stark Highway, Newport, NH 03773
3. 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 SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

**4. 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.**

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
  - a. TYPE OF SYSTEM: ☒ None ☐ Public ☐ Private ☐ Seasonal ☐ Unknown  
☐ Drilled ☐ Dug ☐ Other
  - b. INSTALLATION: Location: Behind barn Installed By: \_\_\_\_\_  
 Date of Installation Unknown What is the source of your information? \_\_\_\_\_
  - c. USE: Number of Persons currently using the system: \_\_\_\_\_  
 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 ☐ Unknown  
 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.  
 To your knowledge, have any test results ever been 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? \_\_\_\_\_
  - f. COMMENTS: \_\_\_\_\_

**6. SEWAGE DISPOSAL SYSTEM**

- a. TYPE OF SYSTEM: Public: ☐ Yes ☒ No Community/Shared: ☐ Yes ☒ No  
 Private: ☐ Yes ☐ No Unknown: ☐ Yes ☐ No  
 None: ☒ Yes ☐ No Septic/Design Plan in Process? ☐ Yes ☐ No  
 Septic Design Available? ☐ Yes ☐ No  
 Comments: \_\_\_\_\_
- 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 ☐ 500 Gal. ☐ 1,000 Gal. ☐ Unknown ☐ Other  
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other  
 Location: \_\_\_\_\_ Date of Installation: \_\_\_\_\_  
 Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: Mckenzie  
 Have you experienced any malfunctions? ☐ Yes ☐ No Comments: \_\_\_\_\_
- d. LEACH FIELD: ☐ Yes ☐ No ☐ Other  
 IF YES: Size \_\_\_\_\_ Location: \_\_\_\_\_ ☐ Unknown  
 Date of installation of leach field: Unknown 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: \_\_\_\_\_
- f. COMMENTS: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS

*LLC* *SPC*

BUYER(S) INITIALS

**PROPERTY DISCLOSURE - LAND ONLY**  
**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** Map 235 Lot 011 - 717 John Stark Highway, Newport, NH 03773

**7. HAZARDOUS MATERIAL**

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): \_\_\_\_\_ Owner of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Are you aware of any problems, such as leakage, etc.? ☐ Yes ☐ No Comments: \_\_\_\_\_

Are tanks registered with the Department of Environmental Services (D.E.S.)? ☐ YES ☐ NO ☐ UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? ☐ YES ☐ NO ☐ UNKNOWN

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

**8. GENERAL INFORMATION**

a. Is this property subject to Association fees? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: \_\_\_\_\_

If YES, what is your source of information? \_\_\_\_\_

b. Is this property located in a Federally Designated Flood Hazard Zone? ☐ YES ☐ NO ☒ UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: \_\_\_\_\_

d. What is your source of information? \_\_\_\_\_

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? ☐ YES ☐ NO ☒ UNKNOWN

If YES, Explain: \_\_\_\_\_

f. 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: \_\_\_\_\_

g. How is the property zoned? Commercial/residential \_\_\_\_\_ Source: Town \_\_\_\_\_

h. Has the property been surveyed? ☒ YES ☐ NO ☐ UNKNOWN If YES, is the survey available? ☐ YES ☒ NO

i. Has the soil been tested? ☐ YES ☒ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

j. Has a percolation test been done? ☐ YES ☒ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

k. Has a test pit been done? ☐ YES ☒ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

l. Have you subdivided the property? ☐ YES ☒ NO ☐ UNKNOWN

m. Are there any local permits? ☐ YES ☒ NO ☐ UNKNOWN Please explain: \_\_\_\_\_

n. Are there attachments explaining any of the above? ☐ YES ☒ NO ☐ UNKNOWN

o. Septic/Design plan available? ☐ YES ☒ NO ☐ UNKNOWN

p. 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: \_\_\_\_\_

**9. ADDITIONAL INFORMATION:**

**10. NOTE 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. 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

*GLP*  
05/15/23  
11:08 AM EDT

*SPC*  
05/15/23  
11:52 AM EDT

BUYER(S) INITIALS

**PROPERTY DISCLOSURE - LAND ONLY**  
**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

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

**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.**

*Jennifer L. Conant, Trustee*

dotloop verified  
05/15/23 11:08 AM EDT  
NA10-TNKC-Q5F5-PMET

SELLER

DATE

*Steven P. Conant, Trustee*

dotloop verified  
05/15/23 11:52 AM EDT  
FHWK-1H9B-3RLG-OIZP

SELLER

DATE

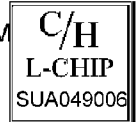
**BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR 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



### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **JENNIFER L. CONANT, f/k/a JENNIFER L. LEWIS**, a married person, of Newport, County of Sullivan and State of New Hampshire (mailing: 717 John Stark Highway, Newport, NH, 03773), for consideration paid, grant to **STEVEN P. AND JENNIFER L. CONANT, Trustees of THE CONANT REVOCABLE TRUST OF 2018**, of Newport, County of Sullivan and State of New Hampshire (mailing: 717 John Stark Highway, Newport, NH, 03773), with WARRANTY COVENANTS to the said grantees, the following described property:

"The land with the buildings and improvements thereon situated on Lot #1, Route 103, Newport, County of Sullivan and State of New Hampshire.

A certain tract of land with the buildings thereon situated in Newport, Sullivan County, New Hampshire, bounded and described as follows:

Beginning at an iron pipe set in the ground in the North side of State Highway Route No. 103, so-called; thence North 25° 58' 35" East one hundred forty-six and eighty-three hundredths (146.83) feet along land of formerly Norman Zilch to an iron pipe; thence North 25° 58' 35" East two hundred fifty-three and seventeen hundredths (253.17) feet along land now or formerly of Clifford Knight and Dorothy Knight to an iron pipe; thence North 88° 33' 17" East one thousand thirty-seven and eighty-seven hundredths (1,037.87) feet along other land now or formerly of Knight to an iron pipe; thence South 14° 40' 14" West four hundred seventy-six and seventy-three hundredths (476.73) feet along a wire fence to an iron pipe; thence North 70° 14' 14" West five hundred eighteen and eighty-seven hundredths (518.87) feet along Lot #2 to an iron pipe; thence South 25° 58' 35" West one hundred forty-nine and thirty-two hundredths feet along said Lot #2 to an iron pipe; thence North 66° 41' 14" West one hundred (100) feet along said Lot #2 to an iron pipe; thence South 25° 58' 35" West two hundred eight and forty-three hundredths (208.43) feet along said Lot #2 to an iron pipe at said Route #103; thence North 67° 01' 45" West one hundred eighty-six and ninety-four hundredths (186.94) feet along said Route No. 103; thence continuing along said Route No. 103 North 59° 12' 55" West two hundred thirteen and six hundredths (213.06) feet to the point of beginning. Together with what area lies between land described and said highway, Route No. 103.

Said tract contains 10 acres and is Lot #1 on a plan entitled 'Knight Farm Subdivision' dated June 22, 1978, Thomas C. Dombroski, Surveyor, approved by the Newport Planning Board

July 24, 1978 and recorded in the Sullivan County Registry of Deeds in Planfile 2, Pocket 3, Folder 4, as No. 46.

Being Tract 5 in the deed from John D. Bourdon, d/b/a J. D. Bourdon Realty, to J. D. Bourdon Realty, Inc. dated February 7, 1991 recorded in Volume 933, Page 23 of the Sullivan County Registry of Deeds.

The within conveyance is subject to a Lease between J. D. Bourdon Realty, Inc. and Twin State Leasing Co., Inc. dated April 1, 2000 to be recorded in the Sullivan County Registry of Deeds. The lease between Able Development, Inc. and Thomas A. Bourdon, d/b/a Twin State Car Leasing dated October 30, 1987 recorded in Volume 837, Page 437 is terminated and of no further force or effect."


And I, Steven P. Conant, husband of Jennifer L. Conant, hereby release all rights of homestead and other interests in the herein conveyed premises.

THIS IS A NON-CONTRACTUAL TRANSFER PURSUANT TO RSA 78-B:2 XXI (b).

This deed was prepared from information provided by the parties herein and the preparer has conducted no independent title examination.

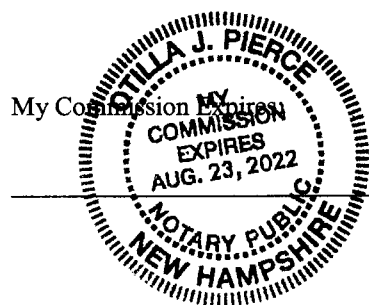
DATED this 21 day of May, 2018.

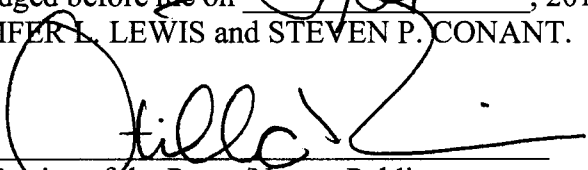
  
Jennifer L. Conant, f/k/a Jennifer L. Lewis

  
Steven P. Conant

STATE OF NEW HAMPSHIRE  
COUNTY OF Cook

This instrument was acknowledged before me on 5/21, 2018 by JENNIFER L. CONANT, f/k/a JENNIFER L. LEWIS and STEVEN P. CONANT.



  
Justice of the Peace/Notary Public  
Commissioner of Deeds

Print Name: \_\_\_\_\_



## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **JENNIFER L. CONANT, f/k/a JENNIFER L. LEWIS**, a married person, of Newport, County of Sullivan and State of New Hampshire (mailing: 717 John Stark Highway, Newport, NH, 03773), for consideration paid, grant to **STEVEN P. AND JENNIFER L. CONANT, Trustees of THE CONANT REVOCABLE TRUST OF 2018**, of Newport, County of Sullivan and State of New Hampshire (mailing: 717 John Stark Highway, Newport, NH, 03773), with WARRANTY COVENANTS to the said grantees, the following described property:

“One certain tract of land situate in Newport, County of Sullivan and State of New Hampshire, bounded and described as follows:

Beginning at a set iron pin on the Southerly side of Route 103, so-called, which point is the Northeasterly corner of premises now or formerly owned by Encore Shoe Corporation and the Northwesterly corner of the premises herein conveyed; thence

1. South 59° 31' 50" East along the Southerly side of said highway 465.19 feet to a set iron pin at the beginning of a stone wall, which point is also the Northwesterly corner of premises now or formerly owned by Johnson Distributing Company, Inc.; thence
2. South 16° 33' 00" West in part along a stone wall and land of said Johnson Distributing Company, Inc. 956.79 feet to a set iron pin at the Northerly right-of-way line of the Claremont-Concord Railroad; thence
3. In a Westerly direction in a curve to the left with a radius of 835.68 feet a distance of 348.61 feet along the right-of-way line of said Railroad to a set iron pin at land now or formerly of Encore Shoe Corporation; thence
4. North 11° 07' 05" East a distance of 480.34 feet to an iron pipe set near the edge of the woods; thence
5. Continuing in the same plane 105.04 feet to an iron pipe in the field; thence
6. Continuing in the same plane 491.41 feet to the point of beginning (the last three bounds being along land of said Encore Shoe Corporation).”

"EXCEPTING AND RESERVING those premises and easements reserved thereto, as taken by the State of New Hampshire by Notice of Condemnation dated May 1, 2002 and recorded at the Sullivan County Registry of Deeds vol. 1305 pg. 267."

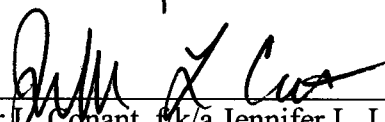
Meaning and intending to describe and convey all and the same premises as conveyed to the Grantor herein by Warranty Deed of Yad Realty Trust, Yakov Elmakiss, Trustee, dated August 29, 2002 and recorded at the Sullivan County Registry of Deeds in Volume 1324, Page 824.

THIS IS NOT HOMESTEAD PROPERTY.

THIS IS A NON-CONTRACTUAL TRANSFER PURSUANT TO RSA 78-B:2 XXI (b).

This deed was prepared from information provided by the parties herein and the preparer has conducted no independent title examination.

DATED this 21 day of May, 2018.

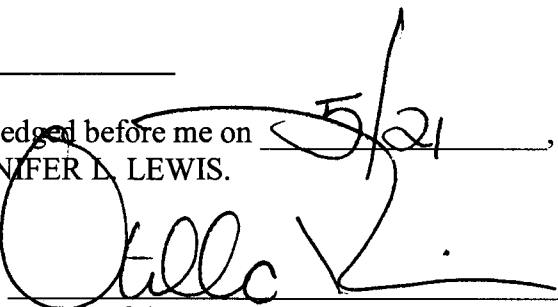
  
 \_\_\_\_\_  
 Jennifer L. Conant, f/k/a Jennifer L. Lewis

STATE OF NEW HAMPSHIRE  
 COUNTY OF COOS

This instrument was acknowledged before me on 5/21, 2018 by  
 JENNIFER L. CONANT, f/k/a JENNIFER L. LEWIS.

My Commission Expires:



  
 \_\_\_\_\_  
 Justice of the Peace/Notary Public  
 Commissioner of Deeds

Print Name: \_\_\_\_\_

