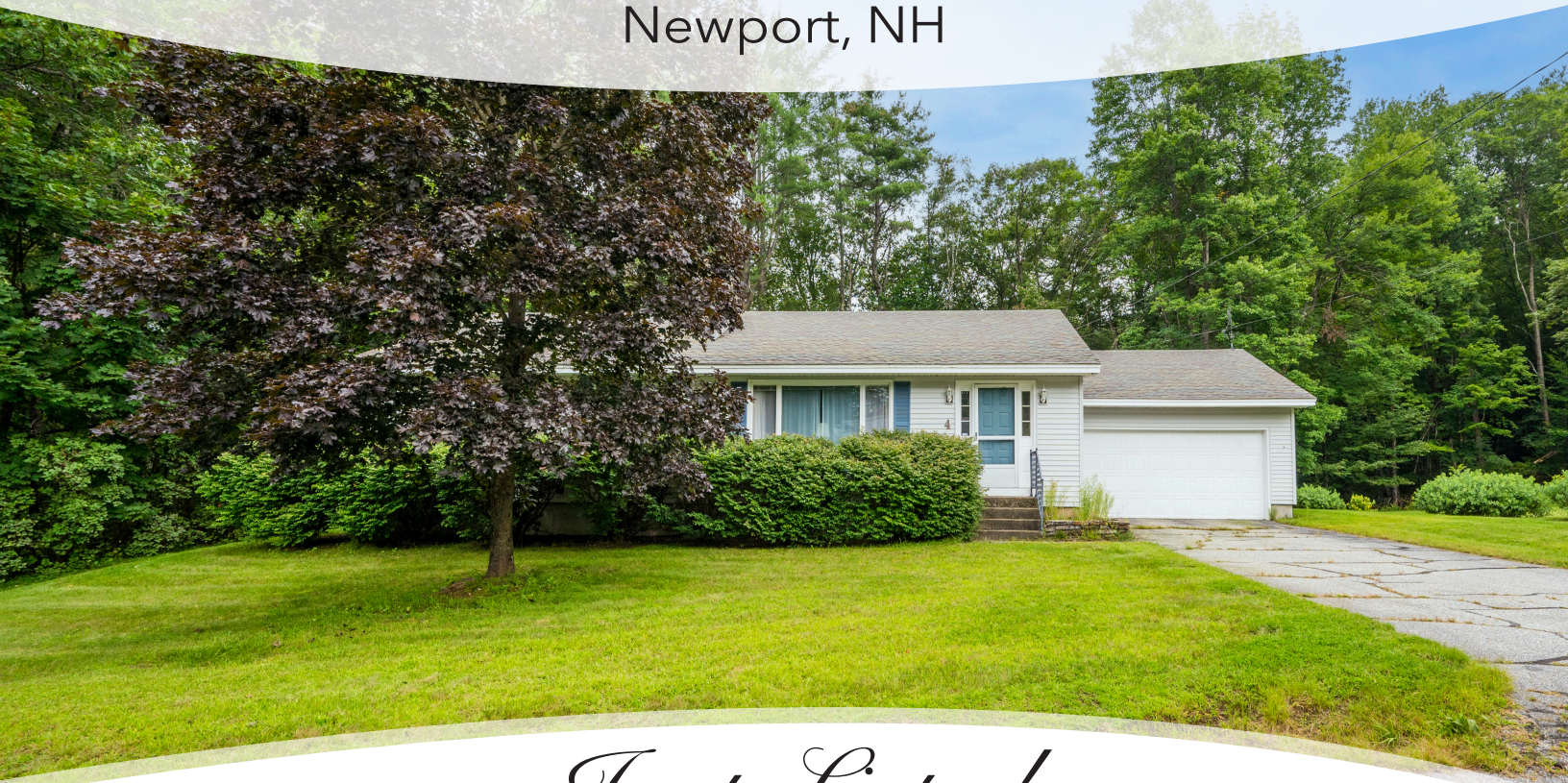


# 4 Sandy Lane Newport, NH



## *Just Listed*

Welcome to 4 Sandy Lane! This three-bedroom, two-bath home is perfect for those looking for first-floor living and has had only two owners. The home offers a spacious living room with beautiful fireplace and ample cabinets in the kitchen. There is a fenced in, level backyard ideal for entertaining and for your pets. Also included is an attached one car garage, a sizable sunporch to enjoy morning coffee and a full basement with plenty of storage. Located at the end of a dead-end street within walking distance to downtown Newport for local restaurants, shopping and all of the amenities Newport offers. Close to the Newport trail system offering hours of endless hiking, biking, and more. Close to local beaches, mountains and golf courses. 30 minutes to Dartmouth Health and 15 minutes to Mount Sunapee Resort and Lake Sunapee.



**\$285,000**



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

**Bedrooms: 3**

**Year Built: 1968**

**Bathrooms: 2**

**Taxes: \$5,929**

**Acres: 0.44**

**Sq Ft: 1,428**


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*



Residential 4966807	Single Family Active	<b>4 Sandy Lane Newport</b>	<b>NH 03773</b>	Unit/Lot	Listed: 8/23/2023 Closed:	\$285,000
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Unbranded Tour URL 1

<b>County</b> NH-Sullivan <b>Village/Dist/Locale</b> <b>Construction Status</b> Existing <b>Year Built</b> 1968 <b>Style</b> Ranch <b>Color</b> <b>Total Stories</b> 1 <b>Zoning</b> R110 S <b>Taxes TBD</b> No <b>Tax - Gross Amount</b> \$5,929.00 <b>Tax Year</b> 2022 <b>Tax Year Notes</b> <b>Owned Land</b> <b>Lot Size Acres</b> 0.44 <b>Lot - Sqft</b> 19,166 <b>Common Land Acres</b> <b>Garage</b> Yes <b>Garage Type</b> Attached <b>Garage Capacity</b> 2 <b>Basement</b> Yes <b>Basement Access Type</b> Interior <b>Date - Initial Showings Begin</b>	<b>Rooms - Total</b> 6 <b>Bedrooms - Total</b> 3 <b>Baths - Total</b> 2 <b>Baths - Full</b> 1 <b>Baths - 3/4</b> 1 <b>Baths - 1/2</b> 0 <b>Baths - 1/4</b> 0 <b>SqFt-Apx Fin Above Grade</b> 1,428 <b>SqFt-Apx Fin AG Source</b> Public Records <b>SqFt-Apx Unfn Above Grade</b> 0 <b>SqFt-Apx Unfn AG Source</b> Public Records <b>SqFt-Apx Fin Below Grade</b> 0 <b>SqFt-Apx Fin BG Source</b> Public Records <b>SqFt-Apx Unfn Below Grade</b> 1,369 <b>SqFt-Apx Unfn BG Source</b> Measured <b>SqFt-Apx Total Finished</b> 1,428 <b>Footprint</b> <b>Road Frontage</b> Yes <b>Road Frontage Length</b> 125 <b>Roads</b> Dead End, Gravel, Paved, Public	<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> 2 <b>Auction</b> No <b>Current Use</b> <b>Land Gains</b> <b>Resort</b>
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**Remarks - Public** Welcome to 4 Sandy Lane! This three-bedroom, two-bath home is perfect for those looking for first-floor living and has had only two owners. The home offers a spacious living room with beautiful fireplace and ample cabinets in the kitchen. There is a fenced in, level backyard ideal for entertaining and for your pets. Also included is an attached one car garage, a sizable sunporch to enjoy morning coffee and a full basement with plenty of storage. Located at the end of a dead-end street within walking distance to downtown Newport for local restaurants, shopping and all of the amenities Newport offers. Close to the Newport trail system offering hours of endless hiking, biking, and more. Close to local beaches, mountains and golf courses. 30 minutes to Dartmouth Health and 15 minutes to Mount Sunapee Resort and Lake Sunapee. Delayed showings until the open house on Friday, August 25th from 4-6pm. A second Open House is scheduled for Saturday, August 26th from 10-12.

**Directions** From traffic circle turn on to Sunapee Street. In 1/10 mile turn left onto Cheney Street. Continue on Cheney Street. Once paved road ends this turns into Sandy Lane. Continue on Sandy Lane. House will be the second house on the right. Please note Sandy Lane will show as a dead end road.

<b>Living Room</b> 1 15' x 29'5" <b>Kitchen</b> 1 13'3" x 13'7" <b>Bedroom</b> 1 13' x 11'11" <b>Bedroom</b> 1 11'7" x 13'11" <b>Primary</b> 1 13' x 17'4" <b>Sunroom</b> 1 7'5" x 22'1"	<b>Map</b> 227 <b>Block</b> 022 <b>Lot</b> 000 <b>SPAN Number</b> <b>Property ID</b> <b>PlanUrbDev</b>	<b>DeedRecTy</b> Warranty <b>DeedBook</b> 2225 <b>DeedPage</b> 253 <b>TotDeeds</b> <b>Covenants</b> Yes <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> Air Conditioner, Security System, Smoke Detector <b>Features - Exterior</b> Fence - Full, Garden Space, Porch - Enclosed <b>Features - Interior</b> Blinds, Ceiling Fan, Fireplace - Wood, Fireplaces - 1, Hearth, Kitchen/Dining, Living/Dining, Natural Woodwork, Security, Storage - Indoor, Laundry - 1st Floor, Common Heating/Cooling <b>Flooring</b> Carpet, Laminate, Tile <b>Heating</b> Baseboard, Hot Water <b>Heat Fuel</b> Oil, Wood <b>Cooling</b> Mini Split <b>Water</b> Public <b>Water Heater</b> Off Boiler <b>Sewer</b> Public	<b>Lot Description</b> Level, Trail/Near Trail, Walking Trails <b>Construction</b> Wood Frame <b>Foundation</b> Concrete <b>Roof</b> Shingle - Asphalt <b>Exterior</b> Vinyl Siding <b>Driveway</b> Paved <b>Electric</b> 100 Amp, Circuit Breaker(s) <b>Phone Company</b> <b>Electric Company</b> <b>Fuel Company</b> Goodrich <b>Cable Company</b> Comcast	<b>Utilities</b> Cable - Available, High Speed Internet - Avail, Telephone Available <b>Items Excluded</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>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>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>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 PrimeMLS.					



O'Halloran Group

listings@ohgrp.com



KW Coastal and Lakes & Mountains

Off: 603-526-8600

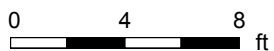
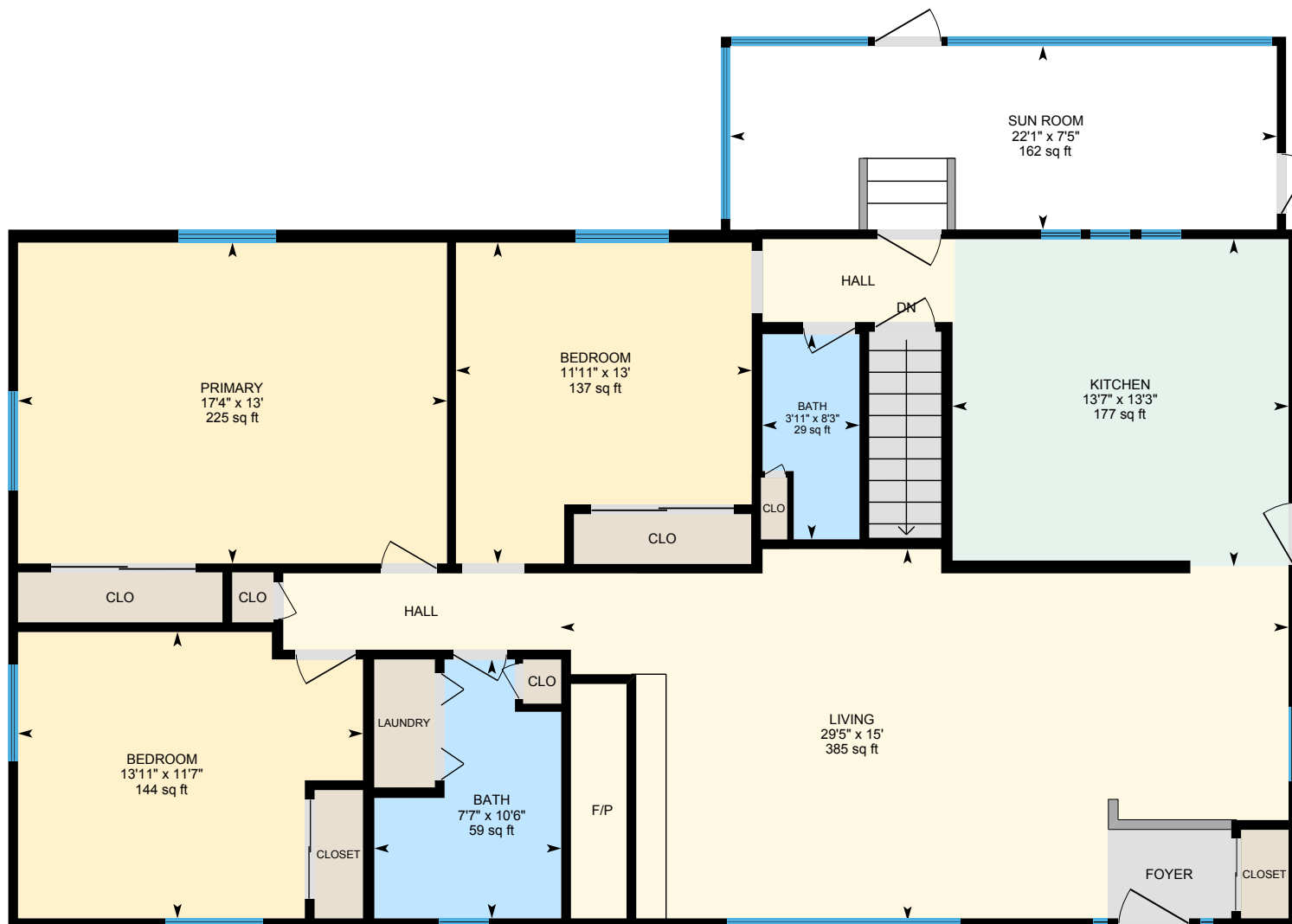


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**4 Sandy Ln, Newport, NH**

**Main Floor** Finished Area 1445.61 sq ft

Unfinished Area 172.62 sq ft

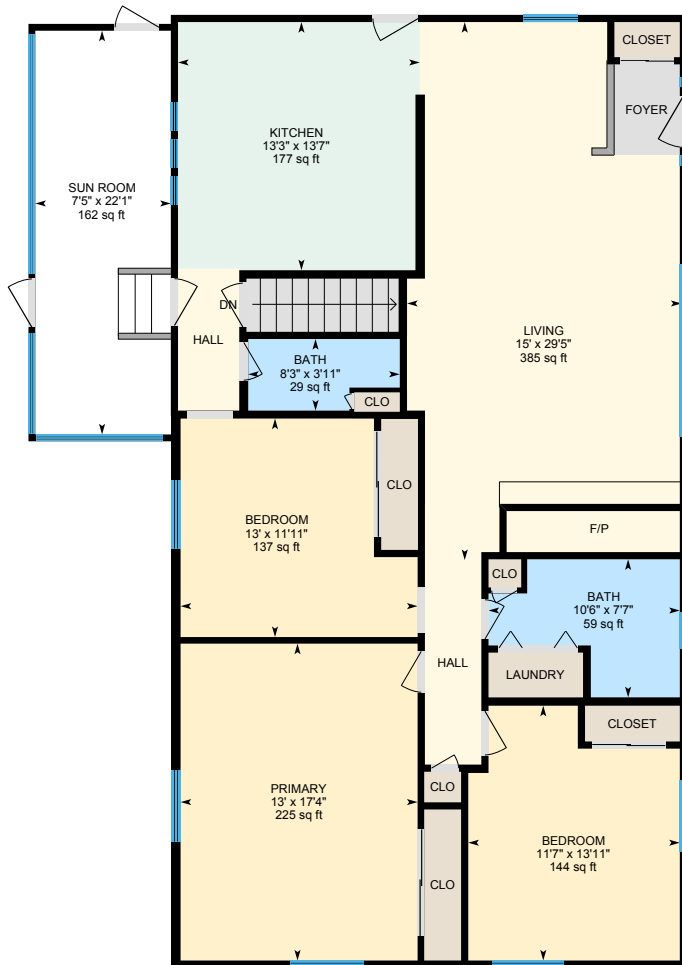


PREPARED: 2023/08/21

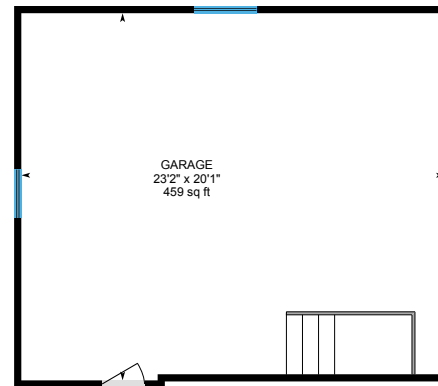


# 4 Sandy Ln, Newport, NH

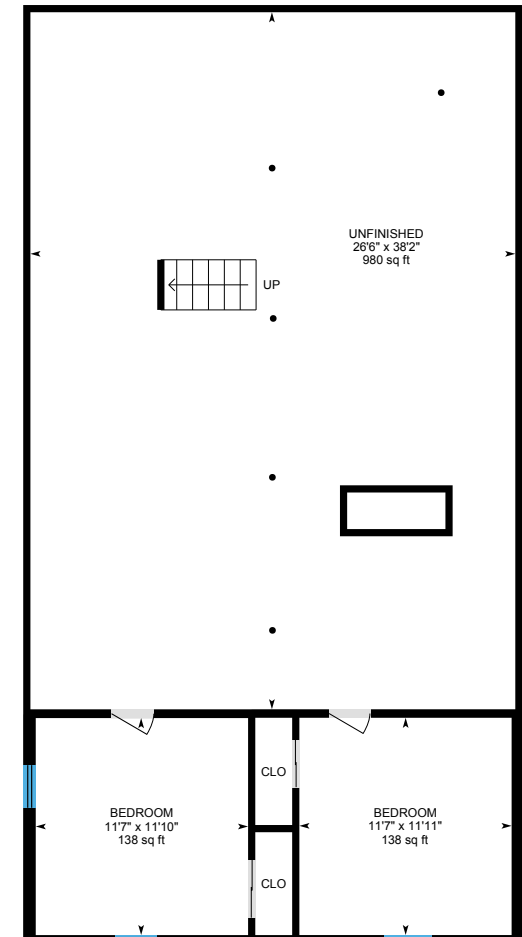
Main Building: Above Grade Finished Area 1445.61 sq ft



**Main Floor**  
Finished Area 1445.61 sq ft



**Attached Garage**  
Finished Area



**Basement (Below Grade)**  
Finished Area

0 5 10  
ft



PREPARED: 2023/08/21

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

## New Hampshire Association of REALTORS® Standard Form



### TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

**NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

1. **SELLER:** Robert H. Keefe

2. **PROPERTY LOCATION:** 4 Sandy Lane, 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 3 \_\_\_\_\_ 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: 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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**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 4 Sandy Lane, Newport, NH 03773

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. <b>INSULATION</b>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	Most floors.	<input checked="" 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 RAK /       

BUYER(S) INITIALS        /

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

## New Hampshire Association of REALTORS® Standard Form



### TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 4 Sandy Lane, 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: \_\_\_\_\_

**f. Is this property located in a Federally Designated Flood Hazard Zone? ☐ Yes ☐ No ☒ Unknown**

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

**g. Has the property been surveyed? ☐ Yes ☐ No ☒ Unknown If YES, By: \_\_\_\_\_**

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

**h. How is the property zoned? \_\_\_\_\_**

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

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

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

**j. Heating System Age: not sure Type: FHW baseboard Fuel: Oil Tank Location: basement**

Owner of Tank: Robert H. Keefe

Annual Fuel Consumption: \_\_\_\_\_ Price: \$3379.87 Gallons: 748

Date system was last serviced and by whom? Scheduled for 8/29/23 with Goodrich Oil.

Secondary Heat Systems: None

Comments: The amount of fuel consumed in the past year is based on only 1 person who lived in the house for fewer than 7 days per month.

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 4 Sandy Lane, Newport, NH 03773

- k.** Roof Age: unknown Type of Roof Covering: shingle  
 Moisture or leakage: Yes  
 Comments: There was a slight leak in the roof in 2019/2020 resulting in small stain on the master bedroom ceiling. The roof was repaired.
- l.** Foundation/Basement: ☒ Full ☐ Partial ☐ Other: \_\_\_\_\_ Type: concrete  
 Moisture or leakage: Yes  
 Comments: There was a leak in the hot water heater that caused some water damage that was repaired in roughly 2018.
- m.** Chimney(s) How Many? 1 Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
 Comments: I do not know when it was last cleaned.
- n.** Plumbing Type: Copper Age: \_\_\_\_\_  
 Comments: \_\_\_\_\_
- o.** Domestic Hot Water: Age: 12 Years (installed 2011) Type: tankless Gallons: \_\_\_\_\_
- p.** Electrical System: # of Amps 100 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: Built-in wall units Age: 4 years Date Last Serviced and by whom: To be serviced on 8/29/23 by R.E.Hinkley Co  
 Comments: Installed in April 16, 2019
- 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: None
- x.** Other (e.g. Alarm System, Irrigation System, etc.) ADT  
 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**  
**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 4 Sandy Lane, Newport, NH 03773

**10. ADDITIONAL INFORMATION**

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

☐ Yes ☒ No

**b. ADDITIONAL COMMENTS:**

I have not lived in the house since 1989. But, my mother lived in the house until 2020. Since 2020, I have returned to the house monthly for two-to-three days at a time.

My parents installed had an in-ground pool installed in 1983 that they later had filled in in 2002 or 2003.

Most floors are insulated except under the kitchen.

**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).**

*Robert H. Keefe*  
dotloop verified  
07/18/23 2:09 PM EDT  
UQJ9-KMN3-MBZH-34FM

SELLER

DATE

SELLER

DATE

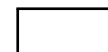
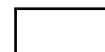
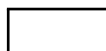
**BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR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

BUYER

DATE

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## 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: 4 Sandy Lane, Newport, NH 03773

### 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.

*Robert H. Keefe* dotloop verified  
07/14/23 2:47 PM EDT  
RR12-MEGL-AXRG-AVBD

Seller Date

Purchaser Date

*Dan O'Halloran* dotloop verified  
08/23/23 12:24 PM EDT  
QPIL-WZSS-OQPR-LLXS

Agent Date

Seller Date

Purchaser Date

Agent Date

**WARRANTY DEED**

**Know all Persons by these Presents** that I, **Robert H. Keefe, Successor, Trustee of the Richard and Dorothy Keefe Family Trust** of 64 Lochnavar Parkway, Pittsford, New York 14534 **for good and sufficient consideration**, grant to **Robert H. Keefe**, whose mailing address is 64 Lochnavar Parkway, Pittsford, New York 14532 with **Warranty Covenants**

A tract of land, with any buildings which may at any time be erected thereon, situate in Newport, Sullivan County, New Hampshire, described as follows, to wit:

Beginning at in iron pin on the Northerly side of Sandy Lane., So-called, and being situated one hundred (100) feet westerly from the corner of Cheney Street and Sandy Lane; thence westerly along the northerly side of Sandy Lane one hundred twenty-five (125) feet to an iron pin set in the ground; thence northerly one hundred fifty (150) feet along other land of the Town of Newport to an iron pin set in the ground; thence easterly one hundred twenty-five (125) feet along other land of the Town of Newport to an iron pin set in the ground, thence southerly along other land of the Town of Newport one hundred fifty (150) feet to the point of beginning.

This property is subject to the following conditions:

1. No residence costing less than five thousand dollars (\$5,000.00) shall be erected on the property described in this deed.
2. No residence consisting of less than four (4) rooms shall be erected on the property described in this deed.
3. No building shall be erected on the property described in this deed the front of which is nearer than twenty-five (25) feet to the street line or less than thirty-five feet (35') from the street line.
4. No more than one (1) residence may be built on said property.

**Meaning and intending** to describe and convey the same premises conveyed to Richard R. Keefe and Dorothy J. Keefe, Trustees of the Richard and Dorothy Keefe Family Trust by warranty deed of Richard R. Keefe and Dorothy J. Keefe dated February 26, 1999 and recorded at Volume 1181, Page 812 of the Sullivan County Registry of Deeds.

This conveyance is exempt from Real Estate Transfer Tax pursuant to RSA 78-B:2 (XXI) and (XI). The grantor succeeded Richard R. Keefe and Dorothy J. Keefe as Trustee upon their deaths and is the sole beneficiary of the Richard and Dorothy Keefe Family Trust.

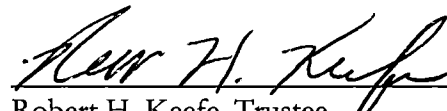
### TRUSTEES CERTIFICATE

The undersigned Trustee as Trustee under the Richard and Dorothy Keefe Family Trust under agreement dated February 26, 1999, and thereto has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or are properly exercising said power or to see the application of any trust asset paid to the trustees for a conveyance thereof.

These are not homestead premises.

Dated this 14 day of April, 2023

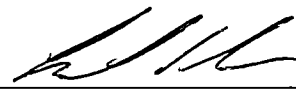
Richard and Dorothy Keefe Family Trust

  
Robert H. Keefe, Trustee

### STATE OF NEW HAMPSHIRE COUNTY OF SULLIVAN

On this 14 day of April, 2023, before me, the undersigned officer, personally appeared Robert H. Keefe, Trustee of the Richard and Dorothy Keefe Family Trust known to me (or satisfactorily proven) to be the persons described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.



  
Justice of the Peace/Notary Public  
My Commission Expires: \_\_\_\_\_



