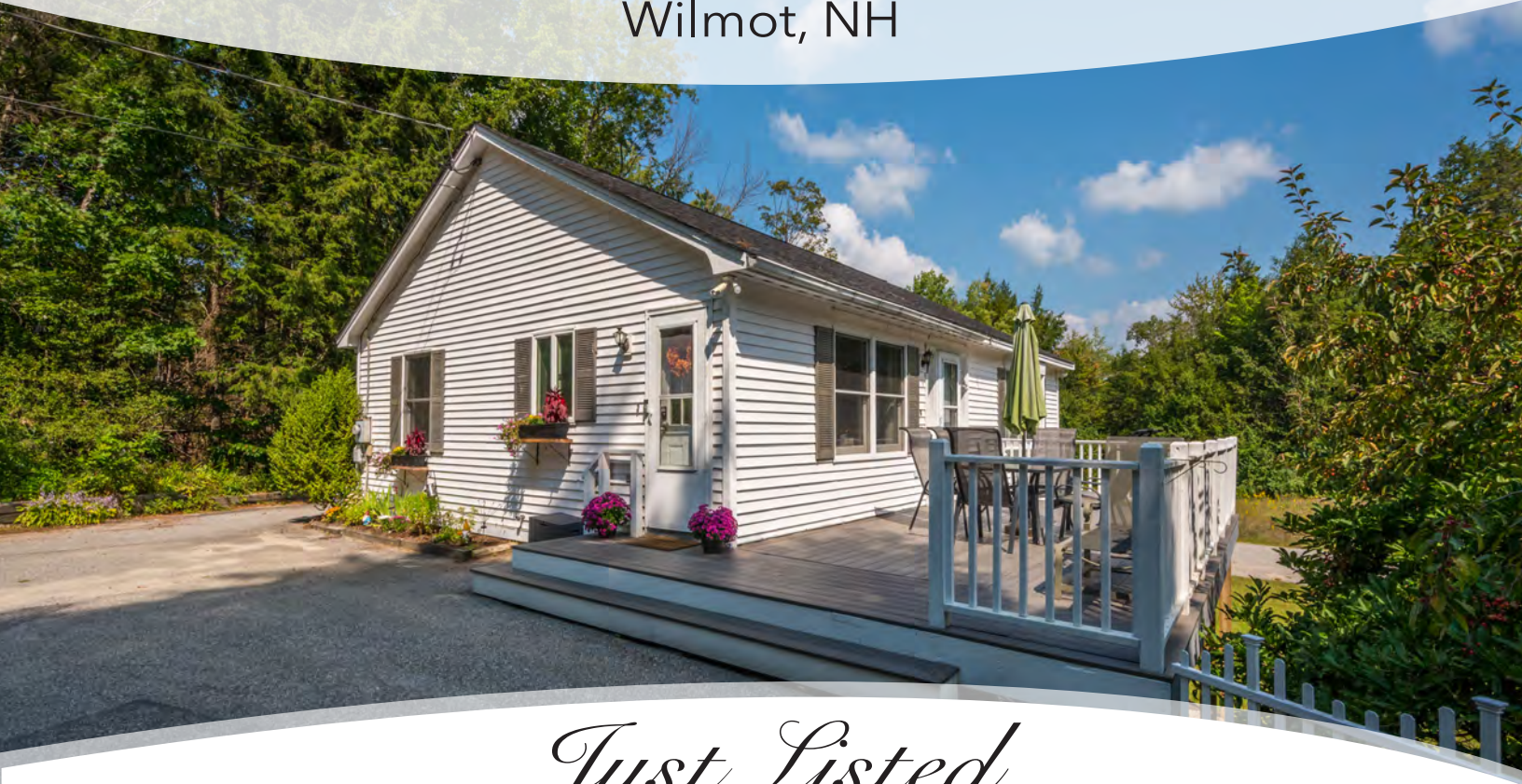


# 83 Jewell Road Wilmot, NH



## *Just Listed*

Located in a quiet neighborhood, walking distance to Timmy Patten Park on Tannery Pond, this raised ranch offers single-level living with bonus space on the lower level. Enter the main level through a large, bright and open eat-in kitchen with new flooring and appliances. Off of the kitchen is a large deck with low maintenance Trex decking. Also on this level is the spacious living room, 2 bedrooms and a full bath with washer & dryer. The lower level has a finished bonus room and half bath as well as a storage room and 1-car garage which can be accessed from the second driveway. Plenty of open space for gardens and a shed for storage. Wilmot offers an award winning library, active community groups and summer farmer's market. Just 10 minutes to the center of New London for local restaurants, shops, coffee shops, theater and amenities. 30 minutes to Concord, Tilton or Upper Valley area.



**\$365,000**

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

**Bedrooms: 2**

**Year Built: 1991**

**Bathrooms: 2**

**Taxes: \$4,545**

**Acres: 1.06**


**Sq Ft: 1,680**


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

**kwl** LAKES &  
MOUNTAINS  
KELLER WILLIAMS REALTY

*Each Office is Independently Owned and Operated*

Residential 4969852	Single Family Active	<b>83 Jewell Road</b> <b>Wilmot</b>	<b>NH 03287</b>	Unit/Lot	Listed: 9/13/2023 Closed:	\$365,000
------------------------	-------------------------	--	-----------------	----------	------------------------------	-----------



	<b>County</b> NH-Merrimack <b>Village/Dist/Locale</b> <b>Construction Status</b> Existing <b>Year Built</b> 1991 <b>Style</b> Raised Ranch <b>Color</b> White <b>Total Stories</b> 2 <b>Zoning</b> RES <b>Taxes TBD</b> No <b>Tax - Gross Amount</b> \$4,545.00 <b>Tax Year</b> 2022 <b>Tax Year Notes</b> <b>Owned Land</b> <b>Lot Size Acres</b> 1.06 <b>Lot - Sqft</b> 46,174 <b>Common Land Acres</b> <b>Garage</b> Yes <b>Garage Type</b> Under <b>Garage Capacity</b> 1 <b>Basement</b> Yes <b>Basement Access Type</b> Walkout <b>Date - Initial Showings Begin</b> 9/16/2023	<b>Rooms - Total</b> 5 <b>Bedrooms - Total</b> 2 <b>Baths - Total</b> 2 <b>Baths - Full</b> 1 <b>Baths - 3/4</b> 0 <b>Baths - 1/2</b> 1 <b>Baths - 1/4</b> 0 <b>SqFt-Apx Fin Above Grade</b> 1,120 <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> 560 <b>SqFt-Apx Fin BG Source</b> Public Records <b>SqFt-Apx Unfn Below Grade</b> 560 <b>SqFt-Apx Unfn BG Source</b> Public Records <b>SqFt-Apx Total Finished</b> 1,680 <b>Footprint</b> <b>Road Frontage</b> Yes <b>Road Frontage Length</b> 150 <b>Roads</b> Dirt, 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> 0 <b>Auction</b> No <b>Current Use</b> <b>Land Gains</b> <b>Resort</b>
--	---	--	--

**Remarks - Public** Located in a quiet neighborhood, walking distance to Timmv Patten Park on Tannerv Pond, this raised ranch offers single-level living with bonus space on the lower level. Enter the main level through a large, bright and open eat-in kitchen with new flooring and appliances. Off of the kitchen is a large deck with low maintenance Trex decking. Also on this level is the spacious living room, 2 bedrooms and a full bath with washer & dryer. The lower level has a finished bonus room and half bath as well as a storage room and 1-car garage which can be accessed from the second driveway. Plenty of open space for gardens and a shed for storage. Wilmot offers an award winning library, active community groups and summer farmer's market. Just 10 minutes to the center of New London for local restaurants, shops, coffee shops, theater and amenities. 30 minutes to Concord, Tilton or Upper Valley area. \*\*Delayed showings until the Open House on Saturday, September 16, from 10:00 am - 1:00 pm.

**Directions** From Route 11, take Village Road to Shindaan Road, then take the 2nd left onto Jewell Road. #83 will be on the right. (Jewell Road is a loop with two entrances from Shindaan Road)

<b>Kitchen - Eat-in</b> 1 13'3" x 21'1" <b>Living Room</b> 1 13'3" x 17'11" <b>Bedroom</b> 1 13'3" x 12' <b>Bedroom</b> 1 13'3" x 14'5" <b>Bath - Full</b> 1 9'8" x 9'2" <b>Bedroom</b> B 13'4" x 17'	<b>Map</b> 11 <b>Block</b> 21 <b>Lot</b> 5 <b>SPAN Number</b> <b>Property ID</b> <b>PlanUrbDev</b>	<b>DeedRecTy</b> Warranty <b>DeedBook</b> 3700 <b>DeedPage</b> 1919 <b>TotDeeds</b> <b>Covenants</b> No <b>Seasonal</b> No	<b>SchDistrict</b> Kearsarge Sch Dst SAU #65 <b>SchElem</b> Kearsarge Elem New London <b>SchMiddle</b> Kearsarge Regional Middle Sch <b>SchHigh</b> Kearsarge Regional HS
<b>Appliances</b> Dishwasher, Dryer - Energy Star, Range - Electric, Refrigerator-Energy Star, Washer - Energy Star <b>Features - Exterior</b> Shed <b>Features - Interior</b> Kitchen/Dining, Laundry - 1st Floor <b>Flooring</b> Vinyl, Vinyl Plank <b>Heating</b> Hot Water <b>Heat Fuel</b> Oil <b>Cooling</b> None <b>Water</b> Drilled Well <b>Water Heater</b> Electric <b>Sewer</b> 1000 Gallon, Leach Field, Septic	<b>Lot Description</b> Landscaped, Level, Open <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> Huckleberry <b>Cable Company</b> Xfinity	<b>Utilities</b> Cable <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>Buyer Agency</b>	3.00%	<b>SubAgency</b>	<b>NonAgency Facilitator</b>	3.00%	<b>Transactional Broker</b>
---------------------	-------	------------------	------------------------------	-------	-----------------------------

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

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



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.

Listed By:  
O'Halloran Group - KW Coastal and Lakes & Mountains

Printed:

09/13/2023 03:04 PM

Page 1 of 1

# 83 Jewell Rd, Wilmot, NH

Main Floor    Finished Area 1134.70 sq ft



PREPARED: 2023/09/12



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.

# 83 Jewell Rd, Wilmot, NH

Basement (Below Grade)    Finished Area 550.25 sq ft  
Unfinished Area 573.56 sq ft



PREPARED: 2023/09/12



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:** Genevieve M. Lockerby and John D. Gale II

2. **PROPERTY LOCATION:** 83 Jewell Road, Wilmot, NH 03287

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: West side

Installed By: Date of Installation: 1991

What is the source of your information?

c. **USE:** Number of persons currently using the system: 4

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 10/2020

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 1,000 Gal. ☐ Unknown ☐ Other:

Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other:



Location: South side Location Unknown ☐ Date of Installation: 1991

Date of Last Servicing: 10/2020 Name of Company Servicing Tank:

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments:

SELLER(S) INITIALS

BUYER(S) INITIALS

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 83 Jewell Road, Wilmot, NH 03287

**d. LEACH FIELD:** ☒ Yes ☐ No ☐ Other: \_\_\_\_\_  
 IF YES, Location: South side 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

<b>7. INSULATION</b>	<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 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 type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

**8. HAZARDOUS MATERIAL**

**a. UNDERGROUND STORAGE TANKS - Current or previously existing:**

Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown IF  
 YES: Are tanks currently in use? ☐ Yes ☐ No  
 IF NO: How long have tank(s) been out of service? \_\_\_\_\_  
 What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
 Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No  
 Comments: \_\_\_\_\_  
 If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown  
 Comments: \_\_\_\_\_


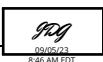
**b. ASBESTOS - Current or previously existing:**

As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown  
 In the siding? ☐ Yes ☒ No ☐ Unknown In the roofing shingles? ☐ Yes ☒ No ☐ Unknown  
 In flooring tiles? ☐ Yes ☒ No ☐ Unknown Other \_\_\_\_\_ ☐ Yes ☐ No ☐ Unknown  
 If YES, Source of information: \_\_\_\_\_  
 Comments: \_\_\_\_\_

**c. RADON/AIR - Current or previously existing:**

Has the property been tested? ☐ Yes ☐ No ☒ Unknown  
 If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_  
 Has the property been tested since remedial steps? ☐ Yes ☐ No  
 Are test results available? ☐ Yes ☐ No  
 Comments: \_\_\_\_\_

SELLER(S) INITIALS

 / 

BUYER(S) INITIALS

 / 

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 83 Jewell Road, Wilmot, NH 03287

**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? 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: 1991 Type: Hot Water Fuel: Oil Tank Location: Garage**

Owner of Tank: Private

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

Date system was last serviced and by whom? 10/22 Huckleberry Oil

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

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

SELLER(S) INITIALS

ML / JD  
09/04/23 8:45 PM EDT dotloop verified 09/05/23 8:46 AM EDT dotloop verified

BUYER(S) INITIALS

   /

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 83 Jewell Road, Wilmot, NH 03287

- k.** Roof Age: unknown Type of Roof Covering: Shingle  
 Moisture or leakage: No  
 Comments: \_\_\_\_\_
- l.** Foundation/Basement: ☒ Full ☐ Partial ☐ Other: \_\_\_\_\_ Type: Concrete  
 Moisture or leakage: No  
 Comments: \_\_\_\_\_
- m.** Chimney(s) How Many? 0 Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
 Comments: \_\_\_\_\_
- n.** Plumbing Type: Cooper and PVC Age: 1991  
 Comments: \_\_\_\_\_
- o.** Domestic Hot Water: Age: 2019 Type: electric Gallons: 40
- 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: \_\_\_\_\_ 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: 11 Last Date of Service: 1/2023  
 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

/   
09/04/23 8:43 PM EDT dotloop verified 09/04/23 8:46 AM EDT dotloop verified

BUYER(S) INITIALS

                     /

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 83 Jewell Road, Wilmot, NH 03287

**10. ADDITIONAL INFORMATION**

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

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

**ACKNOWLEDGEMENTS**

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

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

*Genevieve M. Lockerby*

dotloop verified  
09/04/23 8:45 PM EDT  
XDYE-F1XN-PPCQ-MFHA

SELLER

DATE

*John D. Gale*

dotloop verified  
09/05/23 8:46 AM EDT  
ONVL-SDGG-RVR3-GYLJ

SELLER

DATE

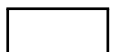
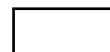
BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER.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



Return to:  
Genevieve Lockerby  
John Gale  
83 Jewell Rd  
Wilmot, NH 03287

**Transfer Tax: \$4,005.00**

### **WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS** that I, **RUSSELL E. JEWELL, JR.**, of Wilmot, New Hampshire, for consideration paid, grant to **GENEVIEVE M. LOCKERBY** and **JOHN D. GALE, II**, of 1941 King Hill Road, New London, New Hampshire 03257, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS**:

A certain parcel of land with the buildings thereon situated in Wilmot, County of Merrimack and State of New Hampshire, more particularly bounded and described as follows:

**Lot 5** on a "Plan of Land in Wilmot, N.H. belonging to Russell Jewell" dated October 21, 1971 by John Mereno, Surveyor, and recorded at the Merrimack County Registry of Deeds as Plan No. **2784**, and more particularly described as follows:

Beginning at the Northwest corner of said parcel; thence S 44° 20' 08" W a distance of 265.01 feet to the road; thence S. 49° 17' 41" E along said road a distance o. 150.0 feet to a point; thence N 57° 56' 50" E a distance of 255.73 feet to a point; thence N 43° 45' 50" W distance of 210.0 feet to the point of beginning. Said parcel being approximately 46,129 square feet.

Meaning and intending to describe and convey a portion (Tract 1) of the premises conveyed by Russell E. Jewell, Jr., Successor Trustee of the Russell E. Jewell Revocable Trust of 1994, to Russell E. Jewell, Jr., in the Warranty Deed dated July 1, 2014 and recorded at Book 3446, Page 1670 in the Merrimack County Registry of Deeds.

**This is not homestead property.**

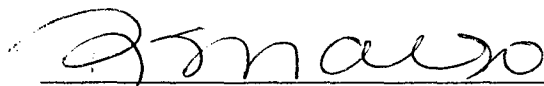
Signed this 30 day of September, 2020.

  
\_\_\_\_\_  
RUSSELL E. JEWELL, JR.

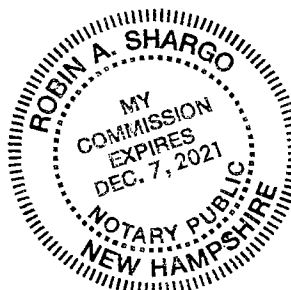
STATE OF NEW HAMPSHIRE

COUNTY OF merrimack

On this 30<sup>th</sup> day of September, 2020 before me, the undersigned officer, personally appeared Russell E. Jewell, Jr. known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes contained herein.

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

My Commission Expires:  
Printed name of officer:



SCALE: 1" = 400'  
DATE: 1980  
REVISED: 2018  
HIGHEST PARCEL NO. USED: 72

Reviewed by  
**Daniel, Sweet & Associates, Inc.**  
112 Bayview Street, P.O. Box 114  
Newport, Rhode Island 02840-0114  
Phone: 401-863-7700

**WILMOT, NEW HAMPSHIRE — TAX MAP**

PREPARED BY:  
**KEAR-WOOD INC.**  
WILMOT, N.H.

SHEET NUMBER  
**11**

