

45 Scythe Shop Road New London, NH



Just Listed

Beautiful 1800s colonial in New London! This stunning home boasts a perfect blend of vintage charm with modern updates. Featuring four bedrooms and three bathrooms, with a primary bedroom on the second level and a newly added suite above the garage. This suite includes a large sitting area, 3/4 bathroom with tiled shower and bedroom. On the main level, enjoy your winter months in the cozy living room, keeping warm by the stone fireplace, or entertaining your guests in the kitchen with plenty of sitting space in the family room, the formal dining room is just around the corner. This home has so much charm and New England character. Other features include newly added mini splits for secondary heating and cooling, a two-car garage, and ample outdoor space for gardening, as well as an additional lot across the street and views of Cascade Brook. Just minutes from the Pleasant Lake Boat Launch and Elkins Beach and a short drive to the center of New London for local dining, shops, coffee shops, theater and more. Enjoy your summers hanging out at Pleasant Lake or just 15 minutes away is Lake Sunapee. Mount Sunapee Resort is 25 minutes away and Ragged Mountain only 20 minutes away for winter-time fun. Close to local golf courses, hiking trails and so much more. 30 minutes to Dartmouth Health and 2 hours to Boston.



\$650,000

O'Halloran Group
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

Bedrooms: 4

Year Built: 1880

Bathrooms: 3

Taxes: \$6,006

Acres: 0.92


Sq Ft: 2,957




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

kW LAKES & MOUNTAINS
KELLERWILLIAMS. REALTY

Each Office is Independently Owned and Operated

Residential 4975518	Single Family Active	45 Scythe Shop Road New London	NH 03257	Unit/Lot	Listed: 10/25/2023 Closed:	\$650,000
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County NH-Merrimack Village/Dist/Locale Construction Status Existing Year Built 1880 Style Colonial Color Total Stories 2 Zoning R1 W/O Taxes TBD No Tax - Gross Amount \$6,006.00 Tax Year 2022 Tax Year Notes Owned Land Lot Size Acres 0.92 Lot - Sqft 40,075 Common Land Acres Garage Yes Garage Type Attached Garage Capacity 2 Basement Yes Basement Access Type Walk-up Date - Initial Showings Begin 10/28/2023	Rooms - Total 11 Bedrooms - Total 4 Baths - Total 3 Baths - Full 1 Baths - 3/4 2 Baths - 1/2 0 Baths - 1/4 0 SqFt-Apx Fin Above Grade 2,957 SqFt-Apx Fin AG Source Measured SqFt-Apx Unfn Above Grade 0 SqFt-Apx Unfn AG Source Measured SqFt-Apx Fin Below Grade 0 SqFt-Apx Fin BG Source Measured SqFt-Apx Unfn Below Grade 562 SqFt-Apx Unfn BG Source Measured SqFt-Apx Total Finished 2,957 Footprint Road Frontage Yes Road Frontage Length 200 Roads Paved	Waterfront Property Water Body Access Water Body Name Water Body Type WaterFrRit Water Body Restrictions ROW - Parcel Access ROW - Length ROW - Width ROW to other Parcel Flood Zone No Timeshare/Fract. Ownrshp No T/F Ownership Amount T/F Ownership Type Foreclosed/Bank-Owned/REO No Days On Market 0 Auction No Current Use Land Gains Resort
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Remarks - Public Beautiful 1800s colonial in New London! This stunning home boasts a perfect blend of vintage charm with modern updates. Featuring four bedrooms and three bathrooms, with a primary bedroom on the second level and a newly added suite above the garage. This suite includes a large sitting area, 3/4 bathroom with tiled shower and bedroom. On the main level, enjoy your winter months in the cozy living room, keeping warm by the stone fireplace, or entertaining your guests in the kitchen with plenty of sitting space in the family room, the formal dining room is just around the corner. This home has so much charm and New England character. Other features include newly added mini splits for secondary heating and cooling, a two-car garage, and ample outdoor space for gardening, as well as an additional lot across the street and views of Cascade Brook. Just minutes from the Pleasant Lake Boat Launch and Elkins Beach and a short drive to the center of New London for local dining, shops, coffee shops, theater and more. Enjoy your summers hanging out at Pleasant Lake or just 15 minutes away is Lake Sunapee. Mount Sunapee Resort is 25 minutes away and Raquet Mountain only 20 minutes away for wintertime fun. Close to local golf courses, hiking trails and so much more. 30 minutes to Dartmouth Health and 2 hours to Boston. *Delayed showings until the Open House on Saturday, October 28th from 10:00 am - 12:00 pm.

Directions On Route 11, turn onto Elkins Road, then turn right onto Scythe Shop Road, house will be the third house on the left.

Mudroom 1 8'8" x 8'11" Foyer 1 9'11" x 8'6" Kitchen 1 17'4" x 9'8" Family Room 1 8'4" x 11'8" Living Room 1 21'2" x 15'5" Dining Room 1 9'7" x 14'10" Bedroom 2 9'7" x 12'4" Bedroom 2 11'10" x Primary 2 21'3" x 15'6" Primary 2 22' x 11'2" Living Room 2 22' x 19'3"	Map 078 Block 000 Lot 016 SPAN Number Property ID PlanUrbDev	DeedRecTy Warranty DeedBook 3378 DeedPage 407 TotDeeds Covenants No Seasonal No	SchDistrict Kearsarge Sch Dst SAU #65 SchElem Kearsarge Elem New London SchMiddle Kearsarge Regional Middle Sch SchHigh Kearsarge Regional HS
Appliances Dishwasher, Dryer, Range - Gas, Refrigerator, Washer Equipment Stove-Wood Features - Exterior Garden Space, Shed Features - Interior Dining Area, Fireplace - Wood, Fireplaces - 1, Hearth, Kitchen/Dining, Primary BR w/ BA, Natural Woodwork, Storage - Indoor, Laundry - 1st Floor, Common Heating/Cooling Flooring Hardwood, Tile, Wood Heating Baseboard, Hot Water, Mini Split Heat Fuel Oil, Wood Cooling Mini Split Water Drilled Well, Private Water Heater Electric, Off Boiler Sewer Leach Field, Private, Septic	Lot Description Landscaped, Level, Sloping Construction Wood Frame Foundation Block Roof Shingle - Asphalt Exterior Clapboard, Wood Driveway Paved Electric 200 Amp Phone Company Electric Company Fuel Company Cable Company Comcast	Utilities Phone, Cable - At Site, High Speed Internet - Avail Items Excluded	Condo Name Building Number Floor Number Units Per Building LmtComArea SpecAssmt
		Fees - Condo - Mobile	ParkName Mobile Co-Op MobPkApvl MustMove Mobile Make MobileMod MobileSer# Mobile Anchor
		Condo Fees Fee Fee Frequency AssnFee2 AssnFee2Frq AssnFee3 AssnFee3Frq	

Buyer Agency 2.50%	SubAgency	NonAgency Facilitator 2.50%	Transactional Broker
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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



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45 Scythe Shop Rd, New London, NH

Main Floor Finished Area 1346.79 sq ft



PREPARED: 2023/10/24



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.

45 Scythe Shop Rd, New London, NH

2nd Floor Finished Area 941.44 sq ft
Unfinished Area 12.15 sq ft

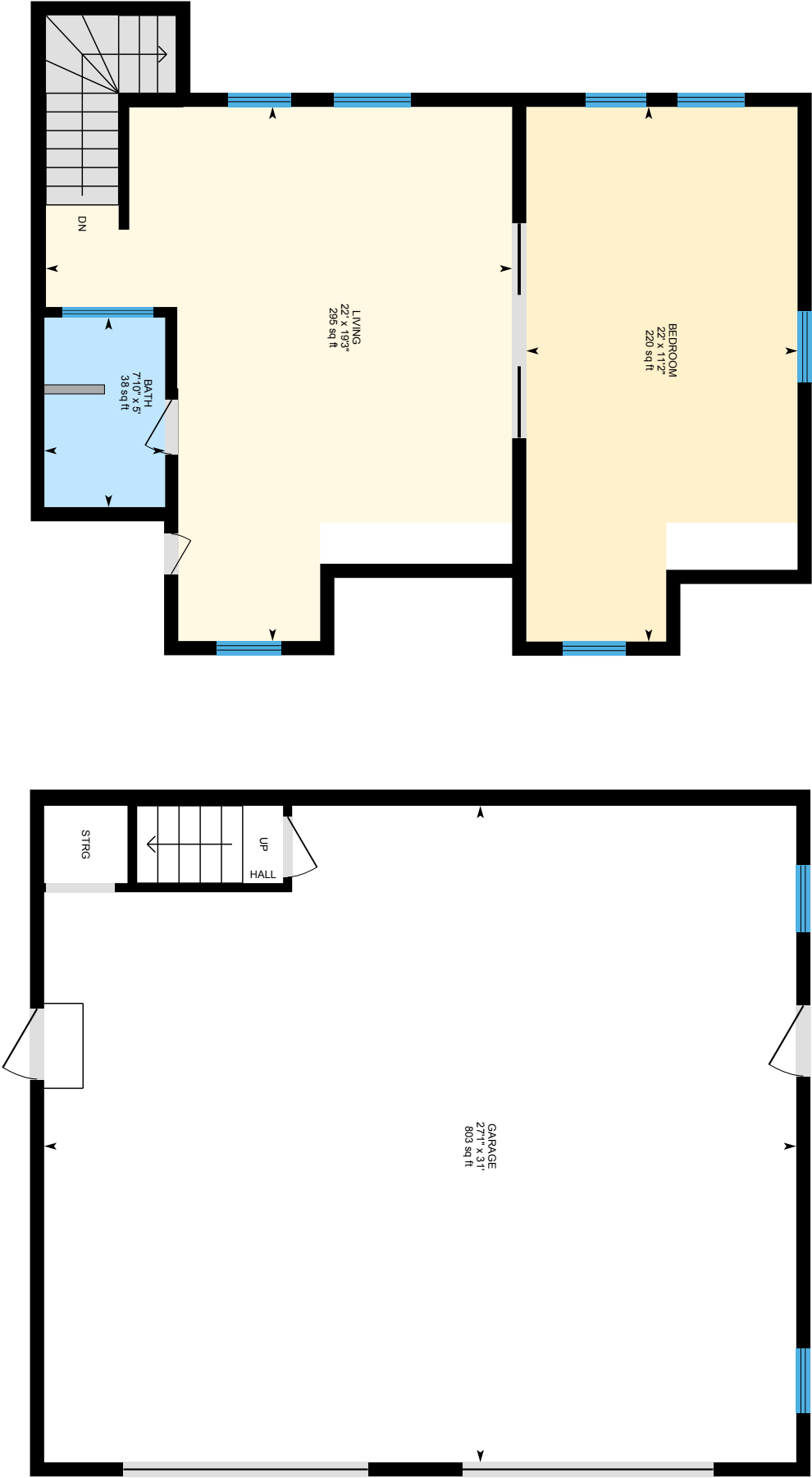


PREPARED: 2023/10/24

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.

45 Scythe Shop Rd, New London, NH

Main Building: Above Grade Finished Area 2957.41 sq ft



PREPARED: 2023/10/24

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:** Webbie's Family Holdings, LLC

2. **PROPERTY LOCATION:** 45 Scythe Shop Road, New London, NH 03257

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 30 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: Left of driveway, yard outside kitchen window

Installed By: Old Hampshire Design

Date of Installation: 2018

What is the source of your information? Owner

c. USE: Number of persons currently using the system: 6 people, part time

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 2018

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: Backyard, left of bulkhead

Location Unknown ☐ Date of Installation: _____

Date of Last Servicing: 2020

Name of Company Servicing Tank: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments: Replaced within last 10 years

SELLER(S) INITIALS

WJM /

BUYER(S) INITIALS

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other: _____
 IF YES, Location: Near driveway on hill (right) Size: Unkn 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" 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  / _____

BUYER(S) INITIALS _____ / _____

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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: Bidard on Lakeshore Drive, Spring 2023

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

h. How is the property zoned? Unknown

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

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

Additional Information: _____

j. Heating System Age: 2 years Type: Oil - forced hot water Fuel: Oil Tank Location: Basement

Owner of Tank: _____


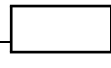
Annual Fuel Consumption: Unknown Price: _____ Gallons: _____

Date system was last serviced and by whom? 2023 Rick Sorger

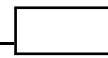
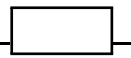
Secondary Heat Systems: Mitsubishi Mini Split Unit in loft, dining room, primary bedroom (heat & Air)

Comments: _____

SELLER(S) INITIALS

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BUYER(S) INITIALS

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- k.** Roof Age: 4 year Type of Roof Covering: Shingles
Moisture or leakage: _____
Comments: _____
- l.** Foundation/Basement: ☐ Full ☒ Partial ☐ Other: _____ Type: _____
Moisture or leakage: Minor
Comments: _____
- m.** Chimney(s) How Many? 2 Lined? _____ Last Cleaned: 2022 Problems? _____
Comments: _____
- n.** Plumbing Type: _____ Age: _____
Comments: _____
- o.** Domestic Hot Water: Age: 2 years Type: Viessmann Vitocell 300-V Gallons: 79 USG (300 L)
- p.** Electrical System: # of Amps 220 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: Annual treatments - proactive against mice
- 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: Mitsubishi mini spi Age: Vary Date Last Serviced and by whom: Regular cleaning of filters
Comments: Located in dining room, primary bedroom, loft
- 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: Comcast
- x.** Other (e.g. Alarm System, Irrigation System, etc.) Irrigation, installed in the last 3 years
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 /

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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).

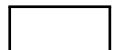
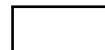
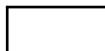
Gerard Weber, Manager
dotloop verified
10/22/23 10:58 AM EDT
ZKNQ-ANX0-IIQK-HWQV
SELLER _____ DATE _____

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 _____

BUYER _____ DATE _____



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED HAZARDS FOR HOUSING SALES

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 45 Scythe Shop Road, New London, NH 03257

Lead Warning Statement

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(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
10/22/23 10:58 AM EDT
BLRQ-7KED-FFQQ-LQYM

Seller Date

Purchaser Date

 dotloop verified
10/25/23 12:39 PM EDT
V2JN-9T5B-8GSY-602I

Agent Date

Seller Date

Purchaser Date

Agent Date

ENV Holland & Knight LLP

Doc#: 201300007068
Book: 3378 Pages: 0407 - 0410
04/05/2013 1:08PM

MCRD Book 3378 Page 407

3



(\$3,900.00)

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
3 THOUSAND		9 HUNDRED AND 00 DOLLARS	
MO.	DAY	YR.	AMOUNT
04	05	2013	889504 \$ 3,900
VOID IF ALTERED			

TITLE NOT EXAMINED

PROPERTY ADDRESS 45 Scythe Shop Road, Elkins, New Hampshire

22 25
2-2
25-

We, SHERYL L. WEBER, and GERARD J. WEBER, Trustees of THE WEBER FAMILY INVESTMENT TRUST dated July 8, 1998 recorded with the Merrimack County Registry of Deeds at Book 2594, Page 1220, for consideration paid, and in full consideration of Two Hundred Sixty Thousand Dollars (\$260,000.00)

grant to WEBBIE'S FAMILY HOLDINGS LLC, a Delaware limited liability company whose present mailing address is

9 Wedgemere Avenue, Winchester, Massachusetts, with *warranty covenants*

Two certain tracts of land with the buildings thereon, situated in the Village of Elkins, in the Town of New London, County of Merrimack and State of New Hampshire, bounded and described as follows:

Tract I

A certain tract of land with the building thereon situated in the said Village of Elkins, bounded and described as follows:

Beginning at a point on the stone wall between land now or formerly of the Estate of Cyrene Lamson and land now or formerly of Bernette S Whitcomb, near a large pine tree on the said Lamson land, thence easterly along said stone wall to the West bank of the brook leading from the Lower Scythe Shop,

thence on the West bank of said brook to a stake and stones eight (8) rods below the Lower Scythe Shop Dam;

thence Northeast about five (5) rods;

thence Southeast about twelve (12) rods;



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thence Southeast about four (4) rods to an apple tree and through the tree to a high water mark on the Lower Scythe Shop Pond;

thence on the bank of said pond to a point on a line with the largest of a group of boulders;

thence Northerly to said boulder;

thence Northwesterly to a stake and stone near an old tree;

thence Northeasterly to the point of beginning on the stone wall near a large pine tree.

Excepting and reserving from the above Tract I the following:

- a. The Grind Shop privilege, so-called, included in the above tract which was deeded to Arthur Bickford and bounded and described as follows,

On the South by the highway leading from Wilmot Flat to Elkins.

West and North by land now or formerly of Bernette S. Whitcomb, and East by land now or formerly of estate of Mason Emery (formerly deeded to Ruel Whitcomb by George E Shepard and Benjamin Emons) to a high water mark, as the water was held by the old dam, with the right to keep the embankment of pond in repair on line of said Emery's land, together with the right to use gravel for repairing the East end of the dam from the place at said East end where gravel has formerly been procured for that purpose.

- b. A certain tract of land conveyed by Robert C Hall and Dorothy K Hall to Adney J Knowlton by deed dated October 30 1948, recorded in the Merrimack County Registry of Deeds in Book 656, Page 422, and being described as follows:

Beginning at a stake and stones on the West bank of the Brook eight (8) rods below the Lower Scythe Shop Dam;

thence Northeasterly along the West Bank of the brook to a stone wall and the Lamson land, so-called;

thence Westerly on said Lamson land along said stone wall eleven (11) rods to land now or formerly of said Halls;

thence South 29 degrees West fourteen (14) rods to land of said Halls;

thence Easterly to a bound at the comer of the Grind Shop property deed to said Knowltons by Arthur L Bickford as of May 28, 1948, thence Southerly to point of beginning on the West bank of brook.

- c. A right of way granted to the Public Service Company of New Hampshire.

- d. A certain tract of land conveyed by Frank S Baker, Jr and Madelyn T. Baker to Adney J. Knowlton and Viola B Knowlton by deed dated July 15, 1955,

recorded in Merrimack County Registry of Deeds in Book 782, Page 416, and bounded and described as follows:

A certain tract of land situated in said New London beginning at the North corner of the tract on the line of land now or formerly of Maxwell Campbell formerly of Cyrus Lamson, the same being the East corner of land now or formerly of Maude Swift;

thence South 58 degrees 30 minutes West on line of land of Swift one hundred thirty (130) feet to an iron pipe in the ground;

thence South 46 degrees forty-five minutes East seventy-five (75) feet to an iron pipe;

thence South 39 degrees 30 minutes West eighty (80) feet to an iron pipe in the ground;

thence South 39 degrees 30 minutes East to a line of land now or formerly of said Knowltons;

thence Northeasterly along lines of land of Knowltons to the corner thereof at land of said Campbell;

thence North 54 degrees West on line of said land of Campbell thirty-one (31) feet to the place of beginning.

Tract II

A certain tract of land situated in said New London, bounded and described as follows:

Beginning at the South corner of the tract seventeen (17) feet North 39 degrees West from an iron pipe in the ground at the stump of an apple tree (mentioned in several deeds);

thence North 37 degrees East seventy (70) feet to iron pipe in the ground;

thence North 39 degrees West to line of land now or formerly of Frank S. Baker, Jr. and Madelyn T. Baker;

thence South 55 degrees West on line of said Bakers about seventy-two (72) feet;

thence South 39 degrees East on line of land of said Bakers about fifty-five (55) feet to the place of beginning.

Meaning and intending to describe the same premises conveyed to SHERYL L. WEBER and GERARD J. WEBER, Trustees of THE WEBER FAMILY INVESTMENT TRUST by SHERYL L. WEBER a/k/a SHERYL LYNN WEBER dated March 14, 2003 and recorded at the Merrimack County Registry of Deeds in Book 2594 and Page 1232.

This is not homestead premises.

Witness our hands and seals on this 20 day March, 2013.

THE WEBER FAMILY INVESTMENT TRUST

[Signature]
Witness

[Signature]
Sheryl L. Weber, Trustee

[Signature]
Witness

[Signature]
Gerard J. Weber, Trustee

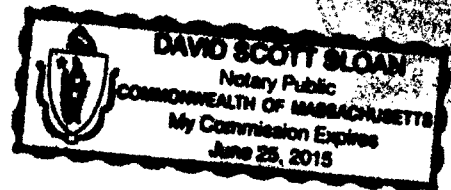
Commonwealth of Massachusetts

Suffolk ss

On this 20 day of March, 2013, before me, the undersigned notary public, personally appeared Sheryl L. Weber and Gerard J. Weber, Trustees as aforesaid, proved to me through satisfactory evidence of identification to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily, as Trustees, for its stated purpose.

Personally Known ✓
Produced Identification _____
Type of Identification _____

[Signature]
Notary Public
Commonwealth of Massachusetts
My Commission Expires: 6/25/2015



MERRIMACK COUNTY RECORDS

[Signature] CPO, Register

