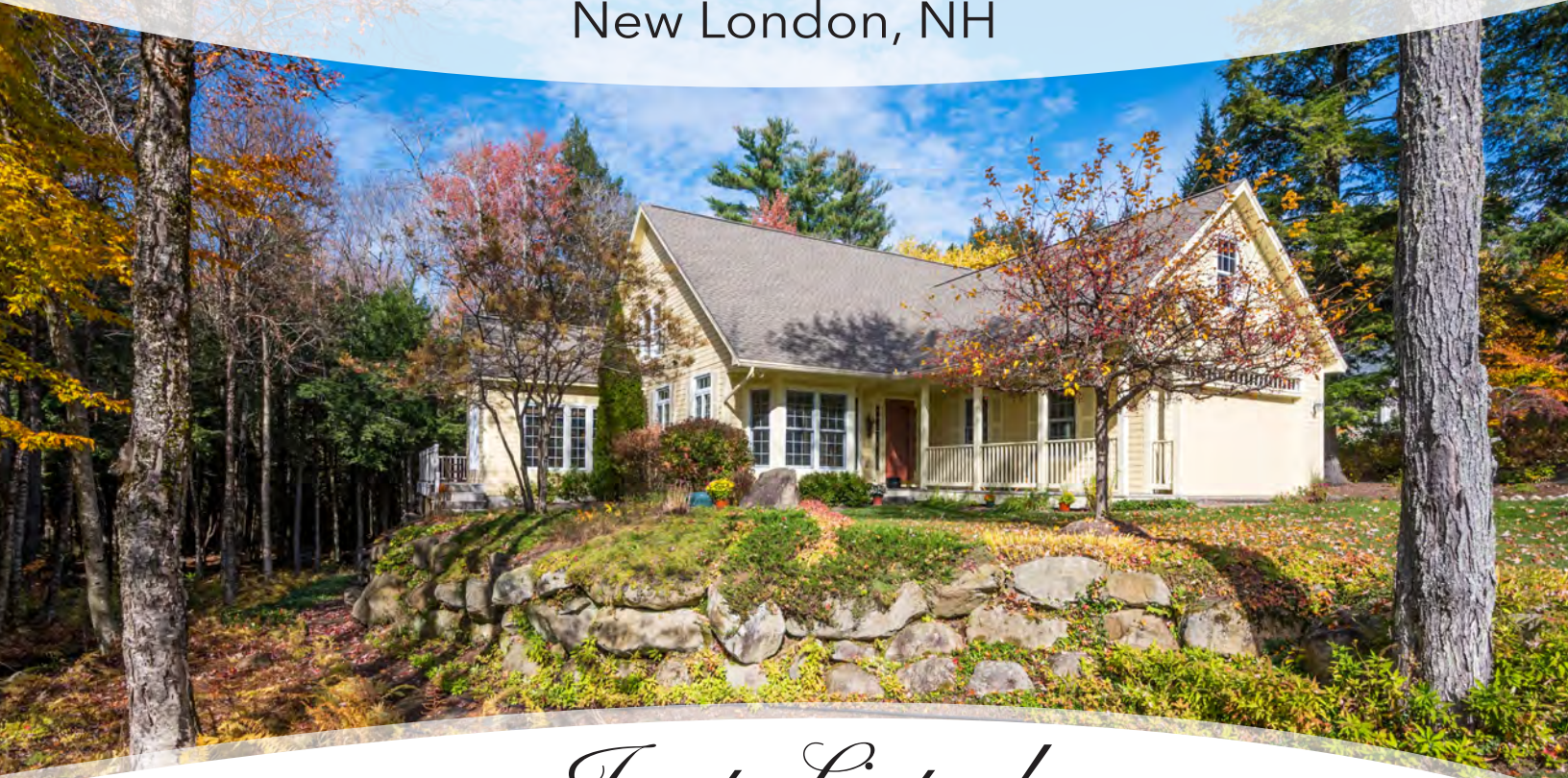


95 Spruce Lane New London, NH



Just Listed

In-town living in the quiet Great Pines Association! This 3-bedroom, 3-bathroom home is conveniently situated in the center of New London. The main level offers a primary bedroom with ensuite bathroom and laundry for first-floor living. It also has an office, large living room with fireplace, kitchen with Viking appliances and beautiful cabinets. The family room has vaulted ceilings and has large sliders to the deck where you will enjoy relaxing and listening to the sounds of the brook and nature. The finished walkout lower level features another family room, two bedrooms, one with an ensuite bathroom. Walk outside to the lovely backyard, stone patio and gardens. Located just minutes from the grocery store, hospital, Post Office, local shops, theater, dining, coffee shops, bakery and more. Also just minutes to resident only beaches on Little Lake Sunapee and Pleasant Lake for boating, kayaking and swimming. For winter activities, it's only 20 minutes to Mount Sunapee Resort and 25 minutes to Ragged Mountain. Nearby are many local golf courses, hiking trails and fishing spots. New Hampshire living at its best with the ease of first floor living in Great Pines.



\$765,000

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

Bedrooms: 3
Bathrooms: 3
Acres: 0.56


Year Built: 2004
Taxes: \$6,888
Sq Ft: 2,882




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

kwl LAKES & MOUNTAINS
KELLER WILLIAMS REALTY

Each Office is Independently Owned and Operated

Residential 4976297	Single Family Active	95 Spruce Lane New London	NH 03257	Unit/Lot	Listed: 11/1/2023 Closed:	\$765,000
------------------------	-------------------------	--	-----------------	----------	------------------------------	-----------



County NH-Merrimack Village/Dist/Locale Construction Status Existing Year Built 2004 Style Cape Color Total Stories 1 Zoning R2 - R Taxes TBD No Tax - Gross Amount \$6,888.00 Tax Year 2022 Tax Year Notes Owned Land Lot Size Acres 0.63 Lot - Sqft 27,443 Common Land Acres 28.95 Garage Yes Garage Type Attached Garage Capacity 2 Basement Yes Basement Access Type Walkout Date - Initial Showings Begin 11/4/2023	Rooms - Total 8 Bedrooms - Total 3 Baths - Total 3 Baths - Full 1 Baths - 3/4 1 Baths - 1/2 1 Baths - 1/4 0 SqFt-Apx Fin Above Grade 1,807 SqFt-Apx Fin AG Source Measured SqFt-Apx Unfn Above Grade 0 SqFt-Apx Unfn AG Source Measured SqFt-Apx Fin Below Grade 1,075 SqFt-Apx Fin BG Source Measured SqFt-Apx Unfn Below Grade 426 SqFt-Apx Unfn BG Source Measured SqFt-Apx Total Finished 2,882 Footprint Road Frontage Yes Road Frontage Length 80 Roads Association, 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
---	---	---

Remarks - Public In-town living in the quiet Great Pines Association! This 3-bedroom, 3-bathroom home is conveniently situated in the center of New London. The main level offers a primary bedroom with ensuite bathroom and laundry for first-floor living. It also has an office, large living room with fireplace, kitchen with Viking appliances and beautiful cabinets. The family room has vaulted ceilings and has large sliders to the deck where you will enjoy relaxing and listening to the sounds of the brook and nature. The finished walkout lower level features another family room, two bedrooms, one with an ensuite bathroom. Walk outside to the lovely backyard, stone patio and gardens. Located just minutes from the grocery store, hospital, Post Office, local shops, theater, dining, coffee shops, bakery and more. Also just minutes to resident only beaches on Little Lake Sunapee and Pleasant Lake for boating, kayaking and swimming. For winter activities, it's only 20 minutes to Mount Sunapee Resort and 25 minutes to Ragged Mountain. Nearby are many local golf courses, hiking trails and fishing spots. New Hampshire living at its best with the ease of first floor living in Great Pines. Delayed showings until the Open House on Saturday, November 4th, from 10:00 - 12:00.

Directions On Newport Road/Route 11, turn onto Spruce Lane, house will be on the left side of the road.

Office/Study 1 10'10" x 13'1" Living Room 1 17'6" x 13'9" Kitchen 1 14'5" x 13'1" Family Room 1 14' x 14'4" Primary 1 24'4" x 13'5" Rec Room B 23'7" x 13'11" Bedroom B 17'4" x 11'11" Bedroom B 17'4" x 13'3"	Map 045 Block 000 Lot 032 SPAN Number Property ID PlanUrbDev	DeedRecTy Quit Claim DeedBook 2935 DeedPage 523 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
Association Amenities Landscaping, Common Acreage, Snow Removal Appliances Dishwasher, Dryer, Microwave, Oven - Wall, Range - Gas, Refrigerator, Exhaust Fan Features - Exterior Deck, Garden Space, Patio, Porch - Covered Features - Interior Dining Area, Fireplace - Gas, Kitchen Island, Primary BR w/ BA, Natural Light, Natural Woodwork, Storage - Indoor, Vaulted Ceiling, Walk-in Closet, Laundry - 1st Floor Flooring Carpet, Tile, Wood Heating Hot Water Heat Fuel Gas - LP/Bottle Cooling None Water Public Water Heater Off Boiler Sewer Public	Lot Description Landscaped, Level, Wooded Construction Wood Frame Foundation Concrete Roof Shingle - Asphalt Exterior Clapboard Driveway Paved Electric 200 Amp Phone Company Electric Company Fuel Company Irving Cable Company	Utilities Phone, Cable - At Site, High Speed Internet - At Site Items Excluded	Condo Name Building Number Floor Number Units Per Building LmtComArea SpecAssmt
		Fees - Condo - Mobile Condo Fees Fee \$834.00 Fee Frequency Quarterly AssnFee2 AssnFee2Frq AssnFee3 AssnFee3Frq	ParkName Mobile Co-Op MobPkApvl MustMove Mobile Make MobileMod MobileSer# Mobile Anchor

Buyer Agency	2.50%	SubAgency	NonAgency Facilitator	2.50%	Transactional Broker
---------------------	-------	------------------	------------------------------	-------	-----------------------------

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.

95 Spruce Ln, New London, NH

Main Floor Finished Area 1807.09 sq ft



PREPARED: 2023/10/30



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.

95 Spruce Ln, New London, NH

Basement (Below Grade) Finished Area 1075.59 sq ft
Unfinished Area 426.47 sq ft



PREPARED: 2023/10/30



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:** Catrambone Family Revocable Trust
2. **PROPERTY LOCATION:** 95 Spruce Lane, 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 21 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: _____
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 [Signature] / [Signature]

BUYER(S) INITIALS _____ / _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 95 Spruce Lane, New London NH 03257

- d. LEACH FIELD: ☐ Yes ☒ No ☐ Other: _____
IF YES, Location: _____ Size: _____ Unknown: _____
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: _____
- e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
IF YES, has a site assessment been done? ☐ Yes ☒ No ☐ Unknown
Source of Information: _____
Comments: _____
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input 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"/>	_____	_____	<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 [Signature] / [Signature]

BUYER(S) INITIALS _____ / _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 95 Spruce Lane, New London NH 03257

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: 20 Type: Forced Hot Water Fuel: _____ Tank Location: Front Yard

Owner of Tank: Irving

Annual Fuel Consumption: _____ Price: \$100 Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

SELLER(S) INITIALS [Signature] [Signature]

BUYER(S) INITIALS [Signature] [Signature]

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 95 Spruce Lane, New London NH 03257

- k. Roof Age: 10 Type of Roof Covering: Shingle
Moisture or leakage: 0
Comments: _____
- l. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ Type: _____
Moisture or leakage: 0
Comments: _____
- m. Chimney(s) How Many? 1 Lined? ✓ Last Cleaned: _____ Problems? _____
Comments: _____
- n. Plumbing Type: Copper & Pex Age: _____
Comments: _____
- o. Domestic Hot Water: Age: 10 Type: Electric Gallons: 52
- 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: Window Age: _____ Date Last Serviced and by whom: _____
Comments: Window AC convey
- 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: TDS
- 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 [Signature] / [Signature]

BUYER(S) INITIALS [Signature] / [Signature]

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 95 Spruce Lane, New London NH 03257

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).

[Signature] 10/25/23
SELLER DATE

[Signature] 10/25/23
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.

[Signature] [Signature]
BUYER DATE

[Signature] [Signature]
BUYER DATE

PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
(To be used in conjunction with Property Disclosure - Residential)
New Hampshire Association of REALTORS® Standard Form



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

1. Seller and Property Address: Catrambone Family Revocable Trust
95 Spruce Lane, New London NH 03257
 2. Association Name (if applicable): Great Pines
 3. Property Manager/Agent: Charles Peterson / Pres Phone: 207 294 1653
 4. **GENERAL AND LEGAL**
 - a. Are there any Association or Corporation approvals required for transfer of Ownership? ☐ Yes ☒ No ☐ Unknown
 - b. Is there a time share operation existing at Property? ☐ Yes ☒ No ☐ Unknown
 - c. Is there a vacation rental operation or other organized rental program at Property? ☐ Yes ☒ No ☐ Unknown
 - d. Are you aware of any rental, use or age restrictions? ☐ Yes ☒ No ☐ Unknown
 - e. Number of allocated parking spaces available for this unit: 5
 - f. Are you aware of any pending or existing litigation? ☐ Yes ☒ No If Yes, please explain: _____
 - g. Are the minutes of the Condominium Association annual meeting available? ☒ Yes ☐ No ☐ Unknown
 - h. Are there any pet policies? Restrictions: ☐ Yes ☒ No Dogs/Cats Allowed: ☒ Yes ☐ No
 5. **MASTER INSURANCE POLICY**
 - a. Name of Company: _____
 - b. Name of Agent: _____ Phone: _____
 6. **FINANCIAL**
 - a. Monthly maintenance fee(s): \$ _____
 - b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input checked="" type="checkbox"/> Landscaping	<input type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Snow Removal
<input checked="" type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Recreation/Community Association Dues	<input type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
 - c. Are there any additional fees? If so, please specify: No
 - d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☒ No
If Yes, explain: _____
- Additional Comments: _____

7. 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.

[Signature] 10/25/23
SELLER DATE

[Signature] 10/25/23
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 AND OTHER ADVISORS.

BUYER DATE

BUYER DATE

22.39
2-

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

THOUSAND HUNDRED AND 40 DOLLARS

10/12/2006 788433 \$ 40

VOID IF ALTERED

Doc# 659824
Book: 2935
Pages: 0523 - 0526
Filed & Recorded
10/12/2006 8:38AM
KATHI L. GUAY, CPD, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS
RECORDING \$ 22.00
SURCHARGE \$ 2.00
POSTAGE \$ 0.39
TRANSFER TAX \$ 40.00

✓ Please Record & Return to:
Sulloway & Hollis, P.L.L.C.
9 Capitol Street
P.O. Box 1256
Concord, NH 03302-1256
Attention: Amy W. Bline

Book 2935 Page 523

Recording Fee: \$24.39
Transfer Tax/Stamp: \$40.00

THE ABOVE SPACE IS FOR THE EXCLUSIVE USE OF THE
MERRIMACK COUNTY REGISTRY OF DEEDS
(FOR PLACEMENT OF TRANSFER TAX STAMPS & RECORDING INFORMATION)

40.00 QUITCLAIM DEED

FOR CONSIDERATION PAID, I, James J. Catrambone, as Trustee of the James J. Catrambone Trust of 2000, a New Hampshire revocable trust dated January 13, 2000, having an address of 95 Spruce Lane (P.O. Box 778), New London, New Hampshire 03257, grant to James J. Catrambone and Joyce V. Catrambone, as Co-Trustees of The Catrambone Family Revocable Trust - 2006, a New Hampshire revocable trust dated October 2, 2006, as it may be amended, and to their successor trustee(s), having an address of 95 Spruce Lane (P.O. Box 778), New London, New Hampshire 03257, with **QUITCLAIM COVENANTS**, the following:

A certain tract or parcel of land, together with the buildings and improvements thereon, and appurtenances thereto, situated in New London, Merrimack County, New Hampshire, being Lot 17 on a plan entitled "Great Pines" - Phase 3: Plan of Cluster

Subdivision, Prepared for Forest Pines, LLC, New London, N.H., Scale 1"=60', dated March, 2003, prepared by Pennyroyal Hill Land Surveying and Forestry, Croydon, NH, recorded on June 12, 2003 as Plan #16427 of the Merrimack County Registry of Deeds.

Lot 17 is said to contain 0.63 acres (27,735 sq. ft.) and may be more particularly described as follows:

Beginning at a point in the center line of Spruce Lane, which is the most southwesterly corner of Lot 17; thence along the center line of Spruce Lane in an easterly direction on a curve to the right having a radius of 250.00 feet and an included angle of 01° 39' 16" for an arc distance of 7.22 feet to a point; thence North 77° 15' 29" East 73.54 feet along the center line of Spruce Lane to a point; thence North 11° 12' 54" West 98.91 feet, more or less, to a granite bound set 4/03; thence North 39° 20' 33" West 159.07 feet, more or less, to a granite bound set 4/03; thence South 64° 53' 54" West 122.66 feet, more or less, to a granite bound set 10/02; thence South 39° 20' 33" East 240.41 feet, more or less, to a point in the center line of Spruce Lane and the place of beginning.

Reference is made to Note 6 on the above plan requiring placement of granite markers at the intersection of lot lines with the edges of completed roads. These granite markers will not designate lot corners and are intended to mark the location of boundary lines. In general, lot lines run through these markers to the centerline of abutting roads.

All courses are 2001 Observed Magnetic.

The within conveyance is subject to the 100 foot buffer as shown on the plan and more fully described in the covenants and by-laws, if applicable.

The within conveyance is subject to any building setback requirements under the New London Zoning Ordinance as described on the above described plan. This conveyance is further subject to all applicable provisions of the New London Zoning Ordinance.

The within conveyance is subject to the Great Pines Owners' Association By-Laws dated May 3, 2002 and recorded in Volume 2362, Page 1501 as amended; and Great Pines Owners' Association Covenants, Reservations, Restrictions and Easements dated May 3, 2002 and recorded in Volume 2362, Page 1495 of the Merrimack County Registry of Deeds as may be amended.

Also conveying an undivided fractional interest in the Common Area, as defined, described and identified in the Association Covenants and on the Plans as they may be amended from time to time. This fraction shall have a numerator of one and a denominator equal to the total number of lots approved by the New London Planning Board in all phases of this cluster development, as may be amended from time to time.

Excepting and reserving a 50 foot right of way over and across the private roads as shown on the subdivision plans as approved by the New London Planning Board and recorded in the Merrimack County Registry of Deeds, as may be amended and so approved, for the benefit of James and Dorothea Bewley as conveyed in Volume 2362, Page 1493, to be used in common with others for the passage of men and vehicles and for utilities. In particular, each lot is subject to the rights of the Association and other owners to cross that portion of the private roads lying on that lot. Conveying also the right to use the private roads throughout the development.

Subject to an easement to Public Service Company of New Hampshire recorded in Volume 421, Page 448 and water main and sewer main easements held by the Town of New London or the New London Water Precinct. Said easements are also noted on Plan No. 6244, Annexation Plan Property of Beatrice O. Gay and Dorothea G. Bewley, dated May 8, 1980, if applicable.

Subject to an easement given by Anthony Philbrick to Sunapee Electric Co. recorded in Volume 421, Page 456 of said Registry and any other utilities easements, if applicable.

MEANING AND INTENDING to describe and convey hereby all and the same premises conveyed by James J. Catrambone and Joyce V. Catrambone to James J. Catrambone, as Trustee of the James J. Catrambone Trust of 2000 by Quitclaim Deed dated December 7, 2004 and recorded with the Merrimack County Registry of Deeds at Book 2739, Page 1526.

This conveyance is further subject to all other rights, easements, covenants, restrictions, reservations, and encumbrances of record, insofar as they may affect these premises, if at all.

According to the records of the Town of New London, New Hampshire, the premises conveyed hereby has a street address of 95 Spruce Lane and is identified as Tax Map 045 Lot 040-017, containing 0.63 acres, more or less.

This is a non-contractual transfer of property to a new New Hampshire revocable trust established by James J. Catrambone and Joyce V. Catrambone for estate planning purposes, and is, therefore, subject only to the payment of the minimum New Hampshire real estate transfer tax of \$40.00.

The foregoing premises are and shall continue to be the homestead of James J. Catrambone and Joyce V. Catrambone. However, the Grantees, as Co-Trustees as aforesaid, have authority to release said homestead of James J. Catrambone and Joyce V. Catrambone.

Executed this 2nd day of October, 2006.



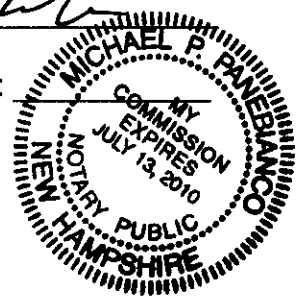
James J. Catrambone, as Trustee of the
James J. Catrambone Trust of 2000

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS.

The foregoing instrument was acknowledged before me this 2nd day of
October, 2006 by James J. Catrambone, as Trustee of the James J.
Catrambone Trust of 2000, a New Hampshire revocable trust dated January 13, 2000.



Notary Public
My commission expires:
Notary Seal or Stamp:



MCRD

MERRIMACK COUNTY RECORDS

 Kati L. Gray, CPO, Register

