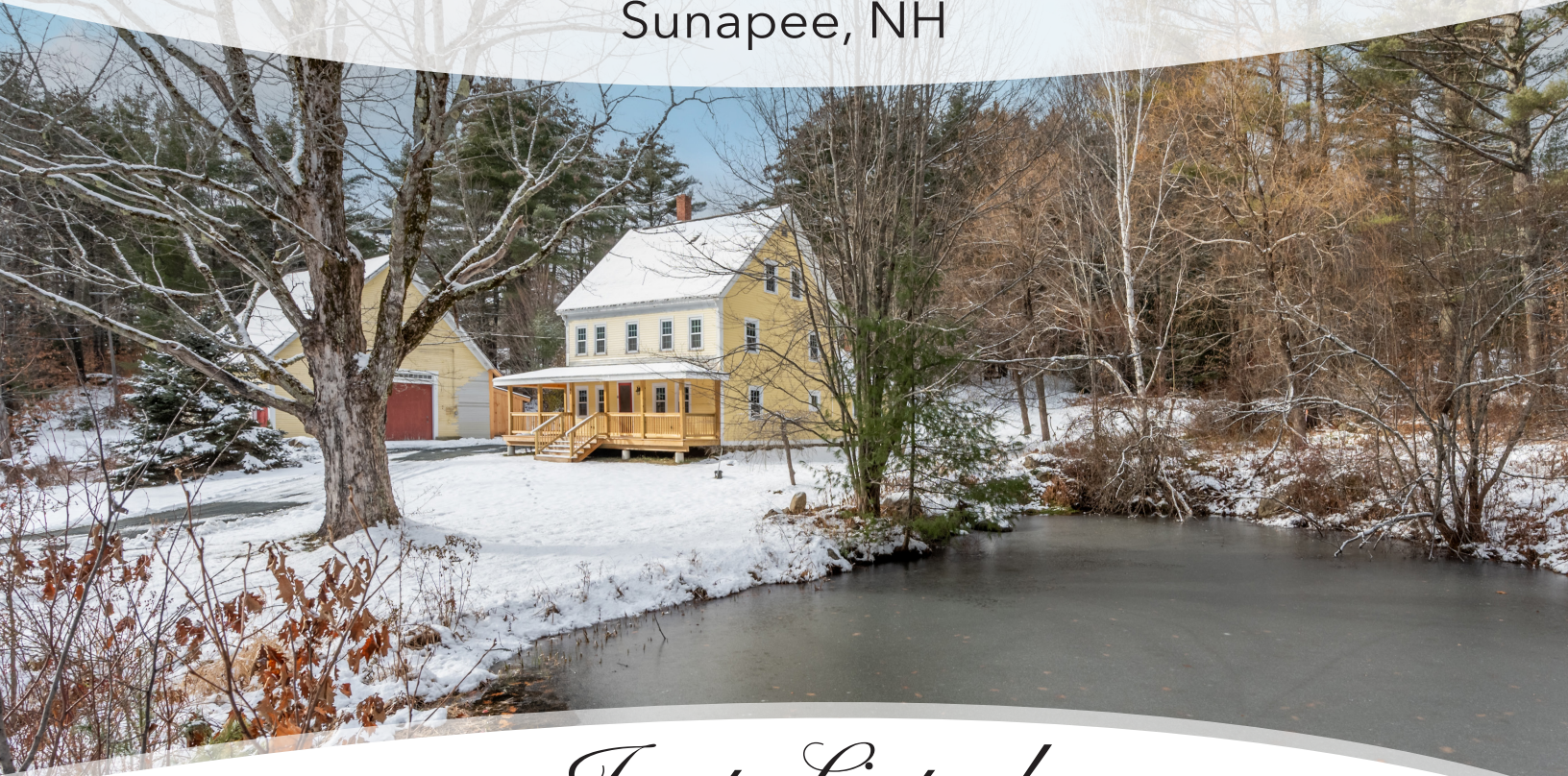


# 66 Stagecoach Road Sunapee, NH



## *Just Listed*

Beautifully renovated 3-bedroom, 3-bathroom home in Sunapee with a rich history dating back to its origins in 1768. Built in 1812, the farmhouse sits on 2.6 acres. The welcoming covered farmer's porch was recently updated and overlooks a pond, while a spacious barn compliments the property and provides additional storage space. The interior has been updated giving the home a blend of historic charm with modern convenience, highlighted by a new kitchen with stainless steel appliances and granite counter tops, new heating system and updated bathrooms. The first level has a living room and family room where you can sit and warm up by the gas fireplace while the third third level includes a primary bedroom w/ ensuite bathroom. The property is perfect for a full-time home, vacation home or to rent out as it is a registered Short Term Rental with the town. Just a short walk or drive to Sunapee Harbor where you can enjoy your summers at Lake Sunapee. For winter fun you are only minutes away from Mount Sunapee Resort. 15 minutes to New London for local shops, restaurants, theater and more. Close to many golf courses, hiking trails, fishing spots, and Dewey Beach, a great beach for residents of Sunapee. 45 minutes to Concord and 1.5 hours to Boston. This is a unique opportunity to own a piece of Sunapee's history. With its rich heritage, modern features, and scenic surroundings, this home is ready for its next chapter.



**\$695,000**

**Bedrooms: 3**

**Year Built: 1**

**Bathrooms: 3**

**Taxes: \$3,248**

**Acres: 2.60**

**Sq Ft: 2,326**

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

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

**kw** LAKES &  
MOUNTAINS  
KELLERWILLIAMS REALTY

*Each Office is Independently Owned and Operated*



**County** NH-Sullivan  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1812  
**Style** Colonial  
**Color**  
**Total Stories** 3  
**Zoning** RS - R  
**Taxes** TBD No  
**Tax - Gross Amount** \$3,248.00  
**Tax Year** 2022  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 2.60  
**Lot - Sqft** 113,256  
**Common Land Acres**  
**Garage** Yes  
**Garage Type** Detached  
**Garage Capacity** 3  
**Basement** Yes  
**Basement Access Type** Walkout  
**Date - Initial Showings** Begin

**Rooms - Total** 9  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 2  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Fin Above Grade** 2,326  
**SqFt-Apx Fin AG Source** Measured  
**SqFt-Apx Unfn Above Grade** 89  
**SqFt-Apx Unfn AG Source** Measured  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source** Public Records  
**SqFt-Apx Unfn Below Grade** 750  
**SqFt-Apx Unfn BG Source** Public Records  
**SqFt-Apx Total Finished** 2,326  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Length** 398  
**Roads** Paved

**Waterfront Property**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**WaterFRit**  
**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** 1  
**Auction** No  
**Current Use**  
**Land Gains**  
**Resort**



Unbranded Tour URL 1

**Remarks - Public** Beautifully renovated 3-bedroom, 3-bathroom home in Sunapee with a rich history dating back to its origins in 1768. Built in 1812, the farmhouse sits on 2.6 acres. The welcoming covered farmer's porch was recently updated and overlooks a pond, while a spacious barn complements the property and provides additional storage space. The interior has been updated giving the home a blend of historic charm with modern convenience, highlighted by a new kitchen with stainless steel appliances and granite counter tops, new heating system and updated bathrooms. The first level has a living room and family room where you can sit and warm up by the gas fireplace while the third level includes a primary bedroom w/ensuite bathroom. The property is perfect for a full-time home, vacation home or to rent out as it is a registered Short Term Rental with the town. Just a short walk or drive to Sunapee Harbor where you can enjoy your summers at Lake Sunapee. For winter fun you are only minutes away from Mount Sunapee Resort. 15 minutes to New London for local shops, restaurants, theater and more. Close to many golf courses, hiking trails, fishing spots, and Dewey Beach, a great beach for residents of Sunapee. 45 minutes to Concord and 1.5 hours to Boston. This is a unique opportunity to own a piece of Sunapee's history. With its rich heritage, modern features, and scenic surroundings, this home is ready for its next chapter. \*Delayed showings until Open House on 12/9 from 10:00am - 12:00pm.

**Directions** Off Route 11, turn onto Route 103B, turn right onto Stagecoach Road, house will be on your right.

**Living Room** 1 12'6" x 17'10"  
**Family Room** 1 17'3" x 15'1"  
**Kitchen** 1 10'9" x 11'2"  
**Kitchen** 1 13' x 13'5"  
**Primary** 2 9'11" x 24'5"  
**Laundry Room** 2 10'1" x 6'10"  
**Bedroom** 2 10'8" x 17'2"  
**Bedroom** 3 13'2" x 17'2"  
**Bonus Room** 3 12'5" x 8'10"

**Map** 138  
**Block** 030  
**Lot** 000  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 2123  
**DeedPage** 542  
**TotDeeds**  
**Covenants** No  
**Seasonal** No

**SchDistrict** Sunapee  
**SchElem** Sunapee Central School  
**SchMiddle** Sunapee Middle High School  
**SchHigh** Sunapee Sr. High School

**Lot Description** Level, Pond, Sloping, Wooded  
**Construction** Wood Frame  
**Foundation** Stone  
**Roof** Shingle - Asphalt  
**Exterior** Clapboard  
**Driveway** Gravel  
**Electric** 200 Amp, Circuit Breaker(s)  
**Phone Company**  
**Electric Company**  
**Fuel Company** Huckelberry  
**Cable Company** Xfinity

**Utilities** Phone, Cable - At Site, High Speed Intrnt -AtSite  
**Items Excluded**

**Appliances** Dishwasher, Dryer, Range - Gas, Refrigerator, Washer  
**Equipment** Generator - Standby  
**Features - Exterior** Barn, Garden Space, Porch - Covered  
**Features - Interior** Dining Area, Fireplace - Gas, Fireplaces - 1, Primary BR w/ BA, Natural Light, Storage - Indoor, Laundry - 2nd Floor  
**Flooring** Tile, Wood  
**Heating** Baseboard, Hot Water  
**Heat Fuel** Gas - LP/Bottle  
**Cooling** None  
**Water** Drilled Well, Private  
**Water Heater** Off Boiler  
**Sewer** 1500+ Gallon, Leach Field, Septic

**Fees - Condo - Mobile**  
**Condo Fees**  
**Fee**  
**Fee Frequency**  
**AssnFee2**  
**AssnFee2Frq**  
**AssnFee3**  
**AssnFee3Frq**

**Condo Name**  
**Building Number**  
**Floor Number**  
**Units Per Building**  
**LmtComArea**  
**SpecAssmt**  
**ParkName**  
**Mobile Co-Op**  
**MobPkApvl**  
**MustMove**  
**Mobile Make**  
**MobileMod**  
**MobileSer#**  
**Mobile Anchor**

**Buyer Agency** 2.50% **SubAgency** % **NonAgency Facilitator** 2.50% **Transactional Broker**  
 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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# 66 Stagecoach Rd, Sunapee, NH

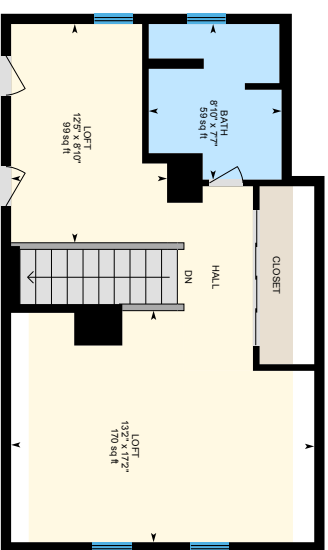
Main Building: Above Grade Finished Area 2327.09 sq ft



**Main Floor**  
Finished Area 1059.03 sq ft



**2nd Floor**  
Finished Area 785.16 sq ft



**3rd Floor**  
Finished Area 482.85 sq ft



PREPARED: 2023/12/07

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:** Mark Glenn Fisher

2. **PROPERTY LOCATION:** 66 Stagecoach Rd, Sunapee NH 03782

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: In front of the house on the left part of the front yard  
Installed By: ? unknown Date of Installation: ? unknown  
What is the source of your information? none

c. **USE:** Number of persons currently using the system: none  
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 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 1500 Gal.  Unknown  Other: \_\_\_\_\_  
Tank Type  Concrete  Metal  Unknown  Other: b  
Location: backyard Location Unknown  Date of Installation: 2021  
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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**PROPERTY LOCATION:** 66 Stagecoach Rd, Sunapee NH 03782

d. LEACH FIELD:  Yes  No  Other: \_\_\_\_\_  
IF YES, Location: up and back at top of Property Hill Size: ? Unknown: \_\_\_\_\_  
Date of installation of leach field: unknown it works 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 type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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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
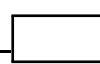
**PROPERTY LOCATION:** 66 Stagecoach Rd, Sunapee NH 03782

- 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: shared driveway goes from Street to garage and then onto the next door neighbors  
 What is your source of information? map
- 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: barn needs significant repairs
- 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: new Type: furnace propane Fuel: propane Tank Location: near the garage  
 Owner of Tank: me  
 Annual Fuel Consumption: unknown Price: \_\_\_\_\_ Gallons: \_\_\_\_\_  
 Date system was last serviced and by whom? September by Huckleberry  
 Secondary Heat Systems: \_\_\_\_\_  
 Comments: \_\_\_\_\_

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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**PROPERTY LOCATION:** 66 Stagecoach Rd, Sunapee NH 03782

**k.** Roof Age: new Type of Roof Covering: asphalt shingle  
Moisture or leakage: none  
Comments: just installed this summer of 23

**l.** Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_ Type: \_\_\_\_\_  
Moisture or leakage: none  
Comments: \_\_\_\_\_

**m.** Chimney(s) How Many? one Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_

**n.** Plumbing Type: copper and pex Age: varies  
Comments: \_\_\_\_\_

**o.** Domestic Hot Water: Age: new Type: furnace Gallons: \_\_\_\_\_

**p.** Electrical System: # of Amps \_\_\_\_\_ Circuit Breakers  Fuses   
Comments: \_\_\_\_\_  
Solar Panels:  Leased  Owned If leased, explain terms of agreement: \_\_\_\_\_  
Comments: \_\_\_\_\_

**q.** Modifications: Are you aware of any modifications or repairs made without the necessary permits?  Yes  No  
If Yes, please explain: \_\_\_\_\_

**r.** Pest Infestation: Are you aware of any past or present pest infestations?  Yes  No Type: \_\_\_\_\_  
Comments: \_\_\_\_\_

**s.** Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)  Yes  No If YES, please explain: \_\_\_\_\_

**t.** Air Conditioning: Type: none Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
Comments: \_\_\_\_\_

**u.** Pool: Age : \_\_\_\_\_ 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: 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  /           

BUYER(S) INITIALS            /

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PROPERTY LOCATION: 66 Stagecoach Rd, Sunapee NH 03782

### 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).

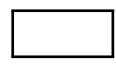
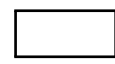
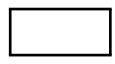
*Mark Glenn Fisher*  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
dotloop verified  
12/07/23 10:49 AM PST  
9FBA-BYDO-B9BB-CMFP

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: 66 Stagecoach Rd, Sunapee NH 03782

### 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.

*Mark Glenn Fisher* dotloop verified 12/04/23 11:02 AM PST 7X1Z-YNBK-V7HP-POJP

Seller Date

Purchaser Date

*Dan O'Halloran* dotloop verified 12/08/23 12:18 PM EST PW6S-US3S-6SMR-5C3T

Agent Date

Seller Date

Purchaser Date

Agent Date

**Janet Gibson, Register of Deeds  
Sullivan County New Hampshire  
LCHIP SUA061419 25.00  
TRANS TAX SU018055 3,899.00**

**After Recording Return to:**  
Title Clearing & Escrow, LLC  
6102 S. Memorial Dr.  
Tulsa, OK 74133  
Tax Stamps \$ **3899.00**

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

TCEL-52274-NH

FOR CONSIDERATION PAID, **NRZ REO VI-B LLC**, hereinafter referred to as "Grantor", with an address of 440 South LaSalle Street, Suite 2000, Chicago, IL 60605, do hereby grant, bargain, sell, convey and confirm unto **Mark Glenn Fisher**, hereinafter "Grantees", with an address of 343 Soquel Avenue, #38, Santa Cruz, CA 95062, the following lands and property, together with all improvements located thereon, lying in the **City of Sunapee, County of Sullivan, State of New Hampshire**, to-wit:

**See attached Exhibit "A"**

also known by street and number: 66 Stagecoach Road, Sunapee, NH 03782

Parcel ID # SUNA-000138-000030

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed recorded April 7, 2020, in the Official Records of Sullivan County, in Book 2101, at Page 855, as Instrument # 2001665.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Grantee(s), and unto the heirs, administrators, successors or assigns of the Grantee's forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject property. This limited warranty is binding upon the Grantee, its successors and assigns.


Grantor makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Grantee(s) assumes and agrees to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

WITNESS Grantor's hand this 9 day of September, 2020.

NRZ REO VI-B LLC,

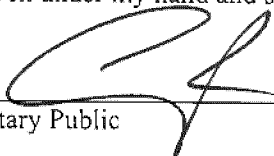
By: Fay Servicing, LLC, as Attorney-in-Fact

By:   
Name: Michael Brooks  
Title: REO Closing Coordinator

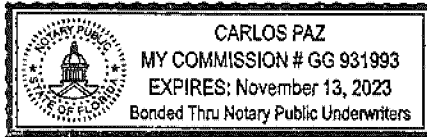
STATE OF FLORIDA )  
 ) SS.  
COUNTY OF HILLSBOROUGH )

Before me, the undersigned, a Notary Public, in and for said County and State, on this, 29 day of September, 2020, before me by means of  physical presence or  online notarization, **Michael Brooks**, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its **REO Closing Coordinator** and acknowledged to me that **Michael Brooks** executed the same as **REO Closing Coordinator** free voluntary act and deed of said **NRZ REO VI-B LLC, By Fay Servicing LLC, Attorney-in-Fact**, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

  
Notary Public

My Commission Expires: 11/13/2023



**EXHIBIT "A"**

All that Lot of Ground situate in the County of Sullivan, State of New Hampshire and described as follows, that is to say:

"A certain tract or parcel of land situated in Sunapee, County of Sullivan and State of New Hampshire shown as Lot #3 on a Plan entitled "Mountainview Farm", drawn by Twin State Surveys, dated November, 1987, revised March 24, 1988; said Plan approved by the Sunapee Planning Board and recorded in the Sullivan County Registry of Deeds in Pocket 14, Folder 2, #39 of Plan file 2 bounded and described as follows:

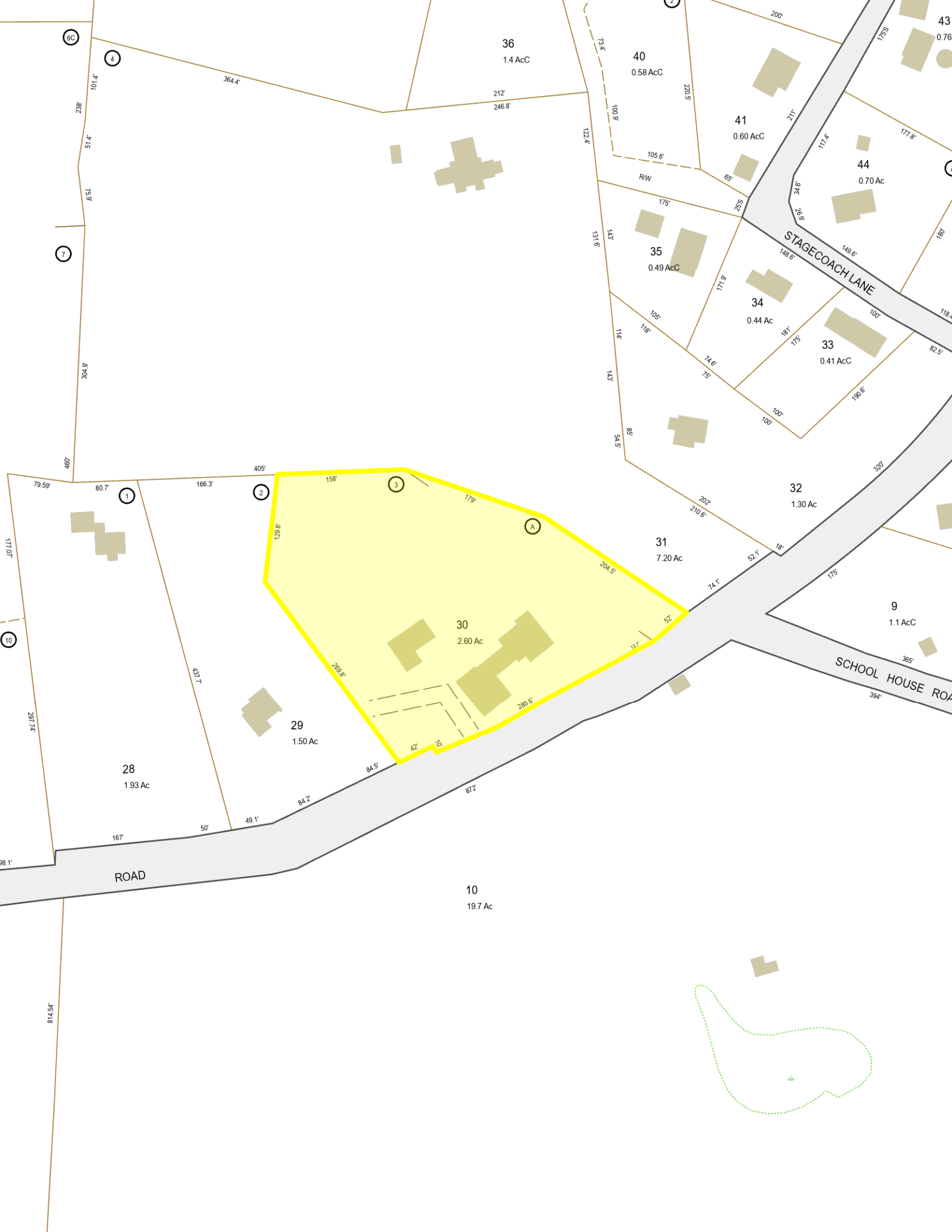
Beginning at an iron pin set on the northerly sideline of Stagecoach Road, said iron pin being the southeast corner of the premises being conveyed herein; thence North 39' 52' 30" West 358.1 feet to an iron pin; thence North 77' 13' 30" West 158 feet to an iron pin, the previous two courses being along Lot 4 as shown on said Plan, thence South 21' 25' 20" West 129.6 feet to an iron pin; thence South 21' 40' 15" East 269.8 feet to an iron pin set on the northerly sideline of Stagecoach Road, the previous two courses being along Lot 2 as shown on said Plan; thence following the northerly sideline of Stagecoach Road in a general southwesterly direction to the point of beginning.

Said to contain 2.2 acres.

Excepting and reserving for the benefit of the owner of Lot 2 as shown on said Plan is a right-of-way 20 feet wide leading from Stagecoach Road to Lot 2 for the purpose of access between said Lot 2 and Stagecoach Road. This right-of-way shall be limited to use consistent with the domestic and residential use of Lot 2. For a more particular description, see Volume 872, Page 647 of the Sullivan County Registry of Deeds.

For information purposes only:

Property commonly known as: 66 Stagecoach Road, Sunapee, NH 03782



36  
1.4 AcC

40  
0.58 AcC

41  
0.60 AcC

44  
0.70 Ac

35  
0.49 AcC

34  
0.44 Ac

33  
0.41 AcC

32  
1.30 Ac

31  
7.20 Ac

9  
1.1 AcC

30  
2.60 Ac

28  
1.93 Ac

29  
1.50 Ac

10  
19.7 Ac

STAGECOACH LANE

SCHOOL HOUSE ROAD

ROAD

**Oliver Young Farm aka Mountain View Farm**  
66 Stagecoach Road



**Year Built:**  
c1830

**Use:**  
Home Farm  
Single-family Dwelling

**Architectural Style:**  
Federal

c1920 photo from the Garceau Collection

**Description:** 25' x 30' 2-stories, gable roof, porch, side wing, attached barn

**Original Building Owner:** Ruth & Oliver Young

**Property History:** This Sunapee farm began as Lot 8 in the 6th Range of 75-acre lots granted in 1768 by England's King George to Saville proprietor Ezekiel Pitman (1745-1806) of Portsmouth. Ezekiel had ties to provincial Governor John Wentworth, for he was granted three Saville lots. But when the colonies moved for independence, Ezekiel joined Captain Turner's NH field artillery company as a corporal. Like many Saville proprietors, he sold his grants to proprietor John Wendell, a real estate attorney in Portsmouth who actively worked to settle the township. In 1820 John Wendell's widow Dorothy sold this land to Oliver Young.

Oliver Young (1789-1870) was the son of James Young, one of the seven siblings who left Smithfield, Rhode Island after the Revolutionary War to settle in Saville. Oliver and his wife Ruth Gardner had five children before she died in 1826. Five years later Oliver married widow Lydia Abbott and they had four children. From 1828 to 1833 Oliver sold parcels from his farm and frequently mortgaged his land to raise small sums of money. It seems he was not a successful farmer and was constantly short of funds. In June 1833 he leased an 1/8-acre on the west side of Stagecoach Road for \$14 to School District No. 2 where the first district schoolhouse was built. The following year Oliver sold his homestead to farmer Bailey Pillsbury of Newport. Unfortunately, this deed was partially burned in a registry fire, so the sales price is not known, but Bailey had to pay Oliver's mortgage holder \$200 to settle the lien. It is likely that Oliver's dwelling was modest, not the substantial farm house shown in the photo above. Oliver moved his family to live on his cousin, William Young's farm on Young Hill Road. By 1857 Oliver was receiving financial assistance from the town from their fund for paupers. He and his sons Nathan and Oliver Jr. boarded with widow Eastman at her Stagecoach Road home. At the end of 1861, his son Oliver Jr. joined the 6<sup>th</sup> NH Infantry to fight in the Civil War and was drowned in the Potomac River.

After buying the Oliver Young farm in 1834, Bailey Pillsbury soon sold it for \$317, a very small sum to pay for an established farm, even if only 38-acres. Rodney George who bought the place had grown up on a North Road farm and lived in New Boston. It seems that Rodney made improvements to the modest farm, for in 1838 the farm was sold for \$600 to blacksmith Hiram Peabody. This substantial increase may have been due to the construction of the two-story Federal style house in the photo on the prior page. At this time, the farm's barns were across the road for the large attached barn was not built until 1886. Hiram Peabody's ownership was brief for two years later Caleb Stevens purchased the former Oliver Young farm for \$600.

Caleb Homan Stevens (1813-1869) had just bought the upper village grist and sawmill and married Emeline Bailey when he purchased Hiram Peabody's farm. Emeline grew up on the

neighboring farm. Her father was quarryman Samuel Bailey. (See 154 Edgemont Road.) Only two of their five children survived to adulthood. Caleb sold the farm in 1850 for \$600 to neighbor Jerome Blaisdell. In the late 1850s Emeline left Caleb and took her children with her. One son, Henry was placed in the care of Henry Cooper and his wife. In 1869 Caleb died of alcoholism. From 1850 to 1860, the former Oliver Young farm changed hands three times, twice sold to Emeline's brothers. In 1864 with only 35-acres left of the former Oliver Young homestead, the farm was purchased by recently widowed, Sara C. Lear (1820-1906) and then remained in the Lear family for more than a century.

Sarah's deceased husband, David Loren Lear (1817-1863) had longer family roots in Sunapee than anyone else in town. His grandfathers, Gideon Angell and Joseph Lear were among the early Saville settlers and his great-uncle George Walker Lear was the only 1768 Saville proprietors who settled on his land grant. David had bought the 110-acre Nathaniel Perkins' homestead farm on Young Hill Road in 1859, but his sudden death caused the farm to be taken by his mortgage holder. His widow, Sarah Lear had to find a place for her family to live quickly and bought the nearby former Young farm for \$750. She named her place, Mountain View Farm, made improvements over time with her son George, and bought more land. In 1879 Sarah sold the farm to her son George Edwin Lear (1849-1933) for \$1,000 plus her existing \$600 mortgage. She then financed part of this sale with a \$500 maintenance deed which would be forgiven if George provided his mother with care, housing, and provisions on the farm for the rest of her natural life. Two years later George married Lizzie Angell and they had three children late in life. Lizzie died of a stroke not long after the birth of her third child. Sarah stepped in to raise George's children until her death in 1906. George continued to run the farm and in 1886 he built the big barn attached to the house. When George's son C. Edwin Lear (1894-1971) came of age, he assumed the responsibilities of running the farm. Edwin served in the Second World War. About this time, the farm was valued at \$4,000. Following Edwin Lear's death in 1971, farm ownership was conveyed to his son Robert. Robert attended UNH where he met his wife. He became a teacher and served in the U.S. Air Force, based in Texas and did not live in Sunapee. In 1973 Robert Lear sold Mountainview Farm house and barn on about 13-acres to Anne and Stephen Warren, ending 109 years of Lear family ownership. However, Robert could not divest himself from the farm completely and continued to own the south field across the road. From time-to-time Robert visited Sunapee where he spent time working in his field, cutting back the encroaching trees, and having the field mowed as in the old days.

In 1987 the 13-acre Mountainview Farm house parcel was subdivided by its new owners, Barbara Nolan, Clifford VanBiezen, and Ronald Rechisky into four lots. One includes the site of the old schoolhouse and another has the Lear farm house. In 1994 the farm house lot was purchased by Joyce and Harry Gale, Jr. (1932-2018). Harry had a consulting business and served for many years as town moderator. He was an enthusiastic member of the Sunapee Sailing Fleet. Joyce owned Eunique Ewe, a company that made and sold unique clothing from re-purposed fabrics.

In 2020 widow Joyce Gayle sold the historic Lear farm house, now owned by Mark Fisher. In 2021 the south field continues to be owned by the Lear family.



2018 photo from the Sunapee Historical Society Collection