

# 73 Greensward Drive

Grantham, NH



## *Just Listed*

Beautiful 3-plus-bedroom, 3-bathroom home is located just off the 18th Fairway at Eastman Golf Links. The main level has a spacious living room with cathedral ceilings and a lovely gas fireplace. The kitchen features considerable counter space and cabinet storage. Additionally, there's a formal dining room, ideal for entertaining guests and a three-season sunroom. On this level you'll find the primary bedroom with an ensuite bathroom that includes a soaking tub and large tiled walk-in shower and walk-in closet. Two additional bedrooms, a full bathroom, study and laundry room complete this first floor. The finished lower level features a large family room, bedroom and half bathroom. The home includes multiple mini-splits for heat and AC, an attached 2-car garage, and a whole house generator. With a golf course, tennis and pickleball courts, beaches, and 36 miles of trails, Eastman has something for everybody. Have dinner at Forbes Tavern on nights you don't want to cook without going far from home. Close to I-89 for easy access to shopping, theater and restaurants in the Upper Valley. 30 minutes to Dartmouth Health, 15 minutes to New London and 2 hours to Boston.

 \$750,000

Bedrooms: 3+

Year Built: 2002

Bathrooms: 3

Taxes: \$11,334

Acres: 0.77

Sq. Ft: 4,046

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

256 Main Street, New London, NH  
C: 603-252-6428 | O: 603-526-8600

 ohgrp.com

 **LAKES & MOUNTAINS**  
KELLERWILLIAMS. REALTY



Unbranded Tour URL 1

**County** NH-Sullivan  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 2002  
**Style** Ranch  
**Color**  
**Total Stories** 1  
**Zoning** RR1  
**Taxes** TBD No  
**Tax - Gross Amount** \$11,334.00  
**Tax Year** 2022  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 0.77  
**Lot - Sqft** 33,541  
**Common Land Acres**  
**Garage** Yes  
**Garage Type** Attached  
**Garage Capacity** 2  
**Basement** Yes  
**Basement Access Type** Walk-up  
**Date - Initial Showings Begin** 2/24/2024

**Rooms - Total** 13  
**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** 2,950  
**SqFt-Apx Fin AG Source** Measured  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Measured  
**SqFt-Apx Fin Below Grade** 1,096  
**SqFt-Apx Fin BG Source** Measured  
**SqFt-Apx Unfn Below Grade** 365  
**SqFt-Apx Unfn BG Source** Measured  
**SqFt-Apx Total Finished** 4,046  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Length** 145  
**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** Beautiful 3-plus-bedroom, 3-bathroom home is located just off the 18th Fairway at Eastman Golf Links. The main level has a spacious living room with cathedral ceilings and a lovely gas fireplace. The kitchen features considerable counter space and cabinet storage. Additionally, there's a formal dining room, ideal for entertaining guests and a three-season sunroom. On this level you'll find the primary bedroom with an ensuite bathroom that includes a soaking tub and large tiled walk-in shower and walk-in closet. Two additional bedrooms, a full bathroom, study and laundry room complete this first floor. The finished lower level features a large family room, bedroom and half bathroom. The home includes multiple mini-splits for heat and AC, an attached 2-car garage, and a whole-house generator. With a golf course, tennis and pickleball courts, beaches, and 36 miles of trails, Eastman has something for everybody. Have dinner at Forbes Tavern on nights you don't want to cook without going far from home. Close to I-89 for easy access to shopping, theater and restaurants in the Upper Valley. 30 minutes to Dartmouth Health, 15 minutes to New London and 2 hours to Boston. Delayed showings until Open House on 02/24/24. 10:00 am - 12:00 pm.  
**Directions** Exit 13 off I-89, turn north on Route 10 to Eastman entrance on the right. Take the first right onto Greensward. Go about a mile and the property will be on your left.

**Foyer** 1 5'11" x 8'  
**Office/Study** 1 11'2" x 12'1"  
**Primary** 1 13'1" x 18'  
**Living Room** 1 21'7" x 31'7"  
**Sunroom** 1 14'3" x 11'6"  
**Breakfast Nook** 1 15' x 11'8"  
**Kitchen** 1 15' x 15'8"  
**Dining Room** 1 14'11" x 16'9"  
**Bedroom** 1 15'1" x 11'4"  
**Bedroom** 1 15'1" x 11'7"  
**Laundry Room** 1 10'9" x 8'6"

**Map** 234  
**Block** 049  
**Lot** 000  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 2104  
**DeedPage** 851  
**TotDeeds**  
**Covenants** Yes  
**Seasonal** No

**SchDistrict** Grantham Sch District SAU # 75  
**SchElem** Grantham Village School  
**SchMiddle** Lebanon Middle School  
**SchHigh** Lebanon High School

**Lot Description** Landscaped, Level, Sloping, Trail/Near Trail, Walking Trails, Wooded  
**Construction** Wood Frame  
**Foundation** Concrete  
**Roof** Shingle - Asphalt  
**Exterior** Clapboard  
**Driveway** Paved  
**Electric** 200 Amp, Circuit Breaker(s)  
**Phone Company**  
**Electric Company** Eversource  
**Fuel Company**  
**Cable Company** Comcast

**Utilities** Phone, Cable - Available, High Speed Intrnt -ATSite  
**Items Excluded**

**Association Amenities** Recreation Facility, Snow Removal  
**Appliances** Dishwasher, Dryer, Range Hood, Oven - Wall, Range - Electric, Refrigerator, Washer  
**Equipment** Air Conditioner, Generator - Standby  
**Features - Exterior** Deck, Garden Space, Natural Shade, Shed  
**Features - Interior** Cathedral Ceiling, Dining Area, Fireplace - Gas, Fireplaces - 1, Kitchen Island, Kitchen/Dining, Primary BR w/ BA, Natural Woodwork, Walk-in Closet, Walk-in Pantry, Laundry - 1st Floor, Common Heating/Cooling  
**Flooring** Carpet, Tile, Wood  
**Heating** Radiant, Mini Split  
**Heat Fuel** Electric, Gas - LP/Bottle  
**Cooling** Mini Split  
**Water** Community  
**Water Heater** Off Boiler  
**Sewer** 1000 Gallon, Leach Field, Private, Septic

**Fees - Condo - Mobile**  
**Condo Fees**  
**Fee** \$4,095.00  
**Fee Frequency** Yearly  
**Fee Includes** Plowing, Recreation  
**AssnFee2** \$5,000.00  
**AsnFee2Frq** One-Time  
**Fee 2 Includes** Buy In Fee  
**AssnFee3**  
**AsnFee3Frq**

**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.



Daniel O'Halloran  
 Cell: 603-252-6428  
 dan@ohgrp.com



KW Coastal and Lakes & Mountains  
 Off: 603-526-8600



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# 73 Greensward Dr, Grantham, NH

Main Floor Finished Area 2960.92 sq ft

Unfinished Area 576.98 sq ft

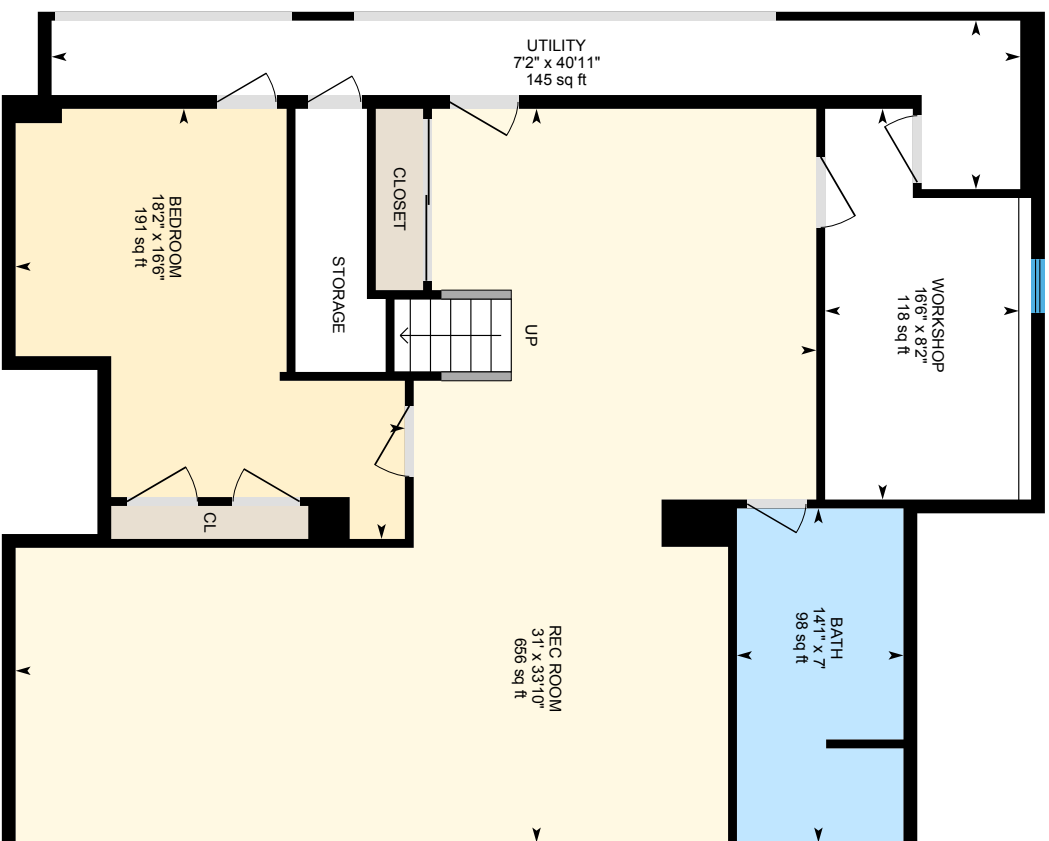


PREPARED: 2024/02/20



# 73 Greensward Dr, Grantham, NH

Basement (Below Grade) Finished Area 1096.65 sq ft  
Unfinished Area 365.56 sq ft



PREPARED: 2024/02/20





**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:** Kathleen A. Flood and Steven C. Flood
- 2. **PROPERTY LOCATION:** 73 Greensward Drive, Grantham, NH 03753
- 3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?**  Yes  No
- 4. **SELLER:**  has  has not occupied the property for 4 \_\_\_\_\_ 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 Community, Village District of Eastman

- b. **INSTALLATION:** Location: \_\_\_\_\_  
Installed By: \_\_\_\_\_ Date of Installation: \_\_\_\_\_  
What is the source of your information? \_\_\_\_\_

- c. **USE:** Number of persons currently using the system: 2  
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 ongoing \_\_\_\_\_  
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: VDE

**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? inlet line and outlet line to second tank replaced, new filter and two risers installed 2020

- c. **IF PRIVATE:**  
TANK:  Septic Tank  Holding Tank  Cesspool  Unknown  Other \_\_\_\_\_  
Tank Size 1000 Gal.  Unknown  Other: There are two 1000 gal. tanks in series  
Tank Type  Concrete  Metal  Unknown  Other: \_\_\_\_\_  
Location: front Location Unknown  Date of Installation: 2001  
Date of Last Servicing: May 2023 Name of Company Servicing Tank: New London Septic, now Henniker  
Have you experienced any malfunctions?  Yes  No  
Comments: \_\_\_\_\_

SELLER(S) INITIALS

BUYER(S) INITIALS \_\_\_\_\_

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**PROPERTY LOCATION:** 73 Greensward Drive, Grantham, NH 03753

d. LEACH FIELD:  Yes  No  Other: \_\_\_\_\_  
IF YES, Location: front Size: Unknown: x  
Date of installation of leach field: 2001 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"/>	fiberglass, loose	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass	_____	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass	_____	<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)? propane  
Age of tank(s): 22 Size of tank(s): 500  
Location: front left  
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: installer for remediation with prior owner  
Results: unknown 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:** 73 Greensward Drive, Grantham, NH 03753

**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: Eastman

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: yearly Eastman HOA fee

What is your source of information? \_\_\_\_\_

**c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?**

Yes  No If YES, Explain: \_\_\_\_\_

**d. Are you aware of any problems with other buildings on the property?  Yes  No**

If YES, Explain: \_\_\_\_\_

**e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?**

YES  NO  UNKNOWN If YES, Explain: \_\_\_\_\_

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

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

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

If YES, is survey available?  Yes  No  Unknown

**h. How is the property zoned? residential**

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

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

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

**j. Heating System Age: 3 Type: radiant, Viessmann Fuel: propane Tank Location: front left**

Owner of Tank: homeowner

Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: 1200

Date system was last serviced and by whom? Oct. 2023, Sorger's Heating and Air Conditioning

Secondary Heat Systems: heat pump, mini-splits in living and master; fireplace insert

Comments: mini-split in guest bedroom is cooling only; installed by previous owner

SELLER(S) INITIALS KRF / SRF

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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**PROPERTY LOCATION:** 73 Greensward Drive, Grantham, NH 03753

- k. Roof Age: 7 Type of Roof Covering: asphalt shingle  
Moisture or leakage: none  
Comments: \_\_\_\_\_
- l. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_ Type: \_\_\_\_\_  
Moisture or leakage: none  
Comments: \_\_\_\_\_
- m. Chimney(s) How Many? one Lined? liner, fireplace inse Last Cleaned: N/A Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_
- n. Plumbing Type: copper / PVC Age: \_\_\_\_\_  
Comments: \_\_\_\_\_
- o. Domestic Hot Water: Age: 3 Type: off boiler Gallons: 60
- p. Electrical System: # of Amps 200 Circuit Breakers  Fuses   
Comments: generator panel with 8 circuits  
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: heat pump Age: 3 Date Last Serviced and by whom: Sorger's Heating and Air Conditioning  
Comments: 3
- 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: 2023  
If Portable:  Included  Negotiable  
Comments: Skyline Electric
- w. Internet: Type Currently Used at Property: xfinity
- x. Other (e.g. Alarm System, Irrigation System, etc.) Tasco Security System  
Comments: motion, water, heat, propane

**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:**

New Viessmann boiler and hot water tank – 2021  
Install heat pump, mini-splits – 2020  
Replace carpet with hardwood in office, three bedrooms – 2020  
Replace carpet, rebuild stairs with hardwood – 2020  
Replace carpet on porch - 2020  
New appliances (except range) – 2020, (replace propane range with electric – 2022)  
(N.B. the propane feed to the range area is still available if desired)  
Install kitchen island vent hood – 2023  
Replace garage doors and openers – 2021  
Replace shed garage door and new opener - 2023  
New toilets – 2019  
Replace slats with paver front walk – 2020  
Install slate patio – 2021  
Replace downstairs bath vanity, lights – 2020  
Replace dining chandelier, sconces and some exterior lights - 2020  
Replace back door from garage – 2022  
Replace window treatments with cellular shades – 2020, 2021, 2022  
Install new closet system, master closet – 2023  
Remove multiple large and medium trees – 2020, 2021, 2022, 2023  
Painting: interior – 2020, 2021; exterior – 2022  
Septic system inlet/outlet replacement, tank inspection - 2020

**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).**

*Kathleen A. Flood*  
dotloop verified  
02/21/24 11:34 AM  
EST  
YTR7-7YVN-CA3R-VLI4  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_

*Steven C. Flood*  
dotloop verified  
02/09/24 11:49 AM EST  
72C8-KBYW-OIML-9WH9  
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 \_\_\_\_\_

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: Kathleen A. Flood and Steven C. Flood  
73 Greensward Drive, Grantham, NH 03753
- 2. Association Name (if applicable): Eastman Community Association
- 3. Property Manager/Agent: \_\_\_\_\_ Phone: (603)863-4240

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: 4
- 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: unknown
- 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 type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input type="checkbox"/> Snow Removal
<input 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: <u>Trails, beaches, Fitness, pool</u>		
  - c. Are there any additional fees? If so, please specify: \_\_\_\_\_
  - 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.

Kathleen A. Flood  
SELLER  
dotloop verified  
02/21/24 9:58 AM EST  
IVNS-WWNL-38Z-AYBH  
DATE

Steven C. Flood  
SELLER  
dotloop verified  
02/09/24 11:49 AM EST  
PQD-XEVF-ENKT-HZIZ  
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

MICHAEL J. WORK  
ATTORNEY AT LAW  
P.O. BOX 627  
NEWPORT, NEW HAMPSHIRE 03773-0627

E Doc # 2002234  
Book 2104 Page 851

05/11/2020 11:45:47 AM  
Page 1 of 4

Janet Gibson, Register of Deeds  
Sullivan County New Hampshire  
LCHIP SUA058696 25.00  
TRANS TAX SU017335 7,320.00

TT: \$7,320 -

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS, that we, MARTHA F. SMITH of Grantham, New Hampshire, and PAUL MARTEL of Weatogue, Connecticut, CO-TRUSTEES of THE EDWARD R. SMITH QUALIFIED PERSONAL RESIDENCE TRUST, dated June 23, 1995, for consideration paid, grant to STEVEN C. FLOOD and KATHLEEN A. FLOOD, husband and wife, as joint tenants with rights of survivorship, whose present mailing address is 1660 Monarch Drive, Venice, Florida 34293, with **WARRANTY COVENANTS**,

A certain tract or parcel of land, with any improvements thereon, located in Grantham, County of Sullivan and State of New Hampshire, and shown as Lot 15 on a plan entitled "Plan of Land in Grantham, N.H., Eastman/Greensward Section 9", dated April 26, 1972 by Hayes Engineering, Inc., and recorded in the Sullivan County Registry of Deeds in Planfile 1, Pocket 10, Folder 4, Number 4.

The property hereby conveyed is conveyed subject to and with the benefit of the covenants and restrictions contained in a Declaration of Covenants and Restrictions dated July 27, 1971, filed by Controlled Environment Corporation in the Sullivan County Registry of Deeds, Volume 498, Page 121, and contained or referred to in a supplementary Declaration of Covenants and Restrictions dated June 30, 1972, and recorded in said Registry in Volume 511, Page 283, and any amendments thereto including the "Declaration of Covenants and Restrictions Restatement and Amendment" dated August 31, 1991 and recorded in Volume 947, Page 11 of said Registry, which covenants and restrictions shall run with the land hereby conveyed. The property hereby conveyed is conveyed subject to the easements and water rights reserved to Controlled Environment Corporation by the aforesaid Declarations and the conveyance does

not include any rights denied to Lots by the terms of such Declarations.

If the Lot hereby conveyed is shown on the aforesaid plan as bounded by any Association Land, Special Place Reserved Land, lake, pond, stream or road, the fee title to the Lot shall not extend beyond the edge of, or include any part of, such Association Land, Special Place Reserved Land, lake, pond, stream or road, the fee title to such property being reserved to Controlled Environment Corporation.

Also hereby conveyed to the Grantees is the right, in common with others, to pass and repass over all roads constructed by Controlled Environment Corporation as part of the Eastman Development, subject however to the right of Controlled Environment Corporation to relocate roads and to dedicate them to the public.

EXCEPTING AND RESERVING to Controlled Environment Corporation, its successors and assigns, an easement for use of that portion of the lot conveyed herein, which is marked "Golf Rough Area" on the plan referred to above, which easement shall be appurtenant to the abutting property owned and used by Controlled Environment Corporation as a golf course, and shall exist so long as the abutting property shall be used as a golf course. Said easement shall be for the benefit of Controlled Environment Corporation, its successors and assigns, and those persons entitled to use the golf course operated by it, and shall entitle such persons, and Controlled Environment Corporation, its successors and assigns or their agents, to enter upon the property subject thereto for any purpose normally incident to the operation and maintenance of a golf course rough or the playing of golf thereon, but shall not permit use of such property for tees, greens or fairways. The Grantee shall have the right to use the "Golf Rough Area" in any manner which is not inconsistent with its use as a golf rough area, provided, however, that the installation or maintenance of a fence, or other structures, or hedges, shrubs and trees having substantial foliage less than ten feet from the ground is inconsistent with such use.

Meaning and intending to describe and convey all and the same premises as were conveyed to EDWARD R. SMITH, Trustee of the EDWARD R. SMITH QUALIFIED PERSONAL RESIDENCE TRUST OF 1995, by DONALD T. FULLER and ROBERTA B. FULLER, by warranty deed dated November 15, 2004, recorded in Book 1485, Page 912 of the Sullivan County Registry of Deeds on November 19, 2004. The said Edward R. Smith died October 31, 2019, and by the terms of his Trust named Martha F. Smith as Trustee and one disinterested person as Co-Trustee, to be approved by a majority of the surviving beneficiaries. Paul Martel was appointed Co-Trustee by said beneficiaries. A death certificate for Edward R. Smith and signed acceptance by said Paul Martel as Co-Trustee are recorded with this deed.

TRUSTEE'S CERTIFICATE

The undersigned Trustee, Martha F. Smith, Co-Trustee of THE EDWARD R. SMITH QUALIFIED PERSONAL RESIDENCE TRUST, dated June 23, 1995, a trust duly established and existing under law, and thereto has full and absolute power in said Trust to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any Trust asset paid to the Trustee for a conveyance thereof.

I Martha F. Smith, unmarried, being the only person holding rights of homestead in the within conveyed premises, do hereby in my individual capacity release all homestead rights.

Signed this 8<sup>th</sup> day of May, 2020.

EDWARD R. SMITH QUALIFIED  
PERSONAL RESIDENCE TRUST  
dated June 23, 1995

Martha F. Smith  
Martha F. Smith,  
individually

By: Martha F. Smith, Trustee  
Martha F. Smith, Trustee

STATE OF NEW HAMPSHIRE  
COUNTY OF SULLIVAN

May 8<sup>th</sup>, 2020

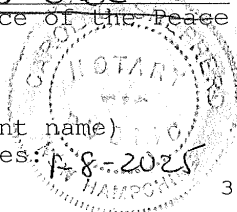
Personally appeared Martha F. Smith, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,

Carol A. Shepherd  
Notary Public/Justice of the Peace

(Please type or print name)

My commission expires: 8-8-2025





TRUSTEE'S CERTIFICATE

The undersigned Trustee, Paul Martel, Co-Trustee of THE EDWARD R. SMITH QUALIFIED PERSONAL RESIDENCE TRUST, dated June 23, 1995, a trust duly established and existing under law, and thereto has full and absolute power in said Trust to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any Trust asset paid to the Trustee for a conveyance thereof.

Signed this 30<sup>th</sup> day of April, 2020.

EDWARD R. SMITH QUALIFIED  
PERSONAL RESIDENCE TRUST  
Dated June 23, 1995

By: Paul Martel  
Paul Martel, Trustee

STATE OF CONNECTICUT  
COUNTY OF Hartford

April 30, 2020

Personally appeared Paul Martel, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,



Kate M. Foley  
Notary Public

(Please type or print name)  
My commission expires: 02/28/2024

