


1376A Route 11

Sunapee, NH

Just Listed

Join the amazing Sunapee community with this incredible, turn-key home. Enter on the main level to find a warm and inviting open kitchen/living space, along with a formal dining room. Step out onto your private deck and take in the views as you overlook Otter Pond. Heading upstairs you will find a primary bedroom with ensuite bathroom, along with two additional bedrooms and a full bathroom. On the lower level, you will find access to your private garage space. Only 15 minutes to Mount Sunapee Resort. Enjoy sandy beaches less than a mile from your home at Georges Mills beach or take a 5 minute drive to Dewey beach where you will enjoy shared waterfront on Lake Sunapee for Sunapee residents only. Close to many golf courses, hiking and biking trails and beaches for kayaking during the warm summer months. Minutes to downtown New London where you will find local shops, dining, amenities and theater. This property has easy access to I89, with only a 30 minute drive to Hanover or Concord. Approximately 1 1/2 hrs to Boston. Come experience everything Sunapee has to offer!

 \$425,000

Bedrooms: 3

Year Built: 2013

Bathrooms: 3

Taxes: \$4,613

Monthly Fee: \$325

Sq. Ft. 1,956

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

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

 ohgrp.com

kw LAKES &
MOUNTAINS
KELLERWILLIAMS. REALTY



Unbranded Tour URL 1

County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 2013
Architectural Style Contemporary
Color
Total Stories 3
Zoning Residential
Taxes TBD No
Tax - Gross Amount \$4,613.00
Tax Year 2023
Tax Year Notes
Owned Land
Lot Size Acres 0.00
Lot - Sqft
Common Land Acres 3.00
Garage Yes
Basement Yes
Basement Access Type Walkout
Date - Initial Showings Begin 3/9/2024

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 1,638
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Measured
SqFt-Apx Fin Below Grade 318
SqFt-Apx Fin BG Source Measured
SqFt-Apx Unfn Below Grade 101
SqFt-Apx Unfn BG Source Measured
SqFt-Apx Total Finished 1,956
Footprint
Road Frontage Yes
Road Frontage Length 420
Roads Paved, Public

Waterfront Property
Water Body Access Yes
Water Body Name Lake Sunapee
Water Body Type Lake
Water Access Details Municipal Residents Only
WaterFrRit
Water Body Restrictions No
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

Remarks - Public Join the amazing Sunapee community with this incredible, turn-key home. Enter on the main level to find a warm and inviting open kitchen/living space, along with a formal dining room. Step out onto your private deck and take in the views as you overlook Otter Pond. Heading upstairs you will find a primary bedroom with ensuite bathroom, along with two additional bedrooms and a full bathroom. On the lower level, you will find access to your private garage space. Only 15 minutes to Mount Sunapee Resort. Enjoy sandy beaches less than a mile from your home at Georges Mills beach or take a 5 minute drive to Dewey beach where you will enjoy shared waterfront on Lake Sunapee for Sunapee residents only. Close to many golf courses, hiking and biking trails and beaches for kayaking during the warm summer months. Minutes to downtown New London where you will find local shops, dining, amenities and theater. This property has easy access to I89, with only a 30 minute drive to Hanover or Concord. Approximately 1 1/2 hrs to Boston. Come experience everything Sunapee has to offer! *Delayed showings until Open House on Saturday, March 9th, from 10:00 - 12:00.

Directions

Kitchen 1 15'5" x 10'9"
Dining Room 1 11'7" x 10'10"
Living Room 1 19'3" x 14'11"
Living Room 2 19'2" x 14'5"
Primary Bedroom 2 19'3" x 13'3"
Bedroom 2 9'9" x 9'7"
Bedroom 2 6'1" x 25'9"
Mudroom B

Map 107
Block 002
Lot 001
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 2099
DeedPage 412
TotDeeds
Covenants Yes
Seasonal No

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

Lot Features Sloping, View, Water View
Construction Materials Wood Frame, Vinyl Siding
Foundation Concrete
Roof Shingle - Architectural
Driveway Paved
Electric 200 Amp
Phone Company Comcast
Electric Company Eversource
Fuel Company Eastern Propane
Cable Company Comcast

Utilities Cable, Gas - LP/Bottle, Underground Utilities
Items Excluded
Negotiable Dryer, Washer

Association Amenities Master Insurance, Landscaping, Common Acreage, Snow Removal
Appliances Dishwasher, Range - Electric, Refrigerator, Water Heater - Off Boiler
Equipment CO Detector, Radon Mitigation, Smoke Detector
Features - Exterior Deck
Features - Interior Dining Area, Kitchen/Living, Primary BR w/ BA, Natural Light, Laundry - Basement
Flooring Carpet, Hardwood, Tile, Vinyl Plank
Heating Baseboard, Hot Water
Heat Fuel Gas - LP/Bottle
Cooling None
Water Source Community
Sewer Community

Fees - Condo - Mobile
Condo Fees Yes
Fee \$325.00
Fee Frequency Monthly
AssnFee2
AssnFee2Frq
AssnFee3
AssnFee3Frq

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

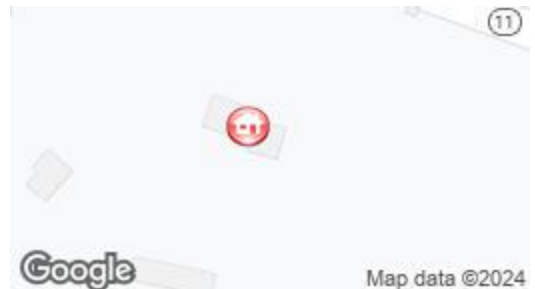
Buyer Agency 2.50% **SubAgency** **Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages**
NonAgency Facilitator 2.50 %
Compensation Based On Net Sales Price
 The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.
Compensation Comments



O'Halloran Group
 listings@ohgrp.com



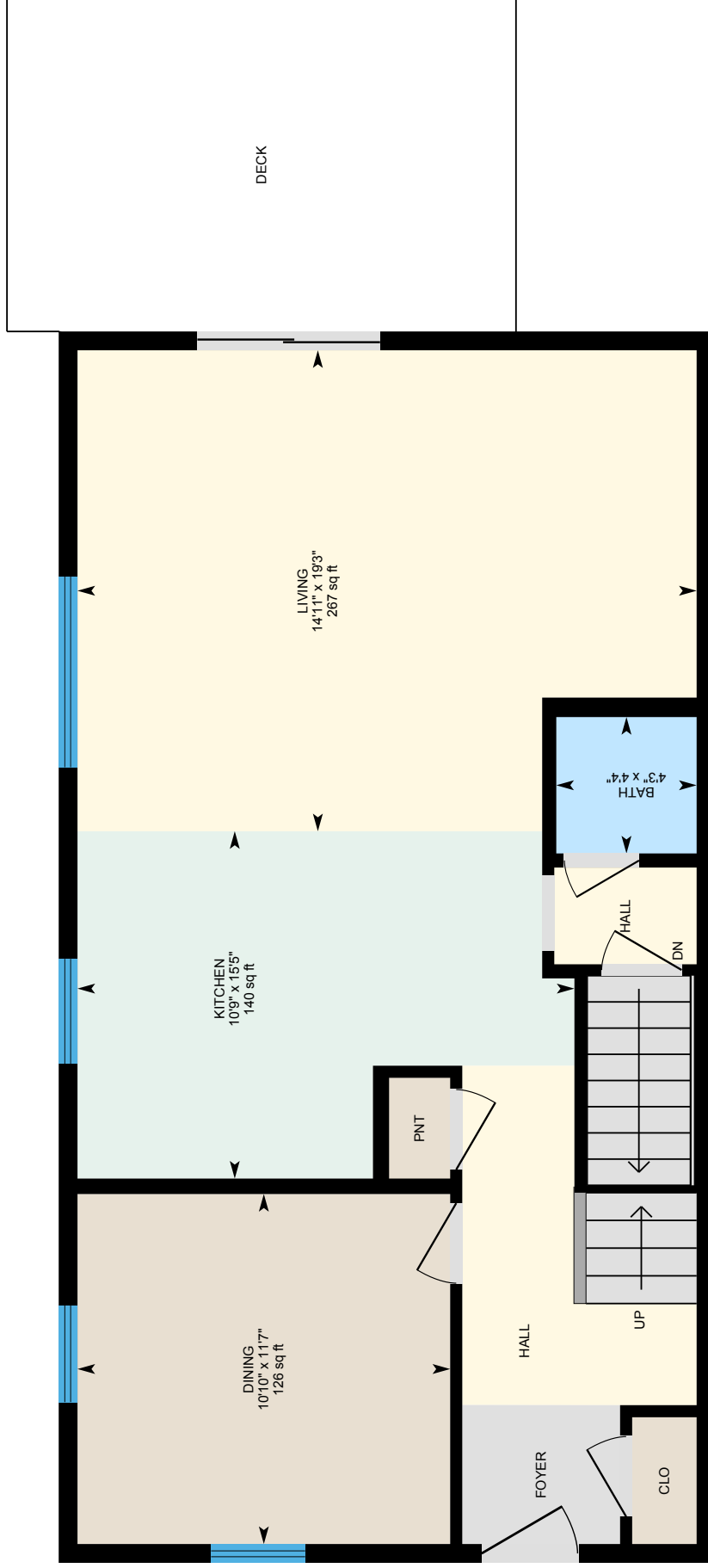
KW Coastal and Lakes & Mountains
 Off: 603-526-8600



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1376 NH-11, Sunapee, NH

Main Floor Finished Area 777.72 sq ft

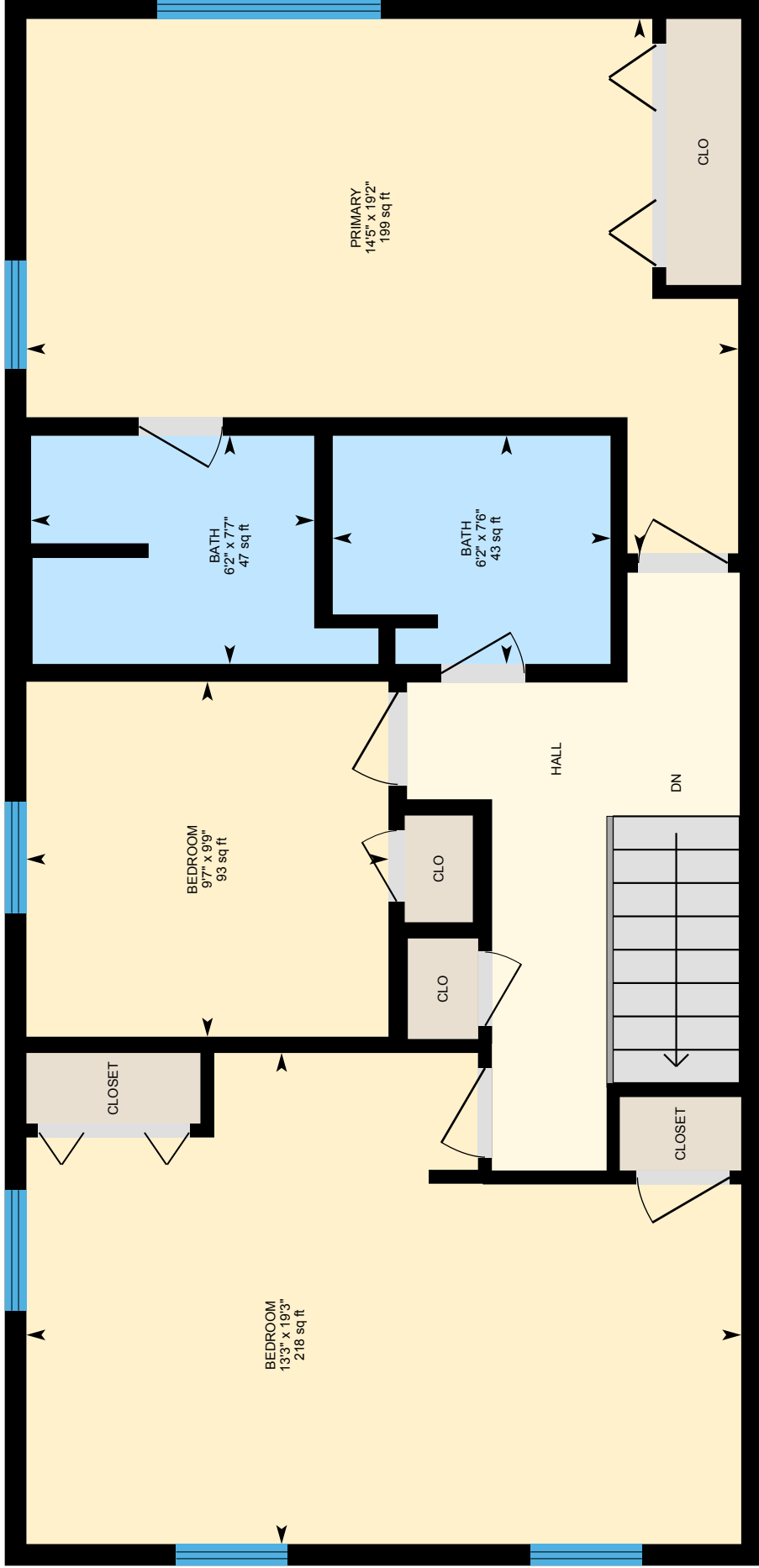


PREPARED: 2024/03/05



1376 NH-11, Sunapee, NH

2nd Floor Finished Area 860.59 sq ft



PREPARED: 2024/03/05

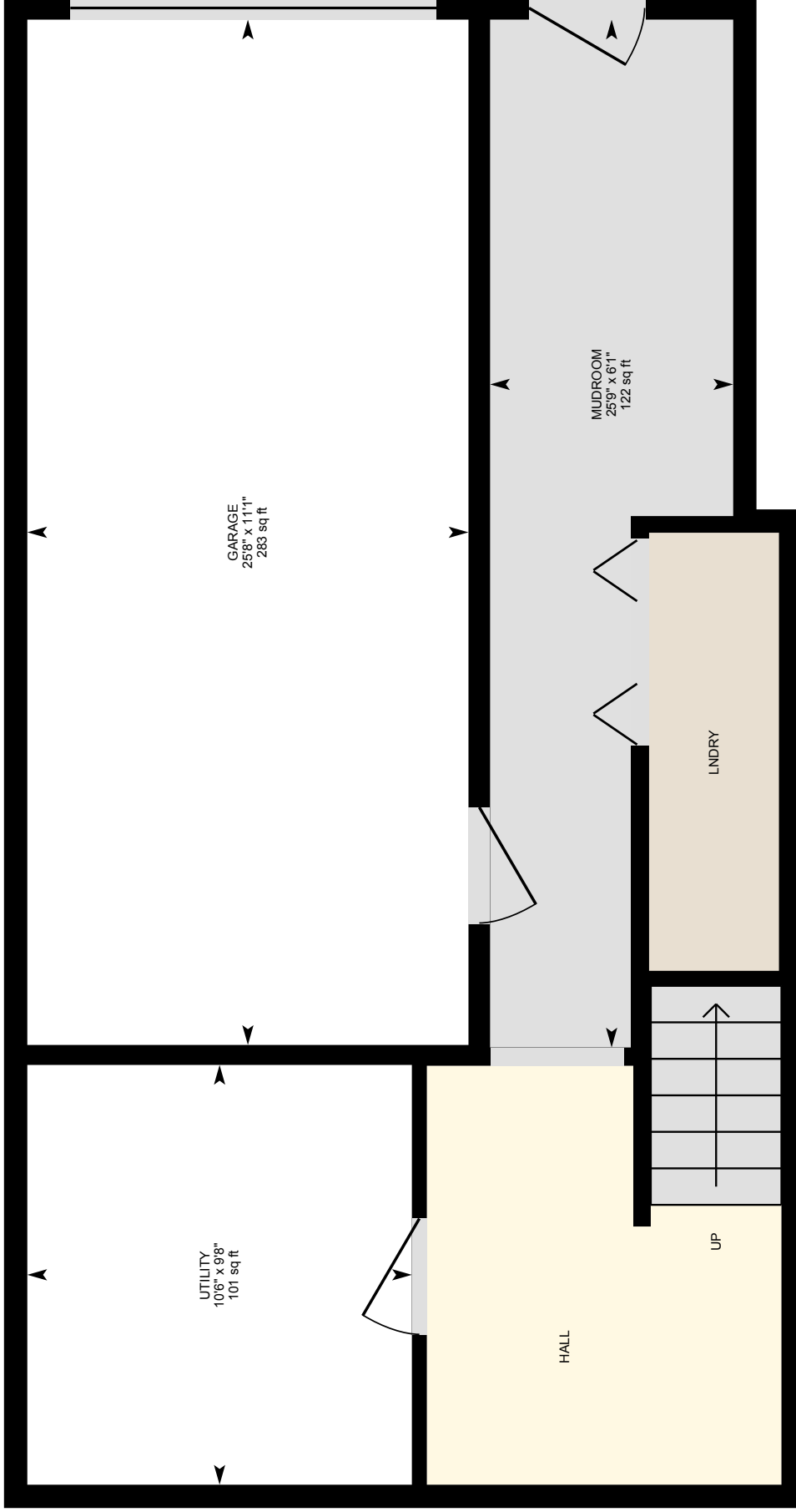


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



1376 NH-11, Sunapee, NH

Basement (Below Grade) Finished Area 318.20 sq ft
Unfinished Area 423.59 sq ft



PREPARED: 2024/03/05



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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:** Tracy Ellen Williams

2. **PROPERTY LOCATION:** 1376A Route 11, 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 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 N/A

b. **INSTALLATION:** Location: Front of Building A-B
Installed By: Wragg Brothers Well Drilling Date of Installation: 2013
What is the source of your information? my own knowledge in speaking with Wragg

c. **USE:** Number of persons currently using the system: Shared well with Building A-B; one (1) individual in Unit A
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 11/2020
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?

Installed a point-of-use filter system in the kitchen to mitigate the high[er] levels of Uranium and Arsenic. Water was tested following the filter system installation; all levels are within safety numbers/guidelines.

COMMENTS:

I had the well water tested twice in 2020; both results corroborated the other's findings. Capital Well recommended a point-of-use filter system, which I had installed in November 2020, retested with accepted levels reading within recommended guidelines and safety.

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: _____

Northview Townhouses is on public sewer system. These questions are N/A.

SELLER(S) INITIALS TEU / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 1376A Route 11, Sunapee, NH 03782

d. LEACH FIELD: Yes No Other: N/A
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"/>	R40	meets requirements	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R21		<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R19		<input checked="" 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 tanks supply the propane to each unit
Age of tank(s): Unknown Size of tank(s): 500 gal
Location: front of Building A-B (in front of Unit B)
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: N/A

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: March 2020 By: Unknown
Results: I don't have these results If applicable, what remedial steps were taken? the problem was remedied
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: I don't have this documentation

SELLER(S) INITIALS TEU / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 1376A Route 11, Sunapee, NH 03782

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: Unknown 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: Eversource -- when needed to conduct utility work and/or replace polls, etc.

What is your source of information? Eversource communicates with all Owners prior to any work that needs to be done.

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: There is a monthly Association fee for all units

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: 2013 Type: Forced hot water heater Fuel: Propane Tank Location: Front of Bldg A-B

Owner of Tank: Eastern Propane & Oil (formerly Goodrich)

Annual Fuel Consumption: 450 gal Price: determined each year Gallons: 450 gal

Date system was last serviced and by whom? scheduled for 3/21/24 (previously serviced/inspected in March 2022)

Secondary Heat Systems: _____

Comments: _____

SELLER(S) INITIALS TEU / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 1376A Route 11, Sunapee, NH 03782

k. Roof Age: 2013 Type of Roof Covering: shingles
Moisture or leakage: N/A
Comments: No comments

l. Foundation/Basement: Full Partial Other: _____ Type: _____
Moisture or leakage: N/A
Comments: _____

m. Chimney(s) How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
Comments: N/A

n. Plumbing Type: N/A Age: 2013
Comments: _____

o. Domestic Hot Water: Age: 2013 Type: Unknown Gallons: Unknown

p. Electrical System: # of Amps _____ Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: N/A

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: Carpenter Ants
Comments: Infestation in May 2020; remedied through Orkin Pest Control; no incidents since then. No other pests.

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

t. Air Conditioning: Type: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: N/A

u. Pool: Age : _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: N/A

v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____

w. Internet: Type Currently Used at Property: Comcast/Xfinity

x. Other (e.g. Alarm System, Irrigation System, etc.) N/A
Comments: N/A

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 TEU / _____

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:

Fresh paint throughout the entire condo
New Samsung refrigerator, November 2023
W/D like-new, October 2022
Storm door installed on basement entrance, October 2020
Deck re-stained each Spring
New ridge roof venting installed, November 2020 (entire building A-B)
Perimeter drains cleaned, Spring 2022
Dryer vent pipe replaced, March 2020
Gutters are cleaned on both buildings each Fall
Both buildings are scheduled for power wash, Spring 2024

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).

Tracy Ellen Williams
dotloop verified
03/04/24 9:48 AM EST
PN6G-IS5R-WTDZ-U6KU

SELLER _____ DATE _____

SELLER _____ DATE _____

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER _____ DATE _____

BUYER _____ DATE _____

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: Tracy Ellen Williams
1376A Route 11, Sunapee, NH 03782
- 2. Association Name (if applicable): Northview Townhouses Condominium Association
- 3. Property Manager/Agent: Owners (4 Units) Phone: 603/848-8886

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: Garage plus one add'l parking space
- 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: McGrillis & Eldredge Insurance
- b. Name of Agent: Debra Hurd Phone: 6038633636

6. FINANCIAL

- a. Monthly maintenance fee(s): \$325
 - 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 checked="" type="checkbox"/> Landscaping	<input type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input checked="" 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 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.

Tracy Ellen Williams
SELLER _____ DATE _____

dotloop verified
03/04/24 10:33 AM EST
QW5C-1GYC-OCLS-NCCZ

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 _____

Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA057950 25.00
TRANS TAX SU017156 3,855.00

CHIARELLA LAW OFFICE, P.C.
P.O. BOX 310
SPRINGFIELD, NH 03284
T.T. = \$3,855.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that we, MICHAEL A. ZYLA and SHERILENE ZYLA, husband and wife, of Sunapee, New Hampshire, for consideration paid, grant to TRACY ELLEN WILLIAMS, whose present mailing address is 42 Wolf Road, Apartment 134, Lebanon, New Hampshire 03766, with **WARRANTY COVENANTS**,

A condominium unit situated in the Town of Sunapee, County of Sullivan and State of New Hampshire, more specifically described as follows:

Condominium Unit A of Northview Townhouses Condominium of Georges Mills as shown on a plan entitled "Site Plan Northview Townhouses Condominium of Georges Mills, Sunapee, NH 03782" prepared by Clifford P. Richer, LLS dated December 4, 2013, and on Floor Plans, recorded at the Sullivan County Registry of Deeds, DR04-031, and DR04-032, respectively, and as further defined and identified in the Northview Townhouses Condominium of Georges Mills Declaration recorded at Book 1903, Page 419, and the By-Laws at Book 1903, Page 450, of said Registry, as subsequently amended by amendment to the Declaration recorded at Book 1981, Page 486, in the Sullivan County Registry of Deeds. The premises are located at 1376 Route 11, Sunapee, Sullivan County, New Hampshire.

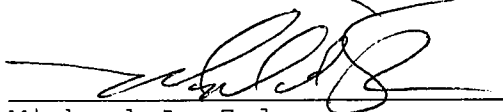
Together with an undivided 25 percent interest in the Common Area as defined and identified in the Northview Townhouses Condominium of Georges Mills Declaration, as amended.

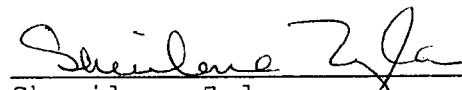
ALSO TOGETHER with Limited Common Area as shown on said Site Plan, and the Floor Plans as amended.

SUBJECT TO, however, all existing and future rights, restrictions, and easements in the Northview Townhouses Condominium of Georges Mills, as more fully contained in the Condominium Instruments recorded in the Sullivan County Registry of Deeds. Said instruments are hereby incorporated by reference as covenants which shall run with the land of the above-described condominium unit.

Meaning and intending to describe and convey all and the same premises as were conveyed to MICHAEL A. ZYLA and SHERILENE ZYLA by LINDA TRENHOLM by warranty deed dated August 28, 2018, recorded in the Sullivan County Registry of Deeds at Book 2047, Page 918 on August 28, 2018.

Signed this 7th day of March, 2020.


Michael A. Zyla


Sherilene Zyla

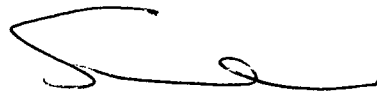
STATE OF NEW YORK
COUNTY OF Dutchess

March 7th, 2020

Personally appeared Michael A. Zyla and Sherilene Zyla, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

SHAOJUN YAO
Notary Public, State of New York
Reg. No. 01YA6383929
Qualified in Dutchess County
Commission Expires November 26, 2022

Before me,



Notary Public

(Please type or print name)
My commission expires:

11/26/2022

