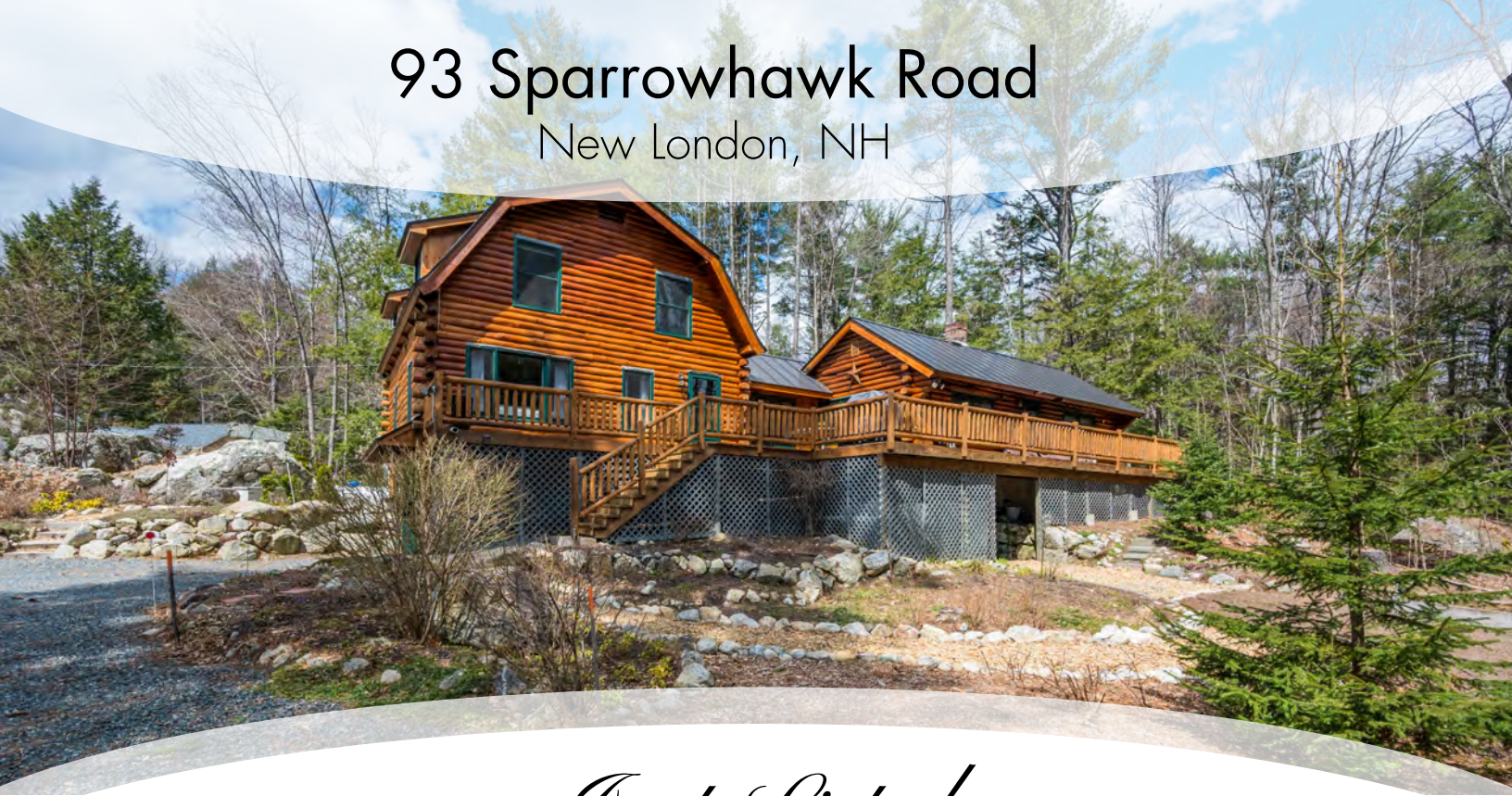


# 93 Sparrowhawk Road

New London, NH



## *Just Listed*

New London Log Home Living at the edge of town - within walking distance of the Elkins Town Beach on Pleasant Lake! Private neighborhood setting with room to roam and close to walking trails - midway between Ragged Mountain & Mount Sunapee. Sprawling log home with spaces for everyone, but cozy nooks for privacy tucked inside. First-floor primary suite, two additional bedrooms and bathroom on second floor. Lower level has two bonus rooms and another full bath. Three woodstoves! Screened porch and massive deck to enjoy the outdoors. Yard has been cleared with raised beds for flowers and vegetables but still acres of woods and the Whitney Brook meandering out back. Easy commute from I-89. Don't miss your chance for a New London home!



\$650,000

Bedrooms: 2

Year Built: 1976

Bathrooms: 3

Taxes: \$4,837

Acres: 4.40

Sq. Ft. 2,116



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

 ohgrp.com

**kw** LAKES & MOUNTAINS  
KELLER WILLIAMS REALTY

Residential  
4991671

Single Family  
Active

93 Sparrowhawk Road  
New London


NH 03257




Unit/Lot

Listed: 4/17/2024

\$650,000

Closed:





Unbranded Tour URL 1

County NH-Merrimack

Village/Dist/Locale Elkins

Construction Status Existing

Year Built 1976

Architectural Style Log, Walkout Lower Level

Color Natural

Total Stories 2

Zoning ARR -

Taxes TBD No

Tax - Gross Amount \$4,837.00

Tax Year 2023

Tax Year Notes

Owned Land

Lot Size Acres 4.40

Lot - Sqft 191,664

Common Land Acres

Garage Yes

Basement Yes

Basement Access Type Interior

Rooms - Total 8

Bedrooms - Total 2

Baths - Total 3

Baths - Full 1

Baths - 3/4 2

Baths - 1/2 0

Baths - 1/4 0

SqFt-Apx Fin Above Grade 2,054

SqFt-Apx Fin AG Source Measured

SqFt-Apx Unfn Above Grade 107

SqFt-Apx Unfn AG Source Measured

SqFt-Apx Fin Below Grade 62

SqFt-Apx Fin BG Source Measured

SqFt-Apx Unfn Below Grade 1,413

SqFt-Apx Unfn BG Source Measured

SqFt-Apx Total Finished 2,116

Footprint

Road Frontage Yes

Road Frontage Length 198

Roads Cul-de-Sac, Dirt, Private, Privately Maintained

Waterfront Property

Water Body Access Yes

Water Body Name Pleasant Lake

Water Body Type Lake

Water Access Details Municipal Residents Only

WaterFrRit

Water Body Restrictions Unknown

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

Date - Initial Showin

as Beain

4/20/2024

**Remarks - Public** New London Log Home Living at the edge of town - within walking distance of the Elkins Town Beach on Pleasant Lake! Private neighborhood setting with room to roam and close to walking trails - midway between Ragged Mountain & Mount Sunapee. Sprawling log home with spaces for everyone, but cozy nooks for privacy tucked inside. First-floor primary suite, two additional bedrooms and bathroom on second floor. Lower level has two bonus rooms and another full bath. Three woodstoves! Screened porch and massive deck to enjoy the outdoors. Yard has been cleared with raised beds for flowers and vegetables but still acres of woods and the Whitney Brook meandering out back. Easy commute from I-89. Don't miss your chance for a New London home! SHOWINGS DELAYED until Open House on 4/20 10am - 12:30pm - Come take a tour!

**Directions** From 89 - take exit 11 towards Andover onto Route 11. Turn left onto Elkins Road. Pass Pleasant Lake and Lakeshore Drive on your left. Sparrowhawk will be on your right. #93 will be near the end at the cul-de-sac. house on your left.

<div><div><div>Kitchen19'5" x 10'7"</div><div>Dining Room113'8" x 14'5"</div><div>Living Room112'10" x 23'6"</div><div>Primary BR121'2 x 13'5"</div><div>Bedroom212'8" x 21'4"</div><div>Bedroom210'6" x 10'1"</div><div>Bath - 3/427'2" x 11'2"</div><div>BedroomB10'9" x 13'</div><div>Bath - FullB7'6" x 6'6"</div><div>Laundry RoomB20'8" x 15'5"</div><div>Exercise RoomB12'2" x 22'11"</div></div><div><div><div>Bonus RoomB9'6" x 13'1"</div><div>Porch1</div><div>Bath - 3/417'3" x 5'11"</div><div>Family Room112'10" x 11'5"</div><div>Breakfast Nook17'6" x 12'2"</div><div>Other17'9" x 13'5"</div><div>MudroomB9'11"x14'9"</div></div></div></div> <div><div><div>Map65</div><div>Block17</div><div>Lot0</div><div>SPAN Number</div><div>Property ID</div><div>PlanUrbDev</div></div><div><div><div>Lot FeaturesBeach Access, Country Setting, Landscaped, Level, Stream, Trail/Near Trail</div><div>Construction MaterialsLog Home</div><div>FoundationPoured Concrete</div><div>RoofMetal, Standing Seam</div><div>DrivewayGravel</div><div>Electric200 Amp, Generator</div><div>Phone CompanyComcast / TDS</div><div>Electric CompanyEversource</div><div>Fuel CompanyHuckleberry</div><div>Cable CompanyComcast / TDS</div></div></div></div> <div><div><div>DeedRecTyWarranty</div><div>DeedBook3731</div><div>DeedPage425</div><div>TotDeeds</div><div>CovenantsUnknown</div><div>SeasonalNo</div></div><div><div>UtilitiesCable - Available, Telephone At Site</div><div>Items Excluded</div></div></div> <div><div><div>SchDistrictKearsarge Sch Dst SAU #65</div><div>SchElemKearsarge Elem New London</div><div>SchMiddleKearsarge Regional Middle Sch</div><div>SchHighKearsarge Regional HS</div></div><div><div><div>Fees - Condo - Mobile</div><div><div>Condo Fees</div><div>Fee</div><div>Fee Frequency</div><div>AssnFee2</div><div>AssnFee2Frq</div><div>AssnFee3</div><div>AssnFee3Frq</div></div><div><div>Condo Name</div><div>Building Number</div><div>Floor Number</div><div>Units Per Building</div><div>LmtComArea</div><div>SpecAssmt</div><div>ParkName</div><div>Mobile Co-Op</div><div>MobPkApvl</div><div>MustMove</div><div>Mobile Make</div><div>MobileMod</div><div>MobileSer#</div><div>Mobile Anchor</div></div></div></div></div>
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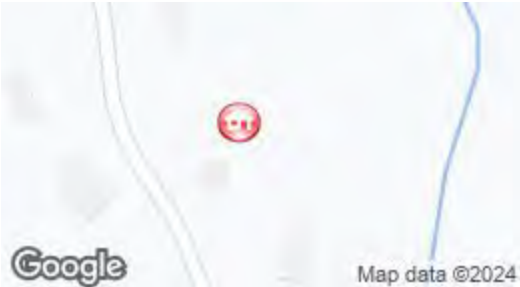
Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages			
Buyer Agency	2.50 %	SubAgency	NonAgency Facilitator2.50 %
Compensation Based On Net Sales Price			
The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.			
Compensation Comments			



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



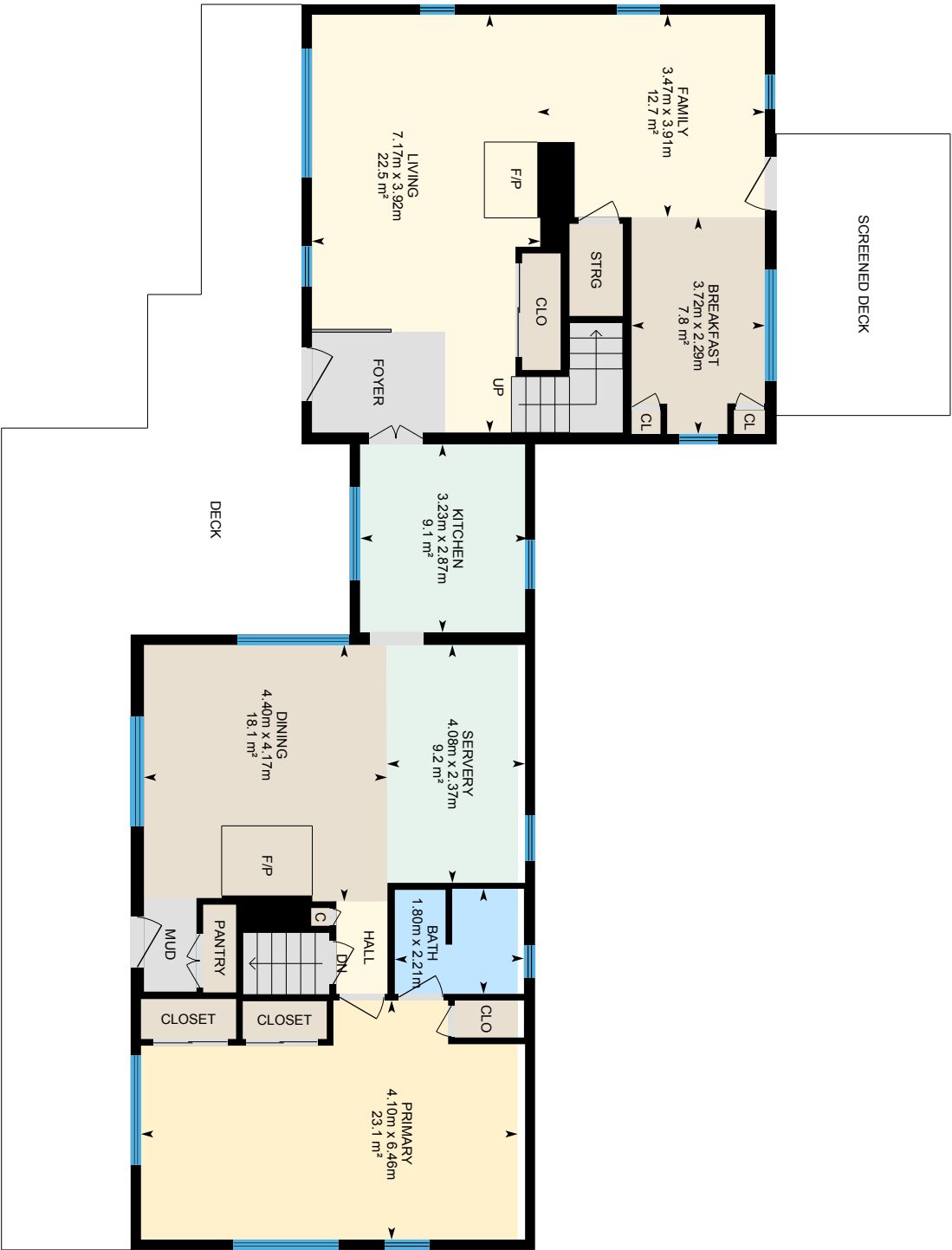
KW Coastal and Lakes & Mountains  
Off: 603-526-8600



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93 Sparrowhawk Road, New London, NH

Main Floor    Finished Area 141.63 m<sup>2</sup>  
Unfinished Area 3.11 m<sup>2</sup>



PREPARED: 2024/04/16



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.



93 Sparrowhawk Road, New London, NH

2nd Floor    Finished Area 49.18 m<sup>2</sup>  
Unfinished Area 6.87 m<sup>2</sup>



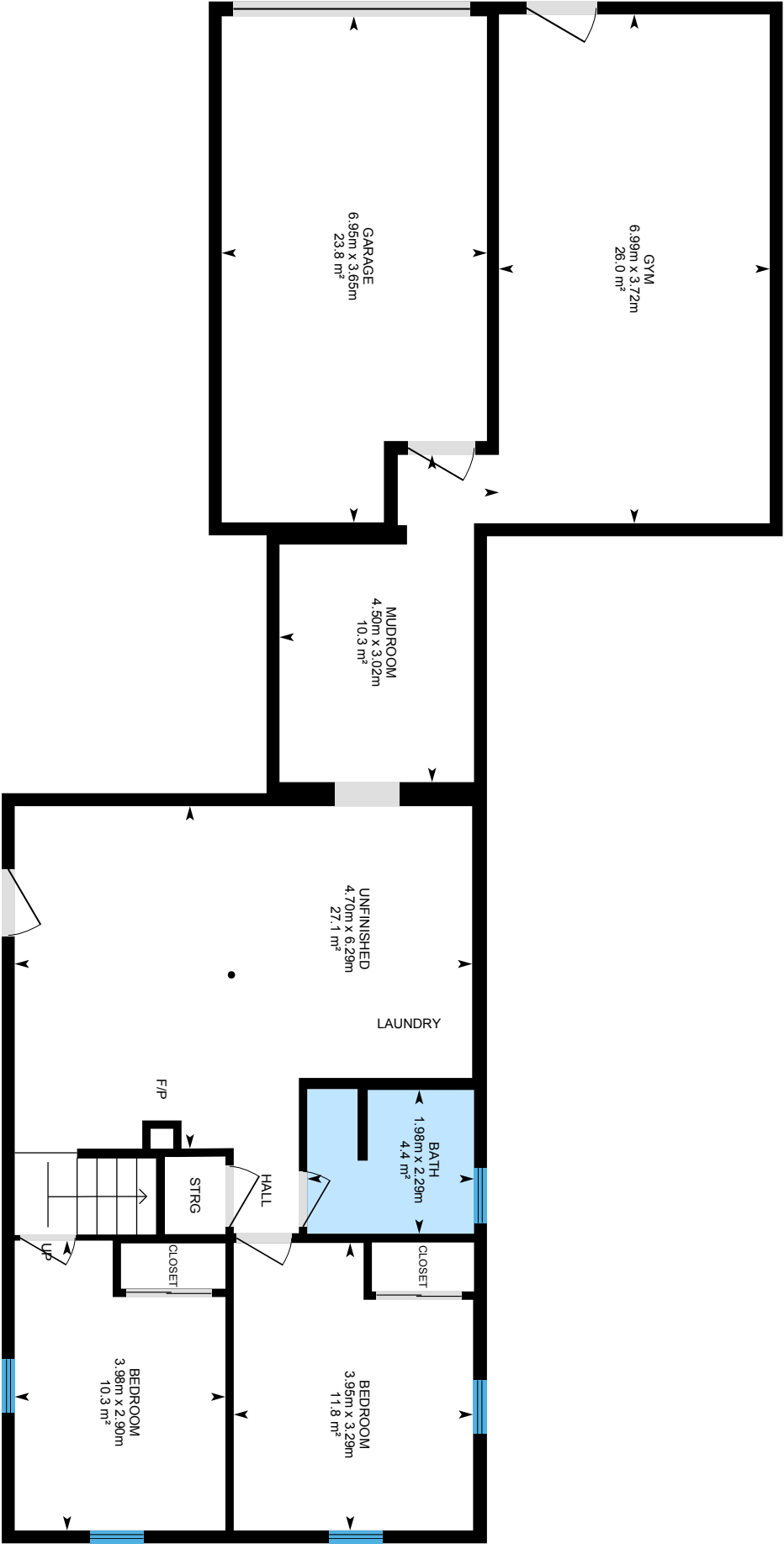
PREPARED: 2024/04/16



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.

# 93 Sparrowhawk Road, New London, NH

Basement (Below Grade)    Finished Area 5.81 m<sup>2</sup>  
Unfinished Area 131.28 m<sup>2</sup>



PREPARED: 2024/04/16



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:** Reed Family Trust

2. **PROPERTY LOCATION:** 93 Sparrowhawk Road, New London, NH 03257

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 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 New well pump, 11/2020 by Capital Well

b. **INSTALLATION:** Location: Rear of the house  
 Installed By: N/A Date of Installation: 1977  
 What is the source of your information? N/A

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 February 2021  
 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? N/A

COMMENTS: Water tested as part of inspection process in 2021, and tested good.

### 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? N/A

#### c. IF PRIVATE:

TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other  
 Tank Size: 1000 Gal. ☐ Unknown ☐ Other:  
 Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other:  
 Location: Front of house Location Unknown ☐ Date of Installation:  
 Date of Last Servicing: June 2023 Name of Company Servicing Tank: Byron's Septic Service  
 Have you experienced any malfunctions? ☐ Yes ☒ No  
 Comments: N/A

SELLER(S) INITIALS  / 

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

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**PROPERTY LOCATION:** 93 Sparrowhawk Road, New London, NH 03257

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other: \_\_\_\_\_  
 IF YES, Location: Near tank (Side of house) Size: N/A Unknown: \_\_\_\_\_  
 Date of installation of leach field: N/A 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: N/A  
 Comments: N/A

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	R 32	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A	<input type="checkbox"/>
	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	N/A	<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? N/A  
 What materials are, or were, stored in the tank(s)? N/A  
 Age of tank(s): N/A Size of tank(s): N/A  
 Location: N/A  
 Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☒ No  
 Comments: N/A  
 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 N/A ☐ Yes ☐ No ☐ Unknown  
 If YES, Source of information: N/A  
 Comments: N/A

**c. RADON/AIR - Current or previously existing:**

Has the property been tested? ☒ Yes ☐ No ☐ Unknown  
 If YES: Date: February 2021 By: Butlers Home Inspections  
 Results: 4.3 pCi/l If applicable, what remedial steps were taken? N/A  
 Has the property been tested since remedial steps? ☐ Yes ☒ No  
 Are test results available? ☐ Yes ☒ No  
 Comments: N/A

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 93 Sparrowhawk Road, New London, NH 03257

**d. RADON/WATER - Current or previously existing:**

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: February 2021 By: Butlers Home Inspections (and Nelson Analytical Lab)

Results: 1100 pCi/l If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? ☐ Yes ☒ No

Are test results available? ☐ Yes ☒ No Comments: N/A

**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: N/A

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No

Comments: N/A

**f. Are you aware of any other hazardous materials?** ☐ Yes ☒ No

If YES: Source of information: N/A

Comments: N/A

**9. GENERAL INFORMATION**

**a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?**

☐ Yes ☒ No ☐ Unknown If YES, Explain: \_\_\_\_\_

What is your source of information? N/A

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

☒ Yes ☐ No ☐ Unknown If YES, Explain: Private Road. Neighbors share cost of plowing & some road maintenance @ \$450/yr.

What is your source of information? N/A

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

☐ Yes ☒ No If YES, Explain: N/A

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

If YES, Explain: N/A

**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: N/A

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

Comments: N/A

**g. Has the property been surveyed?** ☐ Yes ☐ No ☒ Unknown If YES, By: N/A

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: Neighbors meet annually to discuss road upkeep. Meeting leader is Grant Smith who handles plowing/maintenance.

**j. Heating System Age:** 4 years **Type:** On-Demand High Efficiency **Fuel:** Propane **Tank Location:** Near road, behind house

Owner of Tank: Huckleberry Propane & Oil, LLC



Annual Fuel Consumption: \$2,784 in 2023 Price: \$2-3 per gallon Gallons: Approx. 1100 in 2023

Date system was last serviced and by whom? 2023 by Huckleberry Propane

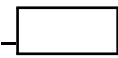
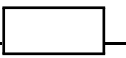
Secondary Heat Systems: 3 wood stoves located throughout the house (basement, dining room, living room)

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

SELLER(S) INITIALS

 / 

BUYER(S) INITIALS

 / 



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**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 93 Sparrowhawk Road, New London, NH 03257

- k.** Roof Age: Unsure Type of Roof Covering: Standing Steel Seam  
 Moisture or leakage: None  
 Comments: N/A
- l.** Foundation/Basement: ☒ Full ☐ Partial ☐ Other: \_\_\_\_\_ Type: Poured Concrete  
 Moisture or leakage: None  
 Comments: N/A
- m.** Chimney(s) How Many? 2 Lined? Yes Last Cleaned: 2019 Problems? None  
 Comments: N/A
- n.** Plumbing Type: Mostly copper, some plastic Age: Copper 2019, Other 1977  
 Comments: N/A
- o.** Domestic Hot Water: Age: N/A Type: \_\_\_\_\_ Gallons: \_\_\_\_\_
- p.** Electrical System: # of Amps 200 Circuit Breakers ☐ Fuses ☐  
 Comments: N/A  
 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: N/A
- r.** Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: \_\_\_\_\_  
 Comments: N/A
- 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: N/A
- t.** Air Conditioning: Type: N/A Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
 Comments: N/A
- u.** Pool: Age : \_\_\_\_\_ Heated: ☐ Yes ☒ No Type: N/A Last Date of Service: N/A  
 By Whom: N/A
- v.** Generator: Portable: Yes ☐ No ☒ Whole House: Yes ☒ No ☐ Kw/Size: Unsure Last Date of Service: 2023  
 If Portable: ☐ Included ☐ Negotiable  
 Comments: Kohler Whole House Back-up Generator, fully automated.
- w.** Internet: Type Currently Used at Property: Yes, Comcast
- 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 DRR / BJR  
03/26/24 9:24 PM EDT desktop verified 03/26/24 7:40 PM EDT desktop verified

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

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 93 Sparrowhawk Road, New London, NH 03257

**10. ADDITIONAL INFORMATION**

**a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?**  
☐ Yes    ☒ No

**b. ADDITIONAL COMMENTS:**

Log cabin (including exterior, window trim, doors, decking, and deck railings) were completely power washed, then stained & sealed in the summer of 2023 by Sugar River Painting of Bradford NH.

**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).**

*Deborah R. Reed, Trustee*  
dotloop verified  
03/26/24 9:24 PM EDT  
076W-TBCN-2FW3-NOCB  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_

*Bruce G. Reed, Trustee*  
dotloop verified  
03/26/24 7:40 PM EDT  
J0R4-JLTM-TEJ3-VTP1  
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: 93 Sparrowhawk Road, New London, NH 03257

### Lead Warning Statement

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

### Seller's Disclosure

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

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

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgement (initial)

☐ (c) ☐ Purchaser has received copies of all information listed above.

☐ (d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgement (initial)

(f) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

*Deborah R. Reed, Trustee* dotloop verified  
03/26/24 9:25 PM EDT  
YGBS-JTMJ-XYGU-EMQ3

Seller Date

Purchaser Date

*Anne Marie Appel* dotloop verified  
03/26/24 9:30 PM EDT  
APLB-CFZT-JYK9-20IJ

Agent Date

*Bruce G. Reed, Trustee* dotloop verified  
03/26/24 7:40 PM EDT  
IRLG-35NO-LQYI-RQOM

Seller Date

Purchaser Date

Agent Date

Return to:  
Reed Family Trust

## WARRANTY DEED

### Transfer Tax \$6,585.00

KNOW ALL MEN BY THESE PRESENTS: That **Philip J. Audino and Beverly Audino**, husband and wife, of 93 Sparrowhawk Road, New London, NH 03257, for consideration paid, grant to **Bruce G. Reed and Deborah R. Reed, Trustees of the Reed Family Trust**, of 401 West 1st Street, Unit 201, Boston, MA 02127, with WARRANTY COVENANTS:

### SEE ATTACHED EXHIBIT A

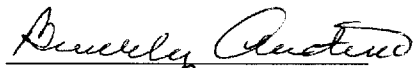
MEANING and INTENDING to describe and convey the same premises conveyed to the grantors herein by deed of Bruce W. Herd and Karen H. McGrew, Successor Co-Trustees of the Richard S. Herd Trust, dated March 3, 2000 dated 5/15/2015 and recorded at Book 3478, Page 61 in the Merrimack County Registry of Deeds.

We, the grantors herein hereby release all rights of homestead in the above-described premises.

Executed this 26<sup>th</sup> day of March, 2021.



Philip J. Audino




Beverly Audino

State of New Hampshire

County of Grafton

3 / 26 / 20 21

Then personally appeared before me the said Philip J. Audino and Beverly Audino and acknowledged the foregoing instrument to be their free and voluntary act and deed.

  
Notary Public/Justice of the Peace  
Commission expiration:

## EXHIBIT A

A certain tract of land with the improvements thereon, located in the **Town of New London, said Merrimack County and State of New Hampshire**, and shown as **Lot #4** on a plan prepared by Kear-Wood, Inc., New London, New Hampshire, dated May, 1974, and entitled "*Property of William M. and Audrey V. Taylor in New London, New Hampshire*" and recorded in the Merrimack County Registry of Deeds as **Plan #4333**, said lot being more particularly bounded and described as follows:

Beginning at an iron rod set in the ground in the southwesterly corner of the lot herein described at the easterly sideline of Sparrow Hawk Road, so-called;

thence North 87° 01' 46" East 770.72 feet along Lot #5 as shown on the aforementioned plan to a spruce stake set in the ground at the southeasterly corner of the lot herein described and land now or formerly of Biltone Mortgage Co.;

thence North 37° 00' 18" West 407.72 feet along said Biltone Mortgage Co. land to an iron rod set in the ground at Lot #3 as shown on the aforementioned plan;

thence South 72° 35' 05" West along Lot #3 606.65 feet to an iron rod set in the ground at the easterly sideline of said Sparrow Hawk Road;

thence in a Southerly direction 198.65 feet along the easterly sideline of said Sparrow Hawk Road to the point of beginning. Said lot contains 4.4 acres, more or less according to said plan.

Subject to certain Subdivision Covenants to the Town of New London recorded in the Merrimack County Registry of Deeds as follows: Book 1278, Page 716; Book 1278, Page 718; Book 1272, Page 648; and Book 1272, Page 650.

Also conveyed hereby is a one-seventh (1/7) undivided interest in the private road, Sparrow Hawk Road, so-called, as shown on Plan #4333 aforesaid, which road provides access to Lots 2 through 8 on said Plan.

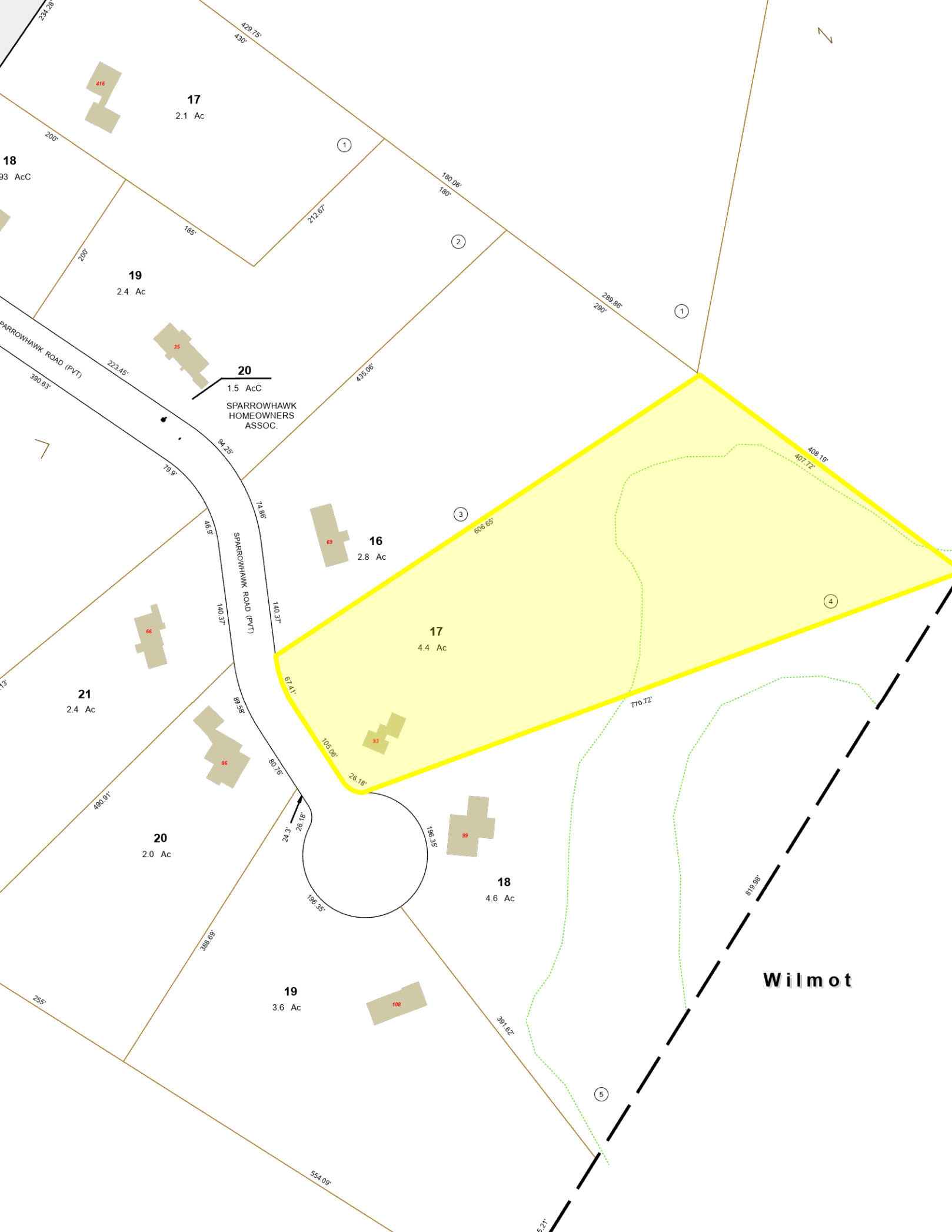
The aforementioned private road is to be held and maintained with its other joint owners as a right of access for persons and vehicles appurtenant to the use of the within described Lot #4, and is for the exclusive use and benefit of said joint owners and their respective families, and shall not be used for any other purpose, nor shall the same be conveyed except in conjunction with the conveyance of the lot hereinabove described, except that when all of Lots 2 through 8 have been sold by Barton-Prescott Corporation, all the owners thereof, their heirs, successors or assigns, may by unanimous action sell or convey the said private road to any governmental entity or homeowners association for the purpose of its continued maintenance and use as a road to said Lots 2 through 8.



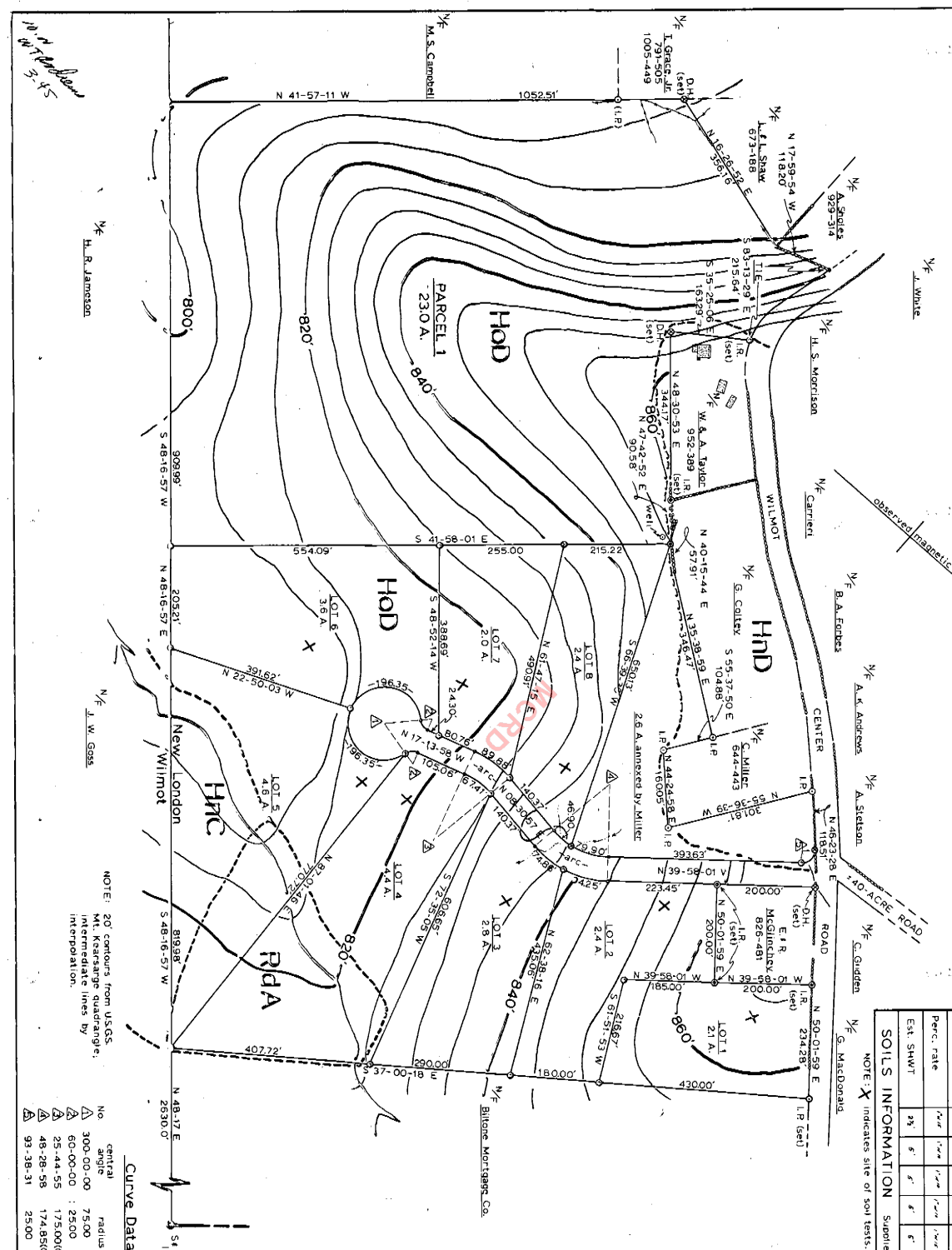
It is expressly understood and agreed between the parties hereto and their heirs, successors or assigns that the conveyance of said one-seventh (1/7) undivided interest in the aforementioned private road is made and accepted and the lot hereinabove described is hereby granted upon and subject to the condition, which shall be held to run with and bind the land hereby conveyed and all subsequent owners and occupants thereof, that the road shall be kept in proper repair and maintained for year-round use, any costs of which shall be shared on a pro-rata basis by owners of said road. Any costs thus incurred shall be assented to in writing, in advance of being incurred, by the owners of at least four-sevenths (4/7) undivided interest in said road, which costs will then be binding on the remaining owners of any interest in said road.

The road is subject to similar rights of passage granted to other owners of other undivided interest therein, and is further subject to the right and easement of any such owner(s), their heirs, successors or assigns, to establish sewerage and/or water pipes, telephones lines and lines for electricity or any other utility, along, over or under the said road to such owner's lot, so long as passage over said road is not unreasonably disrupted, and so long as any such use meets with any applicable restrictions established by any governmental entity with jurisdiction so to do, and such use receives any approval required by such governmental entity.

If an owner or owners, their heirs, successors or assigns, shall violate or attempt to violate any of the rights of other owners of an interest or interests in the said road, or shall refuse to pay the pro-rata share of the cost of repair or maintenance properly incurred under the provisions set forth hereinabove, it shall be lawful for any person or persons owning any interest in the road to prosecute and proceed at law or in equity against the person or persons violating or attempting to violate such rights of other owners, or refusing to pay such pro-rata share of costs properly incurred, and to obtain any appropriate remedy, including, but not limited to, injunctions and/or damages.

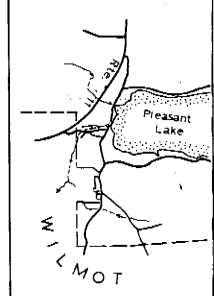


4333 Record Book 323-45 P.M. 1976  
 Date: 10/1/76 by: [Signature]



NOTE: X indicates site of soil tests.

LOT NO. →	1	2	3	4	5	6	7	8
Soil	Topsoil	Topsoil	Topsoil	Topsoil	Topsoil	Topsoil	Topsoil	Topsoil
Depth to ledge	10"	10"	10"	10"	10"	10"	10"	10"
Depth to pan	20"	20"	20"	20"	20"	20"	20"	20"
Per cent. rate	100%	100%	100%	100%	100%	100%	100%	100%
Ext. SHWT	35'	35'	35'	35'	35'	35'	35'	35'



NOTE: 20' contours from U.S.G.S. Mt. Keams quadrangle; intermediate lines by interpolation.

Curve Data

No.	central angle	radius	arc
1	300-00-00	7500	2618
2	60-00-00	2500	2618
3	25-44-55	17500(C)	2618
4	48-28-58	17485(C)	2618
5	93-38-31	2500	4086

Unbladed Monuments

- Iron rod set
- Drill hole set
- Spruce stake set

BU-14-G6

one inch = 100 feet

Total Area: 51.7 Acres

May, 1974

SURVEY BY  
 KEAR-WOOD, INC.  
 NEW LONDON, N.H.

WILLIAM M. & AUDREY V. TAYLOR  
 in  
 NEW LONDON, N.H.  
 M.C.R. 952-389

Subdivision Plan

Property of  
 WILLIAM M. & AUDREY V. TAYLOR

New London Planning Board  
 hearing date: 4/13/76  
 approval date: 4/13/76  
 signatures of board: [Signatures]

Superior, D. [Signature]  
 [Signature]  
 [Signature]