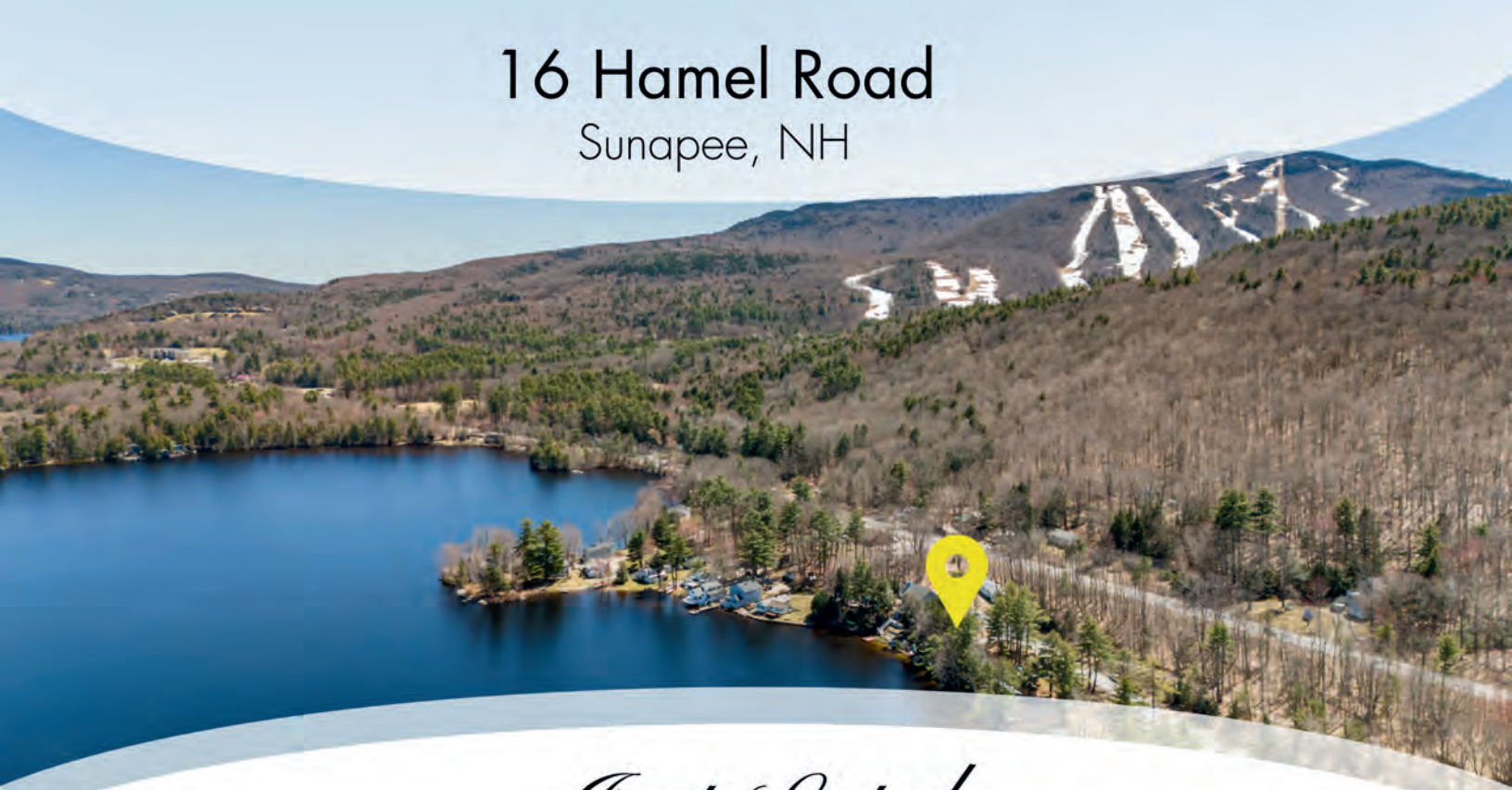


16 Hamel Road

Sunapee, NH



Just Listed

Beautiful waterfront on Mountain View Lake! Enter this warm cottage to find an open living room with large screened porch to take in the views, along with a first-floor bedroom and bathroom. Upstairs are two additional sleeping rooms. Head down a set of stairs to your waterside deck with storage shed. Mountain View Lake is just over 100 acres and offers a serene escape. Pop in a kayak or paddle board to explore the lake and enjoy the serenity of the water. This property is located less than a mile from Mount Sunapee Resort and close to Lake Sunapee. 30 minutes to Concord or the Upper Valley and 1 1/2 hrs from Boston. A short drive will take you to the town center of New London for local shopping, dining and entertainment. Close to many golf courses and hiking trails for outdoor activities. This can be your perfect escape. Come enjoy everything Sunapee has to offer!



\$395,000

Bedrooms: 3

Year Built: 1930

Bathrooms: 1

Taxes: \$3,880

Acres: 0.12

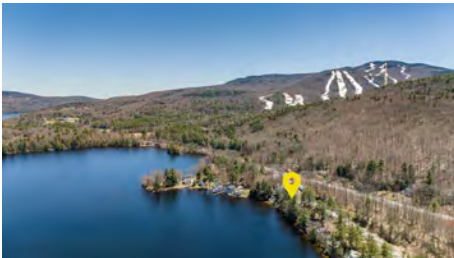

Sq. Ft. 600



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

 ohgrp.com

kw LAKES & MOUNTAINS
KELLERWILLIAMS. REALTY

Residential 4993683	Single Family Active	16 Hamel Road Sunapee	NH 03782	Unit/Lot	Listed: 5/1/2024 Closed:	\$395,000		
			County NH-Sullivan Village/Dist/Locale Construction Status Existing Year Built 1930 Architectural Style Cottage/Camp Color Total Stories 1.5 Zoning Rural Residential Taxes TBD No Tax - Gross Amount \$3,880.00 Tax Year 2023 Tax Year Notes Owned Land Lot Size Acres 0.12 Lot - Sqft 5,227 Common Land Acres Garage No Basement No Basement Access Type		Rooms - Total 7 Bedrooms - Total 3 Baths - Total 1 Baths - Full 0 Baths - 3/4 1 Baths - 1/2 0 Baths - 1/4 0 SqFt-Apx Fin Above Grade 600 SqFt-Apx Fin AG Source Measured SqFt-Apx Unfn Above Grade 348 SqFt-Apx Unfn AG Source Measured SqFt-Apx Fin Below Grade 0 SqFt-Apx Fin BG Source Public Records SqFt-Apx Unfn Below Grade 0 SqFt-Apx Unfn BG Source Public Records SqFt-Apx Total Finished 600 Footprint Road Frontage Yes Road Frontage Length 54 Roads Paved		Waterfront Property Yes Water Body Access No Water Body Name Mountainview Lake Water Body Type Lake WaterFrRit Exclusively Owned Water Body Restrictions No ROW - Parcel Access ROW - Length ROW - Width ROW to other Parcel Flood Zone Unknown 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	
			Unbranded Tour URL 1					
Date - Initial Showings Begin								

Remarks - Public Beautiful waterfront on Mountain View Lake! Enter this warm cottage to find an open living room with large screened porch to take in the views, along with a first-floor bedroom and bathroom. Upstairs are two additional sleeping rooms. Head down a set of stairs to your waterside deck with storage shed. Mountain View Lake is just over 100 acres and offers a serene escape. Poo in a kayak or paddle board to explore the lake and enjoy the serenity of the water. This property is located less than a mile from Mount Sunapee Resort and close to Lake Sunapee. 30 minutes to Concord or the Upper Valley and 1 1/2 hrs from Boston. A short drive will take you to the town center of New London for local shopping, dining and entertainment. Close to many golf courses and hiking trails for outdoor activities. This can be your perfect escape. Come enjoy everything Sunapee has to offer! Directions From the Mount Sunapee circle - Travel west on Rt 103 for 0.7 miles. Just beyond Ziaav's Pizza, turn right onto Hamel Road. Property will be on your right.	
--	--

<div><div><div><div><div><div>Foyer</div><div>1</div><div>7'3" x 7'1"</div></div><div><div>Kitchen</div><div>1</div><div>17'6" x 6'1"</div></div><div><div>Living Room</div><div>1</div><div>15'1" x 9'</div></div><div><div>Bedroom</div><div>1</div><div>9'11" x 7'1"</div></div><div><div>Sunroom</div><div>1</div><div>17'7" x 6'7"</div></div><div><div>Bedroom</div><div>2</div><div>10'9" x 7'8"</div></div><div><div>Bedroom</div><div>2</div><div>10'9" x 7'11"</div></div></div></div></div></div>		<div><div><div><div>Map</div><div>148</div></div><div><div>Block</div><div>0</div></div><div><div>Lot</div><div>21</div></div><div><div>SPAN Number</div><div></div></div><div><div>Property ID</div><div></div></div><div><div>PlanUrbDev</div><div></div></div></div></div>		<div><div><div><div>DeedRecTy</div><div>Warranty</div></div><div><div>DeedBook</div><div>2200</div></div><div><div>DeedPage</div><div>818</div></div><div><div>TotDeeds</div><div></div></div><div><div>Covenants</div><div>No</div></div><div><div>Seasonal</div><div>Yes</div></div></div></div>		<div><div><div><div>SchDistrict</div><div>Sunapee</div></div><div><div>SchElem</div><div>Sunapee Central School</div></div><div><div>SchMiddle</div><div>Sunapee Middle High School</div></div><div><div>SchHigh</div><div>Sunapee Sr. High School</div></div></div></div>	
		<div><div><div><div>Lot Features</div><div>Lake Frontage, Lake View, Waterfront</div></div><div><div>Construction Materials</div><div>Wood Frame, Clapboard Exterior</div></div><div><div>Foundation</div><div>Post/Piers</div></div><div><div>Roof</div><div>Shingle - Asphalt</div></div><div><div>Driveway</div><div>Paved</div></div><div><div>Electric</div><div>100 Amp</div></div><div><div>Phone Company</div><div></div></div><div><div>Electric Company</div><div></div></div><div><div>Fuel Company</div><div></div></div><div><div>Cable Company</div><div></div></div></div></div>		<div><div><div>Utilities</div><div>Cable - Available</div></div><div><div>Items Excluded</div><div></div></div></div>			
<div><div><div><div>Appliances</div><div>Stove - Electric</div></div><div><div>Equipment</div><div>Stove-Gas</div></div><div><div>Features - Exterior</div><div>Porch - Screened</div></div><div><div>Features - Interior</div><div>Natural Woodwork</div></div><div><div>Flooring</div><div>Hardwood, Vinyl</div></div><div><div>Heating</div><div>Stove - Gas</div></div><div><div>Heat Fuel</div><div>Gas - LP/Bottle</div></div><div><div>Cooling</div><div>None</div></div><div><div>Water Source</div><div>Lake/Pond</div></div><div><div>Sewer</div><div>On-Site Septic Exists</div></div></div></div>				<div><div><div>Fees - Condo - Mobile</div></div></div>		<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></div></div>	
				<div><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>		<div><div><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>	

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages			
Buyer Agency	2.50 %	SubAgency	NonAgency Facilitator
Compensation Based On		2.50 %	
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



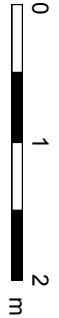
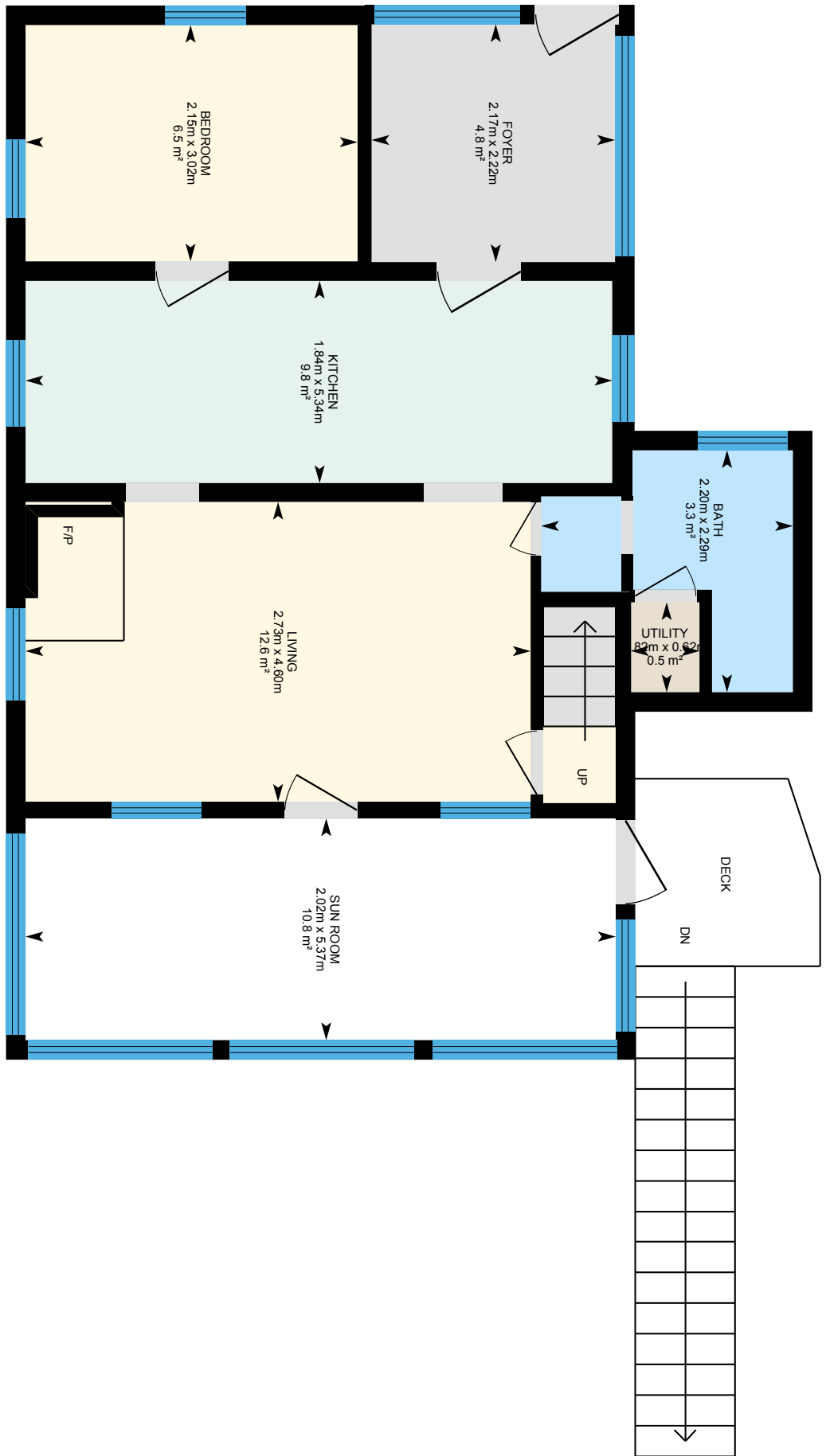
KW Coastal and Lakes & Mountains
 Off: 603-526-8600



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2024 PrimeMLS.

16 Hamel Rd, Sunapee, NH

Main Floor Finished Area 46.49 m²
Unfinished Area 12.60 m²



PREPARED: 2024/04/30

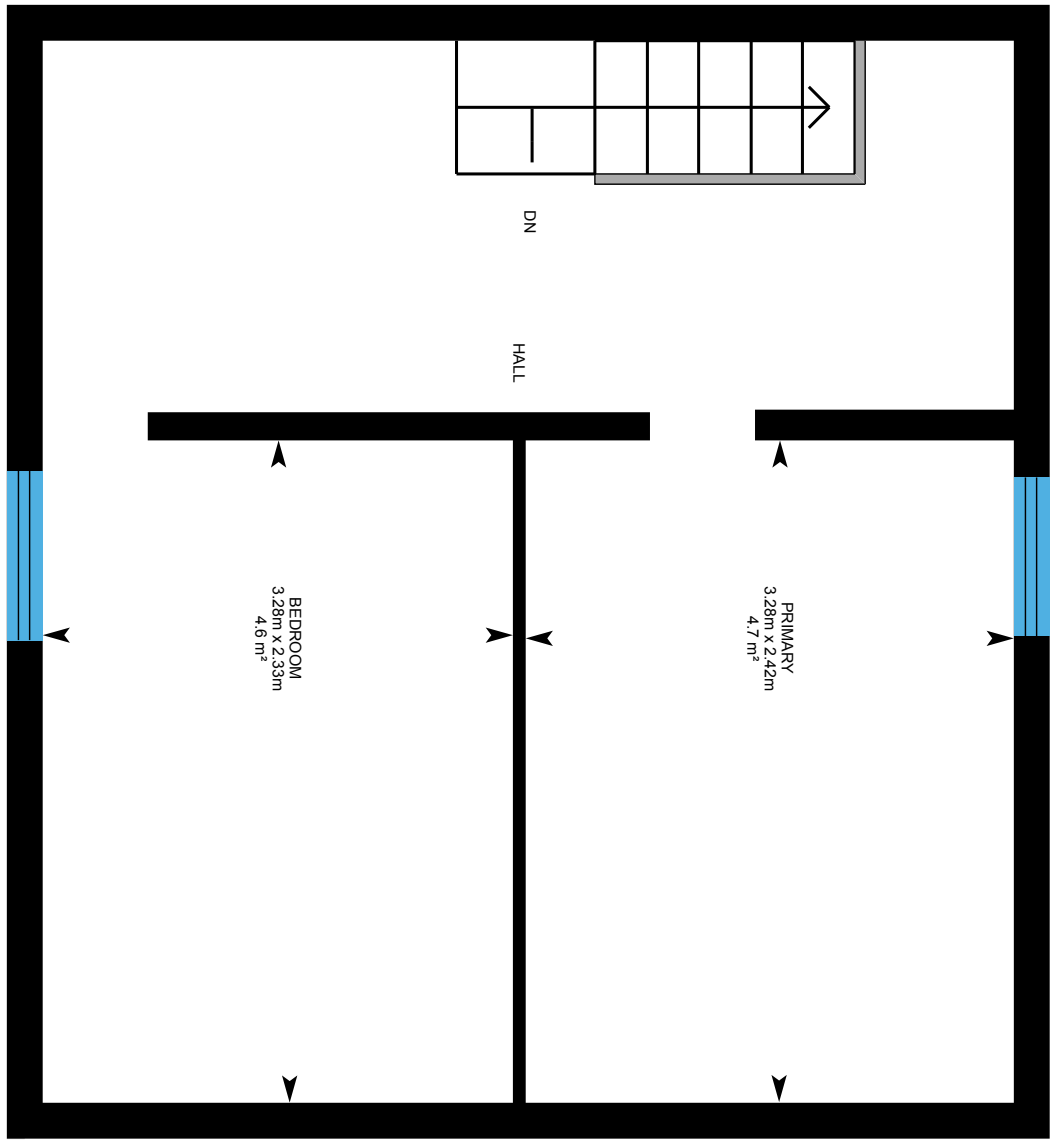


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



16 Hamel Rd, Sunapee, NH

2nd Floor Unfinished Area 29.11 m²



PREPARED: 2024/04/30



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

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

- 1. SELLER:** Juni Management, LLC
- 2. PROPERTY LOCATION:** 16 Hamel Road, 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 2 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 Lake Water

- b. INSTALLATION:** Location: Unknown

Installed By: Unknown

Date of Installation: Unknown

What is the source of your information? Unknown

- c. USE:** Number of persons currently using the system: 1

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 N/A

If YES to any question, please explain in Comments below or with attachment.

Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☐ No

If YES, are test results available? ☐ Yes ☐ No

What steps were taken to remedy the problem?

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM:** Public: ☐ Yes ☒ No Community/Shared: ☐ Yes ☐ No
Private: ☒ Yes ☐ No ☐ Unknown
Septic Design Available: ☐ Yes ☒ No

- b. IF PUBLIC OR COMMUNITY/SHARED**

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No

What steps were taken to remedy the problem?

- c. IF PRIVATE:**

TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other

Tank Size Gal. ☒ Unknown ☐ Other:

Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☒ Other: Dry Well

Location: Front Yard Location Unknown ☐ Date of Installation: Unknown

Date of Last Servicing: Unknown Name of Company Servicing Tank: Unknown

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments:

SELLER(S) INITIALS

RL /

BUYER(S) INITIALS

/

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New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 16 Hamel Road, Sunapee, NH 03782

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other: _____
 IF YES, Location: Front Yard Size: _____ Unknown: Yes
 Date of installation of leach field: Unknown Installed By: Unknown
 Have you experienced any malfunctions? ☐ Yes ☐ No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☐ No ☒ Unknown
 IF YES, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown
 Source of Information: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

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

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☐ No ☒ Unknown IF
 YES: Are tanks currently in use? ☐ Yes ☐ No
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No
 Comments: _____
 If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
 Comments: _____

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? ☐ Yes ☐ No ☒ Unknown
 In the siding? ☐ Yes ☐ No ☐ Unknown In the roofing shingles? ☐ Yes ☐ No ☒ Unknown
 In flooring tiles? ☐ Yes ☐ No ☐ Unknown Other _____ ☐ Yes ☐ No ☒ Unknown
 If YES, Source of information: _____
 Comments: _____

c. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☒ Unknown
 If YES: Date: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☐ Yes ☐ No
 Comments: _____

SELLER(S) INITIALS RL /

BUYER(S) INITIALS /

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New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 16 Hamel Road, Sunapee, NH 03782

d. RADON/WATER - Current or previously existing:

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

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: _____

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

Comments: _____

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

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

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

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

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

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

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

☐ Yes ☒ No If YES, Explain: _____

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

If YES, Explain: _____

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

☐ YES ☒ NO ☐ UNKNOWN If YES, Explain: _____

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

Comments: _____

g. Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, By: Pennyroyal Hill

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: Unknown Type: Gas Heating Stove Fuel: Propane Tank Location: Outside

Owner of Tank: Unknown

Annual Fuel Consumption: Unknown Price: Unknown Gallons: Unknown

Date system was last serviced and by whom? Unknown

Secondary Heat Systems: _____

Comments: _____

SELLER(S) INITIALS /

BUYER(S) INITIALS /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 16 Hamel Road, Sunapee, NH 03782

- k.** Roof Age: Unknown Type of Roof Covering: Asphalt Shingle
 Moisture or leakage: Small Leak near Chimney
 Comments: Selling price has been discounted already to reflect the anticipated repair costs.
- l.** Foundation/Basement: ☐ Full ☐ Partial ☒ Other: Slab Type: Block
 Moisture or leakage: Unknown
 Comments: _____
- m.** Chimney(s) How Many? 1 Lined? Unknown Last Cleaned: Unknown Problems? Unknown
 Comments: _____
- n.** Plumbing Type: Unknown Age: _____
 Comments: _____
- o.** Domestic Hot Water: Age: 12 years Type: Electric Gallons: Unknown
- p.** Electrical System: # of Amps Unknown Circuit Breakers ☐ Fuses ☐
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____

- q.** Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____
- r.** Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
 Comments: _____
- s.** Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: _____
- t.** Air Conditioning: Type: _____ Age: _____ Date Last Serviced and by whom: _____
 Comments: _____
- u.** Pool: Age : _____ Heated: ☐ Yes ☒ No Type: _____ Last Date of Service: _____
 By Whom: _____
- v.** Generator: Portable: Yes ☐ No ☒ Whole House: Yes ☐ No ☒ Kw/Size: _____ Last Date of Service: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: _____
- w.** Internet: Type Currently Used at Property: Xfinity
- x.** Other (e.g. Alarm System, Irrigation System, etc.) None
 Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS  /

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 16 Hamel Road, Sunapee, NH 03782

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

Appliances are included in the sale and sold as-is.

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).

Robert Olney, Member
dotloop verified
04/23/24 1:53 PM EDT
SOBY-QGJH-WYKX-A0GO

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

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: 16 Hamel Road, Sunapee, NH 03782

Lead Warning Statement

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

Seller's Disclosure

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

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

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

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

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

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

Purchaser's Acknowledgement (initial)

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

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

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

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

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

Agent's Acknowledgement (initial)

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

Certification of Accuracy

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

Robert Olney, Member dotloop verified
04/23/24 1:53 PM EDT
QW2U-QK9D-F242-5D7L

Seller _____ Date _____

Purchaser _____ Date _____

Agent _____ Date _____

Seller _____ Date _____

Purchaser _____ Date _____

Agent _____ Date _____

Return to:
Bielagus Law Offices PLLC – Y73
PO Box 3091
Peterborough, NH 03458

E Doc # 2203988 07/06/2022 08:09:12 AM
Book 2200 Page 818 Page 1 of 3
Janet Gibson, Register of Deeds
Sullivan County New Hampshire

**CORRECTIVE
WARRANTY DEED**

John P. Apolczer, of 14 Hartl Dr, Vernon, CT 06066, and
Maria R. Eliason, of 19 Crestdale Rd, Glastonbury, CT 06033

For consideration paid, grant to

Juni Management, LLC, a New Hampshire limited liability company, of 34 Sears Dr,
Rindge, NH 03461,

With Warranty Covenants,

A certain tract or parcel of land with the buildings thereon situated in the Town of
Sunapee, County of Sullivan, and State of New Hampshire, with the address of 16
Hamel Rd, Sunapee, NH 03782, also referred to as Town of Sunapee Tax Map Lot 148-
21, and bounded and described in Exhibit A attached hereto.

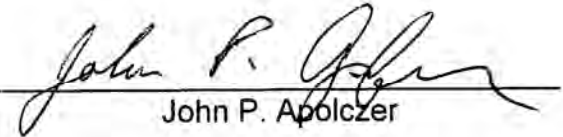
Meaning and intending to describe and convey the same premises conveyed by deed of
John Apolczer and Marjorie C. Apolczer to the grantors, dated December 8, 2003, and
recorded in the Sullivan County Registry of Deeds in Book 1421 Page 385. See also
the deed from the grantors dated December 29, 2021 and recorded in said registry in
Book 2180 Page 708 (said deed later corrected by the deed recorded in Book 2184
Page 863). See also the Death Certificate for Arnold O. Campbell recorded in said
registry in Book 2183 Page 422. See also the deed from the heirs of Pearl Campbell
(i.e. Gary A. Campbell, Bruce C. Campbell, Amber R. Benson, Scott A. Campbell Sr.,
and Taffy L. Kramer) to the grantors, dated January, 2022, and recorded in said registry
in Book 2183 Page 423. See also the deed from the grantors dated January 28 and 30,
2022, and recorded in said registry in Book 2184 Page 863.

The purpose of this deed is to correct the deeds recorded in said registry in Book 2180
Page 708, and in Book 2184 Page 863, which deeds erroneously stated the grantee as
being "Robert Olney," when the grantee should have been Juni Management, LLC.

The premises conveyed herein is not the homestead of the grantors or their spouses.

This transfer is noncontractual, and this deed corrects or confirms the deeds from the grantors recorded in said registry in Book 2180 Page 708, and in Book 2184 Page 863, and therefore no transfer tax is due under RSA 78-B:2, V and IX.

Witness my hand this 27 day of June, 2022,


John P. Apolczer

STATE OF Connecticut
COUNTY OF Tolland

This instrument was acknowledged before me on June 27, 2022, by John P. Apolczer, who acknowledged the foregoing to be his voluntary act and deed.

Signature of notarial officer: Frennie Elderkin

Name of notarial officer: Frennie Elderkin

Title: Notary Public / Justice of the Peace

My commission expires:

FRENNIE ELDERKIN
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMMISSION EXPIRES OCT. 31, 2023

Witness my hand this 27 day of June, 2022,

Maria R. Eliason

Maria R. Eliason

STATE OF

CT

COUNTY OF

Hartford

This instrument was acknowledged before me on June 27, 2022,
by Maria R. Eliason, who acknowledged the foregoing to be her voluntary act and deed.

Signature of notarial officer:

Tracy Santiago

Name of notarial officer:

TRACY SANTIAGO

Title: SR UB.

Notary Public / Justice of the Peace

My commission expires:

03/31/2027.



TRACY SANTIAGO
Notary Public, State of Connecticut
My Commission Expires Mar. 31, 2027

