

# 184 Broad Street

Claremont, NH



## *Just Listed*

Set in the heart of Claremont, this home sits on .87 acres of land and offers comfort and convenience while being close to the community. With a gorgeous newly remodeled spacious kitchen boasting a tall ceiling lined with exposed beams, large island, double-oven and stainless steel appliances, this is the perfect space to host. In addition is a formal dining room down the hall, large living room and separate family room, you will have plenty of space to entertain friends and family. Primary bedroom and ensuite bathroom offer first-floor living. Conveniently located just minutes from Monadnock Park, and Arrowhead Recreation Area for year-round recreation with hiking and mountain biking trails, skiing and tubing. Just 30 minutes to Mount Sunapee Resort and Okemo Mountain Resort for winter activities. Explore nearby golf courses, hiking trails on the Sugar River Rail Trail, and fishing spots. Claremont offers all the necessary amenities, local shops and dining, and fun community events. Under 45 minutes to the Upper Valley, and Keene for more dining, shopping, and entertainment options. With a 2-car garage and great parking space, charming sun porch, patio and covered porch, you can enjoy being outside with privacy from the fence around the property. This beautiful 1800s Claremont home invites you to embrace the quintessential New Hampshire lifestyle, while being 2 hours from Boston.

 \$359,000

Bedrooms: 4

Year Built: 1835

Bathrooms: 3

Taxes: \$9,340

Acres: 0.87

Sq. Ft. 3,312

 **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



**County** NH-Sullivan  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1835  
**Architectural Style** New Englander  
**Color**  
**Total Stories** 2  
**Zoning** PR  
**Taxes** TBD No  
**Tax - Gross Amount** \$9,340.00  
**Tax Year** 2024  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 0.87  
**Lot - Sqft** 37,897  
**Common Land Acres**  
**Garage** Yes  
**Basement** Yes  
**Basement Access Type** Interior  
**Date - Initial Showings Begin** 5/11/2024

**Rooms - Total** 13  
**Bedrooms - Total** 4  
**Baths - Total** 3  
**Baths - Full** 2  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Fin Above Grade** 3,312  
**SqFt-Apx Fin AG Source** Measured  
**SqFt-Apx Unfn Above Grade** 750  
**SqFt-Apx Unfn AG Source** Measured  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source** Measured  
**SqFt-Apx Unfn Below Grade** 1,586  
**SqFt-Apx Unfn BG Source** Measured  
**SqFt-Apx Total Finished** 3,312  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Length** 112  
**Roads** 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**



Unbranded Tour URL 1

**Remarks - Public** Set in the heart of Claremont, this home sits on .87 acres of land and offers comfort and convenience while being close to the community. With a gorgeous newly remodeled spacious kitchen boasting a tall ceiling lined with exposed beams, large island, double-oven and stainless steel appliances, this is the perfect space to host. In addition is a formal dining room down the hall, large living room and separate family room. You will have plenty of space to entertain friends and family. Primary bedroom and ensuite bathroom offer first-floor living. Conveniently located just minutes from Monadnock Park, and Arrowhead Recreation Area for year-round recreation with hiking and mountain biking trails, skiing and tubing. Just 30 minutes to Mount Sunapee Resort and Okemo Mountain Resort for winter activities. Explore nearby golf courses, hiking trails on the Sugar River Rail Trail, and fishing spots. Claremont offers all the necessary amenities, local shops and dining, and fun community events. Under 45 minutes to the Upper Valley, and Keene for more dining, shopping, and entertainment options. With a 2-car garage and great parking space, charming sun porch, patio and covered porch, you can enjoy being outside with privacy from the fence around the property. This beautiful 1800s Claremont home invites you to embrace the quintessential New Hampshire lifestyle, while being 2 hours from Boston. \*Delayed showings until the Open House on Saturday, May 11th, from 10:00 am - 12:00 pm.

**Directions** On Broad Street, near the fire station, the property will be between Bailey Ave and Monadnock Park.

<b>Kitchen</b>	1	16'4" x 22'11"	<b>Bedroom</b>	2	13'7" x 13'2"
<b>Dining Room</b>	1	17'4" x 20'1"	<b>Bedroom</b>	2	12'4" x 15'7"
<b>Family Room</b>	1	14'9" x 15'7"			
<b>Living Room</b>	1	25'11" x 15'7"			
<b>Primary</b>	1	15'2" x 13'			
<b>Den</b>	1	5'6" x 15'7"			
<b>Sunroom</b>	1	12' x 15'5"			
<b>Foyer</b>	1	15'2" x 6'3"			
<b>Mudroom</b>	1	6'2" x 9'11"			
<b>Laundry Room</b>	1	6'5" x 20'11"			
<b>Bedroom</b>	2	21'4" x 15'7"			

**Map** 132  
**Block** 000  
**Lot** 085  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 2049  
**DeedPage** 136  
**TotDeeds**  
**Covenants** No  
**Seasonal** No

**SchDistrict** Claremont Sch District SAU #6  
**SchElem** Bluff School  
**SchMiddle** Claremont Middle School  
**SchHigh** Stevens High School

**Lot Features** Level  
**Construction Materials** Wood Frame  
**Foundation** Block, Concrete  
**Roof** Shingle - Asphalt  
**Driveway** Paved  
**Electric** Circuit Breaker(s)  
**Phone Company**  
**Electric Company** Eversource  
**Fuel Company** RE Hinkley  
**Cable Company** Comcast

**Utilities** Phone, Cable - At Site  
**Items Excluded**

**Appliances** Dishwasher, Dryer, Range Hood, Oven - Double, Range - Gas, Refrigerator, Washer, Water Heater - Off Boiler  
**Features - Exterior** Garden Space, Patio, Porch - Covered, Porch - Enclosed  
**Features - Interior** Dining Area, Fireplaces - 1, Hearth, Kitchen Island, Primary BR w/ BA, Natural Light, Laundry - 1st Floor  
**Flooring** Hardwood, Tile  
**Heating** Baseboard, Hot Water, Mini Split  
**Heat Fuel** Oil  
**Cooling** Mini Split  
**Water Source** Public  
**Sewer** Public

Fees - Condo - Mobile	
<b>Condo Fees</b>	
<b>Fee</b>	
<b>Fee Frequency</b>	
<b>AssnFee2</b>	
<b>AssnFee2Frq</b>	
<b>AssnFee3</b>	
<b>AssnFee3Frq</b>	

**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** 3.00% **SubAgency** **Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages** **NonAgency Facilitator** 3.00%  
**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



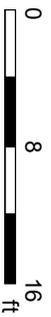
KW Coastal and Lakes & Mountains  
 Off: 603-526-8600



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# 184 Broad St, Claremont, NH

Main Floor Finished Area 2287.42 sq ft  
Unfinished Area 699.48 sq ft



PREPARED: 2024/05/07



# 184 Broad St, Claremont, NH

2nd Floor Finished Area 1024.61 sq ft  
Unfinished Area 50.84 sq ft



PREPARED: 2024/05/07

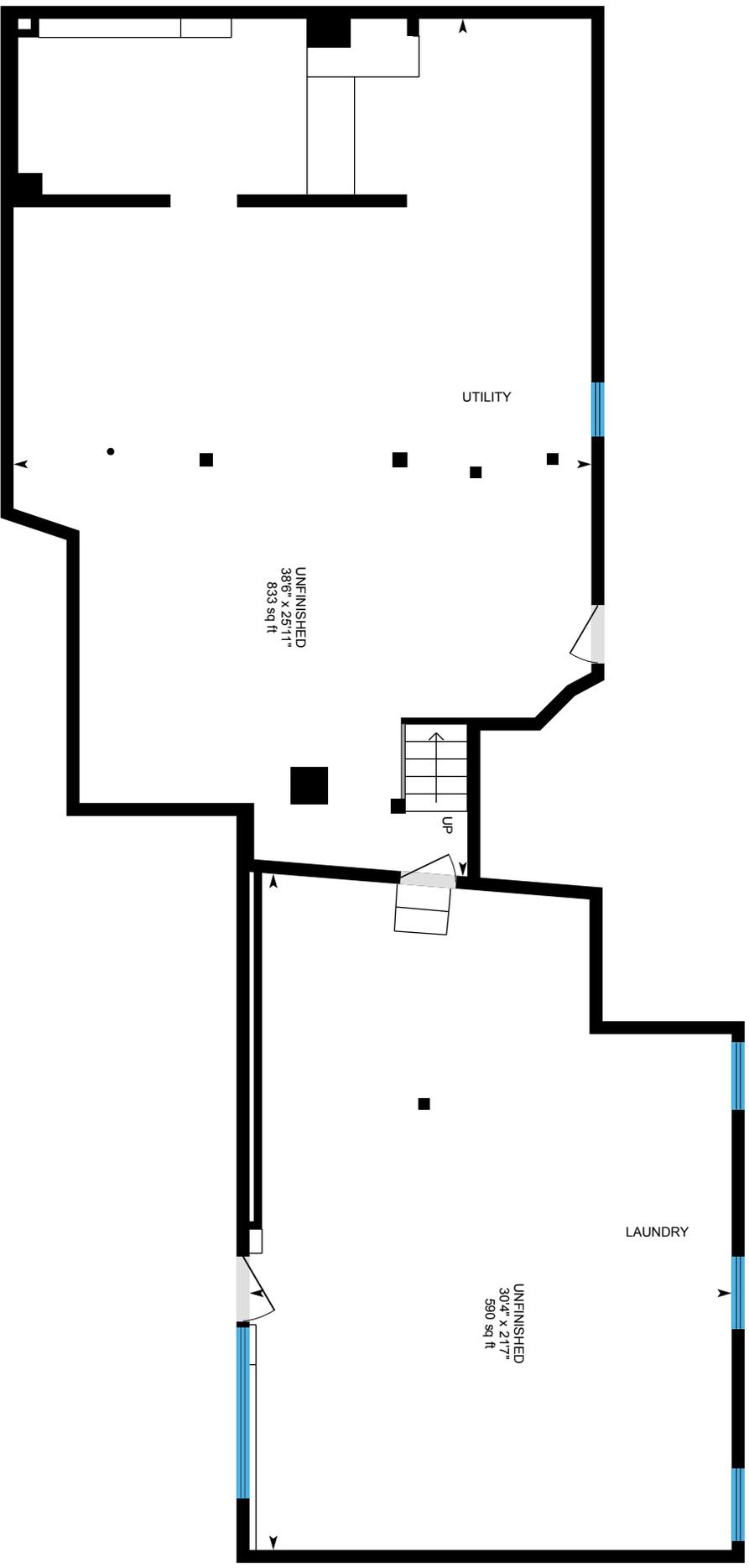


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 184 Broad St, Claremont, NH

Basement (Below Grade) Unfinished Area 1586.12 sq ft



PREPARED: 2024/05/07



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



# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

## New Hampshire Association of REALTORS® Standard Form



### TO BE COMPLETED BY SELLER

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

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

1. **SELLER:** Dana S. Ferland \_\_\_\_\_

2. **PROPERTY LOCATION:** 184 Broad Street, Claremont, NH 03743 \_\_\_\_\_

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

4. **SELLER:**  has  has not occupied the property for 6 \_\_\_\_\_ years.

### 5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:**  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

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

c. **USE:** Number of persons currently using the system: 4  
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 \_\_\_\_\_

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: \_\_\_\_\_  
Location: \_\_\_\_\_ Location Unknown  Date of Installation: \_\_\_\_\_  
Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
Have you experienced any malfunctions?  Yes  No  
Comments: \_\_\_\_\_

SELLER(S) INITIALS DSF / \_\_\_\_\_

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

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d. LEACH FIELD:  Yes  No  Other: \_\_\_\_\_  
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	Kitchen & launonly	<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Kitchen ext walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foam	_____	<input checked="" type="checkbox"/>

## 8. HAZARDOUS MATERIAL

### a. UNDERGROUND STORAGE TANKS - Current or previously existing:

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

### b. ASBESTOS - Current or previously existing:

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

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

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

SELLER(S) INITIALS  / \_\_\_\_\_

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

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### TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 184 Broad Street, Claremont, NH 03743

**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: \_\_\_\_\_**

If YES, is survey available?  Yes  No  Unknown

**h. How is the property zoned? \_\_\_\_\_**

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

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

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

**j. Heating System Age: 2 years Type: Boderus Fuel: oil Tank Location: basement**

Owner of Tank: \_\_\_\_\_

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

Date system was last serviced and by whom? 12/2024 AEC Heating and Cooling

Secondary Heat Systems: Mini-Split Fujitsu Halycon

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

SELLER(S) INITIALS  / \_\_\_\_\_

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

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k. Roof Age: 21 Type of Roof Covering: asphalt  
Moisture or leakage:  
Comments:

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

m. Chimney(s) How Many? 2 Lined? Last Cleaned: Problems?  
Comments:

n. Plumbing Type: new in. kitchen, laundry and bathroom Age:  
Comments:

o. Domestic Hot Water: Age: 2 Type: Gallons:

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

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

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

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

t. Air Conditioning: Type: Fujitsu Mini Split Age: 1 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: Comcast

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

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

SELLER(S) INITIALS /

BUYER(S) INITIALS  /

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**PROPERTY LOCATION:** 184 Broad Street, Claremont, NH 03743

**10. ADDITIONAL INFORMATION**

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

b. ADDITIONAL COMMENTS:

**ACKNOWLEDGEMENTS**

**SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.**

**SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).**

*Dana S. Ferland*  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
dotloop verified  
05/07/24 8:19 PM EDT  
QH15-TBSL-CJLY-BTWS

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: 184 Broad Street, Claremont, NH 03743

### 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.

*Dana S. Ferland* dotloop verified 04/17/24 5:54 PM EDT MZFU-KBVM-7K0X-E8TJ

Seller Date

Purchaser Date

*brandy waterman* dotloop verified 05/08/24 3:10 PM EDT MCDR-BPZT-X25Q-YR1A

Agent Date

Seller Date

Purchaser Date

Agent Date

**Janet Gibson, Register of Deeds  
Sullivan County New Hampshire  
LCHIP SUA050588 25.00  
TRANS TAX SU015084 2,069.00**

**Return To:**

Dana Ferland  
184 Broad Street  
Claremont, NH 03743

**Transfer Tax: \$2,069.00**

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENT** That we, **Timothy M. St. Pierre and Jill M. St. Pierre**, husband and wife, of Claremont, County of Sullivan and State of New Hampshire, for consideration paid, grant to **Dana Ferland**, of 186 Cat Hole Road, Claremont, County of Sullivan, State of New Hampshire 03743, with **WARRANTY CONVENANTS** to the said Dana S. Ferland, the following described premises:

A certain tract or parcel of land situated in Claremont, in the County of Sullivan and State of New Hampshire, with the buildings thereon, bounded and described as follows:

Beginning at a stone bound set in the ground on the easterly side of Broad Street; thence easterly along the northerly line of land now or formerly of George E. Wolcott and land formerly of Elijah Peasley to a stone bound set in the ground; thence northerly on land now or formerly of J.D. Upham to a stone bound set in the ground; thence easterly (previously recorded as westerly) on land now or formerly of Alice L. Bailey to and iron pin set in the ground; thence southerly on the easterly side of land now or formerly of Samuel Baum to a stone bound set in the ground; thence westerly on the southerly side of said Baum's land to a stone bound set in the ground on the easterly side of said Broad Street; thence northerly (previously recorded as southerly) to the bound begun at on said Broad Street.

Excepting and reserving from the within conveyance those premises conveyed to J. Duncan Upham by Francis G. Upham by deed dated October 15, 1929, recorded in the Sullivan County Registry of Deeds, Volume 233, Page 572.

Meaning and intending to describe and convey all and the same premises as were conveyed by Fannie Mae a/k/a Federal National Mortgage Association to Timothy M. St. Pierre and Jill M. St. Pierre by Quitclaim Deed dated June 28, 2016 and recorded in Book 1979, Page 0379 of the Sullivan County Registry of Deeds.

Dated this 7 day of September, 2018.

*Timothy M. St. Pierre*

Timothy M. St. Pierre

*Jill M. St. Pierre*

Jill M. St. Pierre

STATE OF NEW HAMPSHIRE  
COUNTY OF SULLIVAN

This 7 day of September, 2018

Before me, the undersigned officer, personally appeared **Timothy M. St. Pierre** and **Jill M. St. Pierre**, 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.

In Witness Whereof, I hereunto set my hand and official seal.

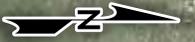
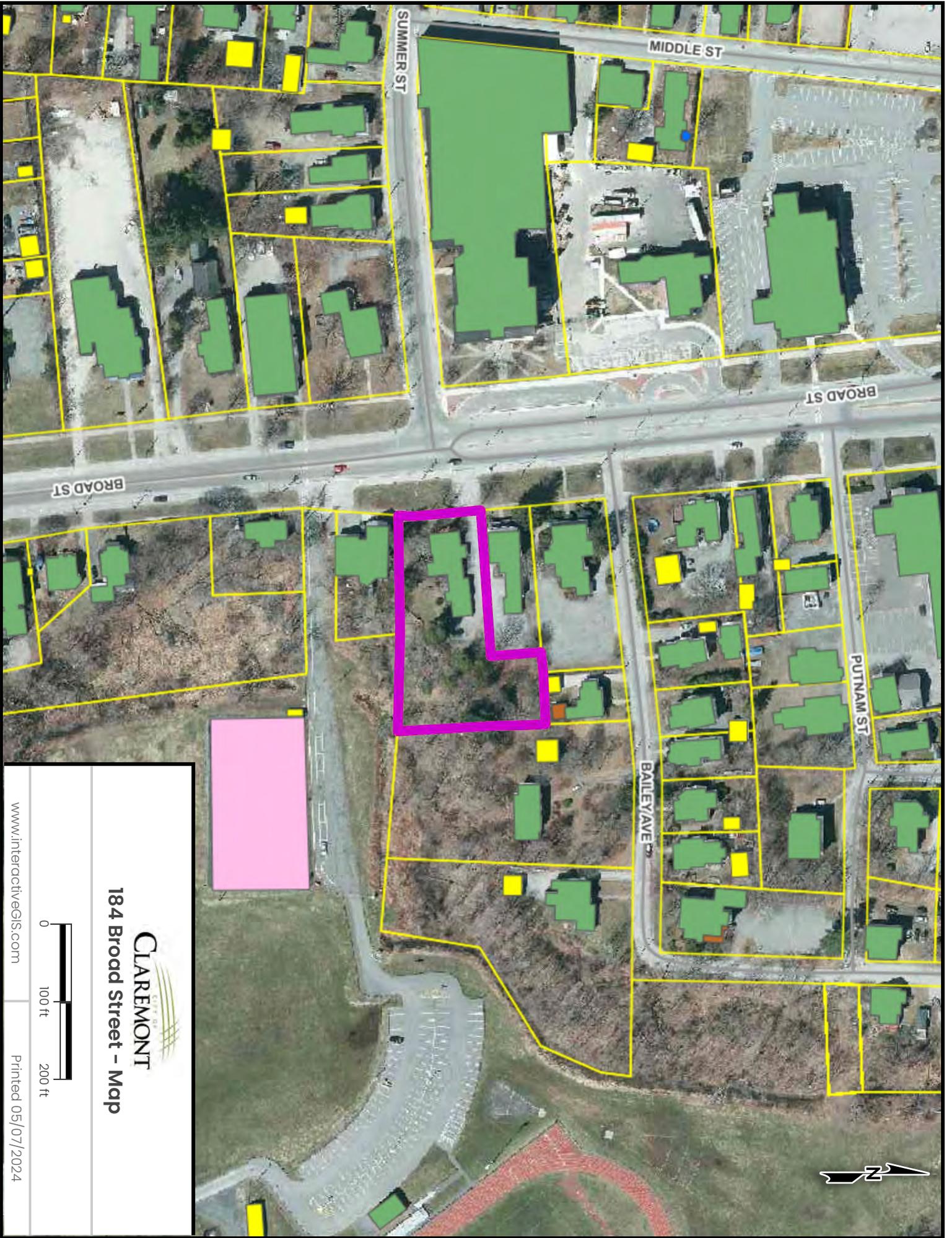
My commission expires: 3/22/2022

Justice of the Peace/Notary Public

*Morgan D Jones*

Justice/Notary typed or print





MIDDLE ST

BROAD ST

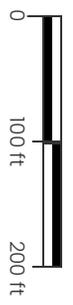
BROAD ST

SUMMER ST

PUTNAM ST

BAILEY AVE

# 184 Broad Street - Map



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