

7 General Court

Grantham, NH



Just Listed

This beautiful three-bedroom, three-bathroom condo is situated in the desirable Gray Ledges community, offering over 90 acres of private land and stunning mountain views. Inside, you'll find over 2,500 sq. ft. of thoughtfully designed living space. The first-floor features the living room with a gas fireplace and large sunroom. Walkout to the deck and overlook the perfectly landscaped backyard. Great spot to entertain guests or enjoy the view. Step up to the open concept space to the newly updated kitchen and appliances, an inviting formal dining room, and charming breakfast nook with views. The second-level offers a spacious primary suite with walk-in closet and ensuite bathroom with a tiled shower, as well as two guest bedrooms, bathroom and laundry room. Included is a whole-house generator and mini-splits, two-car garage, generous storage space and finished bonus room to have your exercise room or office. Located near I-89 and just 20 minutes from Dartmouth Health and the Upper Valley, close to New London for local shopping and restaurants and under two hours to Boston. Plenty of outdoor activities for your enjoyment including hiking the trails on the property, golfing at Eastman Golf Links, swimming at the outdoor pool, ice skating on the pond, skiing at Ragged Mountain or Mount Sunapee Resort and boating at Lake Sunapee.

 \$450,000

Bedrooms: 3 Year Built: 2002
Bathrooms: 3 Taxes: \$7,430
Fees: \$658/m Sq. Ft. 2,530

 **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 2002
Architectural Style Contemporary
Color
Total Stories 2
Zoning RR1
Taxes TBD No
Tax - Gross Amount \$7,430.00
Tax Year 2023
Tax Year Notes
Owned Land
Lot Size Acres
Lot - Sqft
Common Land Acres 90.00
Garage Yes
Basement Yes
Basement Access Type Walkout
Date - Initial Showings Begin 6/8/2024

Rooms - Total 11
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 2,157
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Public Records
SqFt-Apx Fin Below Grade 373
SqFt-Apx Fin BG Source Measured
SqFt-Apx Unfn Below Grade 698
SqFt-Apx Unfn BG Source Measured
SqFt-Apx Total Finished 2,530
Footprint
Road Frontage No
Road Frontage Length
Roads Association, Paved

Waterfront Property
Water Body Access No
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
Current Use
Land Gains
Resort

Remarks - Public This beautiful three-bedroom, three-bathroom condo is situated in the desirable Grav Ledges community, offering over 90 acres of private land and stunning mountain views. Inside, you'll find over 2,500 sq. ft. of thoughtfully designed living space. The first-floor features the living room with a gas fireplace and large sunroom. Walkout to the deck and overlook the perfectly landscaped backyard. Great spot to entertain guests or enjoy the view. Step up to the open concept space to the newly updated kitchen and appliances, an inviting formal dining room, and charming breakfast nook with views. The second-level offers a spacious primary suite with walk-in closet and ensuite bathroom with a tiled shower, as well as two guest bedrooms, bathroom and laundry room. Included is a whole-house generator and mini-splits, two-car garage, generous storage space and finished bonus room to have your exercise room or office. Located near I-89 and just 20 minutes from Dartmouth Health and the Upper Valley, close to New London for local shopping and restaurants and under two hours to Boston. Plenty of outdoor activities for your enjoyment including hiking the trails on the property, golfing at Eastman Golf Links, swimming at the outdoor pool, ice skating on the pond, skiing at Raquette Mountain or Mount Sunapee Resort and boating at Lake Sunapee. *Showings begin at the open house on Saturday, June 8th, from 10:00 - 12:00 and from 2:00 - 4:00.
Directions Located off exit 13 on I-89, south on Route 10, take a right on Dunbar Hill Road, go straight on Cote Road, take a right into Grav Ledges, take a left on General Court, it is the first condo on right.

Living Room 1 14'10" x
Kitchen 1 13'8" x 12'10"
Dining Room 1 11'7" x 13'1"
Breakfast Nook 1 11'7" x 11'9"
Office/Study 1 24'3" x 9'8"
Primary Bedroom 2 20'4" x 20'3"
Bedroom 2 11'5" x 11'8"
Bedroom 2 12' x 9'
Laundry Room 2 7'11" x 5'10"
Exercise Room B 14'1" x 16'7"
Office/Study B 14' x 11'1"

Map 232
Block 0
Lot 001-016
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 2031
DeedPage 0257
TotDeeds
Covenants Yes
Seasonal No

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

Lot Features Condo Development, Landscaped, Mountain View, Pond, View, Water View
Construction Materials Wood Frame, Clapboard Exterior
Foundation Concrete
Roof Shingle - Asphalt
Driveway Paved
Electric 200 Amp, Circuit Breaker(s)
Phone Company Comcast
Electric Company
Fuel Company Irving
Cable Company Comcast

Utilities Cable, Gas - LP/Bottle, Telephone Available
Items Excluded

Appliances Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer, Water Heater-Gas-LP/Bottle
Equipment Generator - Standby
Features - Exterior Deck, Garden Space, Porch - Covered
Features - Interior Attic - Hatch/Skuttle, Blinds, Cathedral Ceiling, Dining Area, Fireplace - Gas, Fireplaces - 1, Kitchen/Dining, Primary BR w/ BA, Natural Light, Storage - Indoor, Vaulted Ceiling, Walk-in Closet, Laundry - 2nd Floor
Flooring Carpet, Hardwood, Tile
Heating Baseboard, Hot Water, Mini Split
Heat Fuel Gas - LP/Bottle
Cooling Mini Split
Water Source Community, Drilled Well
Sewer Community, Leach Field, Septic

Fees - Condo - Mobile
Condo Fees Yes
Fee \$658.00
Fee Frequency Monthly
Fee Includes Landscaping, Plowing, Sewer, Trash, Water, Condo Association Fee, HOA Fee
AssnFee2
AssnFee2Frq
AssnFee3
AssnFee3Frq

Condo Name Gray Ledges
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** 0.00% **NonAgency Facilitator** 2.50%
Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages
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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7 General Ct, Grantham, NH

Main Floor Finished Area 1091.89 sq ft
Unfinished Area 18.69 sq ft



PREPARED: 2024/06/01

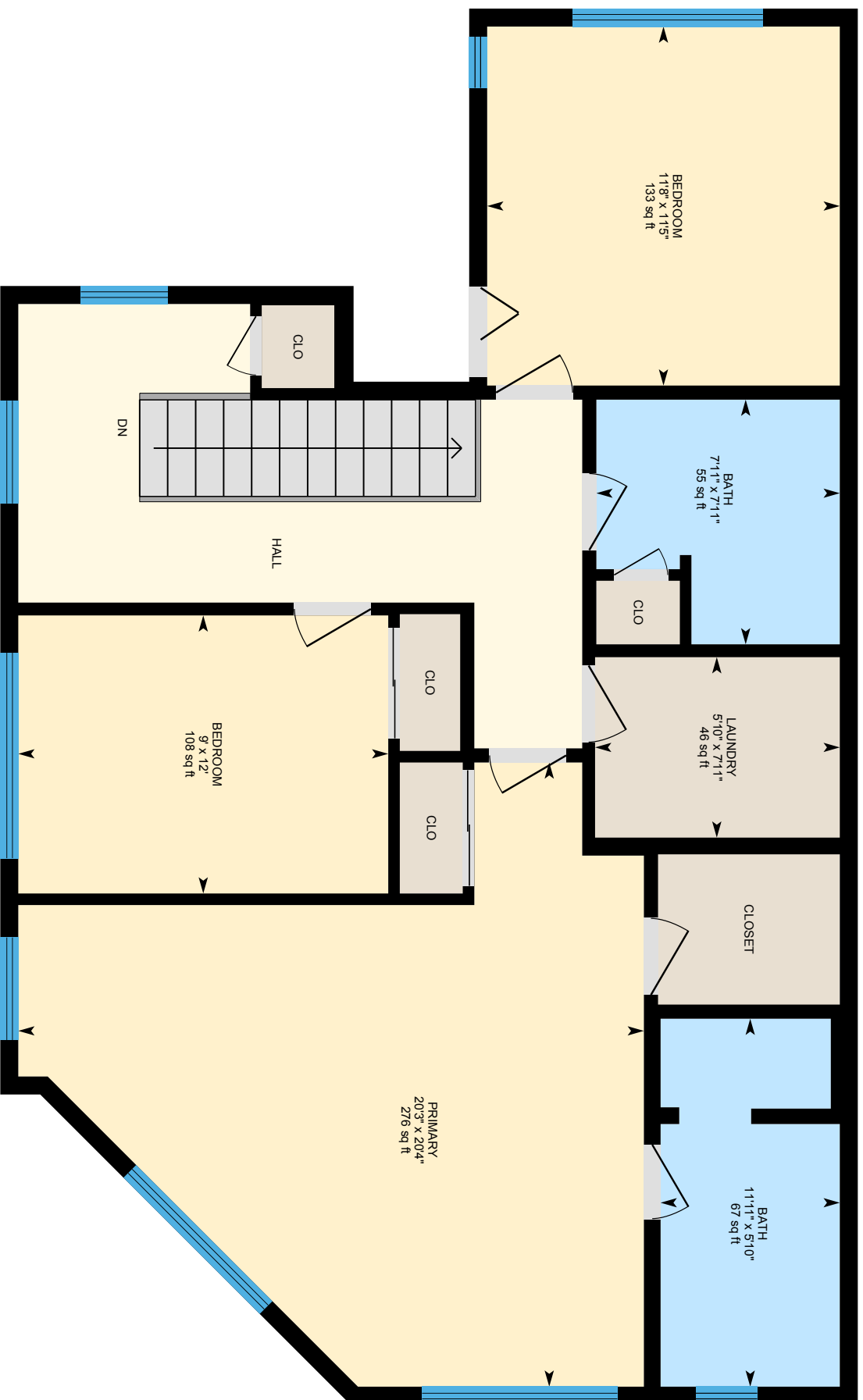


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



7 General Ct, Grantham, NH

2nd Floor Finished Area 1046.59 sq ft



PREPARED: 2024/06/01

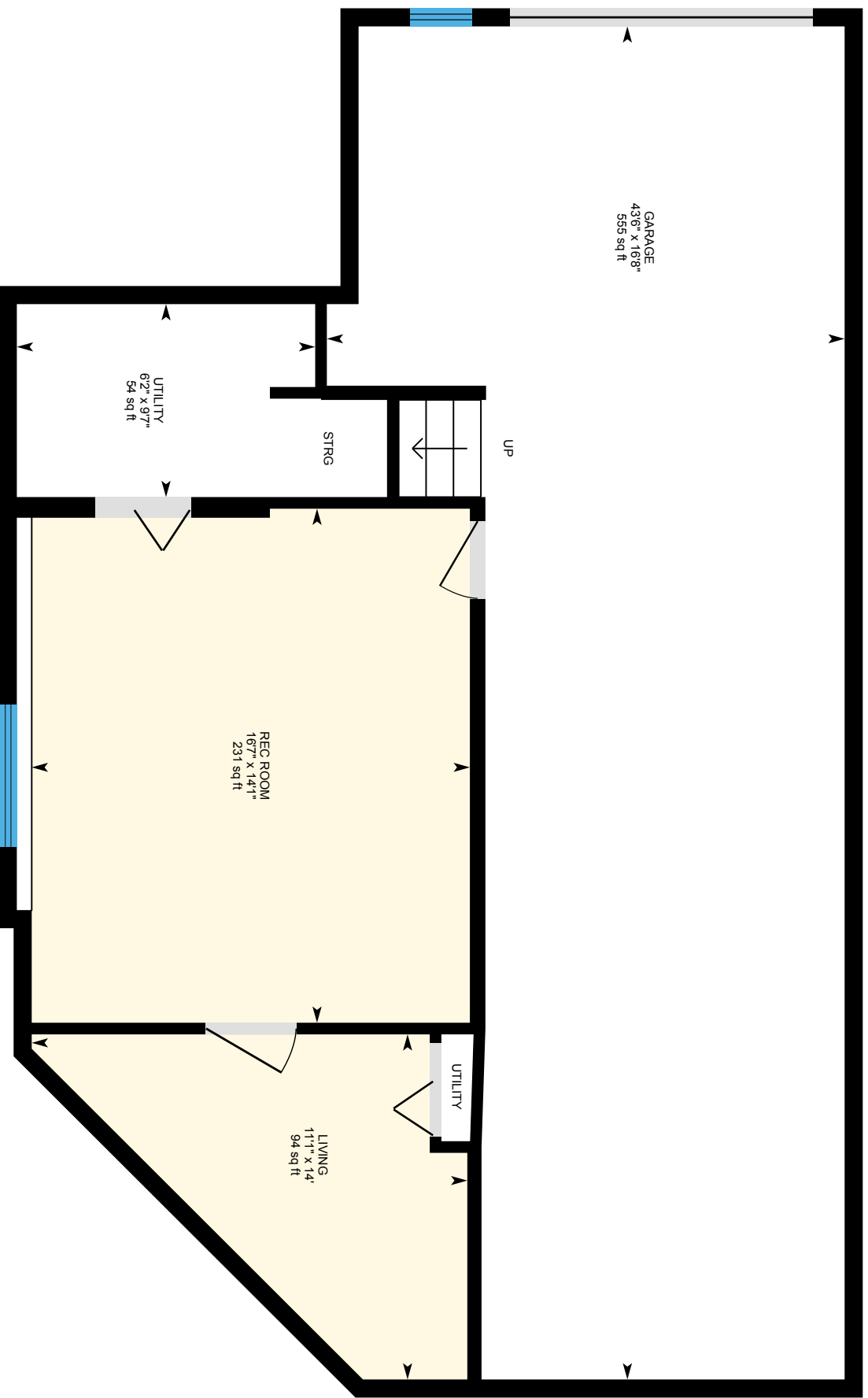


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

7 General Ct, Grantham, NH

Basement (Below Grade) Finished Area 373.52 sq ft

Unfinished Area 697.90 sq ft



PREPARED: 2024/06/01



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:** Constance Horton

2. **PROPERTY LOCATION:** 7 General Court, Grantham NH 03753

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

4. **SELLER:** has has not occupied the property for 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 2 artesian wells designed for 68 units (we have 26 units) pumps 100 gpm

b. **INSTALLATION:** Location: On property
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. **USE:** Number of persons currently using the system: See above
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 second Wind - monthly
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 3 separate septic tanks and fields
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: Stearns
Have you experienced any malfunctions? Yes No
Comments: _____

SELLER(S) INITIALS CH / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 7 General Court, Grantham NH 03753

d. LEACH FIELD: Yes No Other: 3 separate fields
IF YES, Location: Lower level 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"/>	Fiberglas	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglas	_____	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglas	_____	<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: 12/2017 By: Sight Specific Indications LLC
Results: Negative 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 CH / _____

BUYER(S) INITIALS _____ / _____

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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: Gray Ledges By-Laws and Covenants

What is your source of information? Homeowners Association and River Valley Property Management

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

Yes No Unknown If YES, Explain: HOA monthly fee

What is your source of information? _____

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

Yes No If YES, Explain: _____

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

If YES, Explain: _____

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

YES NO UNKNOWN If YES, Explain: _____

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

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: Recorded in Sullivan Cty Registry of Deed - Master

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: 2002 Type: Forced Hot water Fuel: Propane Tank Location: North side of home

Owner of Tank: Irving Energy

Annual Fuel Consumption: 700 approximately Price: _____ Gallons: Eastman Consortium

Date system was last serviced and by whom? 11/2022 Wright Plumbing

Secondary Heat Systems: Mini Split in Living Room and Master Bedroom

Comments: _____

SELLER(S) INITIALS CH / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 7 General Court, Grantham NH 03753

k. Roof Age: 2002 Type of Roof Covering: Asphalt Shingle
Moisture or leakage: None
Comments: _____

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

m. Chimney(s) How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
Comments: Direct vent for gas fireplace

n. Plumbing Type: Copper and PVC Age: 2002
Comments: _____

o. Domestic Hot Water: Age: 2002 Type: Electric/Propane Gallons: _____

p. Electrical System: # of Amps 220 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: Martins Mechanical
Comments: Mini Split in Living Room and Primary Bedroom

u. Pool: Age: _____ Heated: Yes No Type: In ground Last Date of Service: Weekly in season
By Whom: Allen Pool and Spa

v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: 11/2023 semi-annu
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: _____

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 CH / _____
06/03/24 9:38 AM EDT dotloop verified

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 7 General Court Grantham, NH

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

ADA Door Handles
 Raised Toilets
 All bedrooms have ceiling fans
 Sunroom has ceiling fan
 2013 Generac Generator (whole house)
 2017 Bosch Dishwasher
 2018 New Garage Door with Key Pad Entry
 2018 Finished 2 Rooms in Basement
 2018 Built-In in Sunroom
 2018 Entire Home Freshly Painted
 2019 Mini-Splits installed in Living Room and Primary Bedroom
 2020 Electric GE smooth top stove
 2021 Exterior of Home and Trim Freshly Painted
 2022 Back Deck Treated and Stained
 2022 Front Porch and Steps Freshly Painted
 2022 New Patio Sliding Door
 2022 New Self Changing Screen/Storm Door
 2023 All Smoke Detectors Replaced and Hard Wired
 2024 New Carpet in Living Room and Sunroom

Curtain at Patio Door goes with seller as do all curtains in Primary Bedroom, Guest Rooms and Upper Hallway

Window treatment hardware and shades remain with home

Mirror over fireplace goes with seller

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).

Constance Horton
dotloop verified
 06/03/24 9:36 AM EDT
 OGAV-FWWO-WP8V-NEAC

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: Constance Horton
7 General Court, Grantham NH 03753
- 2. Association Name (if applicable): Gray Ledges
- 3. Property Manager/Agent: River Valley Property Management Phone: 802-209-3232

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: _____
- 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: Checkwith property management company
- b. Name of Agent: _____ Phone: _____

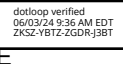
6. FINANCIAL

- a. Monthly maintenance fee(s): \$658.00
 - b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input checked="" type="checkbox"/> Landscaping	<input checked="" 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 checked="" type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input type="checkbox"/> Recreation/Community Association Dues	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
 - c. Are there any additional fees? If so, please specify: _____
 - d. Are you aware of any special assessments or loans in effect at this time? Yes No
If Yes, explain: _____
- Additional Comments: _____

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

Constance Horton
SELLER _____ DATE _____

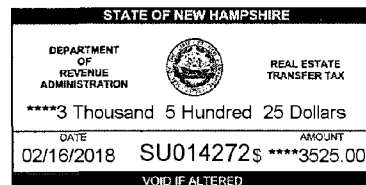


SELLER _____ DATE _____

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 AND OTHER ADVISORS.

BUYER _____ DATE _____

BUYER _____ DATE _____



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That We, **MICHAEL P. O'CONNELL and MAREN F. ARDELL**, husband and wife, of Grantham, County of Sullivan, State of New Hampshire 03753, for consideration paid, grant to **CONSTANCE I. HORTON, Trustee of the Constance I. Horton Trust-2002, as amended and completely restated a second time on May 23, 2013**, of 523 South Roanoke Street, Mesa, Arizona 85206, with **WARRANTY COVENANTS**, the following described premises:

Unit 7, General Court, in Gray Ledges Condominium, Town of Grantham, County of Sullivan and State of New Hampshire, as established by the Gray Ledges Condominium Declaration, which is recorded at the Sullivan County Registry of Deeds, Book 924, Page 321, together with a 7.14 percent undivided interest in the Common Area as defined in the Condominium Declaration.

There is also conveyed hereby the right to use and enjoy certain limited common areas, as defined under said Condominium Declaration, as more particularly set forth in Appendix C to the Declaration and on the Plans recorded in said Registry as Planfile 4, Pocket 1, Folder 1, No. 5; and Floor Plans recorded in the Sullivan County Registry of Deeds; and Site Plan recorded August 8, 1997 at Planfile 4, Pocket 5, Folder 1, No. 46; and such other plans and amendments to the Declaration and Bylaws which may be recorded in the future consistent with New Hampshire Condominium Law and the provisions of the Declaration and Bylaws of Gray Ledges Condominium.

This conveyance is subject to certain rules and regulations as may be determined and amended from time to time by the Gray Ledges Condominium Association Board of Directors, as provided in said Declaration and the Articles and Bylaws of the Condominium Association.

The property conveyed herein is subject to easements to New England Telephone and Telegraph Company, Public Service Company of New Hampshire and Suburban Propane.

There is reserved to Merle W. and Helen D. Schotanus an area located on the Southeasterly boundary of the submitted property, shown as a shaded area on the site plan as recording in the Sullivan County Registry of Deeds for the purpose of planting, cultivation and

harvesting of agricultural crops and to do all things necessary to carry out those purposes.

There is also reserved to Merle W. and Helen D. Schotanus, their heirs and assigns, the right to draw water from an existing well as shown on the site plan as recorded in the Sullivan County Registry of Deeds along with the right to maintain, repair and replace the pipes, maintain and repair the well and enter upon the property for the purpose of accomplishing these purposes.

Meaning and intending to describe and convey all and the same premises as conveyed by Federal Home Loan Mortgage Corporation to Michael P. O'Connell and Maren F. Ardell by Quitclaim Deed dated February 10, 2012 and recorded March 2, 2012 in Book 1832, Page 0725 of the Sullivan County Registry of Deeds.

Dated this 16th day of February, 2018.

Michael P. O'Connell
Michael P. O'Connell

Maren F. Ardell
Maren F. Ardell

STATE OF NEW HAMPSHIRE
COUNTY OF Drafton

16 February, 2018

Personally appeared the above-named Michael P. O'Connell and Maren F. Ardell, 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.

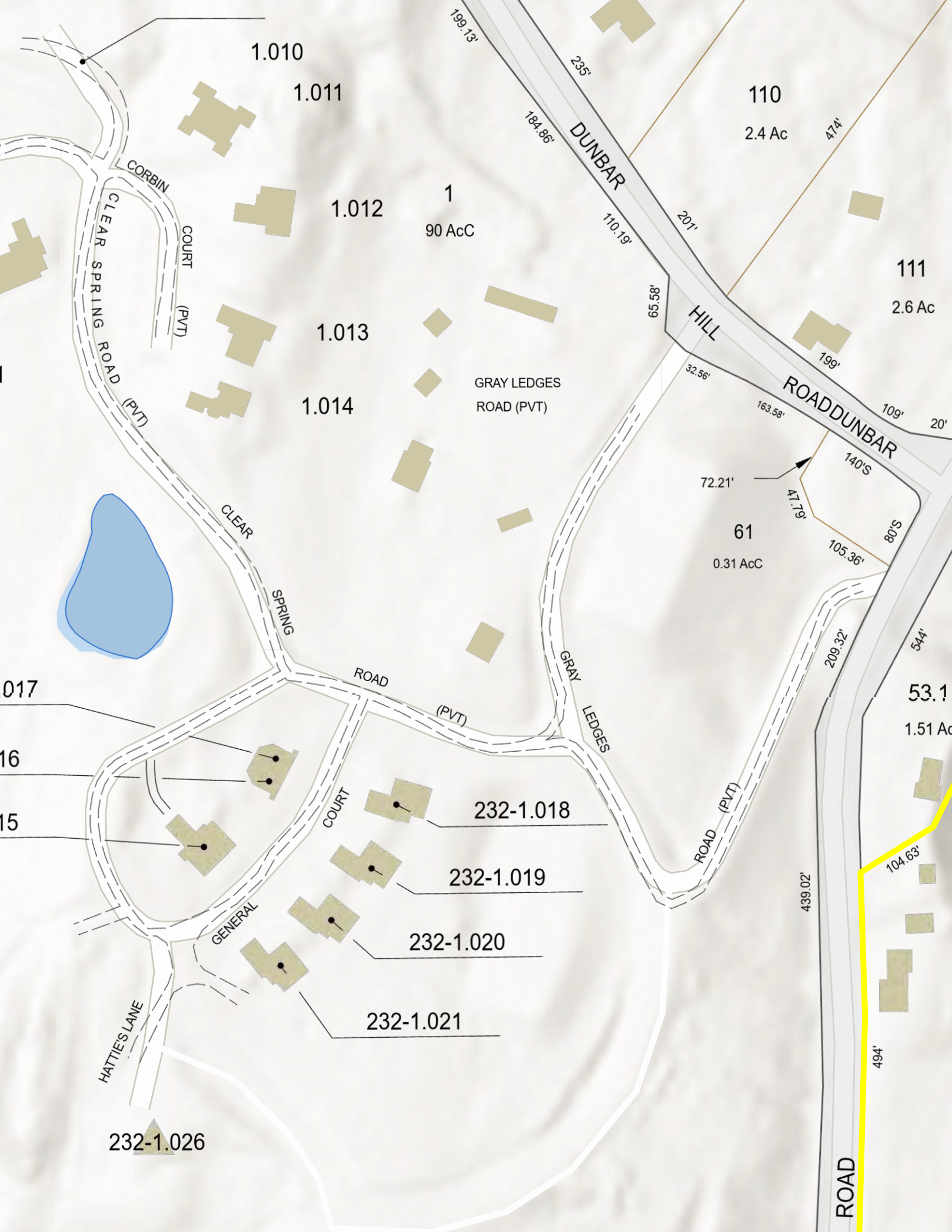
Before me, Elisabeth Kony Filkins

My commission expires: 2.1.22



Elisabeth Kony Filkins
Justice of the Peace/Notary Public
Elisabeth Kony Filkins
Justice/Notary printed or typed name
(seal)

ELISABETH K. FILKINS
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
February 1, 2022



1.010

1.011

1.012

1.013

1.014

1
90 AcC

GRAY LEDGES
ROAD (PVT)

110
2.4 Ac

111
2.6 Ac

61
0.31 AcC

53.1
1.51 Ac

232-1.018

232-1.019

232-1.020

232-1.021

232-1.026

CORBIN
COURT
(PVT)

CLEAR SPRING ROAD
(PVT)

CLEAR
SPRING
ROAD

ROAD
(PVT)

COURT

GENERAL

HATTIE'S LANE

DUNBAR

HILL

ROADDUNBAR

GRAY LEDGES

ROAD (PVT)

ROAD

199.13'

235'

184.86'

110.19'

65.58'

32.56'

163.58'

72.21'

140'S

47.79'

105.36'

80'S

544'

439.02'

104.63'

494'

494'