


# 78 Squires Lane

## New London, NH



### *Just Listed*

This 3-bedroom, 2-bathroom home offers convenient first-floor living with a spacious living room, a dining room off the kitchen, and a large mudroom between the deck and garage. The secluded back deck provides a space for outdoor activities and enjoying the summer months outside. The finished lower level includes a large family room and bathroom. The home is located just minutes from the town center, providing easy access to amenities such as restaurants, bakeries, shops, and a theater. It is also close to several golf courses, beaches, hiking and biking trails, and mountains, offering year-round outdoor activities. The property is near both Pleasant Lake and Little Lake Sunapee, where residents have access to Elkins Beach and Bucklin Beach. Just a short drive to Lake Sunapee, 20 minutes from Mount Sunapee Resort, 30 minutes from Dartmouth Health, and 15 minutes from Sunapee Harbor.

 \$425,000





Bedrooms: 3	Year Built: 1955
Bathrooms: 2	Taxes: \$5,078
Acres: .35	Sq. Ft.: 1,523

 **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 AND  
MOUNTAINS  
KELLER WILLIAMS REALTY


Residential 5000933	Single Family Active	78 Squires Lane New London	NH 03257	Unit/Lot	Listed: 6/17/2024 Closed:	\$425,000
			<b>County</b> NH-Merrimack <b>Village/Dist/Locale</b> <b>Construction Status</b> Existing <b>Year Built</b> 1955 <b>Architectural Style</b> Ranch <b>Color</b> <b>Total Stories</b> 1 <b>Zoning</b> Residential <b>Taxes TBD</b> No <b>Tax - Gross Amount</b> \$5,078.00 <b>Tax Year</b> 2024 <b>Tax Year Notes</b> <b>Owned Land</b> <b>Lot Size Acres</b> 0.35 <b>Lot - Sqft</b> 15,246 <b>Common Land Acres</b> <b>Garage</b> Yes <b>Basement</b> Yes <b>Basement Access Type</b> Interior			
  			<b>Rooms - Total</b> 8 <b>Bedrooms - Total</b> 3 <b>Baths - Total</b> 2 <b>Baths - Full</b> 1 <b>Baths - 3/4</b> 1 <b>Baths - 1/2</b> 0 <b>Baths - 1/4</b> 0 <b>SqFt-Apx Fin Above Grade</b> 1,231 <b>SqFt-Apx Fin AG Source</b> Measured <b>SqFt-Apx Unfn Above Grade</b> 0 <b>SqFt-Apx Unfn AG Source</b> Measured <b>SqFt-Apx Fin Below Grade</b> 292 <b>SqFt-Apx Fin BG Source</b> Measured <b>SqFt-Apx Unfn Below Grade</b> 641 <b>SqFt-Apx Unfn BG Source</b> Measured <b>SqFt-Apx Total Finished</b> 1,523 <b>Footprint</b> <b>Road Frontage</b> Yes <b>Road Frontage Length</b> 106 <b>Roads</b> Public			
<b>Date - Initial Showings Begin</b> 6/21/2024			<b>Waterfront Property</b> No <b>Water Body Access</b> Yes <b>Water Body Name</b> Pleasant Lake <b>Water Body Type</b> Lake <b>Water Access Details</b> Municipal Residents Only <b>WaterFrRit</b> <b>Water Body Restrictions</b> Yes <b>ROW - Parcel Access</b> <b>ROW - Length</b> <b>ROW - Width</b> <b>ROW to other Parcel</b> <b>Flood Zone</b> No <b>Timeshare/Fract. Ownrshp</b> No <b>T/F Ownership Amount</b> <b>T/F Ownership Type</b> <b>Foreclosed/Bank-Owned/REO</b> No <b>Days On Market</b> 0 <b>Auction</b> No <b>Current Use</b> <b>Land Gains</b>			

**Remarks - Public** This 3-bedroom, 2-bathroom home offers convenient first-floor living with a spacious living room, a dining room off the kitchen, and a large mudroom between the deck and garage. The secluded back deck provides a space for outdoor activities and enjoying the summer months outside with the hot tub(?) and fire pit. The finished lower level includes a large family room and bathroom. The home is located just minutes from the town center, providing easy access to amenities such as restaurants, bakeries, shops, and a theater. It is also close to several golf courses, beaches, hiking and biking trails, and mountains, offering year-round outdoor activities. The property is near both Pleasant Lake and Little Lake Sunapee, where residents have access to Elkins Beach and Bucklin Beach. Just a short drive to Lake Sunapee, 20 minutes from Mount Sunapee Resort, 30 minutes from Dartmouth Health, and 15 minutes from Sunapee Harbor. \*Showings begin on

**Directions** From Main Street turn onto Squires Lane.

<b>Mudroom</b> 1 10'2" x 9'10" <b>Kitchen</b> 1 9'10" x 16'7" <b>Dining Room</b> 1 9'10" x 8'6" <b>Living Room</b> 1 12'11" x 22' <b>Primary</b> 1 9'11" x 13'3" <b>Bedroom</b> 1 11'6" x 9'11" <b>Bedroom</b> 1 10'9" x 9'9" <b>Bath - Full</b> 1 <b>Bath - 3/4</b> B <b>Family Room</b> B 12'4" x 20'10"	<b>Map</b> 096 <b>Block</b> 46 <b>Lot</b> 000 <b>SPAN Number</b> <b>Property ID</b> <b>PlanUrbDev</b>	<b>DeedRecTy</b> Warranty <b>DeedBook</b> 2275 <b>DeedPage</b> 586 <b>TotDeeds</b> <b>Covenants</b> Unknown <b>Seasonal</b> No	<b>SchDistrict</b> Kearsarge Sch Dst SAU #65 <b>SchElem</b> Kearsarge Elem New London <b>SchMiddle</b> Kearsarge Regional Middle Sch <b>SchHigh</b> Kearsarge Regional HS
<b>Appliances</b> Dishwasher, Disposal, Dryer, Range - Electric, Refrigerator, Washer, Water Heater - Electric <b>Features - Exterior</b> Deck, Outbuilding, Shed <b>Features - Interior</b> Dining Area, Fireplace - Wood, Hearth, Natural Light, Natural Woodwork, Laundry - Basement <b>Flooring</b> Carpet, Tile, Wood <b>Heating</b> Forced Air <b>Heat Fuel</b> Oil, Wood <b>Cooling</b> Mini Split <b>Water Source</b> Public <b>Sewer</b> Public	<b>Lot Features</b> Level, Sloping, Subdivision <b>Construction Materials</b> Wood Frame, Shingle Siding, Wood Exterior <b>Foundation</b> Concrete <b>Roof</b> Shingle - Asphalt <b>Driveway</b> Paved <b>Electric</b> 100 Amp, 60 Amp <b>Phone Company</b> TDS <b>Electric Company</b> Eversource <b>Fuel Company</b> Dead River <b>Cable Company</b> TDS	<b>Utilities</b> Cable - Available, Telephone Available <b>Items Excluded</b>	<b>Condo Name</b> <b>Building Number</b> <b>Floor Number</b> <b>Units Per Building</b> <b>LmtComArea</b> <b>SpecAssmt</b> <b>ParkName</b> <b>Mobile Co-Op</b> <b>MobPkApvl</b> <b>MustMove</b> <b>Mobile Make</b> <b>MobileMod</b> <b>MobileSer#</b> <b>Mobile Anchor</b>

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




O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

Off: 603-526-8600

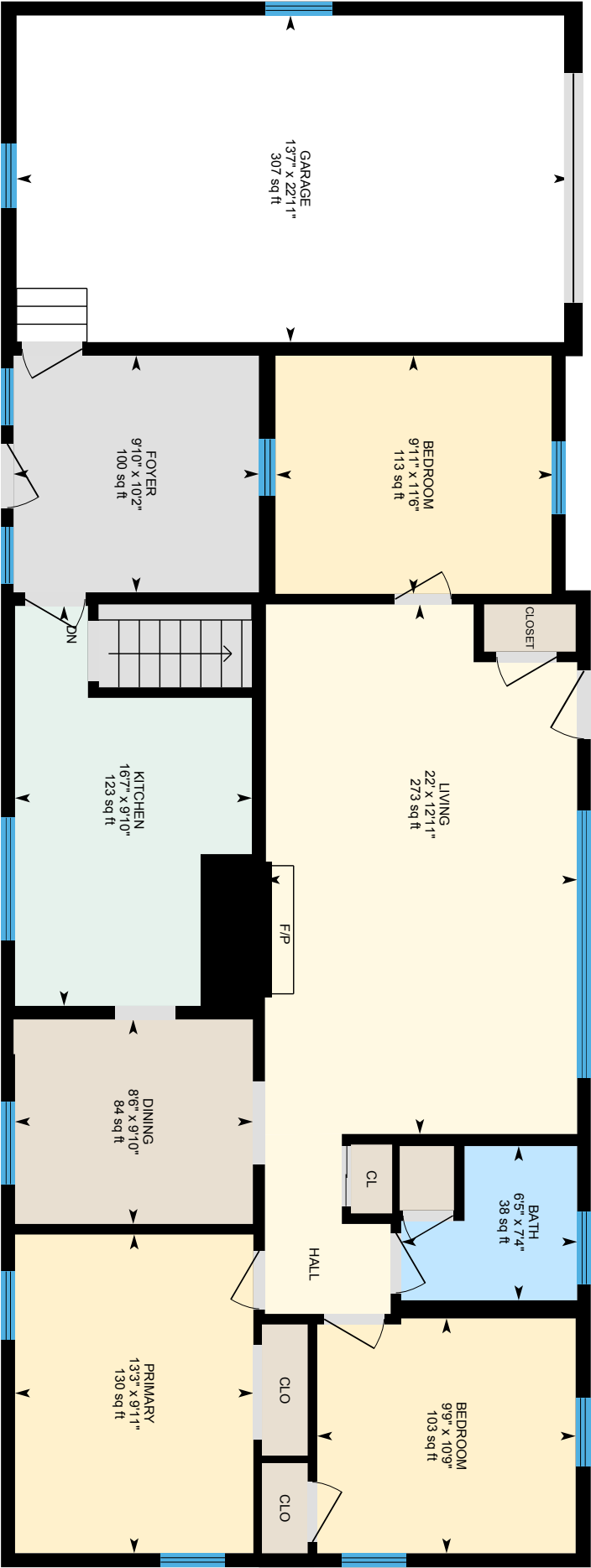


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# 78 Squires Ln, New London, NH

Main Floor    Finished Area 1231.42 sq ft  
Unfinished Area 338.01 sq ft



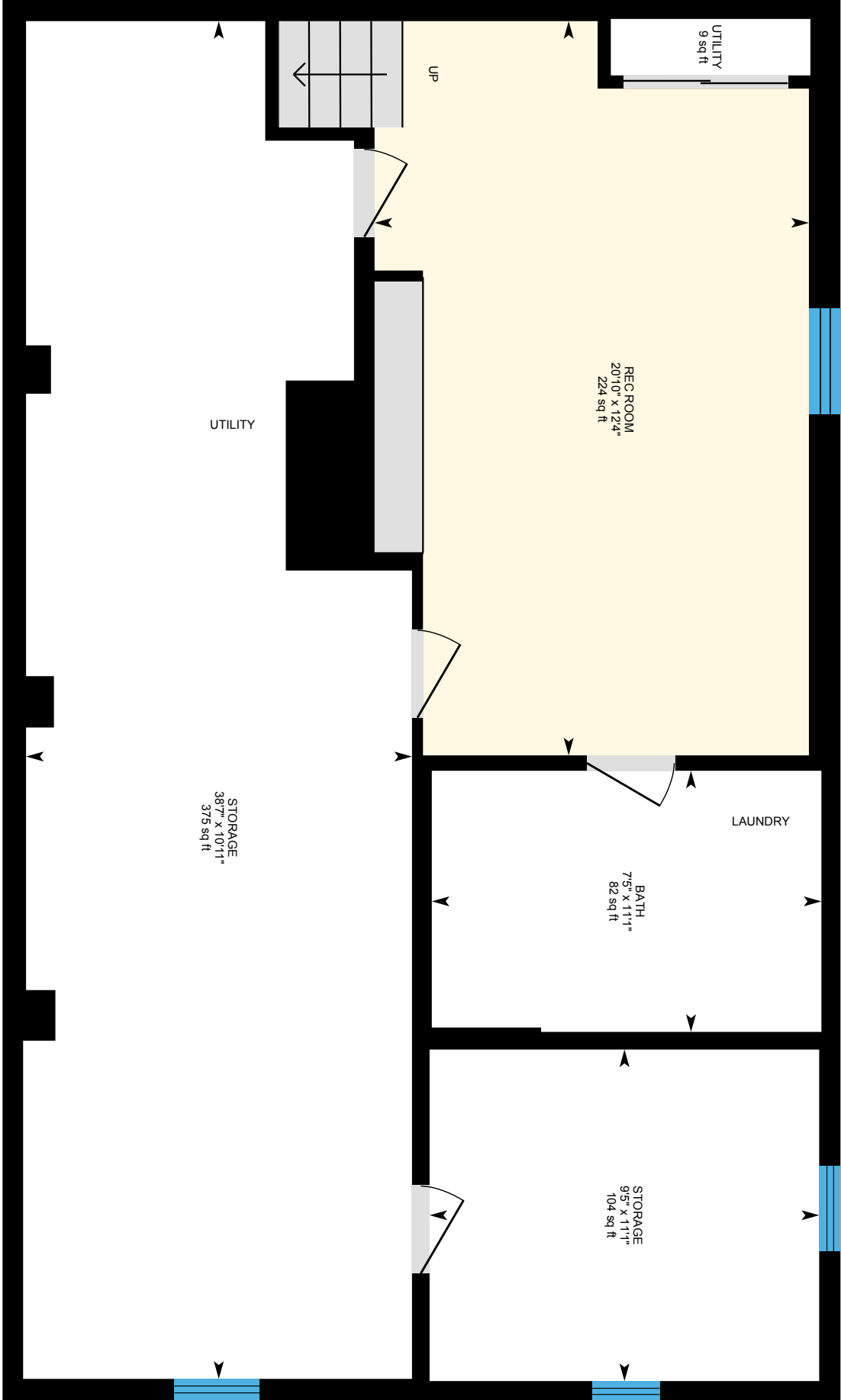
PREPARED: 2024/06/15



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.

# 78 Squires Ln, New London, NH

Basement (Below Grade)    Finished Area 292.85 sq ft  
Unfinished Area 641.16 sq ft



PREPARED: 2024/06/15

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:** Allison McLean and Geoff McLean

2. **PROPERTY LOCATION:** 78 Squires Lane, 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 23 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 no

b. **INSTALLATION:** Location: Front yard  
 Installed By: Town Date of Installation: Unknown  
 What is the source of your information? Town

c. **USE:** Number of persons currently using the system: 3  
 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? N/A

None

COMMENTS: None



None

### 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? Replaced sewer line in 2023

c. **IF PRIVATE:**  
 TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☒ Unknown ☐ Other N/A  
 Tank Size: 0 Gal. ☐ Unknown ☐ Other: N/A  
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☒ Other: N/A  
 Location: N/A Location Unknown ☒ Date of Installation: N/A  
 Date of Last Servicing: N/A Name of Company Servicing Tank: N/A  
 Have you experienced any malfunctions? ☐ Yes ☒ No  
 Comments: N/A  
 N/A

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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

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: na  
 Comments: na

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	9"	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	9"	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	3.5"	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	na	na	<input type="checkbox"/>
	na	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	na	na	<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? na

What materials are, or were, stored in the tank(s)? na

Age of tank(s): na Size of tank(s): na

Location: na

Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☒ No

Comments: na

If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☒ Unknown

Comments: na

**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 na ☐ Yes ☒ No ☐ Unknown

If YES, Source of information: na

Comments: na

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

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

If YES: Date: January 1995 By: State of NH

Results: N/A If applicable, what remedial steps were taken? na

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

Are test results available? ☐ Yes ☒ No

Comments: na

SELLER(S) INITIALS

BUYER(S) INITIALS

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**PROPERTY LOCATION:** 78 Squires Lane, New London, NH 03257

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

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

If YES: Date: na By: na

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

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

Are test results available? ☐ Yes ☒ No Comments: Infor from previous owner state none

**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: na

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

Comments: no

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

If YES: Source of information: no

Comments: no

**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: na

What is your source of information? na

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

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

What is your source of information? no

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

☐ Yes ☒ No If YES, Explain: no

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

If YES, Explain: no

**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: no

no

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

Comments: no

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

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: na

**j. Heating System Age:** 23plus **Type:** Hot Air **Fuel:** Oil **Tank Location:** Basement

Owner of Tank: Homeowner

Annual Fuel Consumption: Oil Price: 1,200 Gallons: 300

Date system was last serviced and by whom? Dead River, winter 2024

Secondary Heat Systems: None

Comments: na

SELLER(S) INITIALS

AM / GM  
05/09/24 7:45 PM EDT dotloop verified 06/16/24 2:41 PM EDT dotloop verified

BUYER(S) INITIALS

           /

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**PROPERTY LOCATION:** 78 Squires Lane, New London, NH 03257

- k.** Roof Age: 10yrs Type of Roof Covering: Shingles  
 Moisture or leakage: No  
 Comments: Shingles were replaced in the spring of 2014
- l.** Foundation/Basement: ☒ Full ☐ Partial ☐ Other: na Type: Block  
 Moisture or leakage: humid  
 Comments: We installed the wet basement solution with sump pump with power backup
- m.** Chimney(s) How Many? 1 Lined? No Last Cleaned: 2022 Problems? No  
 Comments: no problem
- n.** Plumbing Type: Copper Age: Age of the house  
 Comments: na
- o.** Domestic Hot Water: Age: 9 Type: Electric Gallons: 40
- p.** Electrical System: # of Amps 100 Circuit Breakers ☒ Fuses ☐  
 Comments: na  
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: no  
 Comments: no  
no solar
- q.** Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No  
 If Yes, please explain: no
- r.** Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: seasonal mice  
 Comments: In winter, mice have been noticed in the garage
- 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: no
- t.** Air Conditioning: Type: AC Split Age: 2 years Date Last Serviced and by whom: new  
 Comments: new
- u.** Pool: Age: no Heated: ☐ Yes ☒ No Type: no Last Date of Service: no  
 By Whom: no
- v.** Generator: Portable: Yes ☐ No ☒ Whole House: Yes ☐ No ☒ Kw/Size: no Last Date of Service: na  
 If Portable: ☐ Included ☐ Negotiable  
 Comments: no
- w.** Internet: Type Currently Used at Property: wifi via comcast
- x.** Other (e.g. Alarm System, Irrigation System, etc.) no  
 Comments: o

**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 AM / GN  
05/20/24 7:45 PM EDT dotloop verified 06/16/24 2:41 PM EDT dotloop verified

BUYER(S) INITIALS            /



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**10. ADDITIONAL INFORMATION**

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

**b. ADDITIONAL COMMENTS:**

none

**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).**

*Allison McClean*  
SELLER  
dotloop verified  
05/30/24 7:45 PM EDT  
M16V-10VA-RRTE-GEJ2  
DATE

*Geoffrey McLean*  
SELLER  
dotloop verified  
06/16/24 2:41 PM EDT  
50CL-NMIR-GLTR-VZCS  
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: 78 Squires Lane, 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.

*Allison McClean* dotloop verified 05/29/24 7:45 PM EDT EULC-0A2B-JAN-PCCP

Seller Date

Purchaser Date

Agent Date

*Geoffrey McClean* dotloop verified 05/29/24 6:13 PM EDT YYGA-110D-063N-RWSO

Seller Date

Purchaser Date

Agent Date

422527

2001 JUL -2 AM 9:10

BK2275 PG1586

RETURN TO:

Geoffrey McLean  
Allison McLean16 Burpee Lane  
New London, NH 03257

2357.00

14.34  
2.00**WARRANTY DEED**

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
***2 THOUSAND		3 HUNDRED AND	57 DOLLARS
MO.	DAY	YR.	AMOUNT
07	02	2001	484383 \$ ***2357.00
VOID IF ALTERED			

KNOW ALL MEN BY THESE PRESENTS THAT **Thomas J. McLaughlin and Patricia****McLaughlin, husband & wife**, of 16 Burpee Lane, New London, New Hampshire 03257, forconsideration paid, grant to **Geoffrey McLean and Allison McLean, husband & wife**, of 242

Island Pond Road, Derry, NH 03038, with WARRANTY COVENANTS, as joint tenants with

rights of survivorship, the following:

A certain tract or parcel of land with any buildings thereon situate in the Town of New London, Merrimack County, New Hampshire and being more particularly bounded and described as follows:

Beginning on the northerly side of Burpee Lane at the south corner of the lot where land of the grantors joins land now or formerly of Joseph and Helen Cragin;

Thence North 51° East along said Cragin land a distance of 148 feet, more or less, to land now or formerly of Colby Junior College n/k/a Colby-Sawyer College;

Thence North 36° West along land of said College a distance of 99.5 feet, more or less, to land now or formerly of Marion D. and Bradford W. Newcomb;

Thence South 51° West along land of said Newcomb a distance of 148 feet, more or less, to the aforesaid Burpee Lane;

Thence South 36° East along Burpee Lane a distance of 96 feet, more or less, to the point of beginning.

Also conveying also another certain tract or parcel of land in said New London adjoining the above described tract, the same being bounded and described as follows:

Beginning at a marker at the southeast corner of the tract above described, the same being on the northerly side of Burpee Lane;

Thence North 51° East along the land described above a distance of 75 feet to an iron pipe;

Thence South 36° East along land now or formerly of Willis V. and Mildred E. Ames a distance of 10 feet to an iron pipe;

Thence South 51° West along land of said Ames a distance of 75 feet to an iron pipe on the northerly side of Burpee Lane;

Thence North 36° West along Burpee Lane a distance of 10 feet to the point of beginning.

Meaning and intending to describe and convey all and the same premises as conveyed to the within grantor by deed of Craig DesLaurier and Margaret DesLaurier dated November 1, 1999 and recorded at the Merrimack County Registry of Deeds, Book 2181, Page 1322.

DATED AND WITNESSED this 29 day of June, 2001.

Witness to all:

Thomas J. McLaughlin  
Thomas J. McLaughlin

Patricia McLaughlin  
Patricia McLaughlin

STATE OF New Hampshire  
COUNTY OF ~~Merrimack~~ Sullivan

On this 29 day of June, 2001, personally appeared the above-named Thomas J. McLaughlin and Patricia McLaughlin, known to me or satisfactorily proven to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

Michael R. Feeney  
~~Notary Public~~

My Commission Expires:

MICHAEL R. FEENEY  
JUSTICE OF THE PEACE  
STATE OF NEW HAMPSHIRE  
My commission expires Aug. 9, 2005

MERRIMACK COUNTY RECORDS

Kathie L. Gray, Register

