

39 Unity Road

Newport, NH



Just Listed

Beautiful 3-bedroom, 2-bathroom immaculate home set on 1.3 acres. The open-concept layout is welcoming and inviting. The original oak floors have been modernly refinished, an abundance of windows let the natural sunlight in, the walk-in pantry is ideal for storage, the white cabinets and elegant granite countertops make this kitchen feel fresh and spacious. There is a fireplace in the living room to warm up the home on a cold winter night. The bathrooms are tastefully designed, and the main bathroom includes a large tiled stand-up shower and dual sinks. The basement features a spacious recreation area that can be used as a gym, game room or family room. The laundry room includes many closets for storage. There is also a small bonus room if additional storage space is needed. Outside is a level backyard, perfect for gardens, the patio and fire pit are ideal for entertaining guests, and two sheds that can be used to store yard equipment. The newly built oversized detached garage is great for storing or working on your equipment. Just minutes from the Newport Golf Course and from downtown Newport where you will find dining, shopping, and the local amenities. 15 minutes to Mount Sunapee and Lake Sunapee for summer and winter activities. Close to the Sugar River Rail Trail for hiking, biking & snowmobile trails, beaches, lakes, fishing spots and other local golf courses. 1.5 hours to Boston.

 \$500,000

Bedrooms: 3	Year Built: 1952
Bathrooms: 2	Taxes: \$10,946
Acres: 1.30	Sq. Ft.: 2,166

 **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
KELLERWILLIAMS. REALTY

Residential
5001369

Single Family
Active


39 Unity Road
Newport




NH 03773

Unit/Lot

Listed: 6/19/2024
Closed:

\$500,000





Unbranded Tour URL 1

County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 1952
Architectural Style Ranch
Color
Total Stories 1
Zoning R120 S
Taxes TBD No
Tax - Gross Amount \$10,946.00
Tax Year 2023
Tax Year Notes
Owned Land
Lot Size Acres 1.30
Lot - Sqft 56,628
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Interior

Rooms - Total 8
Bedrooms - Total 3
Baths - Total 2
Baths - Full 0
Baths - 3/4 2
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Fin Above Grade 1,632
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Measured
SqFt-Apx Fin Below Grade 534
SqFt-Apx Fin BG Source Measured
SqFt-Apx Unfn Below Grade 169
SqFt-Apx Unfn BG Source Measured
SqFt-Apx Total Finished 2,166
Footprint
Road Frontage Yes
Road Frontage Length 165
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

Date - Initial Showin as Beain

Remarks - Public Beautiful 3-bedroom, 2-bathroom immaculate home set on 1.3 acres. The open-concept layout is welcoming and inviting. The original oak floors have been modernlv refinished. an abundance of windows let the natural sunlight in. the walk-in pantry is ideal for storage. the white cabinets and elegant granite countertops make this kitchen feel fresh and spacious. There is a fireplace in the living room to warm up the home on a cold winter night. The bathrooms are tastefully designed. and the main bathroom includes a large tiled stand-up shower and dual sinks. The basement features a spacious recreation area that can be used as a gym. game room or family room. The laundry room includes many closets for storage. There is also a small bonus room if additional storage space is needed. Outside is a level backyard. perfect for gardens. the patio and fire pit are ideal for entertaining guests. and two sheds that can be used to store yard equipment. The newly built oversized detached garage is great for storing or working on your equipment. Just minutes from the Newport Golf Course and from downtown Newport where you will find dining. shopping. and the local amenities. 15 minutes to Mount Sunapee and Lake Sunapee for summer and winter activities. Close to the Suar River Rail Trail for hiking. biking & snowmobile trails. beaches. lakes. fishing spots and other local golf courses. 1.5 hours to Boston. *Showings begin at the Open House on 6/21 from 4am - 6pm.

Directions From John Stark Highway turn onto Unity Rd. Coming from Claremont the road will be on your right. from the center of Newport. it will be on your left. The house is a short distance and will be on your right.

Kitchen 1 11.9 x 13.6
Dining Room 1 12.7 x 11.10
Living Room 1 14.11 x 20.1
Bedroom 1 11.2 x 14.6
Bedroom 1 9.10 x 13
Primary 1 15 x 11.1
Exercise Room B 13.9 x 17
Laundry Room B 7.10 x 16.4

Map 116
Block 000
Lot 000
SPAN Number
Property ID
PlanUrbDev

Lot Features Level
Construction Materials Wood
Frame, Clapboard Exterior
Foundation Concrete
Roof Shingle - Asphalt
Driveway Paved
Electric 200 Amp
Phone Company
Electric Company
Fuel Company Irving
Cable Company Comcast

DeedRecTy Warranty
DeedBook 2154
DeedPage 858
TotDeeds
Covenants No
Seasonal No

SchDistrict Newport Sch Dst SAU #58
SchElem Richards Elementary School
SchMiddle Newport Middle and High School
SchHigh Newport Middle High School

Utilities Cable
Items Excluded

Fees - Condo - Mobile

Condo Fees
Fee
Fee Frequency
AssnFee2
AssnFee2Frq
AssnFee3
AssnFee3Frq

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt


ParkName
Mobile Co-Op
MobPkApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

Appliances Dishwasher, Dryer, Range Hood, Range - Gas, Refrigerator, Washer, Water Heater - Domestic, Water Heater - Electric
Features - Exterior Fence - Partial, Garden Space, Patio, Shed
Features - Interior Central Vacuum, Dining Area, Fireplace - Wood, Fireplaces - 2, Kitchen Island, Living/Dining, Natural Light, Storage - Indoor, Walk-in Pantry, Laundry - Basement
Flooring Hardwood, Tile
Heating Forced Air
Heat Fuel Oil, Wood
Cooling None
Water Source Public
Sewer Leach Field, Private, Septic

Buyer Agency 2.50 %
Compensation Based On Net Sales Price
The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.
Compensation Comments


Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages
NonAgency Facilitator 2.50 %

SubAgency



O'Halloran Group
listings@ohgrp.com

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



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Printed: 06/19/2024 05:22 PM Page 1 of 1

Listed By: O'Halloran Group - KW Coastal and Lakes & Mountains

39 Unity Rd, Newport, NH

Main Floor Finished Area 1632.88 sq ft
Unfinished Area 287.35 sq ft



PREPARED: 2024/06/19

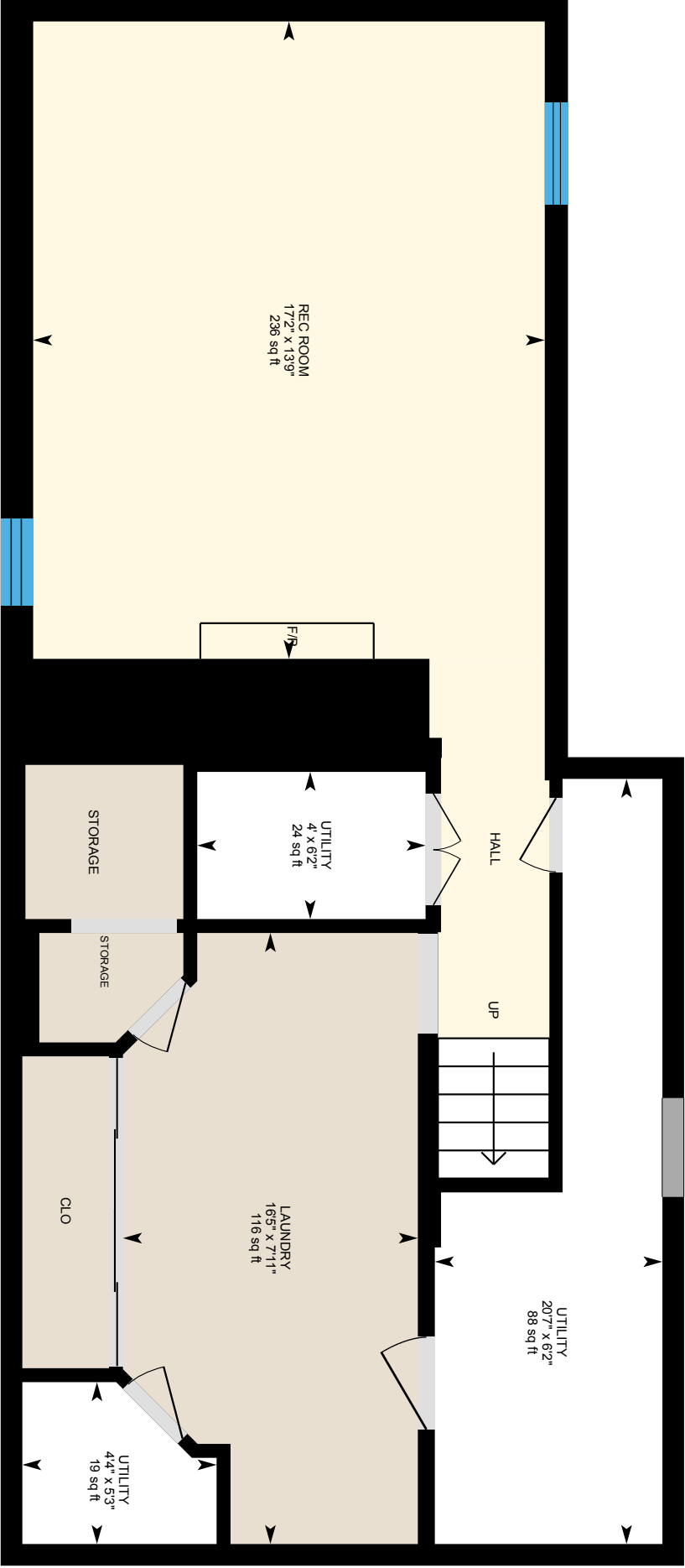


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



39 Unity Rd, Newport, NH

Basement (Below Grade) Finished Area 534.33 sq ft
Unfinished Area 169.21 sq ft



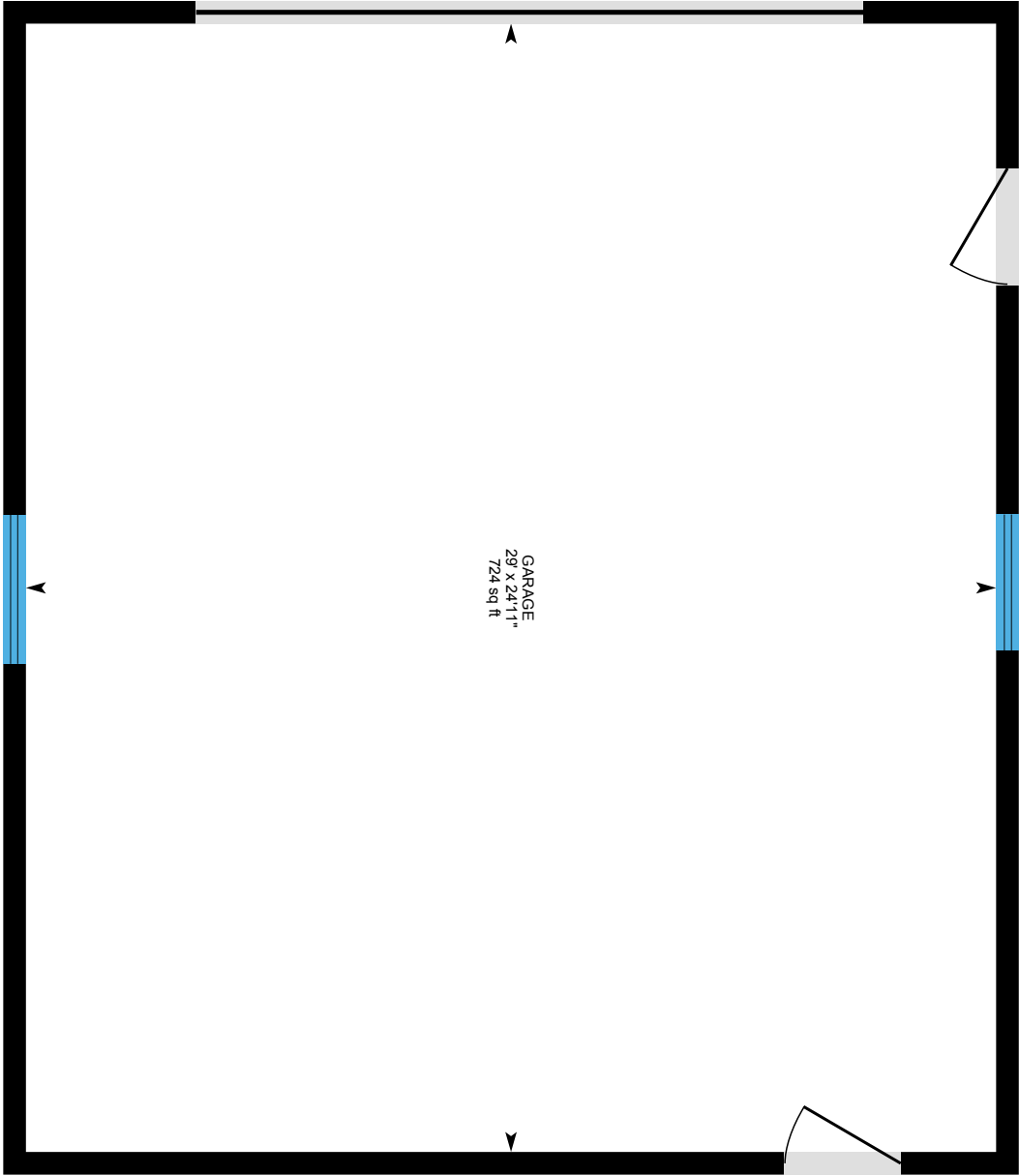
PREPARED: 2024/06/19



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.

39 Unity Rd, Newport, NH

Detached Garage Unfinished Area 788.60 sq ft



PREPARED: 2024/06/19



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

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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:** Wood Family Trust

2. **PROPERTY LOCATION:** 39 Unity Road, Newport, NH 03773

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 3+ years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:** ☒ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other

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

c. **USE:** Number of persons currently using the system: 2
 Does system supply water for more than one household? ☐ Yes ☒ No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
 Pump: ☐ Yes ☐ No ☒ N/A Quantity: ☐ Yes ☒ No
 Quality: ☐ Yes ☒ No ☐ Unknown

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

e. **WATER TEST:** Have you had the water tested? ☐ Yes ☒ No Date of most recent test _____
 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: 1500 Gal. ☐ Unknown ☐ Other:
 Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other:
 Location: Side of house near patio Location Unknown ☐ Date of Installation: 1997 +-
 Date of Last Servicing: April 10, 2024 Name of Company Servicing Tank: Henniker Septic Service
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: Presby System rejuvenated 2020

SELLER(S) INITIALS

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BUYER(S) INITIALS

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other: _____
 IF YES, Location: Back Yard Size: _____ Unknown: _____
 Date of installation of leach field: 2010 +- 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"/>	Fiberglass	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	_____	<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	_____	<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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  / 

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: _____

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? 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: 23 yrs +- Type: Thermal Pride Forced Air Fuel: Oil Tank Location: Basement

Owner of Tank: Sellers

Annual Fuel Consumption: _____ Price: _____ Gallons: 293

Date system was last serviced and by whom? 6/22/22 Irving

Secondary Heat Systems: _____

Comments: Added propane for new gas stove 23 gals

SELLER(S) INITIALS

06/14/24 7:39 PM EDT dotloop verified

BUYER(S) INITIALS

/

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PROPERTY LOCATION: 39 Unity Road, Newport, NH 03773

- k.** Roof Age: 2 yrs Type of Roof Covering: Asphalt Shingles
 Moisture or leakage: none
 Comments: _____
- l.** Foundation/Basement: ☐ Full ☒ Partial ☐ Other: _____ Type: Concrete
 Moisture or leakage: None
 Comments: _____
- m.** Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 4/1/22 Problems? Unknown
 Comments: We don't use it
- n.** Plumbing Type: Copper and Pex Age: _____
 Comments: _____
- o.** Domestic Hot Water: Age: 8 yrs +- Type: Electric Gallons: 40
- p.** Electrical System: # of Amps 200 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 Comcast
- x.** Other (e.g. Alarm System, Irrigation System, etc.) New Smoke Alarms installed 2/7/24 10 yr warranty
 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 [Signature] / [Signature]

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 39 Unity Road, Newport, NH 03773

10. ADDITIONAL INFORMATION

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

☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

New 26' x 30' Garage finished in May '22. 100 Amp electrical service, all electrical is finished. Completely insulated and drywalled. Sensor lights on 3 sides.

Added asphalt driveway to new garage.

New Expansion Tank at water heater installed 2023

Installed a new propane gas stove 2022. Original electrical circuit is still available if someone wants to convert it back to an electric stove.

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).

Lorraine Wood, Trustee
dotloop verified
06/14/24 7:39 PM EDT
0CTS-IP2N-XGIV-XWVX
SELLER _____ DATE _____

Gary Wood, Trustee
dotloop verified
06/14/24 7:24 PM EDT
WPVL-UMGN-FTUU-GTOZ
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: 39 Unity Road, Newport, NH 03773

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.

Lorraine Wood, Trustee dotloop verified
06/14/24 7:39 PM EDT
PGOK-4BSN-BJSQ-6TJ1

Seller Date

Purchaser Date

Dan O'Halloran dotloop verified
06/19/24 5:17 PM EDT
ZYXE-ULID-Q9KM-J9YU

Agent Date

Gary Wood, Trustee dotloop verified
06/14/24 7:24 PM EDT
HCTO-2QYZ-W3MJ-3THW

Seller Date

Purchaser Date

Agent Date

Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA064803 25.00
TRANS TAX SU018909 6,000.00

Return to: Gary K. and Lorraine E. Wood
30 Greenwood
Newport, NH 03773

TT: \$6000.00

MICHAEL J. WORK
ATTORNEY AT LAW
P.O. BOX 627
NEWPORT, NEW HAMPSHIRE 03773-0627

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that we, TODD A. MORIN and
SHERRY A. MORIN, husband and wife, of Newport, New Hampshire,
for consideration paid, grant to GARY K. WOOD and LORRAINE E.
WOOD, Co-Trustees of the Gary K. Wood and Lorraine E. Wood
Family Trust Under Declaration of Trust dated January 16,
2004, whose present mailing address is 30 Greenwood, Newport,
New Hampshire 03773, with **WARRANTY COVENANTS**,

A certain tract or parcel of land, with any improvements
thereon, situated in Newport, County of Sullivan and State of
New Hampshire, being Lots 1 and 4 and also a strip of land
about forty (40) feet in width adjoining said Lots on the
Northerly side thereof, originally designed for a road (and
labeled "Proposed Street A"), but not now planned to be used
as such, all as shown on a plan of lots entitled "Old Town
Acres" recorded in Sullivan County Records and more
particularly bounded and described as follows:

Beginning at the Northeast corner of the premises hereby
conveyed, which is also the Southeast corner of land now or
formerly of Grace Haddad, formerly known as the Old Claggett
Place, which corner is at or near a yellow paint mark on a
cement culvert beside the highway which leads from Newport to
Unity; thence Westerly along said Haddad land and other land

now or formerly of Spooner about three hundred thirty (330) feet to an iron pin set in the ground; thence Southerly across the Westerly end of Proposed Street A and on the Westerly line of Lot 4 one hundred sixty-five (165) feet, more or less, to an iron pin at the Southwesterly corner of Lot 4; thence Easterly along the Southerly line of Lot 4 and Lot 1 three hundred thirty (330) feet, more or less, to said highway leading to Unity; thence Northerly, along said highway one hundred sixty-five (165) feet, more or less, to the point of beginning.

Although the painted mark on the culvert at the point of beginning is on the boundary line between said Haddad and Spooner, it may not be on the exact line of the highway.

This conveyance is made upon the following conditions:


1. No more than one dwelling shall be erected on each of said lots.
2. No dwelling costing less than three thousand dollars shall be erected on said lots.
3. No building to be erected on said land shall be used otherwise than as a private dwelling house except that a building used customarily or reasonably as an appurtenance to a dwelling house, such as a private garage or the like, whether attached or unattached to the dwelling, may be erected. No building shall be used as a block of flats or as a tenement house.
4. No noxious or offensive trade shall be carried on upon said premises or any trade or business which may be offensive or objectionable to the neighborhood.
5. No building to be erected on said land shall at any time be used for the sale of intoxicating liquor nor any building at any time be used or occupied as an inn or hotel.
6. There shall not at any time be erected or placed upon said lots any temporary building, except temporary tool houses or the like used in connection with the construction of a dwelling.

The restrictions above mentioned have been drawn to conform with a modification of the original restrictions as indicated by an agreement entered into by all the owners of the lots in Old Town Acres, which said agreement is signed by Benjamin A. Heath, Sr. et als, dated November 7, 1951 and recorded in the Sullivan County Registry of Deeds.

Meaning and intending to describe and convey all and the same premises as were conveyed to TODD A. MORIN and SHERRY A. MORIN by MARGARET T. JOHNSON, Trustee of THE MARGARET T. JOHNSON LIVING TRUST dated June 13, 1994, by warranty deed dated August 26, 1997, recorded in Volume 1127, Page 638 of the Sullivan County Registry of Deeds on August 27, 1997.

Signed this 5th day of April, 2021.


Todd A. Morin


Sherry A. Morin

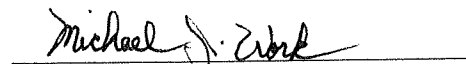
STATE OF NEW HAMPSHIRE
COUNTY OF SULLIVAN

April 5, 2021

Personally appeared Todd A. Morin and Sherry A. Morin, 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,




Notary Public/~~Justice of the Peace~~
Michael J. Work

(Please type or print name)

My commission expires: 8-02-2022

