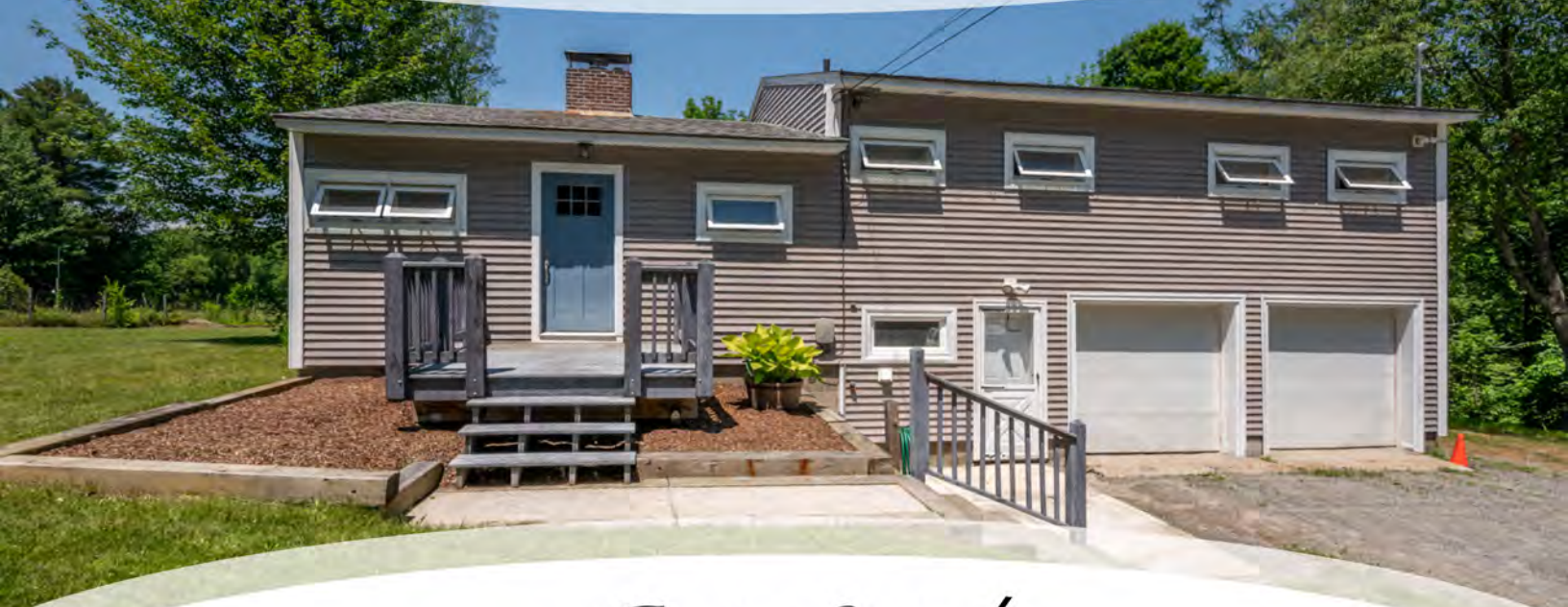



# 626 County Road

## New London, NH



### *Just Listed*

This 3 bedroom, 2 bathroom New London raised ranch sits on a level corner lot of almost two acres. Unique features include Bruce hardwood floors, a wood burning fireplace with brick hearth, a pellet stove in the basement, a spacious back deck, bonus room (perfect for an office), and an updated kitchen with abundant natural light throughout. On town water with a newly installed state approved septic system! Walk to Main Street to enjoy hiking trails, local restaurants and shops. Minutes to Little Lake Sunapee's Bucklin Beach, skiing at Mount Sunapee or Ragged Mountain and all the great outdoor activities the Sunapee Kearsarge region offers! Tucked between exits 11 and 12 on 89 for a quick commute to Concord or the Upper Valley.

 \$435,000

Bedrooms: 3	Year Built: 1956
Bathrooms: 2	Taxes: \$4,036
Acres: 1.8	Sq. Ft.: 1,404

 **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  
5002398

Single Family  
Active


626 County Road  
New London




NH 03257

Unit/Lot

Listed: 6/26/2024  
Closed:

\$435,000





Unbranded Tour URL 1

County NH-Merrimack  
Village/Dist/Locale  
Construction Status Existing  
Year Built 1956  
Architectural Style Raised Ranch, Split Level  
Color Grey  
Total Stories 2  
Zoning R2 - R  
Taxes TBD No  
Tax - Gross Amount \$4,036.00  
Tax Year 2023  
Tax Year Notes  
Owned Land  
Lot Size Acres 1.80  
Lot - Sqft 78,408  
Common Land Acres  
Garage Yes  
Basement Yes  
Basement Access Type Interior

Date - Initial Showin

as Beain

Rooms - Total 6  
Bedrooms - Total 3  
Baths - Total 2  
Baths - Full 2  
Baths - 3/4 0  
Baths - 1/2 0  
Baths - 1/4 0  
SqFt-Apx Fin Above Grade 1,404  
SqFt-Apx Fin AG Source Public Records  
SqFt-Apx Unfn Above Grade 0  
SqFt-Apx Unfn AG Source Public Records  
SqFt-Apx Fin Below Grade 0  
SqFt-Apx Fin BG Source Public Records  
SqFt-Apx Unfn Below Grade 273  
SqFt-Apx Unfn BG Source Plans  
SqFt-Apx Total Finished 1,404  
Footprint  
Road Frontage Yes  
Road Frontage Length 600  
Roads Paved, Public

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

**Remarks - Public** This 3 bedroom. 2 bathroom. New London raised ranch sits on a level corner lot of almost two acres. Unique features include Bruce hardwood floors. a wood burning fireplace with brick hearth. a pellet stove in the basement. a spacious back deck. bonus room (perfect for an office). and an updated kitchen with abundant natural light throughout. On town water with a newly installed state approved septic system! Walk to Main Street to enjoy hiking trails. local restaurants and shops. Minutes to Little Lake Sunapee's Bucklin Beach. skiing at Mount Sunapee or Raquette Mountain and all the great outdoor activities the Sunapee Kearsarge region offers! Tucked between exits 11 and 12 on 89 for a quick commute to Concord or the Upper Valley. SHOWINGS DELAYED until the Open House on Friday 6/28/2024 4-6pm & Sunday 6/30/2024 9-11am.

**Directions** From Main Street/Newport Road take County Road towards the intersection of County Rd/ Burpee Hill Road and Knights Hill Road. #626 will be on the right beyond the intersection.

Kitchen111'3" x 12'8"

Living Room114'7" x 20'7"

Bedroom with117'1" x 11'4"

Bedroom212'3" x 11'4"

Bedroom214'10" x 11'3"

Dining Room111'3" x 8'

Den211'3" x 8'3"

Map82

Block0

Lot13

SPAN Number

Property ID

PlanUrbDev

Lot FeaturesCorner, Level, Open

Construction MaterialsVinyl Siding

FoundationPoured Concrete

RoofShingle - Asphalt

DrivewayGravel

Electric200 Amp, Circuit Breaker(s)

Phone CompanyTDS

Electric CompanyEversource

Fuel CompanyIrving

Cable CompanyTDS

DeedRecTyWarranty

DeedBook3267

DeedPage1880

TotDeeds

CovenantsUnknown

SeasonalNo

SchDistrictKearsarge Sch Dst SAU #65

SchElemKearsarge Elem New London

SchMiddleKearsarge Regional Middle Sch

SchHighKearsarge Regional HS

UtilitiesCable - Available

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

Buyer Agency2.50 %

SubAgency


Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

NonAgency Facilitator2.50 %

Compensation Based OnNet 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



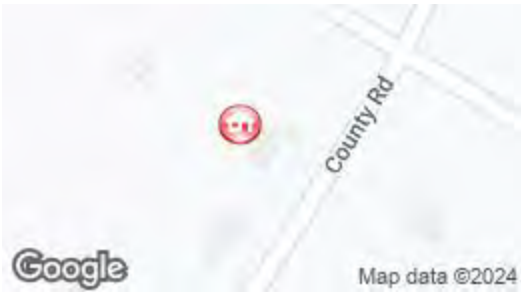
O'Halloran Group

listings@ohgrp.com



KW Coastal and Lakes & Mountains

Off: 603-526-8600



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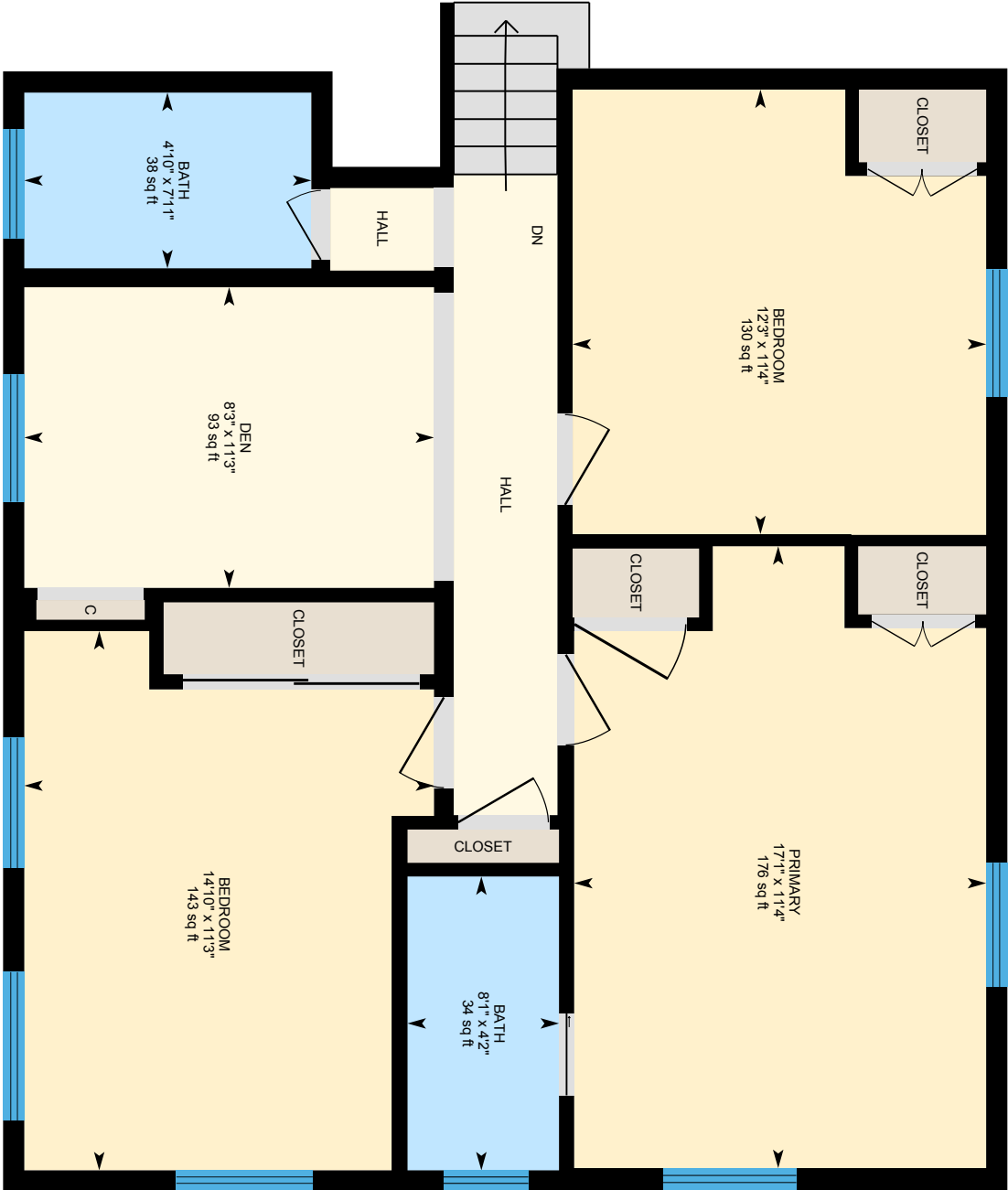
Page 1 of 1

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

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626 County Rd, New London, NH

Second Level Finished Area 852.35 sq ft



PREPARED: 2024/06/25

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.



# 626 County Rd, New London, NH

Main Level    Finished Area 595.20 sq ft



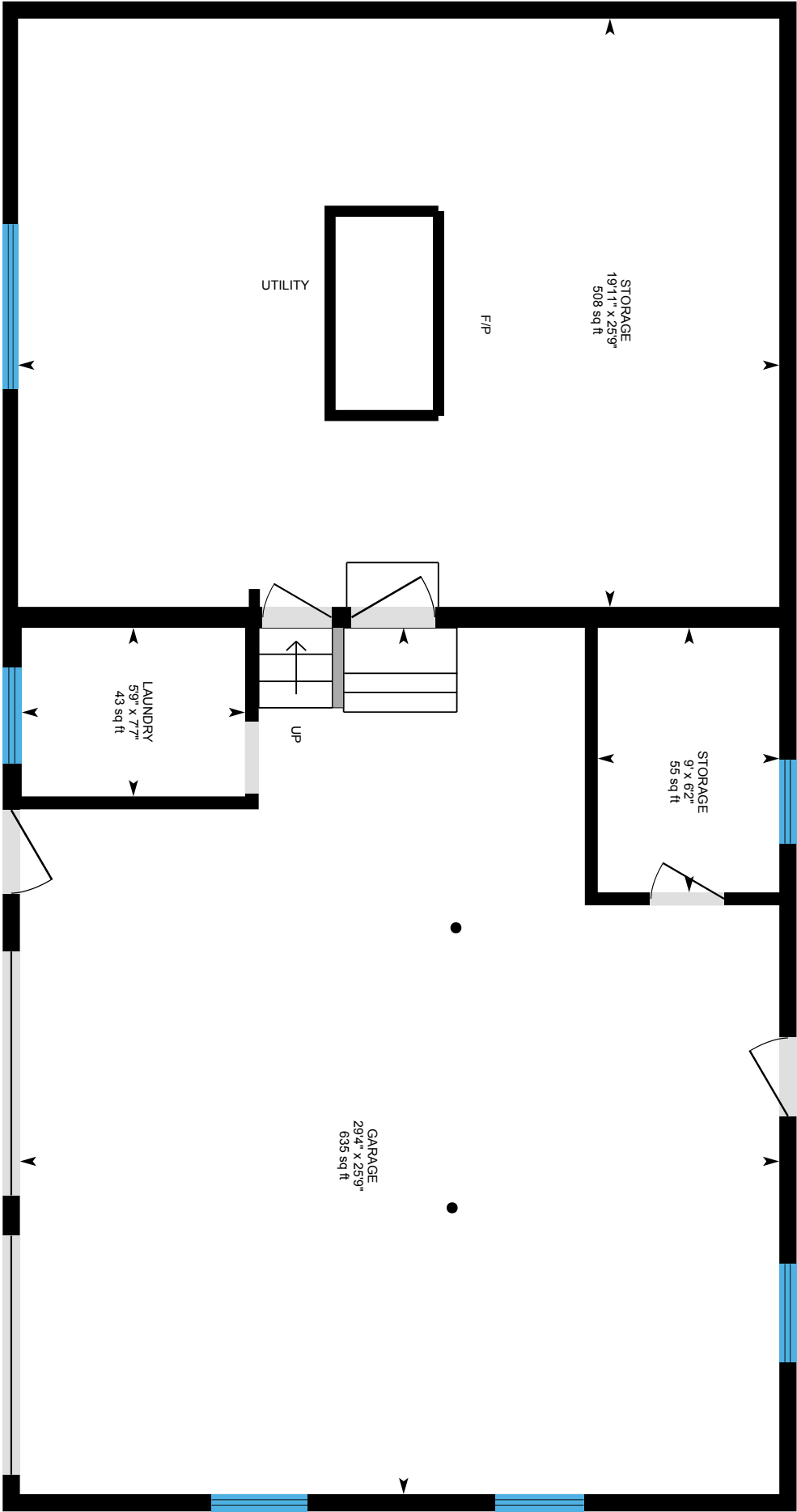
PREPARED: 2024/06/25



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.

# 626 County Rd, New London, NH

Basement (Below Grade)    Unfinished Area 1375.03 sq ft



PREPARED: 2024/06/25



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:** John J. Drapala and Rita L. Drapala
2. **PROPERTY LOCATION:** 626 County Road, 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 12 1/2 years.

### 5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

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

- 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 1250 Gal. ☐ Unknown ☐ Other: \_\_\_\_\_  
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: \_\_\_\_\_  
 Location: End of Driveway Location Unknown ☐ Date of Installation: 6/5/24  
 Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
 Have you experienced any malfunctions? ☐ Yes ☒ No  
 Comments: \_\_\_\_\_

SELLER(S) INITIALS JD RL

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

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 626 County Road, New London, NH 03257

- d. LEACH FIELD: ☒ Yes ☐ No ☐ Other: \_\_\_\_\_  
IF YES, Location: \_\_\_\_\_ Size: \_\_\_\_\_ Unknown: \_\_\_\_\_  
Date of installation of leach field: 6/5/24 Installed By: A.P. Howard  
Have you experienced any malfunctions? ☐ Yes ☐ No  
Comments: Soc. plan available
- 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. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<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: 626 County Road, New London, NH 03257

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: 8 Type: Forced Hot Water Fuel Oil Tank Location: Ceiling

Owner of Tank: Yes

Annual Fuel Consumption: 700 +/- Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? 2024 Irving

Secondary Heat Systems: \_\_\_\_\_

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

SELLER(S) INITIALS

[Signature] [Signature]

BUYER(S) INITIALS

[Signature] [Signature]



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**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 626 County Road, New London, NH 03257

- k. Roof Age: 12 Type of Roof Covering: Shingles  
Moisture or leakage: No  
Comments: \_\_\_\_\_
- l. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: \_\_\_\_\_ Type: \_\_\_\_\_  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_
- m. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_
- n. Plumbing Type: Copper Age: \_\_\_\_\_  
Comments: \_\_\_\_\_
- o. Domestic Hot Water: Age: \_\_\_\_\_ Type: off Boiler Gallons: \_\_\_\_\_
- 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: ANTS  
Comments: Sprayed
- 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: No Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
Comments: \_\_\_\_\_
- u. Pool: Age: No 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: \_\_\_\_\_
- x. Other (e.g. Alarm System, Irrigation System, etc.) No  
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

           /

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 626 County Road, New London, NH 03257

**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).

John J. Drapala 6/5/24  
SELLER DATE

John J. Drapala 6/5/24  
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: 626 County Road, 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.

John P. Drago 6/5/24  
Seller Date

Purchaser Date

Ane Marie 6/5/24  
Agent Date

John P. Drago 6/5/24  
Seller Date

Purchaser Date

Agent Date



**Town of New London, NH**

**Deed Information**

Map & Lot # 082-013

Sale Price \$ 110,000

Month & Year 8/11

NH DRA DP-4-L  
**C/H  
L-CHIP**



8-06627

MCRD Book 3267 Page 1880

Doc#792877

Book:3267 Pages:1880 - 1887

e-Filed 08/12/2011 3:04:36 PM

KATHI L. GUAY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS

LCHIP	\$	25.00
RECORDING	\$	38.00
SURCHARGE	\$	2.00
TRANSFER TAX	\$	3,300.00

MERRIMACK COUNTY RECORDS *Kathi L. Guay*, CPO, Register

**STATE OF NEW HAMPSHIRE**

DEPARTMENT  
OF  
REVENUE  
ADMINISTRATION



900001205

REAL ESTATE  
TRANSFER TAX

E-FILE

VOID IF ALTERED

Return to:  
**Equity National Title**  
50 Jordan Street, Suite 100  
East Providence, RI 02914-1214

\$1,650

**WARRANTY DEED**

THOMAS MARSH, as SUCCESSOR TRUSTEE of THE JAMES E. BEWLEY REVOCABLE TRUST - 1997, under trust indenture dated November 25, 1997, with a trust business address of 6 Bicentennial Square, Concord, NH 03301; and THOMAS MARSH and DORNA L. BEWLEY, as SUCCESSOR CO-TRUSTEES of the DOROTHEA G. BEWLEY REVOCABLE TRUST - 1997, under trust indenture dated November 25, 1997, as amended, with a trust business address of 6 Bicentennial Square, Concord, NH 03301, for consideration paid, grant to JOHN J. DRAPALA and RITA L. DRAPALA, husband and wife, of 61 Brush Neck Avenue, Warwick, RI 02889, as JOINT TENANTS with right of survivorship and not as tenants in common, with WARRANTY covenants

TRACT I: A certain tract of land with buildings and improvements thereon situate in New London, County of Merrimack and State of New Hampshire, bounded and described as follows:

"Beginning at an iron pin on the Old County Road (so-called) approximately 150 feet from Norris Corner (so-called); thence along Old County Road and a stone

*DLB*



wall 160 feet to an iron pin; thence northwesterly 136 feet to an iron pin; thence northeasterly 160 feet to an iron pin; thence southeasterly 136 feet to an iron pin and point of beginning."

TRACT II: A certain tract or parcel of land together with any improvements thereon, situate in said New London, bounded and described as follows:

082-013  
"Beginning at an iron pin at the northeasterly corner of land of the grantee on the westerly side of the County Road, so-called, thence northerly along said County Road one hundred and fifteen (115) feet, more or less, to Burpee Hill Road; thence northwesterly along said Burpee Hill Road three hundred and twenty-five (325) feet more or less, to the old stone wall and land of one Green; thence turning and running southwesterly along the line of the old stone wall and land of Green two hundred and fifty-three (253) feet, more or less, to a stake and other land of Green; thence turning and running southeasterly one hundred and seventy (170) feet, more or less, along land of Green to the southwesterly corner of land of the grantee; thence turning and running northeasterly along other land of the grantee one hundred and sixty (160) feet, more or less, to the northwesterly corner of land of the grantee; thence turning and running southeasterly one hundred thirty-six (136) feet more or less, along land of the grantee to the point of beginning."

TRACT III: "A certain tract or parcel of land with any improvements thereon situate in New London, in the County of Merrimack and State of New Hampshire, and being more specifically the Northeasterly half of a strip of land approximately 15 feet in width, leading from Old County Road in a Northerly direction and being approximately 300 feet in depth, said strip of land having been deeded to Ernest E. Welch and Bernice J. Welch by deed of William D. Green and Anna Green, dated May 3, 1967, to be recorded."

Meaning and intending to describe and convey all and the same property as was conveyed by the above-quoted descriptions, comprising TRACTS I, II and III of the

DLB

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October 19, 1998 deed of James E. Bewley and Dorothea G. Bewley to James E. Bewley as Trustee of the James E. Bewley Revocable Trust - 1997 and Dorothea G. Bewley as Trustee of the Dorothea G. Bewley Revocable Trust - 1997, recorded in Merrimack County Registry of Deeds at Book 2123, page 1257.

NOT HOMESTEAD PROPERTY.

Executed this 21st day of July, 2011.

James E. Bewley Revocable Trust - 1997

By: Thomas Marsh, Trustee  
Thomas Marsh, Successor Trustee

TRUSTEE'S CERTIFICATE PURSUANT  
TO RSA 564-A:7 II

The undersigned Trustee as Successor Trustee under the James E. Bewley Trust - 1997 created by James E. Bewley as grantor under trust agreement dated November 25, 1997, and thereto has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

+ Thomas Marsh, Trustee  
Thomas Marsh, Successor Trustee

STATE OF NEW HAMPSHIRE  
County of Merrimack

Personally appeared the above named Thomas Marsh as successor Trustee under the James E. Bewley Revocable Trust -

MLB

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1997, and known to me (or satisfactorily proven) to be the person whose name is subscribed to the same for the purposes therein contained.

Before me,  
Dated. July 21, 2011

Joanne R Caswell  
~~Justice of the Peace~~/Notary Public  
Address: 14 Centre St., Concord, NH  
My commission expires 1/30/13

Dorothea G. Bewley Revocable Trust - 1997

By: X Thomas Marsh, Co-Trustee  
Thomas Marsh, Successor Co-Trustee

By: Dorna L. Bewley, Co-Trustee  
Dorna L. Bewley, Successor Co-Trustee

TRUSTEE'S CERTIFICATE PURSUANT  
TO RSA 564-A:7 II

The undersigned Trustees as Successor Trustees under the Dorothea G. Bewley - 1997 created by Dorothea G. Bewley as grantor under trust agreement Dated November 25, 1997, and thereto have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the trustees for a conveyance thereof.

X Thomas Marsh, Co-Trustee  
Thomas Marsh, Successor Co-Trustee

Dorna L. Bewley, Co-Trustee  
Dorna L. Bewley, Successor Co-Trustee

D.L.B.

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STATE OF NEW HAMPSHIRE  
County of Merrimack

Personally appeared the above named Thomas Marsh as successor Co-Trustee under the Dorothea G. Bewley Revocable Trust - 1997, and known to me (or satisfactorily proven) to be the person whose name is subscribed to the same for the purposes therein contained.

Before me,

Dated: July 21, 2011

James R. Caswell  
~~Justice of the Peace~~/Notary Public  
Address: 14 Centre St., Concord, NH  
My commission expires 1/30/13

Great Britain and Northern Ireland }  
London, England }  
Embassy of the United States of America }

SS

Personally appeared the above named Dorna L. Bewley as successor Co-Trustee under the Dorothea G. Bewley Revocable Trust - 1997, and ~~known to me~~ (or satisfactorily proven) to be the person whose name is subscribed to the same for the purposes therein contained.

Before me,

Dated. ~~August 30~~ 30, 2011

[Signature]  
~~Justice of the Peace~~/Notary Public  
Address: \_\_\_\_\_  
My commission expires COMMISSION INDEFINITE

CATHERINE CONNELL MCSHERRY  
CONSUL  
UNITED STATES OF AMERICA  
LONDON, ENGLAND  
COMMISSION INDEFINITE

This document contains Five pages.  
Each initialed by the affiant/grantor.



LIMITED DELEGATION OF TRUSTEE'S POWERS  
AND DUTIES TO AGENT

I, Dorna L. Bewley, of 20 Lammas Court, 14 Grantchester Street, Cambridge CB3 9HY, England, as Successor Co-Trustee of The Dorothea G. Bewley Revocable Trust - 1997, a New Hampshire Trust under Indenture of Trust dated November 25, 1997, as amended, with trust principal address of 6 Bicentennial Square, Concord, New Hampshire (hereafter, the Trust), desiring to execute a Limited Delegation of Trustee's Powers and Duties, and acting pursuant to paragraph 4.F.10 of the said Trust, hereby appoints and delegates Thomas Marsh, as Successor Co-Trustee of the Dorothea G. Bewley Revocable Trust - 1997 as agent, all my powers and duties in behalf of said Trust:

1. This Limited Delegation will authorize my said Agent, as Co-Trustee, to execute in my behalf as Co-trustee of the Trust, any and all deeds, settlement statements, agreements, contracts, affidavits, notices, certificates including without limitation the Trustee's Certification pursuant to RSA 564-A:7, tax confirmations and any and all peripheral documentation in connection with the sale of the certain real estate consisting of a house and land and affixed personal property (if any) located at 626 County Road, New London, Merrimack County, New Hampshire, as owned the Trust and the James E. Bewley Revocable Trust - 1997, to John J. Drapala and Rita L. Drapala, husband and wife, with closing scheduled on July 22, 2011, or at any subsequent date. Further and additionally, to receive and deposit the settlement proceeds as to be paid to the Trust (and to the James E. Bewley Revocable Trust - 1997). Further and additionally, to execute any other documentation and any and all other acts and actions as may be needed to accomplish the said sale.

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2. This Limited Delegation will automatically expire at 5:00 P.M., September 22, 2011.

Executed this Third day of August, 2011.

Witness: Z.F.K. Dorothea G. Bewley Revocable Trust - 1997

NATHAN R. MCCAN  
Print Name:

By: Dorna L. Bewley Co-Trustee  
Dorna L. Bewley, Co-Trustee

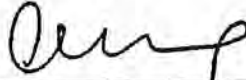
Witness: [Signature]  
Print Name  
ELIZABETH CRANE.

Great Britain and Northern Ireland  
London, England  
Embassy of the United States of America

SS.

Then came Dorna L. Bewley known to me, or satisfactorily proven, as Trustee of the Dorothea G. Bewley Revocable Trust - 1997 and acknowledged that she signed in such capacity the above Limited Delegation of Trustee's Powers and Duties.

Before me:



Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

CATHERINE CONNELL MCSHERRY  
CONSUL  
UNITED STATES OF AMERICA  
LONDON, ENGLAND  
COMMISSION INDEFINITE

[Affix Seal]

will

**30**

12.806 Ac  
HIGHLAND RIDGE  
CONDOMINIUM

**14**

1.00 Ac

33

**13**

1.8 AcC

626

**12**

1.1 AcC

646

**11**

1.6 AcC

650

**5**

2.3 AcC

16

645

ROAD

50.4'

45.5'

28'

297'

29.25'

21.18'

70.74'

7.8'

16.6'

31.91'

99'

50.01'

172.03'

195'

47.88'

23.85'

43.06'

79.94'

223'

253'

325'

115'

42.48'

170'

167'

160'

206'

143.64'

136'

15'

136'

138'

300'

136'

150'

300'

312'

15'

17'

31'S

**4**

1.4 A