

56 Rowell Road

Newport, NH



Just Listed

Set atop five acres on a quiet cul-de-sac in North Newport, this delightful 4-bedroom, 2-bath Cape with attached garage blends classic New England charm with modern comforts. Featuring a thoughtfully expanded design, kitchen pass-through windows seamlessly connect the open floor plan living and dining areas. Custom woodwork, high ceilings, and a gas fireplace in the great room create a warm, inviting space. The first-floor primary bedroom offers a walk-in closet, adjacent full bath, first-floor laundry, and sun-filled office. A screened porch is perfect for 3-season outdoor dining, and the backyard opens to rolling fields with vibrant seasonal views. Key updates include propane on-demand combi boiler, generator, and two heat-pump mini-splits. Storage is plentiful with an oversized two-car garage, a clean basement with workbench, and attic space. A rustic barn adds aesthetic appeal and functionality. The adjoining 49.5-acre lot features hiking trails, a pond, and views of Mt. Sunapee. This land is pending approval for a conservation easement, preserving its scenic beauty while allowing for construction of one single-family home with an ADU and garage or barn. Located minutes from local restaurants and shops in Newport, 20 minutes to Lake Sunapee and Mt. Sunapee Resort, and 35 minutes to Dartmouth Health and the Upper Valley, this property offers the perfect blend of privacy and convenience.

 \$675,000

Bedrooms: 4 Year Built: 1930
Bathrooms: 2 Taxes: \$9,661
Lot 1: 5 ac Sq. Ft.: 2,725
Lot 2: 52 ac

 **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



County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 1930
Architectural Style Cape
Color
Total Stories 1.75
Zoning Rural
Taxes TBD No
Tax Annual Amount \$9,661.00
Tax Year 2023
Tax Year Notes
Owned Land
Lot Size Acres 54.50
Lot - Sqft 2,374,020
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Walkout
Date - Initial Showings Begin

Rooms - Total 12
Bedrooms - Total 4
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Fin Above Grade 2,725
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 360
SqFt-Apx Unfn AG Source Measured
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Measured
SqFt-Apx Unfn Below Grade 1,297
SqFt-Apx Unfn BG Source Measured
SqFt-Apx Total Finished 2,725
Footprint
Road Frontage Yes
Road Frontage Length 298
Roads Dead End, 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



Unbranded Tour URL 1

Remarks - Public Set atop five acres on a quiet cul-de-sac in North Newport, this delightful 4-bedroom, 2-bath Cape with attached garage blends classic New England charm with modern comforts. Featuring a thoughtfully expanded design, kitchen pass-through windows seamlessly connect the open floor plan living and dining areas. Custom woodwork, high ceilings, and a gas fireplace in the great room create a warm, inviting space. The first-floor primary bedroom offers a walk-in closet, adjacent full bath, first-floor laundry, and sun-filled office. A screened porch is perfect for 3-season outdoor dining, and the backyard opens to rolling fields with vibrant seasonal views. Key updates include propane on-demand combi boiler, generator, and two heat-pump mini-splits. Storage is plentiful with an oversized two-car garage, a clean basement with workbench, and attic space. A rustic barn adds aesthetic appeal and functionality. The adjoining 49.5-acre lot features hiking trails, a pond, and views of Mt. Sunapee. This land is pending approval for a conservation easement, preserving its scenic beauty while allowing for construction of one single-family home with an ADU and garage or barn. Located minutes from local restaurants and shops in Newport, 20 minutes to Lake Sunapee and Mt. Sunapee Resort, and 35 minutes to Dartmouth Health and the Upper Valley, this property offers the perfect blend of privacy and convenience. Showings begin at Open Houses Friday 10/11/2024 and Saturday 10/12/2024.

Directions GPS is accurate. Sign at property.

Dining Room 1 23'3" x 11'6" | **Bedroom** 2 14'9" x 9'2" |
Family Room 1 16'1" x 20'5"
Foyer 1 9'11" x 12'9"
Kitchen 1 9'7" x 13'11"
Living Room 1 13'3" x 21'9"
Mudroom 1 6'9" x 7'10" |
Office/Study 1 8'8" x 15'1" |
Primary 1 13'11" x 17'8"
Sunroom 1 11'3" x 13'11"
Bedroom 2 12' x 21' |
Bedroom 2 20'8" x 9'6" |

Map 212
Block 000
Lot 003
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Multiple
DeedBook 1588
DeedPage 0733
TotDeeds 4
Covenants Yes
Seasonal No

SchDistrict Newport Town School District
SchElem Richards Elementary School
SchMiddle Newport Middle and High School
SchHigh Newport Middle High School

Lot Features Country Setting, Field/Pasture, Landscaped, Open, Rolling, Near School(s)
Construction Materials Clapboard Exterior
Foundation Concrete
Roof Shingle - Asphalt
Driveway Paved
Electric 100 Amp, Circuit Breaker(s)
Phone Company
Electric Company
Fuel Company
Cable Company
Internet Service Provider

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

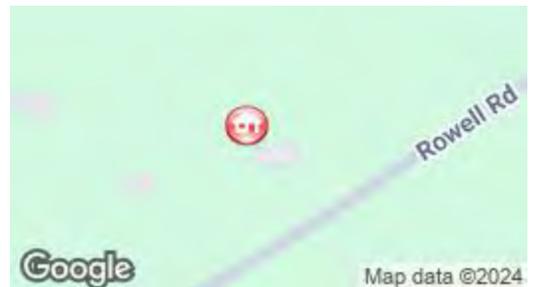
Appliances Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer, Water Heater
Features - Exterior Barn, Fence - Dog, Garden Space, Porch - Screened
Features - Interior Blinds, Fireplace - Gas, Fireplace - Screens/Equip, Natural Light, Natural Woodwork, Skylight, Walk-in Closet, Window Treatment, Laundry - Basement, Attic - Walkup
Flooring Carpet, Hardwood, Laminate, Slate/Stone
Heating Hot Water, Stove - Gas
Heat Fuel Gas - LP/Bottle
Cooling Mini Split
Water Source Drilled Well
Sewer 1000 Gallon

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

O'Halloran Group
 listings@ohgrp.com

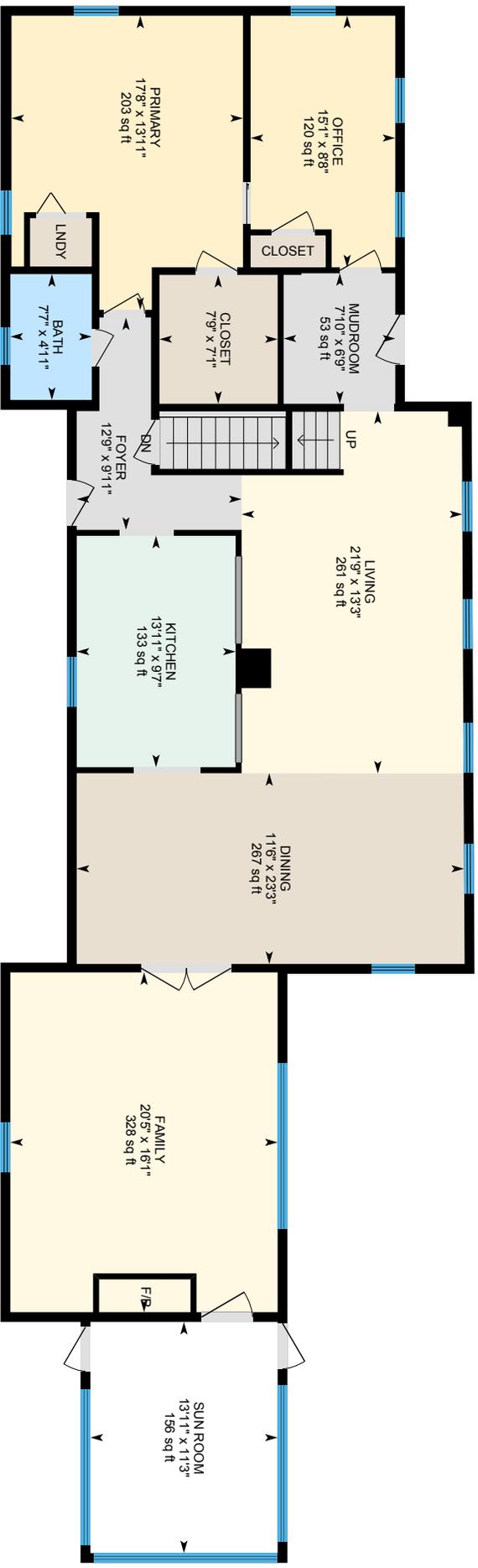
KW Coastal and Lakes & Mountains
 Off: 603-526-8600



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56 Rowell Rd, Newport, NH

1st Floor Finished Area 1780.96 sq ft
Unfinished Area 180.19 sq ft



PREPARED: 2024/09/30



56 Rowell Rd, Newport, NH

2nd Floor Finished Area 945.60 sq ft
Unfinished Area 182.93 sq ft



PREPARED: 2024/09/30

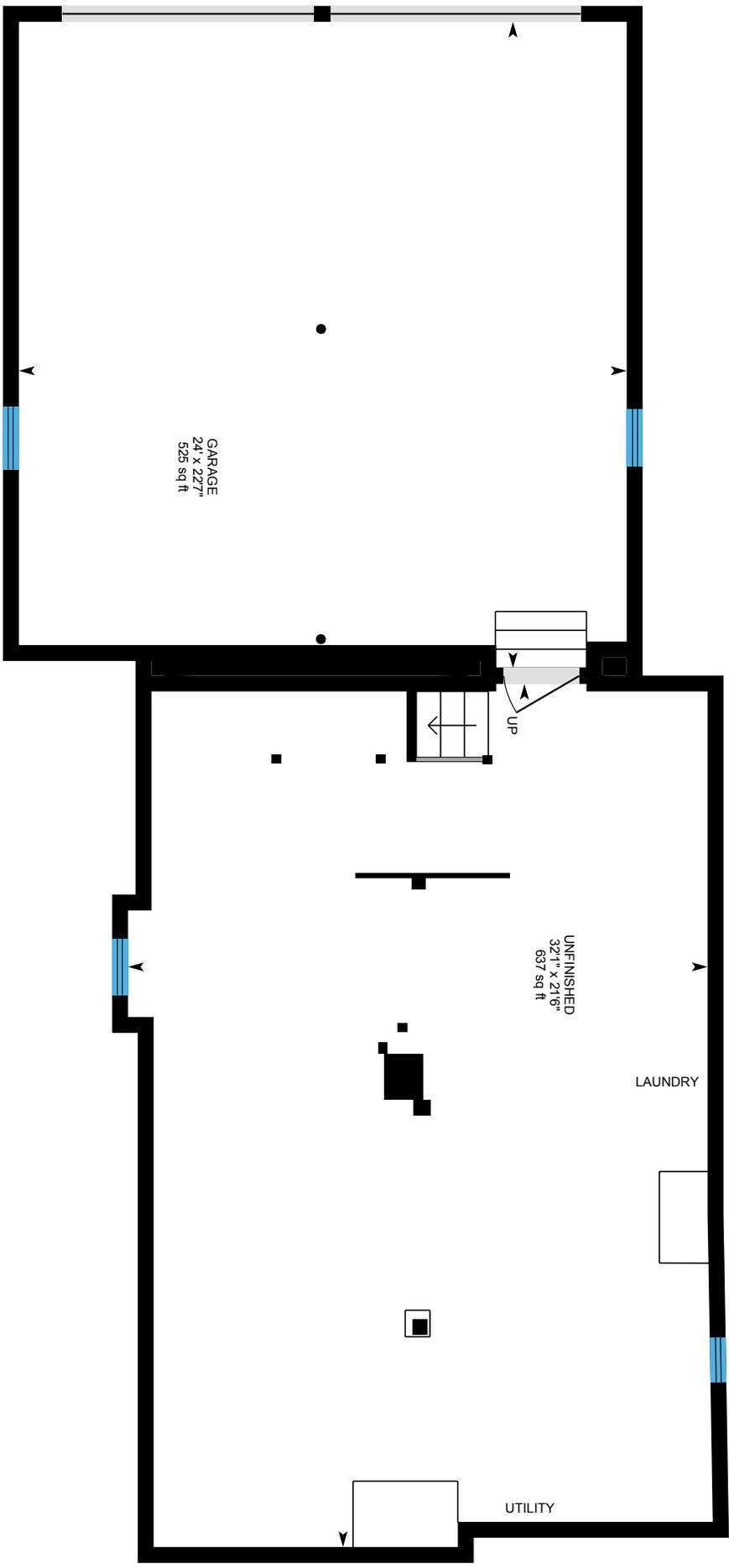


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



56 Rowell Rd, Newport, NH

Lower Level Unfinished Area 1297.49 sq ft



PREPARED: 2024/09/30

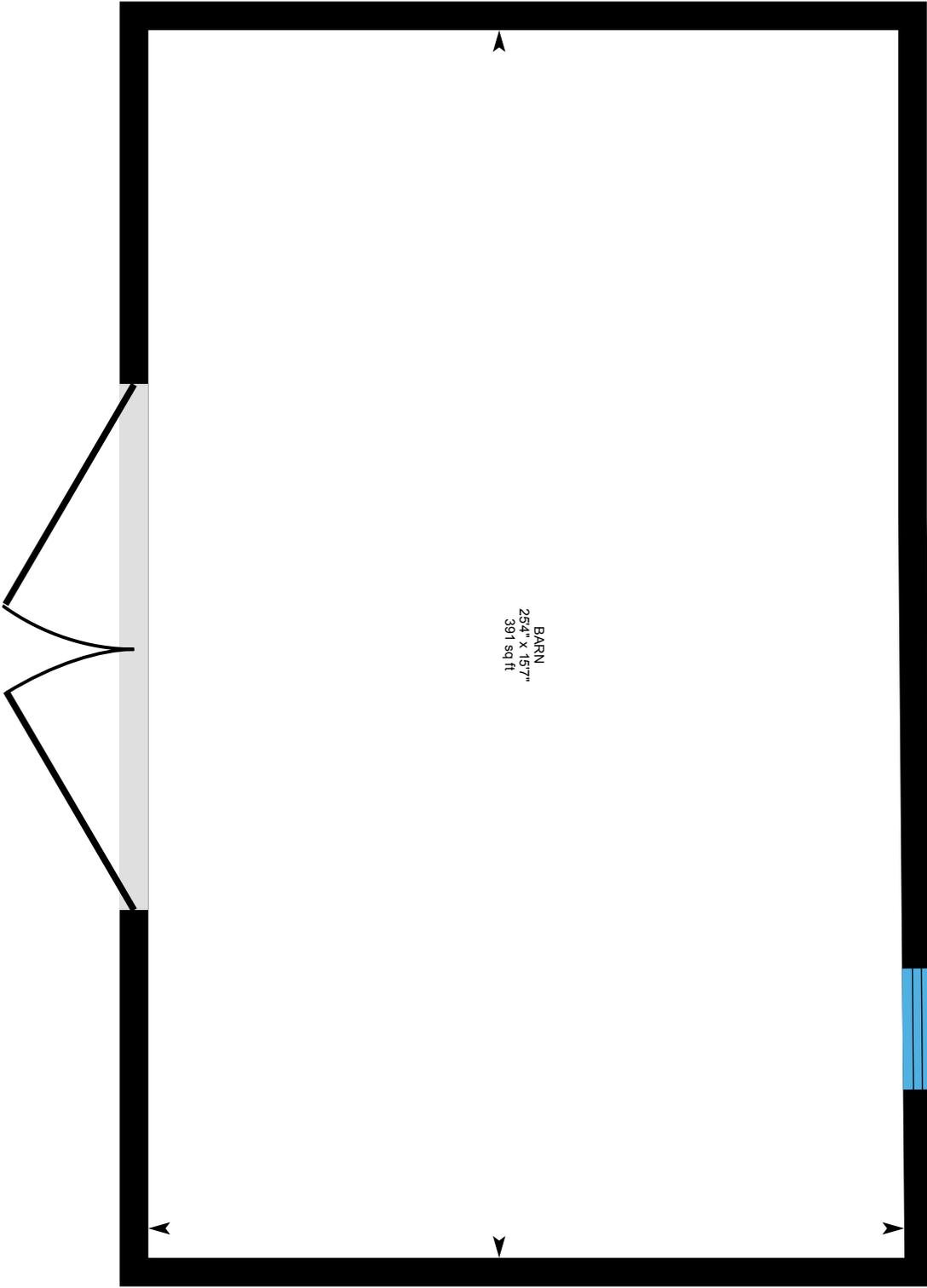


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



56 Rowell Rd, Newport, NH

Barn Unfinished Area 440.48 sq ft



BARN
25'4" x 15'7"
391 sq ft



PREPARED: 2024/09/30



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.

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: Joyce W Sielewicz, Trustee

2. PROPERTY LOCATION: 56 Rowell Road, Newport NH 03773

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

4. SELLER: [] has [X] has not occupied the property for 1.8 (Oct 22) years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [] Public [X] Private [] Seasonal [] Unknown [X] Drilled [] Dug [] Other

b. INSTALLATION: Location: front yard, well cap hidden in plantings - between well house and walkway to driveway
Installed By: Rowe Plumbing & Heating Date of Installation: 4/29/1992
What is the source of your information? Invoice/receipt

c. USE: Number of persons currently using the system: -0-
Does system supply water for more than one household? [] Yes [X] No

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

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

e. WATER TEST: Have you had the water tested? [X] Yes [] No Date of most recent test 8/30/2016
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 [X] No
IF YES, are test results available? [] Yes [] No
What steps were taken to remedy the problem? N/A

COMMENTS: Artesian well, re-drilled in 1992 to 350' - change water filter regularly in basement corner

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [] Yes [X] No Community/Shared: [] Yes [X] No
Private: [X] Yes [] No [] Unknown Septic Design Available: [] Yes [X] 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? N/A

c. IF PRIVATE:

TANK: [X] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other
Tank Size 1,000 Gal. [] Unknown [] Other:
Tank Type [X] Concrete [] Metal [] Unknown [] Other:
Location: in front of screen porch Location Unknown [] Date of Installation: 1985
Date of Last Servicing: 08/11/2021 Name of Company Servicing Tank: McKenzie Septic, Claremont
Have you experienced any malfunctions? [] Yes [X] No
Comments: septic tank in front of screen porch - pumping access under farthest stepping stone (natural stone) from screened porch front door

SELLER(S) INITIALS [Signature] / [Signature]

BUYER(S) INITIALS [Signature] / [Signature]

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PROPERTY LOCATION: 56 Rowell Road, Newport NH 03773

d. LEACH FIELD: [X] Yes [] No [] Other:
IF YES, Location: Large grassy mound Southwest of screen porch Size: Unknown:
Date of installation of leach field: 1985 Installed By: N/A
Have you experienced any malfunctions? [] Yes [X] No
Comments: N/A

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [] Yes [X] No [] Unknown
IF YES, has a site assessment been done? [] Yes [] No [] Unknown
Source of Information: N/A
Comments: N/A

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

Table with 7 columns: INSULATION, LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors.

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 [X] No [] Unknown IF YES: Are tanks currently in use? [] Yes [] No
IF NO: How long have tank(s) been out of service? N/A
What materials are, or were, stored in the tank(s)? N/A
Age of tank(s): N/A Size of tank(s): N/A
Location: N/A
Are you aware of any past or present problems such as leakage, etc? [] Yes [] No
Comments: N/A
If tanks are no longer in use, have the tanks been removed? [] Yes [] No [] Unknown
Comments: N/A

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? [] Yes [] No [X] Unknown
In the siding? [] Yes [] No [X] Unknown In the roofing shingles? [] Yes [] No [X] Unknown
In flooring tiles? [] Yes [] No [X] Unknown Other N/A [] Yes [] No [] Unknown
If YES, Source of information: N/A
Comments: N/A

c. RADON/AIR - Current or previously existing:

Has the property been tested? [] Yes [X] No [] Unknown
If YES: Date: N/A By: N/A
Results: N/A If applicable, what remedial steps were taken? N/A
Has the property been tested since remedial steps? [] Yes [] No
Are test results available? [] Yes [] No
Comments: N/A

SELLER(S) INITIALS [Signature] []

BUYER(S) INITIALS [] []

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d. RADON/WATER - Current or previously existing:

Has the property been tested? [] Yes [x] No [] Unknown

If YES: Date: N/A By: N/A

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

Has the property been tested since remedial steps? [] Yes [] No

Are test results available? [] Yes [] No Comments: N/A

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? [] Yes [x] No

If YES: Source of information: N/A

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

Comments: N/A

f. Are you aware of any other hazardous materials? [] Yes [x] No

If YES: Source of information: N/A

Comments: N/A

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?

[x] Yes [] No [] Unknown If YES, Explain: Easement/Right of Way for access from Rowell Rd to upper field - East side property

What is your source of information? Deed

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

[] Yes [x] No [] Unknown If YES, Explain: N/A

What is your source of information? N/A

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

[x] Yes [] No If YES, Explain: Occasional slight puddling in garage after heavy rain

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

If YES, Explain: N/A

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 [x] NO [] UNKNOWN If YES, Explain: N/A

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

Comments: N/A

g. Has the property been surveyed? [x] Yes [] No [] Unknown If YES, By: Clifford P. Richer, 1985

If YES, is survey available? [x] Yes [] No [] Unknown

h. How is the property zoned? Rural

i. Street (check one): [x] Public [] Private [] Association

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

Additional Information: N/A

j. Heating System Age: 10/16/2015 Type: NTI Ti150C COMBI BOILER Fuel: Propane Tank Location: Rear behind house

Owner of Tank: Eastern/Goodrich

Annual Fuel Consumption: Price: Gallons: approx 1250 gallons

Date system was last serviced and by whom? Eastern Propane & Oil (formerly Goodrich) serviced 2021

Secondary Heat Systems: Enclosed fireplace 1st floor (propane), vents through chimney / Warm Manning propane area heater in basement

Comments: Three 100 gallon propane tanks installed 2015

SELLER(S) INITIALS [Signature] / [Signature]

BUYER(S) INITIALS [Signature] / [Signature]

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PROPERTY LOCATION: 56 Rowell Road, Newport NH 03773

- k. Roof Age: Oct 2012 Type of Roof Covering: Shingles
Moisture or leakage: N/A
Comments: N/A
l. Foundation/Basement: [] Full [x] Partial [] Other: N/A Type: Unfinished
Moisture or leakage: exterior window well along rear house wall has drain - must be kept unclogged to prevent water leakage into basement
Comments: Crawl space under fireplace room - access from basement
m. Chimney(s) How Many? Two Lined? see below Last Cleaned: Unknown Problems? N/A
Comments: Chimney in fireplace room is lined / other chimney unknown
n. Plumbing Type: Copper Pipe Age: Unknown
Comments: Full house renovation and expansion in 1985
o. Domestic Hot Water: Age: 2015 Type: Combi-boiler on demand Gallons: N/A
p. Electrical System: # of Amps 100 amp Circuit Breakers [x] Fuses []
Comments: Full house renovation and expansion in 1985
Solar Panels: [] Leased [] Owned If leased, explain terms of agreement: N/A
Comments: N/A
q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? [] Yes [x] No
If Yes, please explain: N/A
r. Pest Infestation: Are you aware of any past or present pest infestations? [x] Yes [] No Type:
Comments: Occasional mice in basement caught in traps / occasional hedgehogs under screened porch
s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) [] Yes [x] No If YES, please explain: N/A
t. Air Conditioning: Type: Mini-split Age: 2018 Date Last Serviced and by whom: 2021 Eastern/Goodrich
Comments: Two Mitsubishi mini-split systems - 1st flr and 2nd flr - 30,000 BTU hyper heat outdoor unit w/ 1-15K BTU indoor + 1-9K BTU indoor
u. Pool: Age :N/A Heated: [] Yes [] No Type:N/A Last Date of Service:N/A
By Whom: N/A
v. Generator: Portable: Yes [] No [x] Whole House: Yes [x] No [] Kw/Size: 8kW Last Date of Service: 10/03/2023
If Portable: [] Included [] Negotiable
Comments: Kohler generator installed and serviced by Powers Guaranteed Services, Swanzey NH
w. Internet: Type Currently Used at Property: Comcast/Xfinity used until fall 2022
x. Other (e.g. Alarm System, Irrigation System, etc.) N/A
Comments: N/A

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 [Signature] / [Signature]

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PROPERTY LOCATION: 56 Rowell Road, Newport NH 03773

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

- House was fully gut-renovated and expanded in 1985 (garage added and rooms above)

- Fireplace room & chimney added in 1989

- 2016 - BARN - concrete floor poured, roof fully re-shingled and roof supports fixed, exterior boards replaced

- Dehumidifier in basement to reduce moisture/humidity in summer - drains into basement sink

- Garage door - facing house, left door has auto garage door opener, right door is manual and functions but slightly dented

REPAIRS/MAINTENANCE -

- 2011 - Exterior house scraped, shingles replaced, painted - George Sturtevant

- 2012 - complete new roof shingles and chimney repaired - Keith Simino

- 2013 - stone work around screened porch

- 2013 - 3 Anderson retractable storm/screen doors installed - front/back/screen porch - Jimmy Martin

- 2014 - sealcoat and patching of driveway - Twin State Paving

- 2015 - restore/repair stone retaining wall around driveway - Roger O'Connor

- 2015 - new combi-boiler and propane tank fuel system - Eastern/Goodrich

- 2016 - 5 upstairs windows replaced w/ Jeld-wen sash windows

- 2020 - new 2nd floor toilet

- 2020 - new laundry closet built-out and new washer/dryer unit added off 1st floor main bedroom - Norm Doucette

- 2021 - paint exterior doors, trim, decks, railing

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).

Joyce W Sielewicz, Trustee dotloop verified
10/04/24 2:04 PM EDT
LK17-OYG2-GAT9-BL79

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



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: 56 Rowell 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.

<i>Joyce W Siewewicz, Trustee</i>	<small>dotloop verified 10/04/24 2:04 PM EDT QYEI-QQZF-KU7A-V1JH</small>
Seller	Date
Purchaser	Date
<i>Leigh Stocker</i>	<small>dotloop verified 10/04/24 1:35 PM EDT KYYB-NUBH-F9EQ-MIP5</small>
Agent	Date

Seller	Date
Purchaser	Date
Agent	Date

KNOW ALL MEN BY THESE PRESENTS, That We, EDWIN G. SIELEWICZ of Newport, County of Sullivan and State of New Hampshire and BRONISLAWA S. WHEELER of Weston, County of Middlesex, Commonwealth of Massachusetts

for consideration paid, grant to EDWIN G. SIELEWICZ and JOYCE W. SIELEWICZ (husband and wife) both of PO Box 572, Newport, County of Sullivan and State of New Hampshire

with warranty covenants to the said EDWIN G. SIELEWICZ and JOYCE W. SIELEWICZ as joint tenants with rights of survivorship, the following described premises:

See plan, P 11, F 1, #46 of PF #2

A certain tract or parcel of land together with the buildings thereon, situate in Newport, County of Sullivan and State of New Hampshire and being Lot 1897-1 on SUBDIVISION PLAN PROPERTY OF LUDWIKA SIELEWICZ LOCATED IN NEWPORT, NEW HAMPSHIRE BY CLIFFORD P. RICHER L.L.S. dated SEPTEMBER, 1985 to be recorded in Sullivan County Registry of Deeds and bounded and described as follows, to wit:

Beginning at a point at a stonewall on the northerly side of Rowell Road, so-called, and being the southeast corner of land of Victor and Margaret Archidiacono (formerly Piercharla) and being the southwest corner of the premises herein conveyed; thence N 71° 00' E two hundred ninety-eight (298') feet, more or less, along the northerly side of Rowell Road to a point on the westerly side of a private road running in a general northerly direction from Rowell Road; thence N 15° 00' E one hundred (100') feet, more or less, along the westerly side of said private road to a point; thence N 33° 00' four hundred seventy (470') feet, more or less, along the westerly side of said private road and other land of Edwin G. Sielewicz and Bronislawa S. Wheeler to a point; thence N 71° 30' W four hundred fifty (450') feet, more or less along other land of Edwin G. Sielewicz and Bronislawa S. Wheeler, to a point at land of Roger Gonyo; thence along a wire fence and a stonewall S 15° 30' W two hundred (200') feet, more or less, along said Gonyo land to a corner of stonewalls; thence S 63° 30' E thirty-three (33') feet, more or less, to a point on said stonewall; thence S 58° 00' E four hundred eighty-one (481') feet, more or less along a stonewall and land of said Archidiaconos to a corner of stonewalls; thence S 02° 00' W two hundred sixty-eight (268') feet, more or less, along a stonewall and land of said Archidiaconos to the point of beginning.

Estimated to contain 5.0 acres, more or less.

Conveying also to the grantees, their heirs and assigns, in common with the grantors, their heirs and assigns, a right of way or easement over and across the "private road", including cul-de-sac, situated easterly of the above-described premises as shown on the aforementioned plan for the purpose of ingress and egress by men, teams and vehicles.

Being a portion of the premises conveyed to Edwin G. Sielewicz and Bronislawa S. Wheeler by Ludwika Sielewicz by deed dated April 15, 1982 and recorded in Sullivan County Registry of Deeds, Volume 699, Page 159.

(The following is not part of the within deed and is not to be recorded)

EXTRACT FROM REVISED STATUTES ANNOTATED, CHAPTER 477, SECTION 27

A deed in substance following the form appended to this section shall, when duly executed and delivered, have the force and effect of a deed in fee simple to the grantee, heirs, successors and assigns, to his and their own use, with covenant on the part of the grantor, for himself, his heirs, executors and administrators, that, at the time of the delivery of such deed, he was lawfully seized in fee simple of the granted premises, that the said premises were free from all incumbrances, except as stated, that he had good right to sell and convey the same to the grantee, his heirs, successors and assigns, and that he will, and his heirs, executors, and administrators shall, warrant and defend the same to the grantee and his heirs, successors and assigns, against the lawful claims and demands of all persons.

COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX, SS.

November 20, 1985

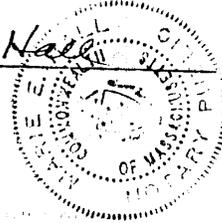
Personally appeared Edwin G. Sielewicz and Joyce W. Sielewicz, known to me, or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

My commission expires:

October 31, 1986

Before me,

Marie E. Hall
Notary Public



Examined by

Sharon A. King

Registrar

