


# 85 West Main Street

Bradford, NH



## *Just Listed*

Nestled in the heart of Bradford, NH, this charming New Englander offers a blend of historic character and modern convenience, just steps from downtown amenities. The spacious 4-bedroom, 2-bathroom home features wide pine floors throughout, a large kitchen with eat-in nook, formal dining room, living room and first-floor bedroom opportunity for added accessibility. Upstairs you will find the primary bedroom, additional bedrooms or office space and a full bath with jetted tub. Attached is a classic 3-story post-and-beam barn with ample workshop space, ideal for hobbies or storage. Enjoy your outdoor space on either the large deck or covered wrap around porch. Located just 10 minutes from Lake Sunapee and Mount Sunapee, this home combines rural tranquility with outdoor adventure nearby. Just 30 minutes to Concord for dining, local shops, theater, golf and more.

 \$375,000

Bedrooms: 4      Year Built: 1900  
Bathrooms: 2      Taxes: \$6,733  
Acres: 0.4      Sq. Ft.: 2,305

 **O'Halloran Group**  
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

256 Main Street, New London, NH  
C: 603-252-6428 | O: 603-526-8600

 ohgrp.com

 **LAKES & MOUNTAINS**  
KELLERWILLIAMS. REALTY



Unbranded Tour URL 1

**County** NH-Merrimack  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1900  
**Architectural Style** New Englander  
**Color**  
**Total Stories** 2  
**Zoning** Residential/Business  
**Taxes TBD** No  
**Tax Annual Amount** \$6,733.00  
**Tax Year** 2023  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 0.40  
**Lot - Sqft** 17,424  
**Common Land Acres**  
**Garage** Yes  
**Basement** Yes  
**Basement Access Type** Walkout  
**Date - Initial Showings Begin** 10/26/2024

**Rooms - Total** 11  
**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** 2,305  
**SqFt-Apx Fin AG Source** Measured  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Measured  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source** Measured  
**SqFt-Apx Unfn Below Grade** 733  
**SqFt-Apx Unfn BG Source** Measured  
**SqFt-Apx Total Finished** 2,305  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Length** 98  
**Roads** 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** Nestled in the heart of Bradford, NH, this charming New Englander offers a blend of historic character and modern convenience, just steps from downtown amenities. The spacious 4-bedroom, 2-bathroom home features wide pine floors throughout, a spacious kitchen with eat-in nook, formal dining room, living room and first-floor bedroom opportunity for added accessibility. Upstairs you will find the primary bedroom, additional bedrooms or office space and a large full bathroom. Attached is a classic 3-story post-and-beam barn with ample workshop space, ideal for hobbies or storage. Enjoy your outdoor space on either the large deck or covered wrap-around porch. Located just 10 minutes from Lake Sunapee and Mount Sunapee, this home combines rural tranquility with outdoor adventure nearby. Just 30 minutes to Concord for dining, local shops, theater, golf and more. \*Showings begin at the Open House on Saturday, October 26th, from 10:00 am - 12:00 pm.  
**Directions** Off NH Route 103, turn onto West Main Street at the lights, across from Dunkins. The house will be on the left.

**Foyer** 1 7'5" x 13'7"  
**Mudroom** 1 15'4" x 15'3"  
**Kitchen** 1 9'11" x 23'9"  
**Breakfast Nook** 1 8'5" x 11'10"  
**Dining Room** 1 12'7" x 13'5"  
**Living Room** 1 14'5" x 13'7"  
**Office/Study** 1 9'3" x 13'5"  
**Primary** 2 14'6" x 13'3"  
**Bedroom** 2 8'4" x 13'1"  
**Bedroom** 2 8'6" x 13'1"  
**Bedroom** 2 15'7" x 9'5"

**Map** 16  
**Block** 0  
**Lot** 89  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 3644  
**DeedPage** 674  
**TotDeeds**  
**Covenants** Unknown  
**Seasonal** No

**SchDistrict** Kearsarge Sch Dst SAU #65  
**SchElem** Kearsarge Elem Bradford  
**SchMiddle** Kearsarge Regional Middle Sch  
**SchHigh** Kearsarge Regional HS

**Lot Features** Level, Sidewalks  
**Construction Materials** Wood  
 Frame, Clapboard Exterior  
**Foundation** Concrete, Stone  
**Roof** Shingle - Asphalt  
**Driveway** Gravel  
**Electric** 100 Amp, 200 Amp  
**Phone Company**  
**Electric Company** Eversource  
**Fuel Company** Irving  
**Cable Company** TDS  
**Internet Service Provider** TDS

**Utilities** Cable  
**Items Excluded**

**Appliances** Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer  
**Equipment** Smoke Detector, Stove-Pellet  
**Features - Exterior** Barn, Deck, Porch - Covered  
**Features - Interior** Ceiling Fan, Natural Light, Natural Woodwork, Whirlpool Tub  
**Flooring** Tile, Wood, Vinyl Plank  
**Heating** Hot Air, Wall Units  
**Heat Fuel** Oil  
**Cooling** None  
**Water Source** Drilled Well  
**Sewer** Septic

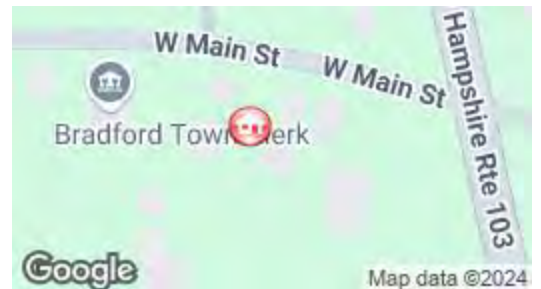
**Fees - Condo - Mobile**  
**Condo Fees**  
**Fee**  
**Fee Frequency**  
**AssnFee2**  
**AssnFee2Frq**  
**AssnFee3**  
**AssnFee3Frq**

**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



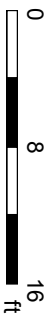
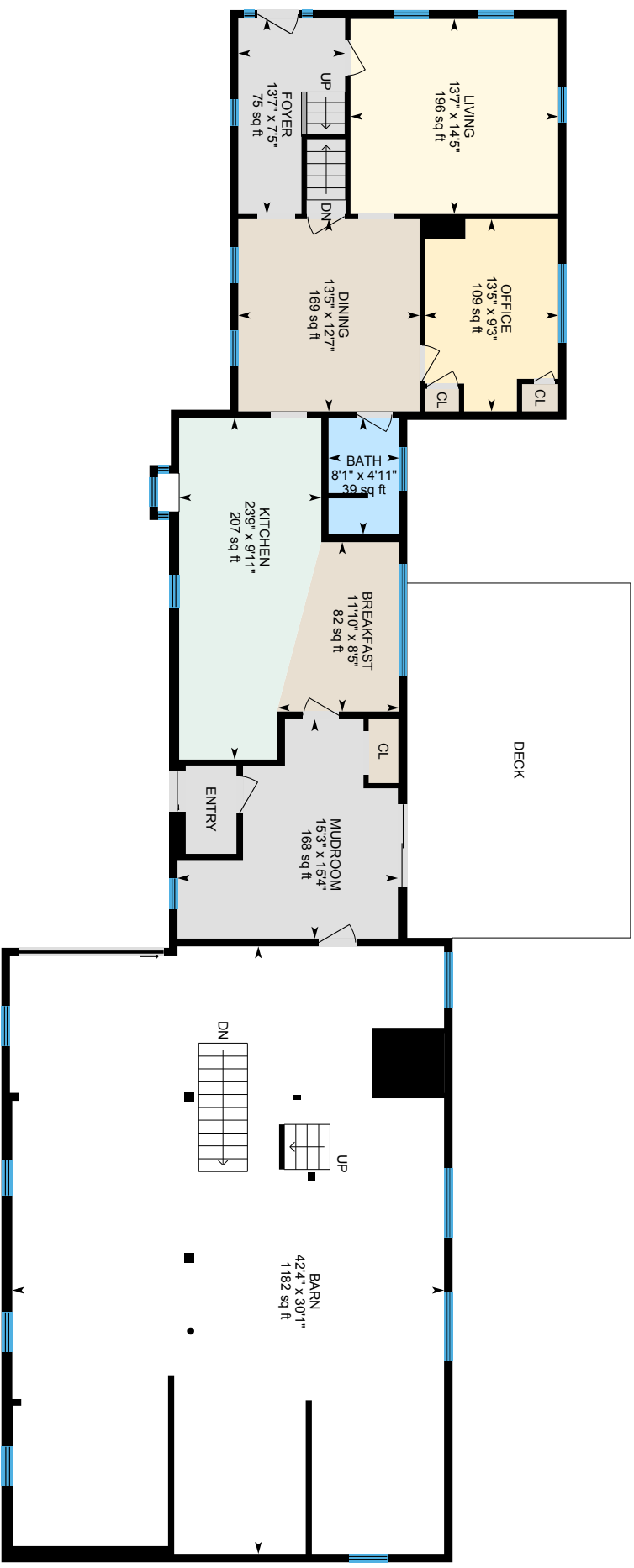
KW Coastal and Lakes & Mountains  
 Off: 603-526-8600



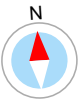
Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2024 PrimeMLS.

# 85 W Main St, Bradford, NH

Main Floor Finished Area 1271.77 sq ft  
Unfinished Area 1334.93 sq ft



PREPARED: 2024/10/22



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.

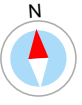


# 85 W Main St, Bradford, NH

2nd Floor Finished Area 1033.70 sq ft  
Unfinished Area 259.98 sq ft



PREPARED: 2024/10/22

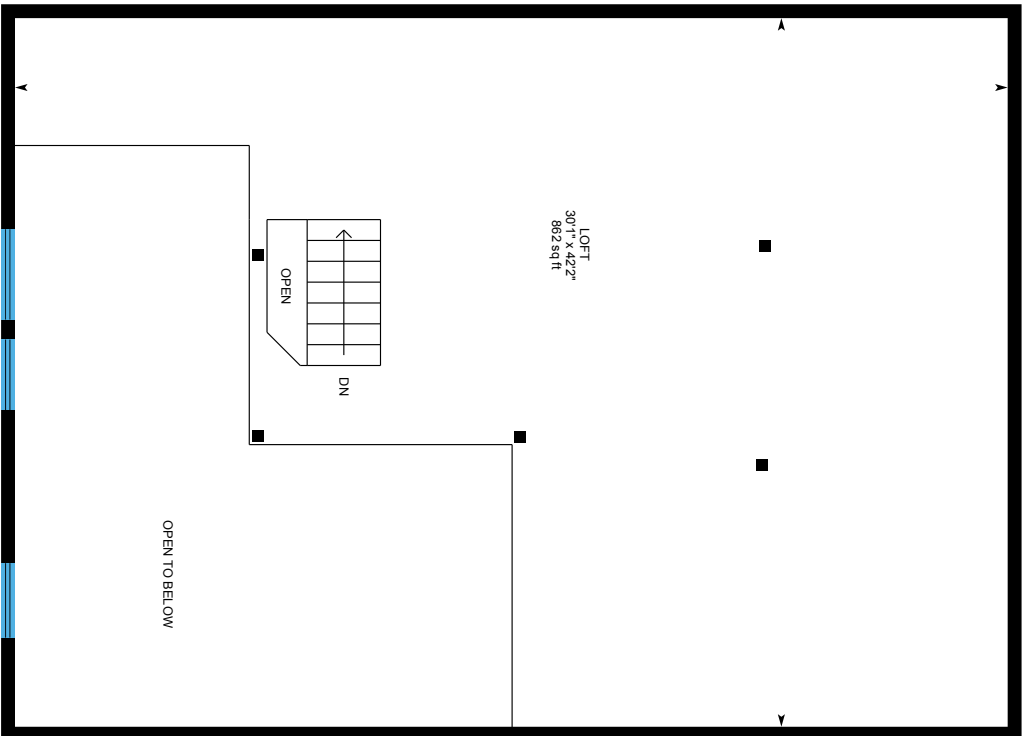


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 85 W Main St, Bradford, NH

Main Building: Above Grade Finished Area 2305.47 sq ft



**Barn Loft**  
Finished Area



**Barn Basement**  
Finished Area



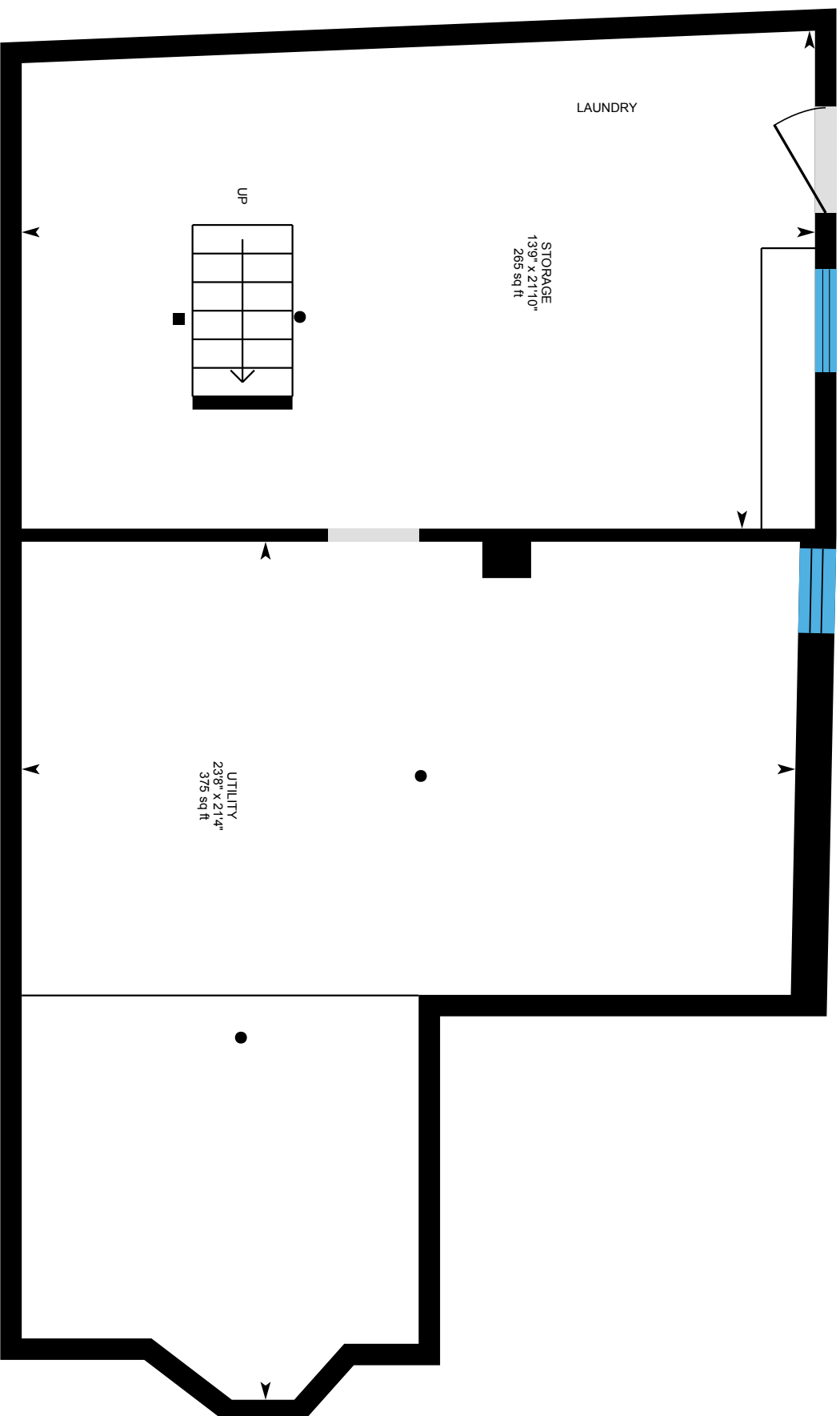
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2024/10/22



# 85 W Main St, Bradford, NH

Basement (Below Grade) Unfinished Area 733.51 sq ft



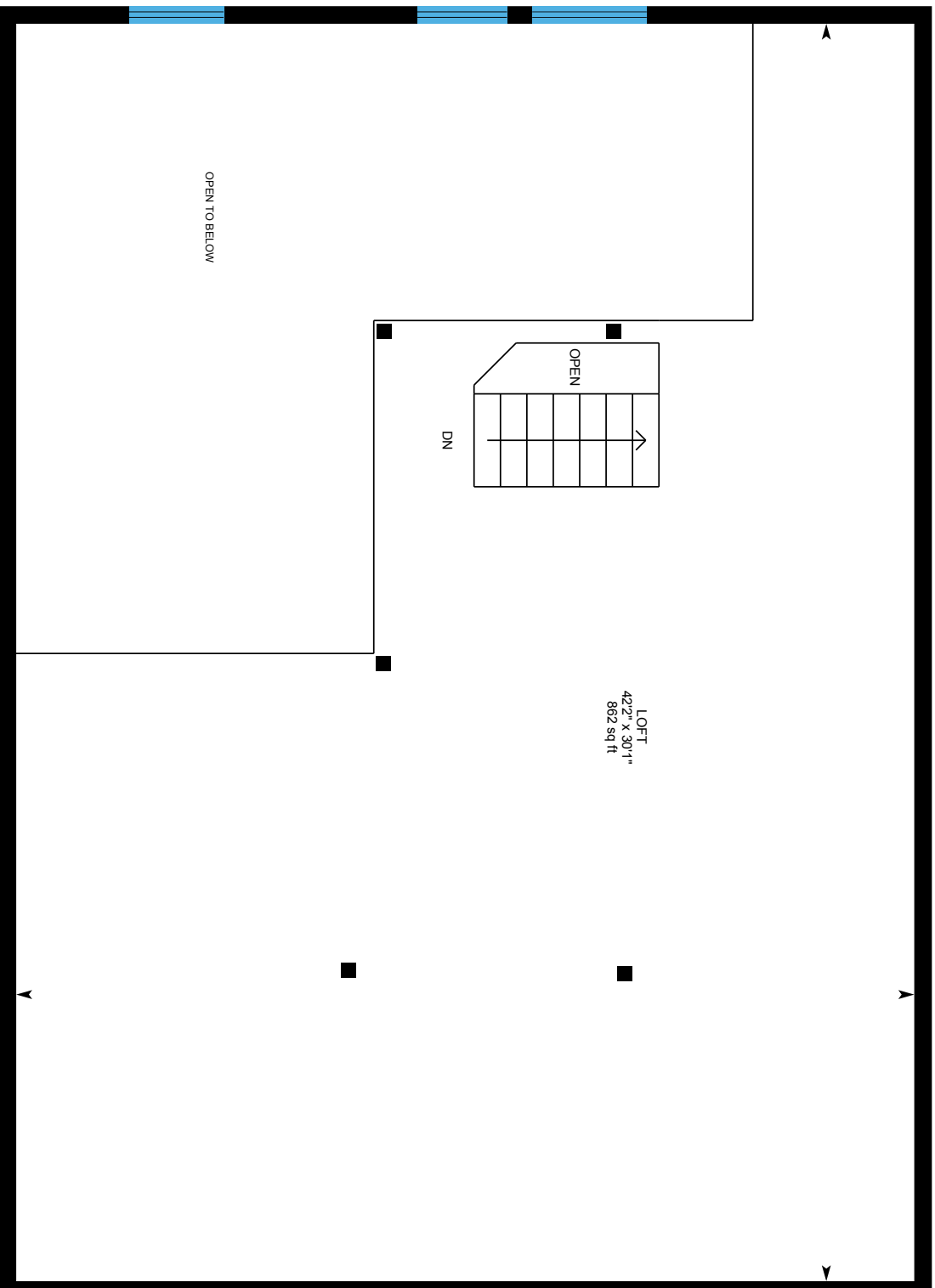
PREPARED: 2024/10/22



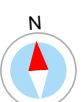
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 85 W Main St, Bradford, NH

Barn Loft Unfinished Area 939.92 sq ft



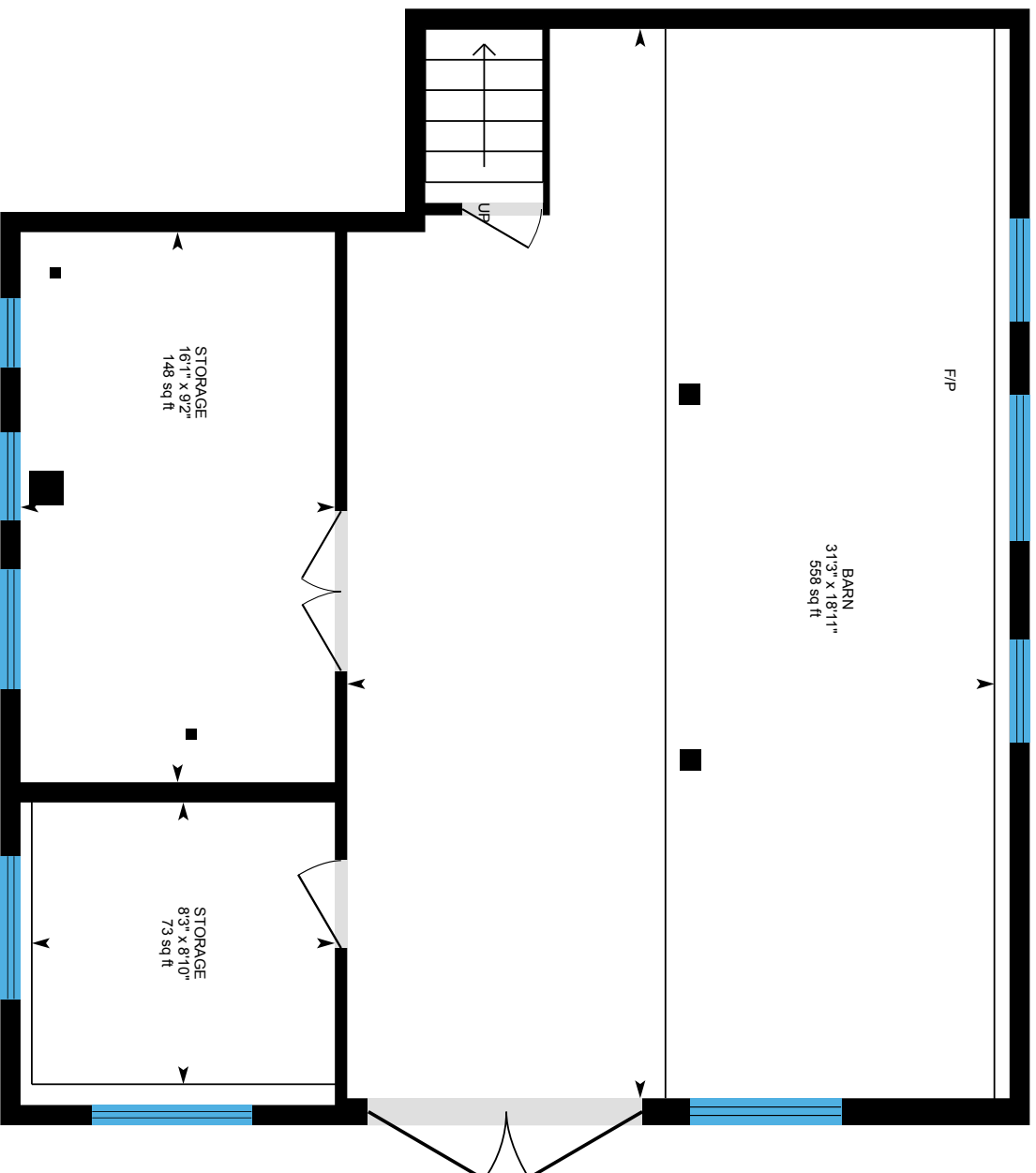
PREPARED: 2024/10/22



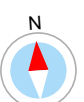
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 85 W Main St, Bradford, NH

Barn Basement Unfinished Area 854.41 sq ft



PREPARED: 2024/10/22





**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:** Anita J. Herrick Trust of 2023

2. **PROPERTY LOCATION:** 85 West Main Street, Bradford, NH 03221

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

4. **SELLER:**  has  has not occupied the property for 5 \_\_\_\_\_ 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: West side at rear of barn  
Installed By: Capital Well Date of Installation: 2017  
What is the source of your information? previous homeowner

c. **USE:** Number of persons currently using the system: 4  
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 4/21/2021  
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  
Tank Size \_\_\_\_\_ Gal.  Unknown  Other \_\_\_\_\_  
Tank Type  Concrete  Metal  Unknown  Other \_\_\_\_\_  
Location: under deck  Location Unknown Date of Installation: unknown  
Date of Last Servicing: 7/10/2024 Name of Company Servicing Tank: Henniker Septic  
Have you experienced any malfunctions?  Yes  No  
Comments: \_\_\_\_\_

**SELLER(S) INITIALS**  /  **BUYER(S) INITIALS**  /

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 85 West Main Street, Bradford, NH 03221

**d. LEACH FIELD:**  Yes  No  Other \_\_\_\_\_  
IF YES, Location: back yard Size: \_\_\_\_\_  Unknown  
Date of installation of leach field: unknown Installed By: unknown  
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 septic system evaluation been done within 180 days?  Yes  No  Unknown  
Date of Evaluation: \_\_\_\_\_  
Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

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"/>	blown cellulose	unknown	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass batts	unknown	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>

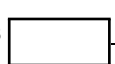
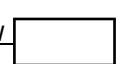
## 8. HAZARDOUS MATERIAL

**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 app \_\_\_\_\_  
Has the property been tested since remedial steps?  Yes  No  
Are test results available?  Yes  No  
Comments: \_\_\_\_\_

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

## New Hampshire Association of REALTORS® Standard Form



### TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 85 West Main Street, Bradford, NH 03221

- d. RADON/WATER - Current or previously existing:**  
 Has the property been tested?  Yes  No  Unknown  
 If YES: Date: 4/21/2021 By: Capital Well  
 Results: 312 pCi/L 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/Business
- i. Heating System Age:** unknown **Type:** forced hot air **Fuel:** oil **Tank Location:** basement  
**Owner of Tank:** homeowner  
**Annual Fuel Consumption:** 600 gal **Price:** \$2,400 **Gallons:** unknown  
**Date system was last serviced and by whom?** 9/13/2023 by Irving  
**Secondary Heat Systems:** propane Rinnai heater in mudroom, installed 2019; Hampton pellet stove in barn basement, installed 2019  
 Comments: \_\_\_\_\_
- j. Roof Age:** unknown **Type of Roof Covering:** house: asphalt shingle; barn: steel  
**Moisture or leakage:** none  
 Comments: \_\_\_\_\_

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

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

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

## New Hampshire Association of REALTORS® Standard Form



### TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 85 West Main Street, Bradford, NH 03221

**k. Foundation/Basement:**  Full  Partial  Other: \_\_\_\_\_  Type: brick/stone masonry, granite block  
Moisture or leakage: None in house basement  
Comments: Barn basement can sometimes have dampness

**l. Chimney(s)** How Many? unknown Lined? unknown Last Cleaned: unknown Problems? no  
Comments: \_\_\_\_\_

**m. Plumbing** Type: plastic and copper Age: unknown  
Comments: \_\_\_\_\_

**n. Domestic Hot Water:** Age: 7 years Type: propane Gallons: 40

**o. Electrical System:** # of Amps house: 200; barn: 100  Circuit Breakers  Fuses  
Comments: \_\_\_\_\_  
Solar Panels:  Leased  Owned If leased, explain terms of agreement: \_\_\_\_\_  
Comments: No solar panels

**p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits?  Yes  No  
If Yes, please explain: \_\_\_\_\_

**q. Pest Infestation:** Are you aware of any past or present pest infestations?  Yes  No Type: powder post beetles  
Comments: evidence observed in the past in barn basement

**r. 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: \_\_\_\_\_

**s. Air Conditioning:** Type: None Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
Comments: \_\_\_\_\_

**t. Pool:** Age: None Heated:  Yes  No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
By Whom: \_\_\_\_\_

**u. Generator:** Portable:  Yes  No Whole House:  Yes  No Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
If Portable:  Included  Negotiable  
Comments: \_\_\_\_\_

**v. Internet:** Type Currently Used at Property: fiber internet from TDS Telecomm

**w. Other (e.g. Alarm System, Irrigation System, etc.)** None  
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  / 

BUYER(S) INITIALS  / 

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 85 West Main Street, Bradford, NH 03221

**10. ADDITIONAL INFORMATION**

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

Yes  No

b. ADDITIONAL COMMENTS:

Washing machine in basement drains into its own dry well

Upgrades made in past five years:

- Barn exterior painted, 2020
- Kitchen plumbing upgraded and sink replaced, 2021
- New refrigerator with water/ice dispenser, 2021
- New Bosch dishwasher, 2022
- New vinyl click-lock flooring in upstairs hall and three bedrooms, 2024

**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).**

*Anita J. Herrick, Trustee*  
SELLER  
dotloop verified  
10/21/24 10:18 PM  
EDT  
JPFWJPKU-4P1Y-1YTH  
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

SELLER(S) INITIALS *AJH*

BUYER(S) INITIALS

## DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT 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: 85 West Main Street, Bradford, NH 03221

### 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) 

<i>JL</i> <small>10/16/24 7:38 PM EDT dotloop verified</small>
---

 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>Amita J. Herrick, Trustee</i> <small>dotloop verified 10/17/24 11:23 PM EDT FCES-BYQZ-OERB-3YNS</small>	
Seller	Date
Purchaser	Date
<i>Joshua Lizotte</i> <small>dotloop verified 10/16/24 7:38 PM EDT 5HPY-RXPS-BMJ7-8AMB</small>	
Agent	Date

Please Return to:

---

Herrick  
85 W. Main St.  
Bradford NH 03221  
TR Tax \$ 3555-

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that Tyler J McIver, Single, of 85 West Main Street, Bradford, NH 03221, for consideration paid, grants to Nathaniel J. Herrick and Anita J. Herrick, of 56 Hogg Hill Road, Bradford, NH 03221 as joint tenants with rights of survivorship, with  
**WARRANTY COVENANTS:**

**A certain tract of land with buildings thereon located in the Town of Bradford, County of Merrimack and State of New Hampshire, bounded and described as follows:**

**Beginning at the Northeast corner it being formerly L.B. Butman's Northwest corner on highway from Bradford corner to the Mills, so-called; thence Southerly on land formerly of said Butman, now of St. Peter's Lodge No. 31 F & AM, to a stake and stones set in the ground; thence Westerly on land of George cilley five (5) rods to a stake and stones on land of George W. Eaton; thence Northerly on said Baton's land thirteen (13) rods to said highway; thence Easterly by said highway five (5) rods to bound first mentioned.**

**Reserving a right of way across the Easterly side of said granted premises for teams to pass and repass forever to land of George A. cilley. The said grantee, his heirs and assigns shall forever build and keep in repairs all the fence on the Southerly side of said granted premises with good and convenient bars or gates at the Easterly aside thereof for the right of way aforesaid.**


SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

Being the same property as conveyed from Corey W. Noble, Sr. and Cheri E. Noble, husband and wife to Tyler J. Mciver, dated September 17, 2010 and recorded on September 17, 2010 in Book 3214 at Page 0214, Merrimack County records.

For informational purposes only: 85 West Main Street, Bradford NH 03221

Executed under seal this 23<sup>rd</sup> day of August, 2019.

MCRD

  
Tyler J Mciver

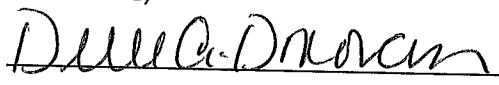
State of New Hampshire

August 23, 2019

County of: Merrimack

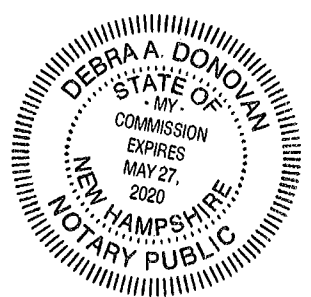
*Personally appeared, Tyler J Mciver, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.*

Before me,



Notary Public/Justice of the Peace

My Commission Expires: \_\_\_\_\_





STREET

BAPTIST CHURCH  
CEMETERY

74  
2 Ac

75  
0.24 Ac

83  
1.2 Ac

84  
0.66 Ac

241'(c)

798'(c)

304'(c)

197'(c)

89'(c)

138.62'

59.5'

83'(c)

98'(c)

92  
0.69 Ac

90  
0.25 Ac

89  
0.4 Ac

87  
0.39 Ac(c)

156'(c)

160.9'

167.15'

167.15'

167.82'

88  
0.76 Ac

91  
2 Ac

West Branch