

84 Main Street

Francestown, NH



Just Listed

Welcome to the Butterfield House! Nestled on picturesque Main Street in the quaint town of Francestown, this timeless 4-bedroom, 2-bathroom home is a perfect blend of history and character. Showcasing wide pine floors, gunstock corners, hand-hewn beams, and multiple fireplaces, this residence exudes authentic New England charm. The attached Shaker-style barn is a true highlight, featuring a stunning vaulted great room warmed by a wood stove, offering endless possibilities for entertaining, relaxing, or creative pursuits. Conveniently located just 4 miles from Crotched Mountain, this property is ideal for outdoor enthusiasts, with easy access to skiing, hiking, and year-round recreation. Residents of Francestown enjoy exclusive access to private sandy waterfront on Scobie Pond and a public boat launch on Pleasant Pond, making it easy to enjoy swimming, fishing, or kayaking during the warmer months. This unique home offers the perfect opportunity to embrace the charm of small-town living while being surrounded by natural beauty. Just 15 minutes to Peterborough for a variety of entertainment including a movie theater, bowling alley, restaurants, summer concerts, shopping, Monadnock Regional Hospital and more. Approximately 30 minutes to Manchester and 1 1/2 hrs to Boston. Don't miss your chance to own a piece of history in Francestown!



\$475,000

Bedrooms: 4

Year Built: 1826

Bathrooms: 2

Taxes: \$9,167

Acres: 3.20

Sq. Ft.: 3,458



256 Main Street, New London, NH


C: 603-877-1031




O: 603-526-8600

 ohgrp.com

kw LAKES AND
MOUNTAINS
KELLERWILLIAMS REALTY

Residential 5027942	Single Family Active	84 Main Street Francestown	NH 03043	Unit/Lot	Listed: 1/29/2025 Closed:	\$475,000
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County NH-Hillsborough Village/Dist/Locale Construction Status Existing Year Built 1826 Architectural Style Colonial Color Total Stories 2.5 Zoning VILLAGE Taxes TBD No Tax Annual Amount \$9,167.00 Tax Year 2024 Tax Year Notes Owned Land Lot Size Acres 3.20 Lot - Sqft 139,392 Common Land Acres Garage Yes Basement Yes Basement Access Type Interior	Rooms - Total 9 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 3,458 SqFt-Apx Fin AG Source Measured SqFt-Apx Unfn Above Grade 1,605 SqFt-Apx Unfn AG Source Measured SqFt-Apx Fin Below Grade 0 SqFt-Apx Fin BG Source Measured SqFt-Apx Unfn Below Grade 1,190 SqFt-Apx Unfn BG Source Measured SqFt-Apx Total Finished 3,458 Footprint Road Frontage Yes Road Frontage Type Paved, Public Road Frontage Length 132	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
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Date - Initial Showinas Beain	2/1/2025
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Remarks - Public Welcome to the Butterfield House! Nestled on picturesque Main Street in the quaint town of Francestown, this timeless 4-bedroom, 2-bathroom home is a perfect blend of history and character. Showcasing wide pine floors, unstuck corners, hand-hewn beams, and multiple fireplaces, this residence exudes authentic New England charm. The attached Shaker-style barn is a true highlight, featuring a stunning vaulted great room warmed by a wood stove, offering endless possibilities for entertaining, relaxing, or creative pursuits. Conveniently located just 4 miles from Crotched Mountain, this property is ideal for outdoor enthusiasts, with easy access to skiing, hiking, and year-round recreation. Residents of Francestown enjoy exclusive access to private sandy waterfront on Scobie Pond and a public boat launch on Pleasant Pond, making it easy to enjoy swimming, fishing, or kayaking during the warmer months. This unique home offers the perfect opportunity to embrace the charm of small-town living while being surrounded by natural beauty. Just 15 minutes to Peterborough for a variety of entertainment including a movie theater, bowling alley, restaurants, summer concerts, shopping, Monadnock Regional Hospital and more. Approximately 30 minutes to Manchester and 1 1/2 hrs to Boston. Don't miss your chance to own a piece of history in Francestown! *Showings begin on Saturday, February 1st, 10:00 - 12:00.


Directions

Kitchen 1 10'10" x 21'4" Dining Room 1 15'6" x 20'2" Living Room 1 15'11" x Family Room 1 18'2" x 31'8" Bonus Room 1 12'8" x 17'10" Bath - 3/4 1 9'5" x 4'6" Primary 2 15'4" x 19'6" Bedroom 2 15'10" x 16'6" Bedroom 2 11'3" x 14' Bedroom 2 7'11" x 8'11" Bath - Full 2 7'11" x 10'2"	Map 013 Block 018 Lot 000 SPAN Number Property ID PlanUrbDev	DeedRecTy Warranty DeedBook 8836 DeedPage 418 TotDeeds Covenants No Seasonal No	SchDistrict Contoocook Valley SD SAU #1 SchElem Francestown Elem School SchMiddle Great Brook School SchHigh Contoocook Valley Regional Hig
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Appliances Dishwasher, Range - Gas, Refrigerator Equipment Stove-Gas, Stove-Wood Features - Exterior Barn, Deck, Fence - Dog Features - Interior Cathedral Ceiling, Dining Area, Fireplaces - 3+, Laundry Hook-ups, Laundry - 1st Floor, Attic - Walkup Flooring Softwood Heating Oil, Forced Air, Stove - Gas, Stove - Wood Cooling None Water Source Public Sewer 1500+ Gallon, Concrete, Leach Field, Private, Septic	Lot Features Level, In Town Construction Materials Clapboa rd Exterior Foundation Brick, Granite, Poured Concrete, Stone Roof Shingle - Asphalt Driveway Paved Electric 100 Amp, Circuit Breaker(s) Phone Company Electric Company Eversource Fuel Company Ciardelli Fuel Cable Company Comcast Internet Service Provider	Utilities Cable, Gas - LP/Bottle Items Excluded
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Fees - Condo - Mobile	Condo Name Building Number Floor Number Units Per Building LmtComArea SpecAssmt
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Condo Fees Fee Fee Frequency AssnFee2 AssnFee2Frq AssnFee3 AssnFee3Frq	ParkName Mobile Co-Op MobPkApvl MustMove Mobile Make MobileMod MobileSer# Mobile Anchor
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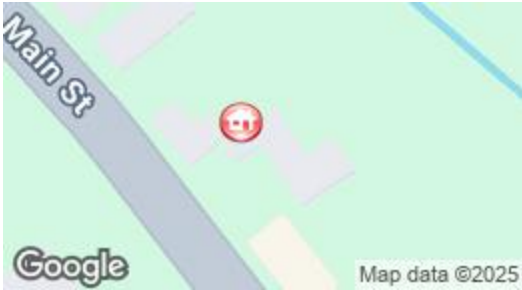
O'Halloran Group

listings@ohgrp.com



KW Coastal and Lakes & Mountains

Off: 603-526-8600



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84 Main Street, Francestown, NH

Main Floor Finished Area 2166.34 sq ft
Unfinished Area 741.75 sq ft



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.

84 Main Street, Francestown, NH

2nd Floor Finished Area 1291.46 sq ft



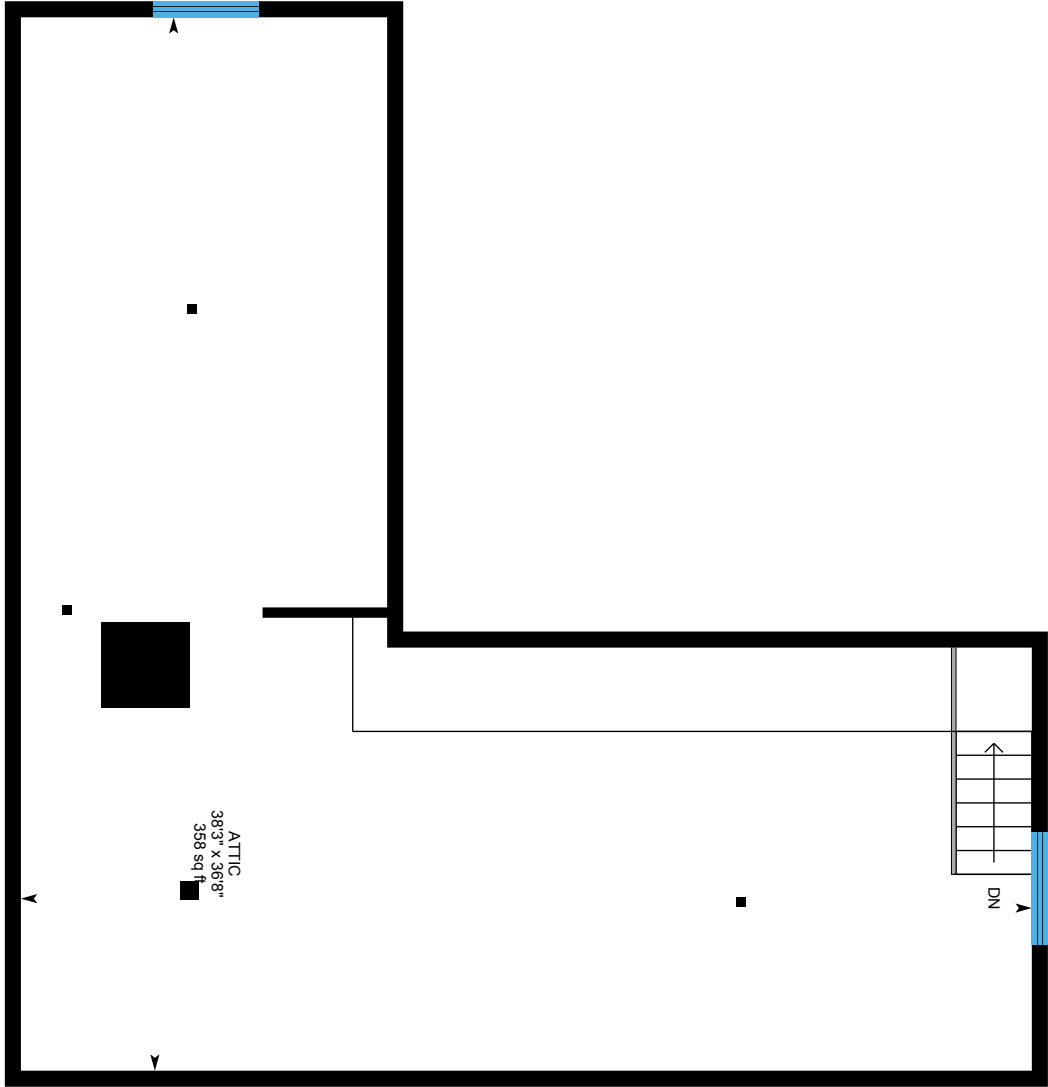
PREPARED: 2025/01/24



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.

84 Main Street, Francestown, NH

Attic Unfinished Area 863.71 sq ft



PREPARED: 2025/01/24



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.

84 Main Street, Francestown, NH

Basement (Below Grade) Unfinished Area 1190.41 sq ft



PREPARED: 2025/01/24



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:** Patrick D. Troy and Maureen C. Troy

2. **PROPERTY LOCATION:** 84 Main St., Francestown, NH 03043

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 8 _____ 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: 6
 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 See FVWC Results
 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? Total Coliform has been identified in the past - remedied by chlorination
 COMMENTS: FVSC provides high quality water in compliance with State and Federal Guidelines.

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 1500 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: Back Yard ☐ Location Unknown Date of Installation: _____
 Date of Last Servicing: 2022 Name of Company Servicing Tank: JCL Septic
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: _____

SELLER(S) INITIALS PDT MC

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 84 Main St., Franconstown, NH 03043

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Back Yard Size: _____ ☐ Unknown
 Date of installation of leach field: 2005 Installed By: _____
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
 IF YES, has a 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. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blown Cellulose	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blown fiberglass	_____	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spray Foam	<u>Laundry Room Only</u>	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown
 IF YES: Are tanks currently in use? ☐ Yes ☐ No
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No
 Comments: _____
 If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
 Comments: _____

b. ASBESTOS - Current or previously existing:
 As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown
 In the siding? ☐ Yes ☒ No ☐ Unknown In the roofing shingles? ☐ Yes ☐ No ☐ Unknown
 In flooring tiles? ☐ Yes ☒ No ☐ Unknown Other _____ ☐ Yes ☐ No ☐ Unknown
 If YES, Source of information: _____
 Comments: _____

c. RADON/AIR - Current or previously existing:
 Has the property been tested? ☐ Yes ☒ No ☐ Unknown
 If YES: Date: _____ By: _____
 Results: _____ If app _____
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☐ Yes ☐ No
 Comments: _____

SELLER(S) INITIALS

/
01/29/25 2:40 PM EST 01/29/25 3:37 PM EST

BUYER(S) INITIALS

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 84 Main St., Franconia, NH 03043

d. RADON/WATER - Current or previously existing:

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

If YES: Date: See FVWC Testing Results By: FVWC

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: Age of House

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

Comments: lead paint report available upon request

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: Groundwater Management Zone

What is your source of information? _____

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

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

What is your source of information? _____

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

☐ Yes ☒ No If YES, Explain: _____

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

If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? ☐ YES ☒ NO ☐ UNKNOWN If YES, Explain: _____

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

Comments: _____

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

If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

h. How is the property zoned? Residential

i. Heating System Age: 8 Type: FHA Fuel: Oil Tank Location: Basement

Owner of Tank: Property Owner

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: Woodstoves (2) and propane stove (1)

Comments: _____

j. Roof Age: 4 Type of Roof Covering: Asphalt Shingles

Moisture or leakage: No

Comments: _____

SELLER(S) INITIALS

PDT / MT

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____ / _____

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PROPERTY LOCATION: 84 Main St., Franconstown, NH 03043

k. Foundation/Basement: ☐ Full ☒ Partial ☐ Other: _____ ☐ Type: _____

Moisture or leakage: minor spring moisture during snowmelt and heavy rain events

Comments: Crawl space under the laundry room, otherwise full basement

l. Chimney(s) How Many? 2 Lined? Yes (1) Last Cleaned: Fall 2024 Problems? _____

Comments: _____

m. Plumbing Type: Copper/PEX Age: Varied

Comments: Downstairs Bathroom new PEX, otherwise legacy copper plumbing

n. Domestic Hot Water: Age: 8 Years Type: Electric Gallons: 100

o. Electrical System: # of Amps 100 ☒ Circuit Breakers ☐ Fuses

Comments: _____

Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____

Comments: _____

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: _____

Comments: _____

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: _____ Age: _____ Date Last Serviced and by whom: _____

Comments: _____

t. Pool: Age: _____ 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: Comcast

w. Other (e.g. Alarm System, Irrigation System, etc.) _____

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

01/29/25 01/29/25

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 84 Main St., Franconia, NH 03043

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).

Patrick D. Troy

dotloop verified
01/29/25 2:40 PM EST
5LWH-KVO8-XM31-5ECL

SELLER

DATE

Maureen C. Troy

dotloop verified
01/29/25 3:37 PM EST
GXFK-NICQ-1R01-1UMJ

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

PDT *MCT*

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: 84 Main St., Franconia, NH 03043

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).

Lead Screening Report Attached

(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.

Patrick D. Troy dotloop verified
01/29/25 10:40 AM EST
TKCX-X3A4-UTIX-7WHA

Seller Date

Mawreen C. Troy dotloop verified
01/29/25 10:44 AM EST
NRWY-O179-BWZE-PPVA

Seller Date

Purchaser Date

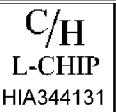
Purchaser Date

Joshua Lizotte dotloop verified
01/27/25 7:41 PM EST
GUSC-NZDB-AO8V-JDTU

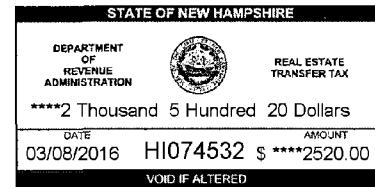
Agent Date

Agent Date

Pamela O. Caughlin



Return to:
Law Office of Richard Shea, P.C.
1A Commons Drive, Unit 5
Londonderry NH 03053



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Arnold B. Bailey**, of 110 High Ridge Road, Dublin, New Hampshire, Individually and as Executor under the will of Dorothy Basset Bailey by the power conferred by the 9th Circuit Probate Division – Nashua, New Hampshire, Case Number 101944, for consideration paid grant(s) to **Patrick D Troy and Maureen C Troy, Husband and Wife**, now of 84 Main Street, Francestown, Hillsborough County, New Hampshire, as **Joint Tenants with Rights of Survivorship** with WARRANTY COVENANTS:

A certain tract or parcel of land with the buildings thereon, situate in Francestown Village, bounded and described as follows, to wit: Bounded on the North by land of the heirs of Charles F Sleeper and E.F. Roper, now or formerly; thence East by land of James F Woodbury, now or formerly; thence South by land of the heirs of Mason H Balch, now or formerly; thence West by land of the heirs of Bixby, now or formerly (known as the store lot) the highway on Main Street, land now or formerly of Charles F Sleeper heirs, Mason H Balch and land of the Congregational Church of Francestown and Charles A Vose.

Excepting from the above that portion described in deed recorded in Book 3276, Page 553 and Corrective Deed recorded in Book 3332, Page 697.

Meaning and intending to describe a portion of the premises in Deed recorded at Book 1277 Page 219 of the Hillsborough County Registry of Deeds.

Property described above is not a homestead of said Grantor.

Executed this 4 day of February, 2016

Estate of Dorothy Basset Bailey

[Signature]

Witness [Signature]

[Signature]

By: Arnold B. Bailey, Executor

[Signature]

Arnold B. Bailey, Individually

State of New Hampshire
County of Hillsborough

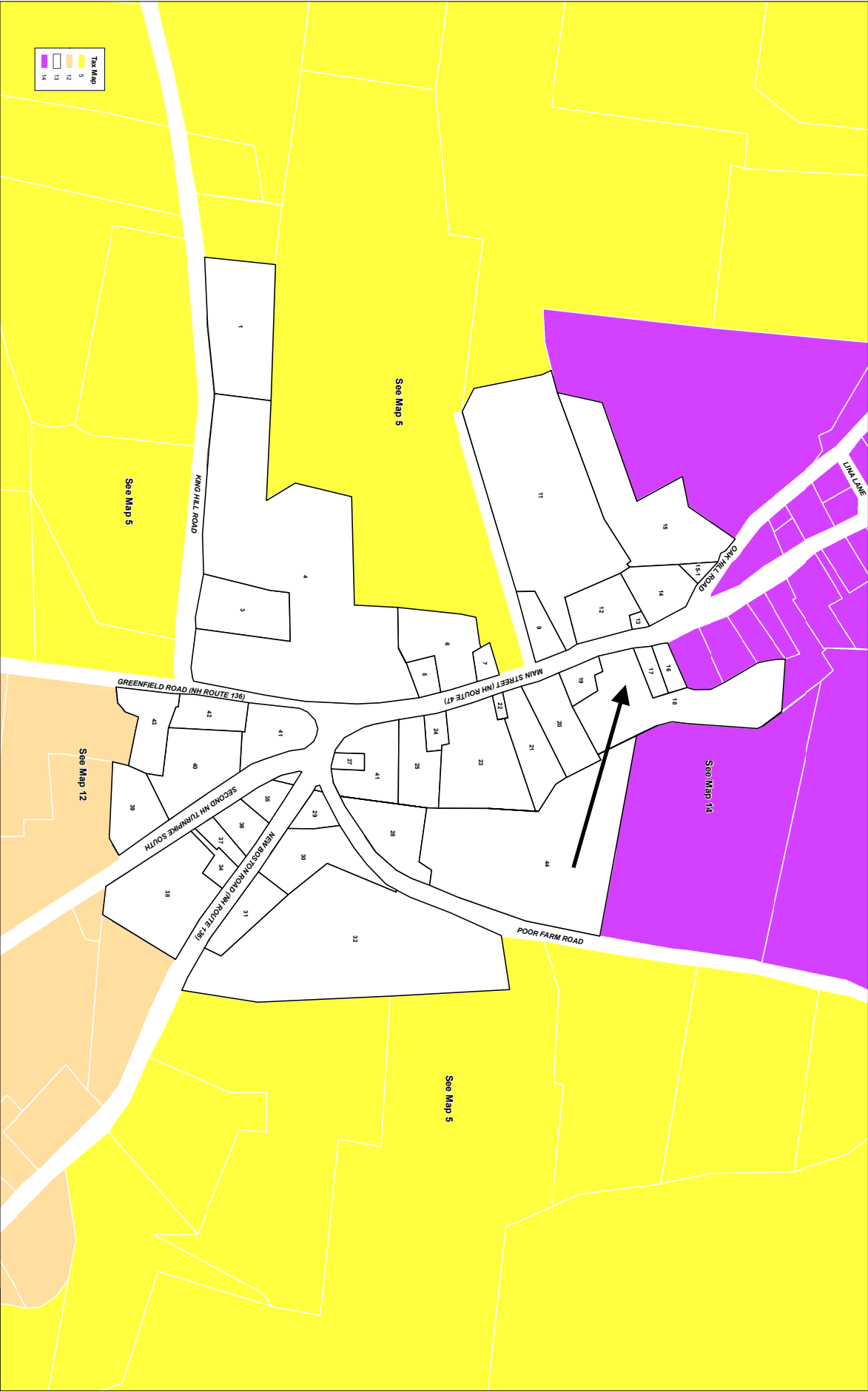
On this 4 day of March, 2016, before me, the undersigned notary public, personally appeared Arnold Bailey, Individually and as Executor proved to me through satisfactory evidence of identification, which was nb, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



[Signature]

Notary Public/Justice of the Peace

Commission expiration: July 22, 2020



Maps Prepared By:



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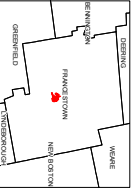
NOTES:

1. PLACE OF REFERENCE: TAX MAP 13 TOWN OF FRANCES TOWN HILLSBOROUGH COUNTY, NEW HAMPSHIRE
2. PLACE OF REFERENCE: 171 MAIN STREET (NH ROUTE 47) TOWN OF FRANCES TOWN HILLSBOROUGH COUNTY, NEW HAMPSHIRE
3. PLACE OF REFERENCE: 171 MAIN STREET (NH ROUTE 47) TOWN OF FRANCES TOWN HILLSBOROUGH COUNTY, NEW HAMPSHIRE
4. ADJACENT TOWN BOUNDARIES PROVIDED BY V.N. GRANT
5. LAST REVISION BY NORWAGEN ASSOCIATES, INC. ON JULY 1, 2011

TOWN OF FRANCES TOWN

HILLSBOROUGH COUNTY, NEW HAMPSHIRE

0 75 150 300 Feet



MAP

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