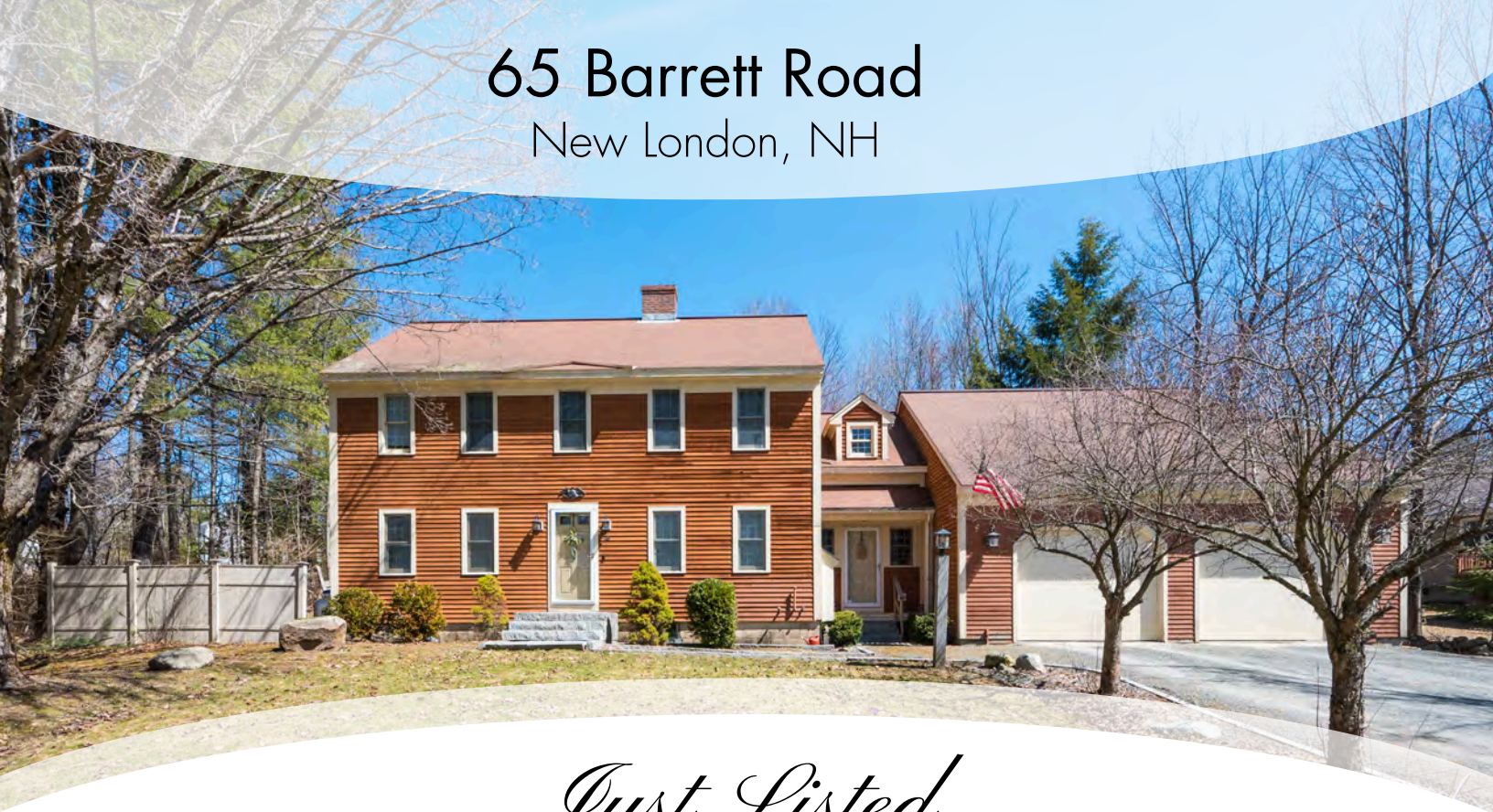



65 Barrett Road

New London, NH



Just Listed

Amazing opportunity in the heart of New London! Come home to this 4-bedroom, 3-bathroom Colonial with a beautifully updated kitchen including granite counter tops, center island and stainless steel appliances. Relax in the spacious living room with a crackling fire, enjoy meals with family and friends in the formal dining room with a propane stove and sliders to the backyard. A first-floor bedroom and bathroom with laundry completes the first floor. The second level offers a large primary bedroom with ensuite bathroom, two additional bedrooms and full bathroom, large office space and an enormous great room gathering area. The finished attic offers more possibilities for a game room, craft room or play room. Plenty of parking in the oversized attached 2-car garage with extra space for a workshop. Centrally located where you can stroll the neighborhood or take a quick drive to local shops, the library, theater, dining and all the necessary amenities. Close to many golf courses, lakes and beaches, 15 minutes to Mount Sunapee Resort and Lake Sunapee, Ragged Mountain and hiking trails. So many outdoor activities nearby, you can enjoy living in the Sunapee Region all year round. Dartmouth Health and the Upper Valley or Concord are all just 30 minutes away and 1.5 hours to Boston.

 \$675,000

Bedrooms: 4 Year Built: 1967
Bathrooms: 3 Taxes: \$7,138
Acres: 0.23 Sq. Ft.: 3,229

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

256 Main Street, New London, NH
C: 603-877-1031
O: 603-526-8600

 ohgrp.com

 **LAKES AND MOUNTAINS**
KELLERWILLIAMS REALTY



Unbranded Tour URL 1

County NH-Merrimack
Village/Dist/Locale
Construction Status Existing
Year Built 1967
Architectural Style Colonial
Color Rust
Total Stories 2
Zoning R1 - Urban Residential
Taxes TBD No
Tax Annual Amount \$7,137.94
Tax Year 2024
Tax Year Notes
Owned Land
Lot Size Acres 0.23
Lot - Sqft 10,019
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Interior
Date - Initial Showings Beain

Rooms - Total 11
Bedrooms - Total 4
Baths - Total 3
Baths - Full 2
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Fin Above Grade 3,229
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 842
SqFt-Apx Unfn AG Source Measured
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Measured
SqFt-Apx Unfn Below Grade 878
SqFt-Apx Unfn BG Source Measured
SqFt-Apx Total Finished 3,229
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 115

Waterfront Property
Water Body Access Yes
Water Body Name Little Sunapee Lake
Water Body Type Lake
Water Access Details Municipal Residents Only
WaterFrRit
Water Body Restrictions Yes
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

Remarks - Public Amazing opportunity in the heart of New London! Come home to this 4-bedroom, 3-bathroom Colonial with a beautifully updated kitchen including granite counter tops, center island and stainless steel appliances. Relax in the spacious living room with a crackling fire, enjoy meals with family and friends in the formal dining room with a propane stove and sliders to the backyard. A first-floor bedroom and bathroom with laundry completes the first floor. The second level offers a large primary bedroom with ensuite bathroom, two additional bedrooms and full bathroom, large office space and an enormous great room/entertainment area. The finished attic offers more possibilities for a game room, craft room or play room. Plenty of parking in the oversized attached 2-car garage with extra space for a workshop. Centrally located where you can stroll the neighborhood or take a quick drive to local shops, the library, theater, dining and all the necessary amenities. Close to many golf courses, lakes and beaches. 15 minutes to Mount Sunapee Resort and Lake Sunapee. Rugged Mountain and hiking trails. So many outdoor activities nearby, you can enjoy living in the Sunapee Region all year round. Dartmouth Health and the Upper Valley or Concord are all just 30 minutes away and you're just 1.5 hours to Boston. *Showings begin at the first Open House on Friday, April 18th, from 4:00 pm - 6:00 pm.
Directions From Main Street, turn onto Pearl Street, turn right onto Barrett Road. House will be on the right.

Mudroom 1 6'1" x 9'6"
Kitchen 1 19'7" x 14'3"
Dining Room 1 16'3" x 13'5"
Living Room 1 13'5" x 21'4"
Bedroom 1 9'2" x 11'8"
Other 1 13'5" x 11'8"
Primary 2 13'3" x 18'11"
Bedroom 2 13'5" x 11'4"
Bedroom 2 11'3" x 11'4"
Office/Study 2 18'9" x 9'5"
Attic - Finished 3 21'8" x 28'3"

Map 084
Block 000
Lot 043
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 3643
DeedPage 0327
TotDeeds
Covenants Unknown
Seasonal No

SchDistrict Kearsarge Sch Dst SAU #65
SchElem Kearsarge Elem New London
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS

Lot Features Landscaped, Sloping
Construction Materials Wood Frame
Foundation Block, Poured Concrete
Roof Shingle - Asphalt, Standing Seam
Driveway Gravel
Electric 200 Amp, Circuit Breaker(s)
Phone Company Xfinity
Electric Company
Fuel Company Huckleberry
Cable Company Xfinity
Internet Service Provider Xfinity

Utilities Cable, Gas - LP/Bottle
Items Excluded

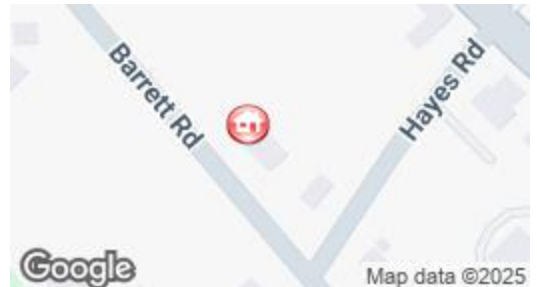
Fees - Condo - Mobile
Condo Fees
Fee
Fee Frequency
AssnFee2
AssnFee2Frq
AssnFee3
AssnFee3Frq

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt
ParkName
Mobile Co-Op
MobPkApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

Appliances Dishwasher, Dryer, Range - Gas, Refrigerator, Washer, Water Heater - Gas
Equipment Dehumidifier, Security System, Stove-Gas
Features - Exterior Deck
Features - Interior Fireplace - Wood
Flooring Carpet, Softwood, Tile
Heating Propane, Oil, Forced Air
Cooling None
Water Source Public
Sewer Public

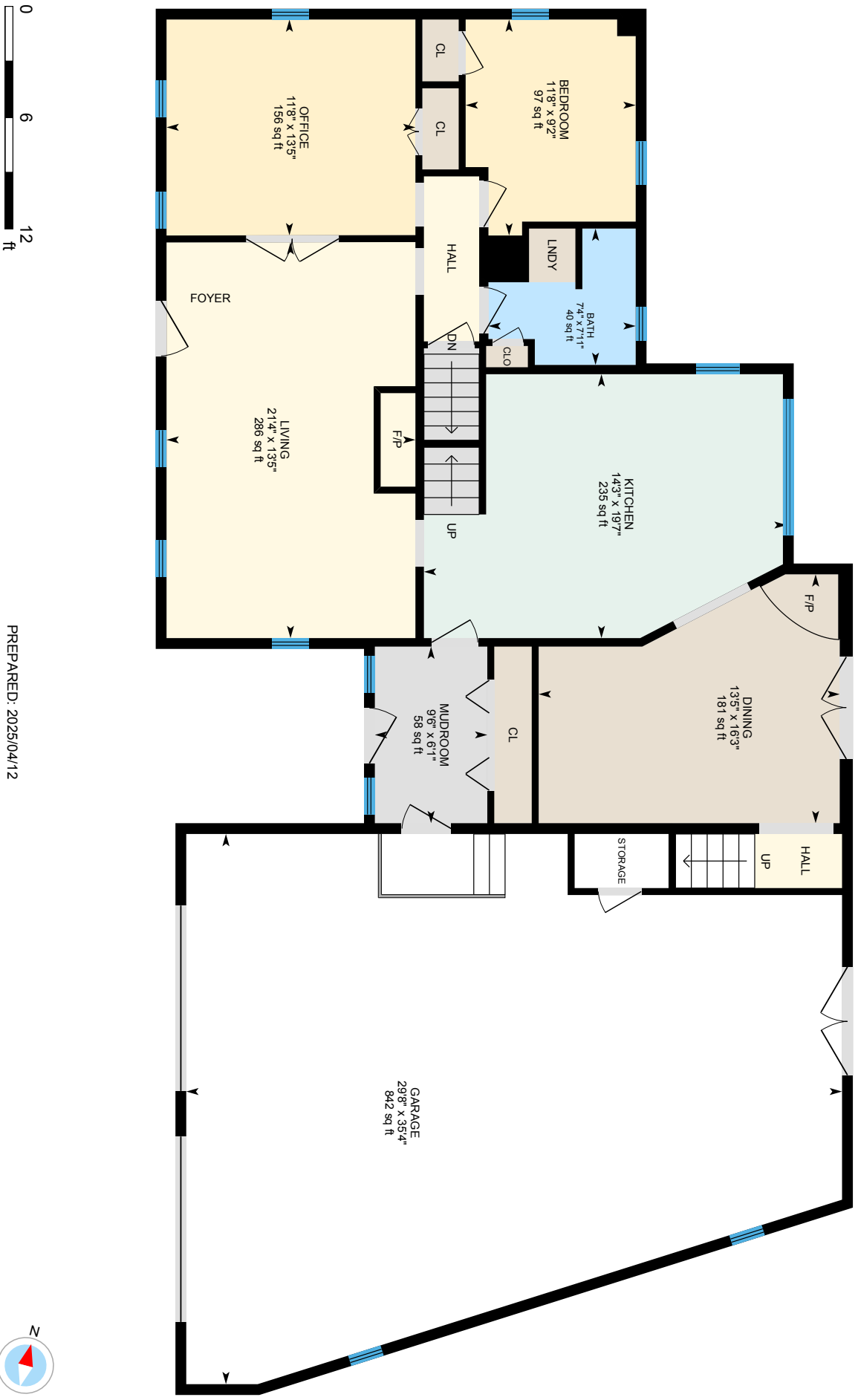
O'Halloran Group
 listings@ohgrp.com

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



65 Barrett Rd, New London, NH

Main Floor Finished Area 1328.50 sq ft
Unfinished Area 932.05 sq ft



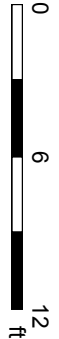
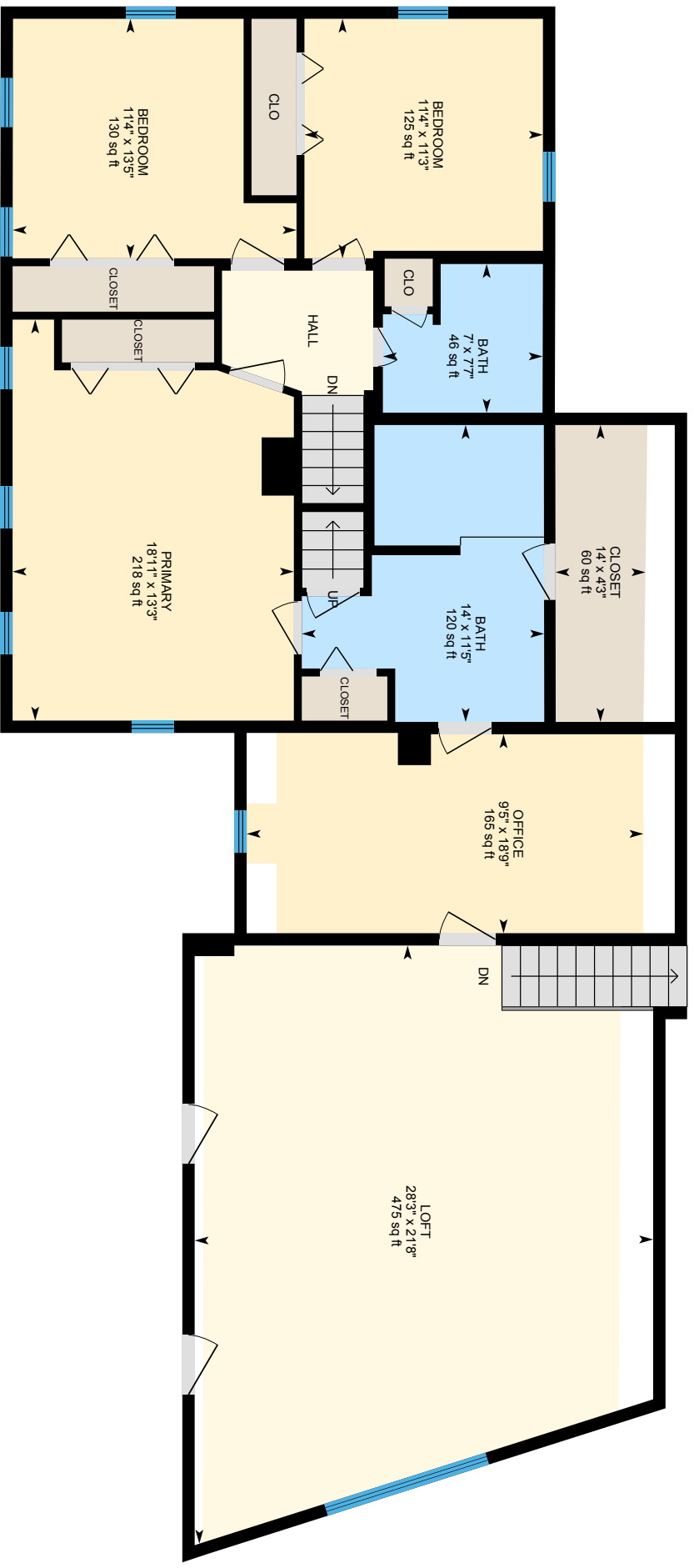
PREPARED: 2025/04/12

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.

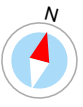


65 Barrett Rd, New London, NH

2nd Floor Finished Area 1661.48 sq ft
Unfinished Area 133.87 sq ft



PREPARED: 2025/04/12

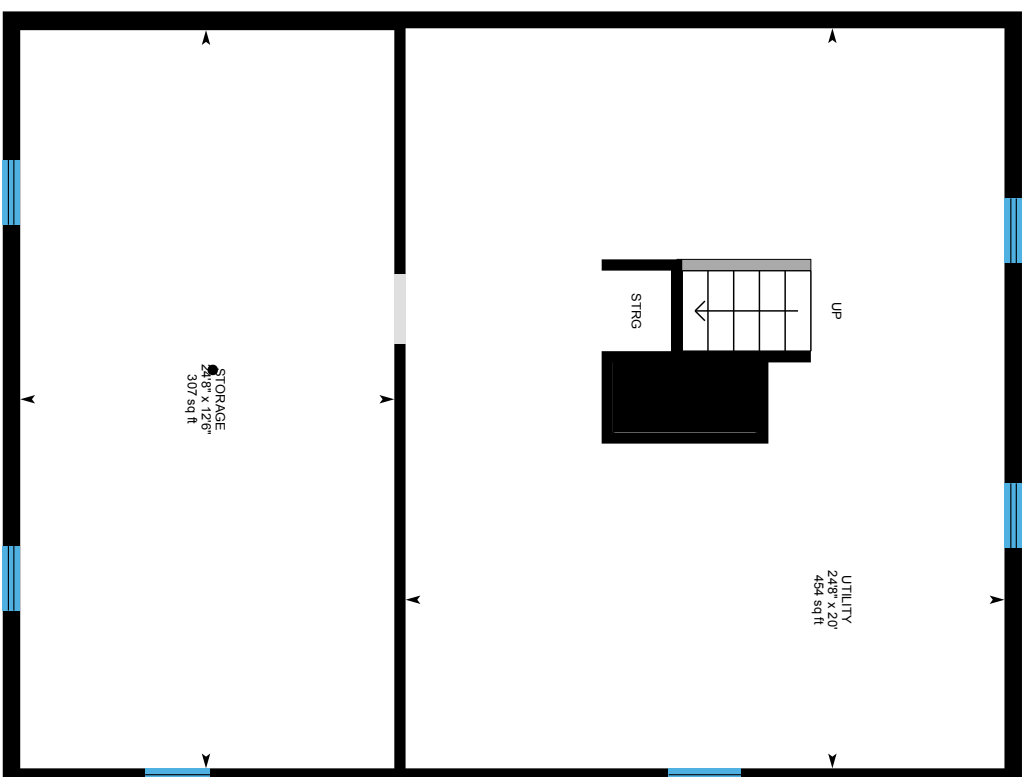
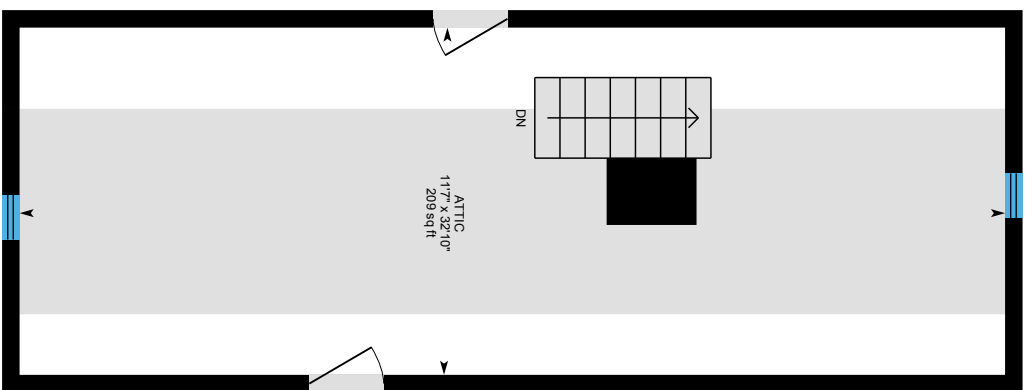


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



65 Barrett Rd, New London, NH

Main Building: Above Grade Finished Area 3229.44 sq ft



PREPARED: 2025/04/12

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: Brian M. Duchesne and Jillian Murray-Duchesne

2. PROPERTY LOCATION: 65 Barrett 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 5.5 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: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

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 _____
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: \$65-75 twice a year for a family of 4

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: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
Comments: \$250-280 twice a year

SELLER(S) INITIALS BMD / JMD BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 65 Barrett Road, New London, NH 03257

d. LEACH FIELD: Yes No Other _____
IF YES, Location: _____ Size: _____ Unknown
Date of installation of leach field: _____ 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. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	6"	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rigid fiber	2" & 6" fiberglass	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	6"	<input type="checkbox"/>
	All per previous owner	<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: 5/18/2019 By: Norway Home Inspections
Results: 2.4 pCi/L 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: 65 Barrett 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: Not to our knowledge.
 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: _____ Type: FHA Fuel: oil Tank Location: Basement
 Owner of Tank: Owner. Serviced annually by Huckleberry
 Annual Fuel Consumption: _____ Price: _____ Gallons: approx: 515
 Date system was last serviced and by whom? Fall 2024 - Huckleberry
 Secondary Heat Systems: Propane to appliances & heater in family room. Annual use: House 308 gal, Family room: 240 gal20
 Comments: gas tanks on both sides of house
- j. Roof Age:** F=18 / R=13 Type of Roof Covering: Front: asphalt shingle, rear: standing sea
 Moisture or leakage: none known
 Comments: _____

SELLER(S) INITIALS BMD / JMD

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 65 Barrett Road, New London, NH 03257

k. Foundation/Basement: Full Partial Other: Full & Partial Type: Block + poured concrete
Moisture or leakage Moisture
Comments: moisture taken care with dehumidifiers in basement

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: Inspected 5 yrs ago Problems? Yes
Comments: needs new liner to use wood fireplace

m. Plumbing Type: PVC, some copper Age: unknown
Comments: _____

n. Domestic Hot Water: Age: 12 years Type: Propane Gallons: 40

o. Electrical System: # of Amps 200 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: Sprayed for bugs (ants) and signs of mice in garage during winter

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: Xfinity (previously TDS)

w. Other (e.g. Alarm System, Irrigation System, etc.) ADT alarm system installed 2019
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]
03/18/25 03/08/25

BUYER(S) INITIALS

[Signature] / [Signature]

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 65 Barrett Road, New London, NH 03257

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

-New carpets September 2019, professionally cleaned annually (last March 2025)
-Kitchen and downstairs bathroom fully renovated February 2020.
-Mud room renovation April 2020.
-Second floor bathroom renovated September 2024.
-Second floor and master bath tubs/showers re-glazed March 2025.

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).

Brian M. Duchesne
SELLER DATE
dotloop verified
03/18/25 11:54 PM EDT
PXRI-7JLI-5ZKG-XYCP

Gillian M. Murray-Duchesne
SELLER DATE
dotloop verified
03/08/25 3:32 PM EST
QZUF-9AMQ-W4YT-ZYOC

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 *BMD* *GMD*
03/18/25 11:54 PM EDT dotloop verified 03/08/25 3:32 PM EST dotloop verified

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: 65 Barrett 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)

 <small>04/10/25 8:25 AM 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>Brian M. Duchesne</i>	dotloop verified 03/18/25 11:54 PM EDT XSVB-GPYL-N0DP-B5MS
Seller	Date

<i>Jillian M. Murray-Duchesne</i>	dotloop verified 03/08/25 3:32 PM EST DEIH-QWAJ-HODV-NEO3
Seller	Date

Purchaser	Date

Purchaser	Date

<i>Anne Marie Appel</i>	dotloop verified 03/09/25 5:15 PM EDT JRMS-BJPS-P6OT-Q2HV
Agent	Date

Agent	Date

Return To:

Jillian M. Murray-Duchesne
Brian M. Duchesne
65 Barrett Road
New London, NH 03257

5700 - **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That, **Putnam R. Kidder and Kara F. Kidder, husband and wife**, with a mailing address of 65 Barrett Road, New London, NH 03257, for consideration paid grant to **Jillian M. Murray-Duchesne and Brian M. Duchesne, wife and husband**, as Joint Tenants with Rights of Survivorship, with a mailing address of 996 Old Turnpike Road, Salisbury, NH 03268, with WARRANTY COVENANTS:


A certain tract of land with the buildings thereon, situate in New London, County of Merrimack and State of New Hampshire, on the Northeasterly side of Barrett Road, bounded and described as follows, to wit:

Beginning at the West corner of the tract near a stone bound on the Northeasterly side of the said street; thence North 65° 45' East one hundred nineteen (119) feet to an iron pipe in the ground, thence South 25° East about seventy-five (75) feet to a split stone post in corner of wall at land now or formerly of one Spaulding; thence Southwesterly on line of said land of Spaulding about one hundred thirty-six (136) feet to the side of said street; thence Northwesterly along side of said street to the bound first mentioned about one hundred fifteen (115) feet.

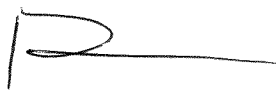
Meaning and intending to describe and convey the same premises as conveyed to Putnam R. Kidder and Kara F. Kidder by virtue of a deed dated February 19, 2014 recorded in the Merrimack County Registry of Deeds at Book 3431, Page 850.

The grantors hereby release all rights of homestead in the above-described property.


Executed this 19th day of August, 2019.



Witness to both



Putnam R. Kidder

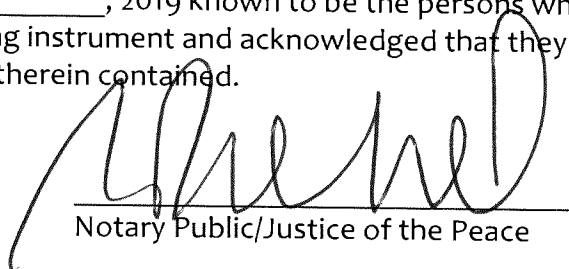


Kara F. Kidder

MCRD

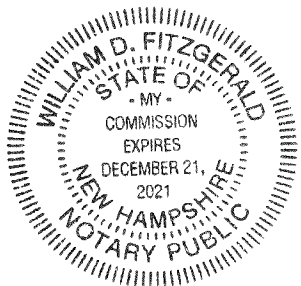
State of New Hampshire
County of Merrimack

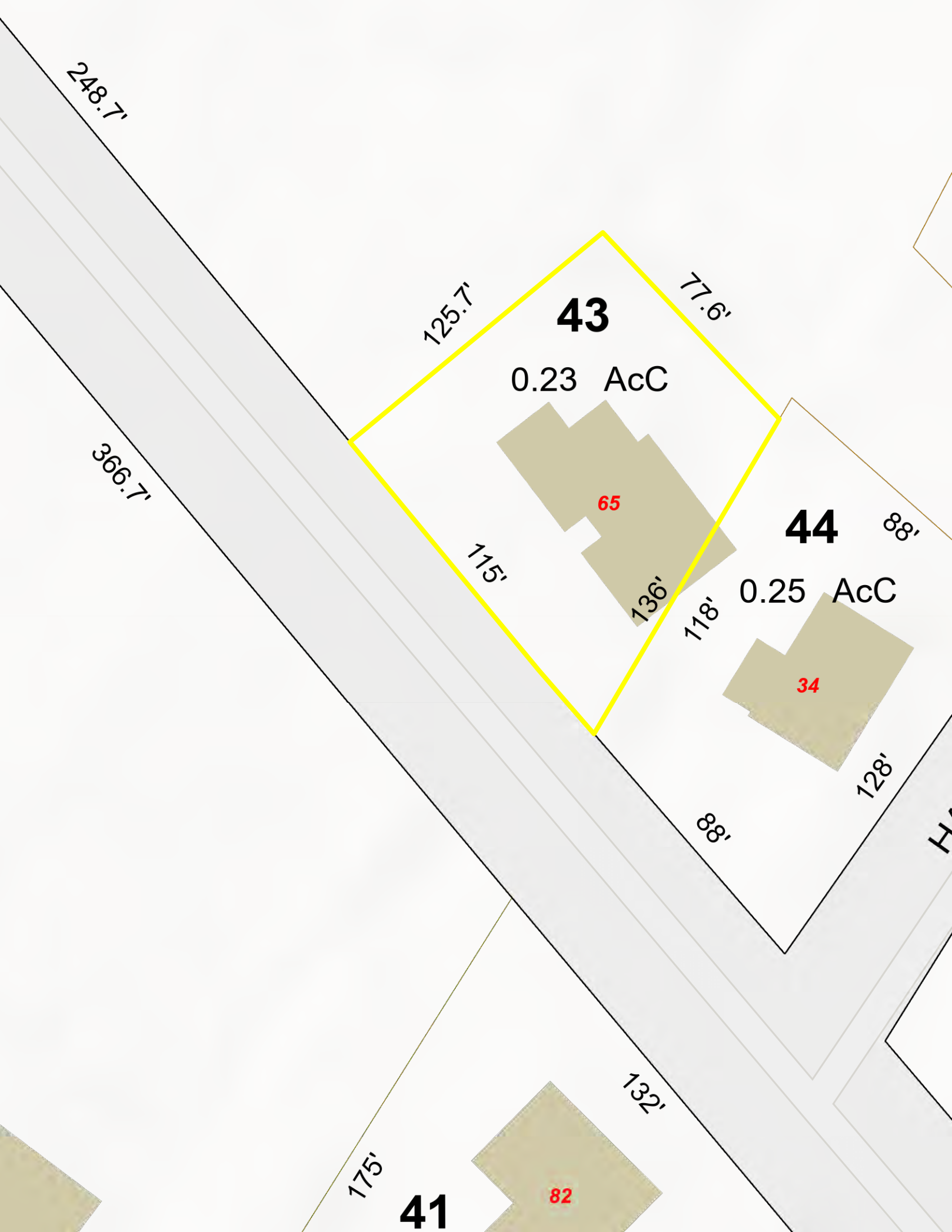
Personally appeared the above named **Putnam R. Kidder and Kara F. Kidder**, before me this 19th day of August, 2019 known to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.



Notary Public/Justice of the Peace

My Commission Expires:





248.7'

366.7'

125.7'

43

77.6'

0.23 AcC

65

115'

136'

118'

44

88'

0.25 AcC

34

88'

128'

175'

41

82

132'

H