


21 Beech Street

Newport, NH



Just Listed

Welcome to this home in the heart of Newport, affectionately known as "The Sunshine Town." This delightful 4-bedroom, 1-bathroom residence offers the perfect blend of comfort and convenience, nestled in a great location close to the town center. Upon entering, you'll be greeted by a spacious and inviting living room, perfect for relaxing or entertaining guests. The dining room provides a space for family meals and gatherings. The kitchen is nicely laid out with stainless steel appliances, and from here, you can step outside to your fenced-in backyard—ideal for pets, gardening, or enjoying a sunny afternoon. The second level features four comfortable bedrooms, one of the rooms can be used as a walk-in closet or office, and a full bathroom. Off the front of the house is a covered porch, great for sitting outside during the warm summer months. A short walk or drive will lead you to Newport's downtown area, where you can explore local restaurants and shops. Outdoor enthusiasts will appreciate the proximity to the Sugar River Rail Trail System, offering walking, running snowmobiling, or ATV'ing. Situated just 15 minutes from Mount Sunapee Resort and Lake Sunapee, where you can enjoy skiing and snowboarding in the winter, and boating, swimming, or hiking in the summer. Just 30 minutes to the Upper Valley and 1.5 hours to Boston. Experience the best of New Hampshire living right here!

 **\$245,000**


Bedrooms: 4	Year Built: 1900
Bathrooms: 1	Taxes: \$4,383
Acres: 0.10	Sq. Ft.: 1,215

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

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

 ohgrp.com

kw LAKES AND
MOUNTAINS
KELLERWILLIAMS. REALTY

Residential 5039743	Single Family Active	21 Beech Street Newport	NH 03773	Unit/Lot	Listed: 5/7/2025 Closed:	\$245,000
			<div><div><div>County NH-Sullivan</div><div>Village/Dist/Locale</div><div>Construction Status Existing</div><div>Year Built 1900</div><div>Architectural Style Cape</div><div>Color Red</div><div>Total Stories 1.75</div><div>Zoning Residential</div><div>Taxes TBD No</div><div>Tax Annual Amount \$4,383.00</div><div>Tax Year 2024</div><div>Tax Year Notes</div><div>Owned Land</div><div>Lot Size Acres 0.10</div><div>Lot - Sqft 4,356</div><div>Common Land Acres</div><div>Garage No</div><div>Basement Yes</div><div>Basement Access Type Interior</div></div><div><div>Rooms - Total 7</div><div>Bedrooms - Total 4</div><div>Baths - Total 1</div><div>Baths - Full 1</div><div>Baths - 3/4 0</div><div>Baths - 1/2 0</div><div>Baths - 1/4 0</div><div>SqFt-Apx Fin Above Grade 1,215</div><div>SqFt-Apx Fin AG Source Measured</div><div>SqFt-Apx Unfn Above Grade 87</div><div>SqFt-Apx Unfn AG Source Measured</div><div>SqFt-Apx Fin Below Grade 0</div><div>SqFt-Apx Fin BG Source Measured</div><div>SqFt-Apx Unfn Below Grade 647</div><div>SqFt-Apx Unfn BG Source Measured</div><div>SqFt-Apx Total Finished 1,215</div><div>Footprint</div><div>Road Frontage Yes</div><div>Road Frontage Type Paved, Public</div><div>Road Frontage Length 66</div></div><div><div>Waterfront Property</div><div>Water Body Access</div><div>Water Body Name</div><div>Water Body Type</div><div>WaterFrRit</div><div>Water Body Restrictions</div><div>ROW - Parcel Access</div><div>ROW - Length</div><div>ROW - Width</div><div>ROW to other Parcel</div><div>Flood Zone No</div><div>Timeshare/Fract. Ownrshp No</div><div>T/F Ownership Amount</div><div>T/F Ownership Type</div><div>Foreclosed/Bank-Owned/REO No</div><div>Days On Market 0</div><div>Auction No</div><div>Current Use</div><div>Land Gains</div><div>Resort</div></div></div>			
<div><div>M</div><div></div><div></div></div> <div>Unbranded Tour URL 1</div>			<div>Date - Initial Showings Begin 5/10/2025</div>			

Remarks - Public Welcome to this home in the heart of Newport, affectionately known as "The Sunshine Town." This delightful 4-bedroom, 1-bathroom residence offers the perfect blend of comfort and convenience, nestled in a great location close to the town center. Upon entering, you'll be greeted by a spacious and inviting living room, perfect for relaxing or entertaining guests. The dining room provides a space for family meals and gatherings. The kitchen is nicely laid out with stainless steel appliances, and from here, you can step outside to your fenced-in backyard—ideal for pets, gardening, or enjoying a sunny afternoon. The second level features four comfortable bedrooms, one of the rooms can be used as a walk-in closet or office, and a full bathroom. Off the front of the house is a covered porch, great for sitting outside during the warm summer months. A short walk or drive will lead you to Newport's downtown area, where you can explore local restaurants and shops. Outdoor enthusiasts will appreciate the proximity to the Sugar River Rail Trail System, offering walking, running, snowmobiling, or ATVing. Situated just 15 minutes from Mount Sunapee Resort and Lake Sunapee, where you can enjoy skiing and snowboarding in the winter, and boating, swimming, or hiking in the summer. Just 30 minutes to the Upper Valley and 1.5 hours to Boston. Experience the best of New Hampshire living right here! Showings begin at the open house on Saturday, May 10th, from 10:00am - 12:00pm

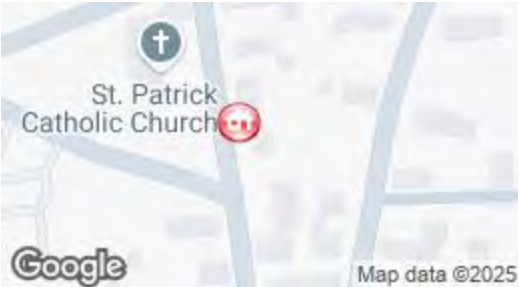
Directions From Sunapee Street, turn onto Beech Street, house will be the 3rd house on the right.

Kitchen 1 10'1" x 14'5" Living Room 1 10'2" x 21'3" Family Room 1 10'1" x 13'11" Primary 2 10'1" x 14'4" Bedroom 2 10'5" x 10'6" Bedroom 2 8'4" x 7" Bedroom 2 7'2" x 11'7" Bath - Full 2 9'11" x 6'7"		Map 111 Block 000 Lot 172 SPAN Number Property ID PlanUrbDev	DeedRecTy Warranty DeedBook 2168 DeedPage 0582 TotDeeds Covenants No Seasonal No	SchDistrict Newport Town School District SchElem Richards Elementary School SchMiddle Newport Middle and High School SchHigh Newport Middle High School
Appliances Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer, Water Heater - Electric Equipment Stove-Pellet Features - Exterior Fence - Full, Garden Space, Porch - Covered, Shed Features - Interior Attic - Hatch/Skuttle, Dining Area, Laundry - Basement Flooring Wood, Vinyl Plank Heating Oil, Pellet Stove, Hot Air Cooling None Water Source Public Sewer Public		Lot Features Level, Trail/Near Trail, Walking Trails, In Town, Neighborhood, Near ATV Trail, Near School(s) Construction Materials Wood Foundation Stone Roof Standing Seam Driveway Crushed Stone Electric 100 Amp, Circuit Breaker(s) Phone Company Electric Company Fuel Company Cable Company Internet Service Provider T-Mobile	Utilities Cable - Available, Telephone Available Items Excluded	
			Fees - Condo - Mobile	Condo Name Building Number Floor Number Units Per Building LmtComArea SpecAssmt
			Condo Fees Fee Fee Frequency AssnFee2 AssnFee2Frq AssnFee3 AssnFee3Frq	ParkName Mobile Co-Op MobPkApvl MustMove Mobile Make MobileMod MobileSer# Mobile Anchor



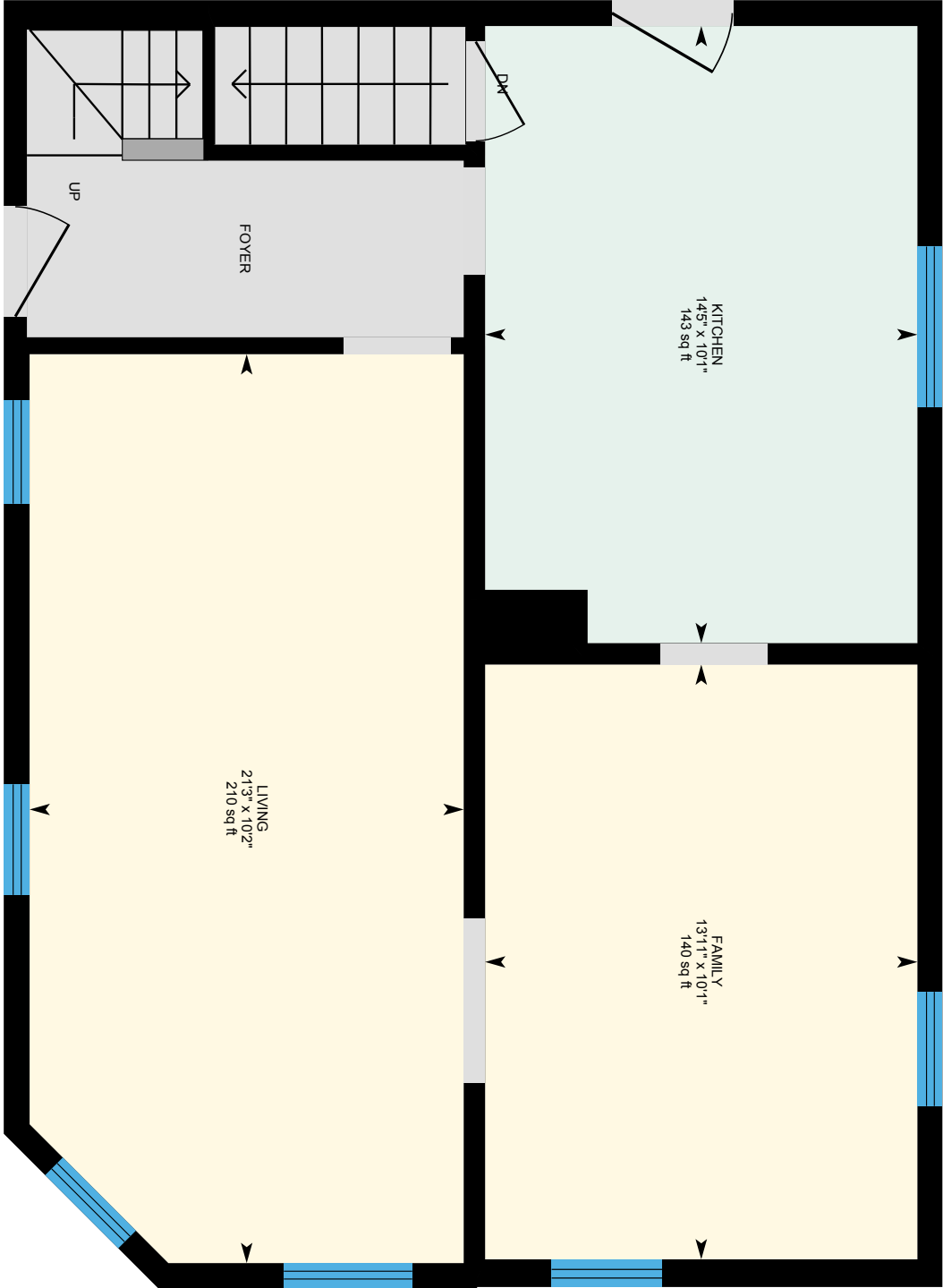
Brandy Waterman
Cell: 603-477-0938
brandy@ohgrp.com

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



21 Beech St, Newport, NH

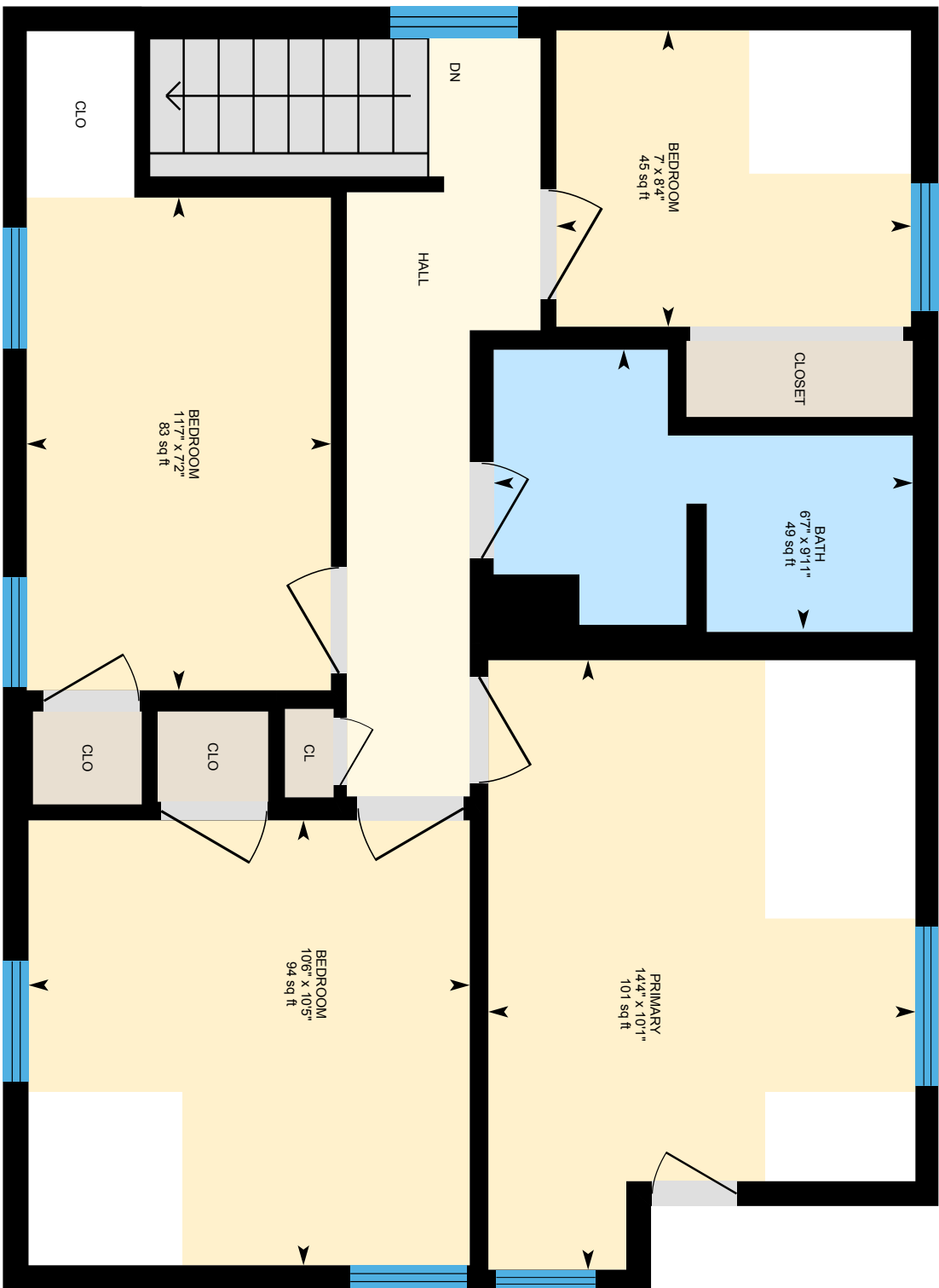
Main Floor Finished Area 651.91 sq ft



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.

21 Beech St, Newport, NH

2nd Floor Finished Area 564.05 sq ft
Unfinished Area 87.94 sq ft



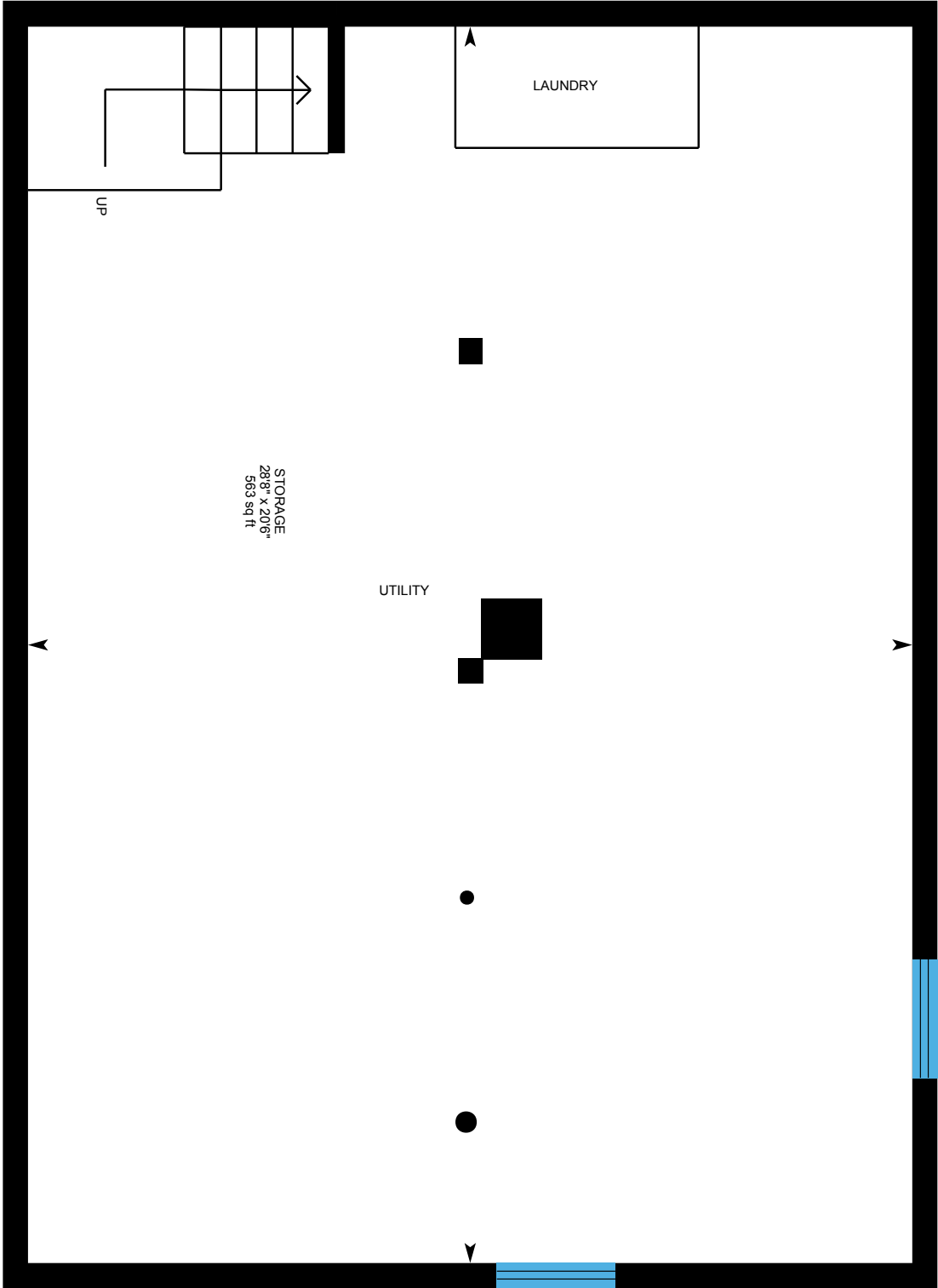
PREPARED: 2025/05/06



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.

21 Beech St, Newport, NH

Basement (Below Grade) Unfinished Area 647.65 sq ft



PREPARED: 2025/05/06



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:** Cody R. Wallace and Nicole C. Wallace

2. **PROPERTY LOCATION:** 21 Beech Street, Newport, NH 03773

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 4 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: Front of house
 Installed By: _____ Date of Installation: _____
 What is the source of your information? _____

c. **USE:** Number of persons currently using the system: 3
 Does system supply water for more than one household? ☐ Yes ☒ No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
 Pump: ☐ Yes ☒ No ☐ N/A Quantity: ☐ Yes ☒ No
 Quality: ☐ Yes ☒ No ☐ Unknown
 If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested? ☐ Yes ☒ No Date of most recent test _____
 If YES to any question, please explain in Comments below or with attachment.
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☒ No
 If YES, are test results available? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____
 COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

a. **TYPE OF SYSTEM:** Public: ☒ Yes ☐ No Community/Shared: ☐ Yes ☐ No
 Private: ☐ Yes ☐ No ☐ Unknown
 Septic Design Available: ☐ Yes ☐ No

b. **IF PUBLIC OR COMMUNITY/SHARED**
 Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No
 What steps were taken to remedy the problem? _____

c. **IF PRIVATE:**
 TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown
 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: _____

SELLER(S) INITIALS  

BUYER(S) INITIALS _____

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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. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>

8. HAZARDOUS MATERIAL

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

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

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

SELLER(S) INITIALS

CRW / NCW
05/01/25 11:37 AM EDT 05/01/25 11:24 AM EDT

BUYER(S) INITIALS

____ / _____

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d. RADON/WATER - Current or previously existing:

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

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: _____

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

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: _____

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

Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

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

What is your source of information? _____

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

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

What is your source of information? _____

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

☐ Yes ☒ No If YES, Explain: _____

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

If YES, Explain: _____

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

Disabled Veteran discount

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? Single family

i. Heating System Age: 7 Type: Forced hot air Fuel: Oil Tank Location: Basement

Owner of Tank: Us

Annual Fuel Consumption: Less than 100gallons Price: _____ Gallons: 250

Date system was last serviced and by whom? January 2024 all trades contracting

Secondary Heat Systems: Pellet stove

Comments: Use two tons per year

j. Roof Age: _____ **Type of Roof Covering:** Metal

Moisture or leakage: N/A

Comments: _____

SELLER(S) INITIALS

CRW

NCW

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k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Dirt
 Moisture or leakage _____
 Comments: _____

l. Chimney(s) How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
 Comments: _____

m. Plumbing Type: _____ Age: _____
 Comments: _____

n. Domestic Hot Water: Age: _____ Type: _____ Gallons: _____

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: T-mobile

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

BUYER(S) INITIALS

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PROPERTY LOCATION: 21 Beech Street, Newport, NH 03773

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).

Cody R. Wallace

dotloop verified
05/01/25 11:37 AM EDT
I7WN-GQNN-6U4L-RHSJ

SELLER

DATE

Nicole C. Wallace

dotloop verified
05/01/25 11:24 AM EDT
KTXD-XXGj-G2U4-Y8QX

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

CRW

05/01/25
11:37 AM EDT
dotloop verified

NCW

05/01/25
11:24 AM EDT
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: 21 Beech Street, 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.

Cody R. Wallace dotloop verified
05/01/25 12:45 PM EDT
NXUR-C7EH-BFFQ-K0CW

Seller Date

Purchaser Date

Lori L. Meding dotloop verified
05/01/25 12:57 PM EDT
TEB3-HFCH-B1KR-X4MY

Agent Date

Nicole C. Wallace dotloop verified
05/01/25 11:24 AM EDT
MKWP-VZ9O-JETF-47GW

Seller Date

Purchaser Date

Agent Date

Book: 2168 Page: 582

E Doc # 2106573 09/27/2021 02:38:20 PM
Book 2168 Page 582 Page 1 of 2

Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA068206 25.00
TRANS TAX SU019745 2,775.00



Return to:
Cody R. Wallace &
Nicole C. Frankovsky
21 Beech Street
Newport, NH 03773

Transfer Tax: 2,775.00

WARRANTY DEED

NATHAN P. ABAIR, single, of 21 Beech Street, Newport, New Hampshire 03773, for consideration paid, do hereby grant to

CODY R. WALLACE and NICOLE C. FRANKOVSKY, as joint tenants with rights of survivorship, of 3628 US Route 5, Ascutney, Vermont 05030,

with **WARRANTY COVENANTS**

A certain tract or parcel of land with the buildings thereon situated in Newport, Sullivan County, New Hampshire, described as follows:

Beginning at the northwest corner of the within granted premises at a stone post on the easterly side of Beech Street at other land, now or formerly, of one Meany; thence easterly along said Meany land, now or formerly, seventy-two (72) feet, more or less, to a drill hole in a stone bound set in the ground at land now or formerly of M.J. Hourihan; thence southerly along said Hourihan land, now or formerly, sixty-four (64) feet, more or less, to a drill hole at land now or formerly of Leland Gile Estate, this point being eighteen feet and seven inches (18' 7") westerly from the east end of said cement wall; thence westerly on said cement wall fifty-seven (57) feet, more or less, to Beech Street; thence northerly on Beech Street sixty-six (66) feet, more or less, to the point of beginning.

Meaning and intending to describe the same premises conveyed to Nathan P. Abair by virtue of a Warranty Deed from Daniel P. Mehegan and Amanda L. Mehegan dated February 26, 2018 and recorded with the Sullivan County Registry of Deeds at Book 2031, Page 763.

I, Nathan P. Abair, single, hereby release all rights of homestead and any other interests herein.

Executed under seal this 27 day of September, 2021.

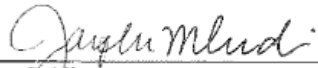

NATHAN P. ABAIR

STATE OF NEW HAMPSHIRE

Merrimack, ss.

September 27, 2021

Then personally appeared before me, the said Nathan P. Abair, and acknowledged the foregoing to be his voluntary act and deed.


Notary Public:
My commission expires:

JACQUELINE M. HUDKINS
Notary Public - New Hampshire
My Commission expires
January 8, 2025

