

51 Carter Road

New London, NH



Just Listed

Discover the perfect blend of privacy and convenience with this beautiful home minutes from the center of New London. As you approach, you'll be captivated by the gorgeous landscaped gardens and manicured lawn. This inviting 3-bedroom, 2.5-bathroom home features a spacious first-floor primary suite complete with a walk-in tiled shower and a generous walk-in closet area. The cozy living room, with its welcoming fireplace, is an ideal spot to relax. The kitchen has a delightful and bright space for entertaining guests, with a formal dining area off the kitchen. Spend time in the family room watching a movie or playing games. First-floor also includes an office. On the second level, there are two bedrooms and full bathroom. The lower level has finished space great for an office or workout room. Enjoy all that New London has to offer just minutes away - local dining, summer theater, golf courses, shopping, coffee shops and all your essential needs. Not far from Pleasant Lake where you can kayak or paddle board. Only 10 minutes from Lake Sunapee and 15 minutes from Mount Sunapee Resort. Plenty of other things to do in the area from hiking, fishing, brewery hopping, summer concerts, farmer's markets and more. Close to I-89 to get to the Upper Valley in under 40 minutes. Boston is just 90 minutes away for those seeking city life or professional sports events. Embrace the beauty of NH's seasons and make this your new home.



\$895,000


Bedrooms: 3 Year Built: 1971
Bathrooms: 2.5 Taxes: \$8,651
Acres: 4.10 Sq. Ft.: 3,287



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

 ohgrp.com

kw LAKES AND
MOUNTAINS
KELLER WILLIAMS REALTY


Residential 5044705	Single Family Active	51 Carter Road New London	NH 03257	Unit/Lot	Listed: 6/4/2025 Closed:	\$895,000
						
<div><div>Matterport</div><div>Unbranded Tour URL 1</div></div>						
<div><div><div><div>County</div><div>NH-Merrimack</div></div><div><div>Village/Dist/Locale</div><div></div></div><div><div>Construction Status</div><div>Existing</div></div><div><div>Year Built</div><div>1971</div></div><div><div>Architectural Style</div><div>Cape</div></div><div><div>Color</div><div></div></div><div><div>Total Stories</div><div>1.75</div></div><div><div>Zoning</div><div>Agri / Rural Residential</div></div><div><div>Taxes TBD</div><div>No</div></div><div><div>Tax Annual Amount</div><div>\$8,651.72</div></div><div><div>Tax Year</div><div>2024</div></div><div><div>Tax Year Notes</div><div></div></div><div><div>Owned Land</div><div></div></div><div><div>Lot Size Acres</div><div>4.10</div></div><div><div>Lot - Sqft</div><div>178,596</div></div><div><div>Common Land Acres</div><div></div></div><div><div>Garage</div><div>Yes</div></div><div><div>Basement</div><div>Yes</div></div><div><div>Basement Access Type</div><div>Interior</div></div></div></div> <div><div><div>Date - Initial Showings Begin</div><div>6/7/2025</div></div></div>			<div><div><div><div>Rooms - Total</div><div>10</div></div><div><div>Bedrooms - Total</div><div>3</div></div><div><div>Baths - Total</div><div>3</div></div><div><div>Baths - Full</div><div>1</div></div><div><div>Baths - 3/4</div><div>1</div></div><div><div>Baths - 1/2</div><div>1</div></div><div><div>Baths - 1/4</div><div>0</div></div><div><div>SqFt-Apx Fin Above Grade</div><div>2,805</div></div><div><div>SqFt-Apx Fin AG Source</div><div>Measured</div></div><div><div>SqFt-Apx Unfn Above Grade</div><div>0</div></div><div><div>SqFt-Apx Unfn AG Source</div><div>Public Records</div></div><div><div>SqFt-Apx Fin Below Grade</div><div>482</div></div><div><div>SqFt-Apx Fin BG Source</div><div>Measured</div></div><div><div>SqFt-Apx Unfn Below Grade</div><div>605</div></div><div><div>SqFt-Apx Unfn BG Source</div><div>Measured</div></div><div><div>SqFt-Apx Total Finished</div><div>3,287</div></div><div><div>Footprint</div><div></div></div><div><div>Road Frontage</div><div>Yes</div></div><div><div>Road Frontage Type</div><div>Dead End, Paved, Public</div></div><div><div>Road Frontage Length</div><div>215</div></div></div></div>		<div><div><div><div>Waterfront Property</div><div>Water Body Access</div></div><div><div>Water Body Name</div><div></div></div><div><div>Water Body Type</div><div>WaterFrRit</div></div><div><div>Water Body Restrictions</div><div></div></div><div><div>ROW - Parcel Access</div><div></div></div><div><div>ROW - Length</div><div></div></div><div><div>ROW - Width</div><div></div></div><div><div>ROW to other Parcel</div><div></div></div><div><div>Flood Zone</div><div>No</div></div><div><div>Timeshare/Fract. Ownership</div><div>No</div></div><div><div>T/F Ownership Amount</div><div></div></div><div><div>T/F Ownership Type</div><div></div></div><div><div>Foreclosed/Bank-Owned/REO</div><div>No</div></div><div><div>Days On Market</div><div>0</div></div><div><div>Auction</div><div>No</div></div><div><div>Current Use</div><div></div></div><div><div>Land Gains</div><div></div></div><div><div>Resort</div><div></div></div></div></div>	

Remarks - Public Discover the perfect blend of privacy and convenience with this beautiful home minutes from the center of New London. As you approach, you'll be captivated by the gorgeous landscaped gardens and manicured lawn. This inviting 3-bedroom, 2.5-bathroom home features a spacious first-floor primary suite complete with a walk-in tiled shower and a generous walk-in closet area. The cozy living room, with its welcoming fireplace, is an ideal spot to relax. The kitchen has a delightful and bright space for entertaining guests, with a formal dining area off the kitchen. Spend time in the family room watching a movie or playing games. First-floor also includes an office. On the second level, there are two bedrooms and full bathroom. The lower level has finished space great for an office or workout room. Enjoy all that New London has to offer just minutes away - local dining, summer theater, golf courses, shopping, coffee shops and all your essential needs. Not far from Pleasant Lake where you can kayak or paddle board. Only 10 minutes from Lake Sunapee and 15 minutes from Mount Sunapee Resort. Plenty of other things to do in the area from hiking, fishing, brewery hopping, summer concerts, farmer's markets and more. Close to I-95 to get to the Upper Valley in under 40 minutes. Boston is just 90 minutes away for those seeking city life or professional sports events. Embrace the beauty of NH's seasons and make this your new home.

*Showings begin at the open house on 6/7/25, from 10:00-12:00


Directions Off Burpee Hill Road, turn onto Carter Road. House will be the first house on the left.

Kitchen 1 13'4" x 10'4"		Bedroom 2 19'3" x 14'		Map 070		DeedRecTy Warranty		SchDistrict Kearsarge Sch Dst SAU #65	
Dining Room 1 13'8" x 14'		Bath - Full 2 4'10" x 9'2"		Block 000		DeedBook 3807		SchElem Kearsarge Elem New London	
Living Room 1 27'4" x 17'11"		Rec Room B 12'7" x 31'		Lot 042		DeedPage 1796		SchMiddle Kearsarge Regional Middle Sch	
Primary BR 1 14'8" x 20'5"		Laundry Room B 11'7" x 6'10"		SPAN Number		TotDeeds		SchHigh Kearsarge Regional HS	
Bath - 3/4 1 5'11" x 13'3"				Property ID		Covenants No			
Family Room 1 15'4" x 19'6"				PlanUrbDev		Seasonal No			
Office/Study 1 11'11" x 9'3"									
Bath - 1/2 1 4'2" x 5'3"				Lot Features Country Setting, Landscaped, Level, View		Utilities Cable - Available, Gas - LP/Bottle, Telephone Available			
Sunroom 1 6'1" x 19'10"				Construction Materials Wood Frame, Cedar Exterior, Shingle Siding, Wood Siding		Items Excluded			
Foyer 1 13'7" x 9'3"				Foundation Concrete					
Bedroom 2 19'2" x 15'3"				Roof Shingle - Architectural					
				Driveway Paved					
Appliances Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer, Water Heater - Off Boiler				Electric 200 Amp, Circuit Breaker(s)					
Equipment Generator - Standby				Phone Company					
Features - Exterior Garden Space, Patio, Porch - Enclosed, Shed				Electric Company Eversource					
Features - Interior Dining Area, Fireplace - Wood, Primary BR w/ BA, Walk-in Closet, Laundry - Basement				Fuel Company Eastern Propane					
Flooring Carpet, Hardwood, Tile				Cable Company TDS					
Heating Oil, Baseboard, Heat Pump, Hot Water				Internet Service Provider TDS					
Cooling Other, Mini Split									
Water Source Public									
Sewer Concrete, Leach Field, Private, Septic									



O'Halloran Group

listings@ohgrp.com



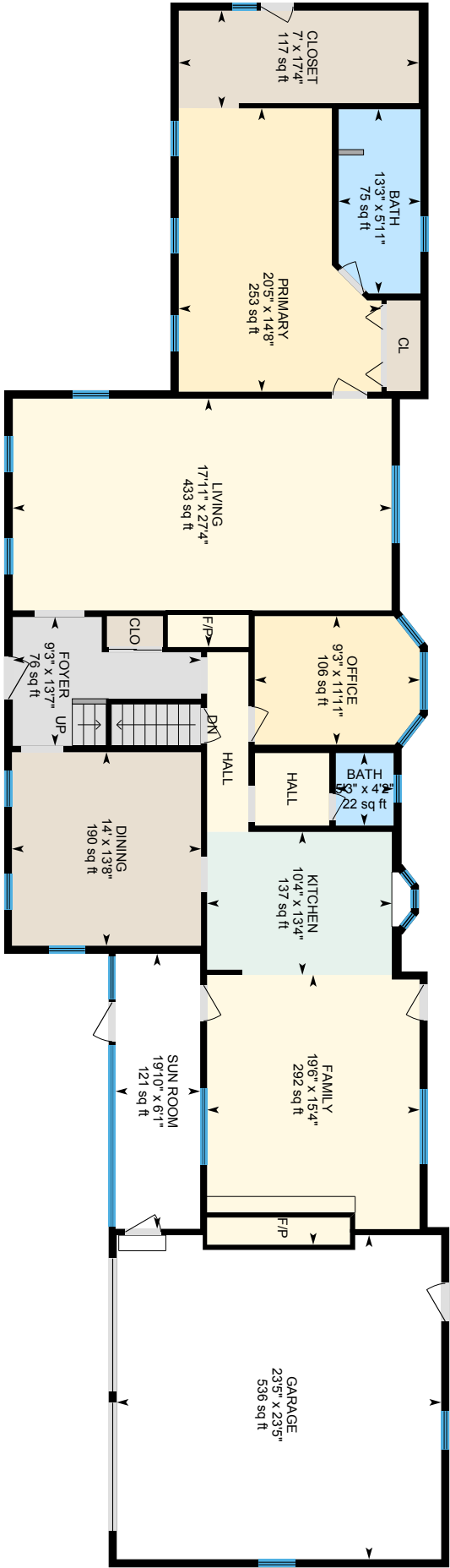
KW Coastal and Lakes & Mountains

Off: 603-526-8600

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51 Carter Rd, New London, NH

Main Floor Finished Area 2038.62 sq ft
Unfinished Area 714.36 sq ft



PREPARED: 2025/05/31



51 Carter Rd, New London, NH

2nd Floor Finished Area 766.64 sq ft



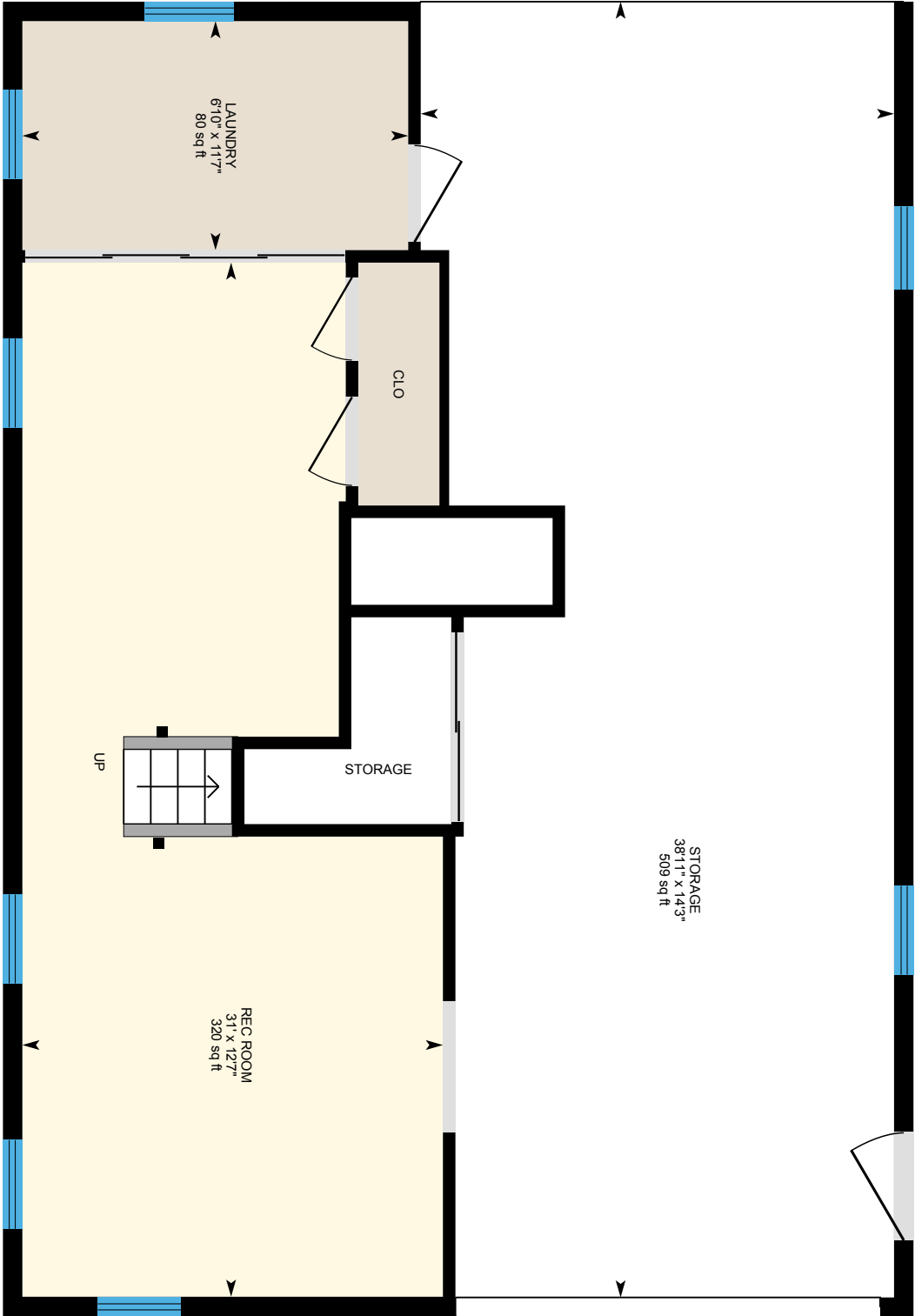
PREPARED: 2025/05/31



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.

51 Carter Rd, New London, NH

Basement (Below Grade) Finished Area 482.46 sq ft
Unfinished Area 605.81 sq ft



PREPARED: 2025/05/31



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.

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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:** Neil K. Bergquist and Trina E. Bergquist

2. **PROPERTY LOCATION:** 51 Carter 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 2.5 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 NA

b. **INSTALLATION:** Location: Outside rear wall
 Installed By: Miller plumbing Date of Installation: 1972
 What is the source of your information? previous owner

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 05/01/2021
 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? NA
 COMMENTS: NA
NA

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? NA

c. **IF PRIVATE:**
 TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown
 Tank Size Gal. ☒ Unknown ☐ Other
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
 Location: Front yard ☐ Location Unknown Date of Installation: 1972
 Date of Last Servicing: 2021 Name of Company Servicing Tank: CA Miller Plumbing
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: NA

SELLER(S) INITIALS NRB TEB

BUYER(S) INITIALS

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Front Yard Size: _____ ☒ Unknown
 Date of installation of leach field: 1972 Installed By: Miller Plumbing
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: Inspected 2021

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"/>	Fiberglass	_____	<input checked="" type="checkbox"/>
Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	_____	<input checked="" type="checkbox"/>
Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	_____	<input checked="" type="checkbox"/>
Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	_____	<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? NA
 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: 2021 By: _____
 Results: Avg 2.1 pCi/L If app _____
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☒ Yes ☐ No
 Comments: _____

SELLER(S) INITIALS

AKB

 /

TJB

 BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 51 Carter 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: _____

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? rural agricultural

i. Heating System Age: 2018 **Type:** Boiler - forced hot water **Fuel:** oil **Tank Location:** basement crawlspace

Owner of Tank: self

Annual Fuel Consumption: 900 gallons Price: 3.59 Gallons: _____

Date system was last serviced and by whom? 1/2024 Eastern Oil

Secondary Heat Systems: Electric heat pumps

Comments: Used for supplementary heat in winter, reduces oil consumption

j. Roof Age: 2013 **Type of Roof Covering:** asphalt shingles

Moisture or leakage: No

Comments: _____

SELLER(S) INITIALS

AKB / TJB

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 /

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k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage No
 Comments: _____

l. Chimney(s) How Many? 2 Lined? yes Last Cleaned: 2017 Problems? _____
 Comments: new liners in 2017

m. Plumbing Type: copper Age: 1972
 Comments: _____

n. Domestic Hot Water: Age: 2018 Type: oil Gallons: 41

o. Electrical System: # of Amps 200 ☒ Circuit Breakers ☐ Fuses
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: NA

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: Use Fowler pest control for mice in basement and garage

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: Electric heat pump Age: 2 Date Last Serviced and by whom: 2024 - OnPoint Energy
 Comments: Have five cassettes and two outdoor units for AC in summer

t. Pool: Age: NA 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: May 2025
 If Portable: ☒ Included ☐ Negotiable
 Comments: _____

v. Internet: Type Currently Used at Property: TDS Telecom - Fiber

w. Other (e.g. Alarm System, Irrigation System, etc.) NA
 Comments: NA

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

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BUYER(S) INITIALS

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10. ADDITIONAL INFORMATION

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

☒ Yes ☐ No

b. ADDITIONAL COMMENTS:

Improvements by current sellers include:
- Replacement of nearly all windows in the house - 31 in total - with new double-pane Pella windows
- Replacement of cedar shake siding on front fascia and sides of main cape section of the house
- Installation of heat pump system - two outdoor units and five cassettes - to reduce oil usage in winter and provide AC in summer
- Remodeled primary bedroom with new closet and dressing area, half wall, and new recessed lighting
- Updated electrical, including new digital thermostats, new light fixtures in dining room and outdoors, new dimmer switches, and new LED under-cabinet lighting in the kitchen. Also added outlet for Level 2 EV charger in garage

Items to remain with home include basement refrigerator, wood box in living room, hutch on the front porch, and workbench all left by previous owners. Custom window coverings also stay with home.

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).

Neil K. Bergquist
dotloop verified
06/04/25 11:32 AM EDT
KL17-5APX-K1MJ-I67H
SELLER _____ DATE _____

Trina E. Bergquist
dotloop verified
06/04/25 3:15 PM EDT
6QTM-WJ0X-4KWR-C3FO
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 *NEB* *TEB*
06/04/25 11:32 AM EDT dotloop verified 06/04/25 3:15 PM 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: 51 Carter 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)  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.

Neil K. Bergquist dotloop verified
06/02/25 1:55 PM EDT
Q15P-H9NL-ZCLL-CUFT

Seller Date

Trina E. Bergquist dotloop verified
06/04/25 4:40 PM EDT
M1QG-4YPT-VQJS-MWYS

Seller Date

Purchaser Date

Purchaser Date

Dan O'Halloran dotloop verified
06/10/25 11:25 AM EDT
QBVB-AFEE-FOU3-M3S4

Agent Date

Agent Date

Return to:
Neil Kenneth Bergquist
Trina Elizabeth Bergquist
51 Carter Road
New London NH 03257

NHTT: \$10,830.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, DONALD E. ROBAR and ELAINE R. ROBAR, TRUSTEES OF THE ROBAR FAMILY TRUST OF 2002, dated August 20, 2002 of New London, New Hampshire, for consideration paid, grant to NEIL KENNETH BERGQUIST and TRINA ELIZABETH BERGQUIST of 88 Heath Lane, New London, New Hampshire 03257, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS:**

A parcel of land, with any improvements thereon, located in New London, County of Merrimack and State of New Hampshire, and shown as the lot labeled "**TAX MAP 70 LOT 42 ROBAR FAMILY TRUST +- 4.1 Acres**" on Plan of Annexation, Property to be conveyed from Tax Map 70 Lot 42 - 51 Carter Road, Robar Family Trust of 2002...to Tax Map 71 Lot 3 - 124 Carter Road, Gregory D. Steverson 2006 Revocable Trust, Patricia L. Steverson 2006 Revocable Trust...Located in New London, NH, dated November 16, 2021, revised November 29, 2021, and recorded in the Merrimack County Registry of Deeds at **Plan #202200000213**.

Said Lot herein conveyed having an area of 4.1 acres, more or less, as noted on said Plan #202200000213.

To the extent applicable to the transfer herein, there is reserved and excepted from the herein above-described premises, the right to Howard B. Robinson and Joan E. Robinson, their heirs or assigns, to pass over that certain fifty (50) foot strip of land presently used as the driveway leading to their premises, being Lot #10 on said Plan #2203, for a distance of one hundred seventy-five (175) feet from the Northeast terminus of said Carter Road.

Meaning and intending hereby to describe and convey the premises conveyed to The Robar Family Revocable Trust of 2002, Donald E. Robar and Elaine R. Robar, Trustees from Anne G. Smith (also known as Ann A. Smith) and Henry Hollingsworth Smith, by Warranty Deed dated October 28, 2003 and recorded at Book 2590, Page 769 in the Merrimack County Registry of Deeds, and a portion of the premises contained in the Warranty Deed from Donald E. Robar and Elaine R. Robar to Donald E. Robar and Elaine R. Robar, individually and collectively the Trustee of the Robar Family Trust of 2002, a New Hampshire trust, dated August 20, 2002, said deed dated August 20, 2002 and recorded at Book 2402, Page 200 in the Merrimack County Registry of Deeds.

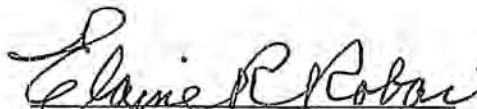
Trustee Certificate: we, Donald E. Robar and Elaine R. Robar, Trustee of the Robar Family Trust of 2002, dated August 20, 2002, hereby certify as follows: we are the trustees of the trust referenced above; the trust has not been revoked; and as trustees of the said trust, we have full and absolute power under its terms to convey any interests in real estate and improvements thereon held in the trust, and no purchaser or third party shall be bound to inquire whether we have said power or are properly exercising said power to see to the application of any trust assets paid to us for a conveyance thereof

We, Donald E. Robar and Elaine R. Robar, husband and wife, the within-conveyed premises being our principal residence, and no other persons having homestead rights therein, join in this conveyance to release all rights of homestead and any other interests therein.

Signed this 28 day of September, 2022.



Donald E. Robar, individually
and as Trustee of the Robar
Family Trust of 2002, dated
August 20, 2002



Elaine R. Robar, individually and
and as Trustee of the Robar
Family Trust of 2002, dated
August 20, 2002

STATE OF NEW HAMPSHIRE

COUNTY OF Merrimack

On this 28 day of September, 2022, before me, the undersigned officer, personally appeared Donald E. Robar, individually and as Trustee of the Robar Family Trust of 2002, dated August 20, 2002, and Elaine R. Robar, individually and as Trustee of the Robar Family Trust of 2002, dated August 20, 2002, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes contained herein.


Notary Public/Justice of the Peace

Printed name of officer:

My Commission Expires:

MICHAEL CHIARELLA, Justice of the Peace
State of New Hampshire
My Commission Expires August 24, 2024

