

# 469 Washington Drive

Washington, NH

## *Just Listed*

For the first time in over 50 years, this cottage on Island Pond in Washington is on the market! This 3-bedroom, 1-bathroom home has been a cherished part of the same family for decades. It's been their summer and autumn retreat, a place where they've created countless memories with family and friends. Now, it's your turn to continue the tradition. It has been well-maintained throughout the years and is a nice spot to entertain on the deck overlooking the pond. Have a cookout or just sit out in the sun and experience the quietness of your surroundings. Head down to the 164 feet of waterfront to go out on your boat, go kayaking or go for a swim. Experience lake life with your own dock on one of NH's cleanest ponds. Island Pond spans 200 acres and features 8 islands, with a depth reaching 59' at its deepest point. Great spot for fishing, boating and paddle boarding. The Island Pond Association offers a sandy beach, bath house, picnic tables, grills and volleyball court for more summer fun. Located only 22 minutes from Hillsborough for essentials and dining and 45 minutes from Keene, where you'll find an array of shopping, local dining, theater and breweries. Plus, you're just two hours from Boston for city amenities and entertainment. Don't miss out on the chance to own this waterfront cottage and make your own memories!

 \$525,000

Bedrooms: 3      Year Built: 1969  
Bathroom: 1      Taxes: \$5,574  
Waterfront: 164' Sq. Ft.: 723

 **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



Virtual Tour URL Unbranded 1

**County** NH-Sullivan  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1969  
**Architectural Style** Cottage/Camp  
**Color**  
**Total Stories** 1  
**Zoning** Residential  
**Taxes TBD** No  
**Tax Annual Amount** \$5,574.00  
**Tax Year** 2024  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 0.62  
**Lot Size Square Feet** 27,007  
**Common Land Acres**  
**Garage** No  
**Basement** Yes  
**Basement Access Type** Walkout

**Initial Showings Begin Date**

**Rooms Total** 6  
**Bedrooms Total** 3  
**Bathrooms Total** 1  
**Bathrooms Full** 0  
**Bathrooms Three Quarter** 1  
**Bathrooms Half** 0  
**Bathrooms One Quarter** 0  
**Above Grade Finished Area** 723  
**Above Grade Finished Area Source** Measured  
**Above Grade Unfinished Area** 0  
**Above Grade Unfinished Area Source** Public Records  
**Below Grade Finished Area** 0  
**Below Grade Finished Area Source** Public Records  
**Below Grade Unfinished Area** 276  
**Below Grade Unfinished Area Source** Measured  
**Total Finished Area** 723  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Type** Paved, Public

**Waterfront Property** Yes  
**Water Body Access** Yes  
**Water Body Name** Island Pond  
**Water Body Type** Pond  
**Water Access Details** Dock Access  
**WaterFrRit** Exclusively Owned  
**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**  
**Resort**

**Public Remarks** For the first time in over 50 years, this cottage on Island Pond in Washington is on the market! This 3-bedroom, 1-bathroom home has been a cherished part of the same family for decades. It's been their summer and autumn retreat, a place where they've created countless memories with family and friends. Now, it's your turn to continue the tradition. It has been well-maintained throughout the years and is a nice spot to entertain on the deck overlooking the pond. Have a cookout or just sit out in the sun and experience the quietness of your surroundings. Head down to the 164 feet of waterfront to go out on your boat, go kayaking or go for a swim. Experience lake life with your own dock on one of NH's cleanest ponds. Island Pond spans 200 acres and features 8 islands, with a depth reaching 59' at its deepest point. Great spot for fishing, boating and paddle boarding. The Island Pond Association offers a sandy beach, bath house, picnic tables, grills and volleyball court for more summer fun. Located only 22 minutes from Hillsborough for essentials and dining and 45 minutes from Keene, where you'll find an array of shopping, local dining, theater and breweries. Plus, you're just two hours from Boston for city amenities and entertainment. Don't miss out on the chance to own this waterfront cottage and make your own memories! \*Showings begin at the open house on Friday, July 11th from 4:00 pm - 6 pm. Additional open house will be on Saturday, July 12th from 10:00 am - 12:00 pm.

**Directions** From Goshen, take Route 10 to Route 31 and head towards Washington. Turn left E. Washington Road, turn onto Washington Drive, house will be on the left.

**Kitchen** 1 9'9" x 8'1"  
**Dining Room** 1 9'9" x 8'1"  
**Living Room** 1 12'1" x 17'3"  
**Primary** 1 15'1" x 11'7"  
**Bedroom** 1 12'11" x 7'10"  
**Bedroom** 1 9'7" x 6'11"  
**Bathroom Full** 1 5'5" x 7'10"

**Map** 012  
**Block** 000  
**Lot** 101  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**DeedRecTy** Quit Claim  
**DeedBook** 1993  
**DeedPage** 166  
**TotDeeds**  
**Covenants** Yes  
**Seasonal** No

**SchDistrict** Hillsboro-Deering SAU #34  
**SchElem** Washington Elementary School  
**SchMiddle** HillsboroughDeering Middle  
**SchHigh** HillsboroughDeering High Sch

**Lot Features** Country Setting, Pond, Pond Frontage, Sloping, Water View, Waterfront, Wooded  
**Construction Materials** Wood Frame, Wood Exterior  
**Foundation Details** Block  
**Roof** Asphalt Shingle  
**Driveway** Gravel  
**Electric** 200+ Amp Service, Circuit Breaker(s)  
**Phone Company** Granite State Communications  
**Electric Company** Eversource  
**Fuel Company** Ayer & Goss  
**Cable Company** Direct TV  
**Internet Service Provider** Granite State Communications

**Utilities** Satellite, Telephone Available  
**Exclusions**

**Appliances** Dryer, Electric Range, Refrigerator, Washer  
**Exterior Features** Docks, Deck, Beach Access  
**Interior Features** Attic with Hatch/Skuttle, Cathedral Ceiling, Dining Area, Wood Fireplace, 1 Fireplace, 1st Floor Laundry, Basement Laundry  
**Flooring** Carpet, Laminate  
**Heating** Propane, Hot Air  
**Cooling** None  
**Water Source** Drilled Well, Private  
**Sewer** 1000 Gallon, Concrete, Leach Field, Private, Septic

**Fees - Condo - Mobile**

**Condo Name**  
**Building Number**  
**Floor Number**  
**Units Per Building**  
**LmtComArea**

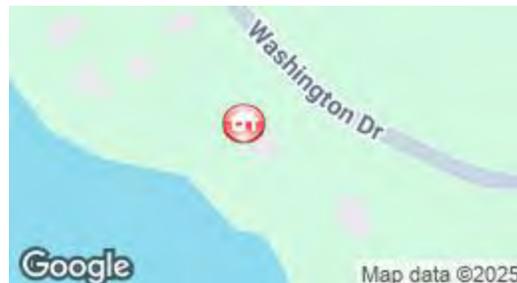
**Condo Fees**  
**Fee**  
**Fee Frequency**  
**AssnFee2**  
**AssnFee2Frq**  
**AssnFee3**  
**AssnFee3Frq**

**ParkName**  
**Mobile Co-Op**  
**MobPkApvl**  
**MustMove**  
**Mobile Make**  
**MobileMod**  
**MobileSer#**  
**Mobile Anchor**

O'Halloran Group  
 listings@ohgrp.com



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



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## Island Pond Frequently Asked Questions

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### **How many acres is the pond?**

Just over 200 acres.

### **How deep is the pond and where is the deepest point?**

59 feet, located between the beach and the little island.

### **Is there a public boat launch?**

Yes, at the end of Island Pond Road, off of East Washington Road.

### **Is there a public beach?**

No. The town of Washington has a public beach on Millen Pond.

### **Is there a protective association for the Pond?**

Yes, it is part of the lake association: [washingtonlakeassociation.gogladly.com](http://washingtonlakeassociation.gogladly.com).

### **How much is the association fee?**

2025 - \$100 per household, but it's not required.

### **What is included in the association?**

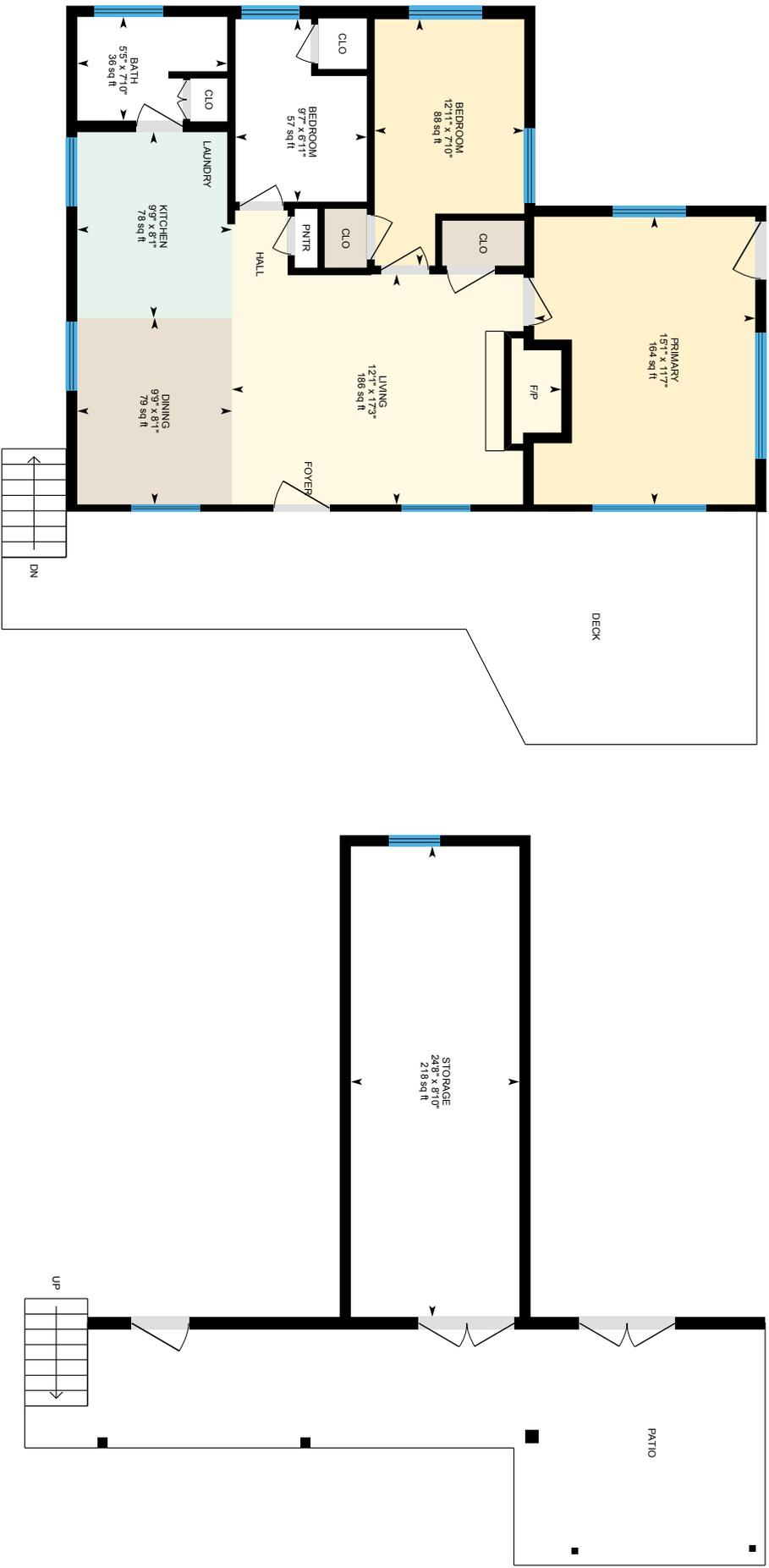
Insurance and dam maintenance. Access to the members only beach front, bath house and all the picnic tables/grills and badminton/volleyball court.

### **Are there any restrictions on the pond?**

Speed limits for boats, wake limits (boats should be 150 feet from shore), and shoreline protection guidelines.

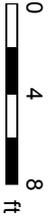
# 469 Washington Dr, Washington, NH

Main Building: Above Grade Finished Area 723.91 sq ft



**Main Floor**  
Finished Area 723.91 sq ft

**Basement (Below Grade)**  
Finished Area



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

PREPARED: 2025/07/03



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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: jeffrey D Reynolds, Linda R D'Appollonio, and Robert J Reynolds

2. PROPERTY LOCATION: 469 Washington Drive, Washington, NH 03280

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

4. SELLER: [X] has [ ] has not occupied the property for 51 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [ ] Public [X] Private [ ] Seasonal [ ] Unknown
[X] Drilled [ ] Dug [ ] Other

b. INSTALLATION: Location: LOWER PARKING AREA
Installed By: HUNTS WELL DRILLING Date of Installation: AUG 1989
What is the source of your information? INVOICE

c. USE: Number of persons currently using the system: 2-6 SEASONALLY
Does system supply water for more than one household? [ ] Yes [X] No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: [ ] Yes [X] No [ ] N/A Quantity: [ ] Yes [X] No
Quality: [ ] Yes [X] No [ ] Unknown

If YES to any question, please explain in Comments below or with attachment.
e. WATER TEST: Have you had the water tested? [X] Yes [ ] No Date of most recent test JUNE 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 [X] No
IF YES, are test results available? [X] Yes [ ] No
What steps were taken to remedy the problem?

COMMENTS: FILTER ON WATER SYSTEM FOR IRON CONTENT

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [ ] Yes [ ] No Community/Shared: [ ] Yes [X] No
Private: [X] Yes [ ] No [ ] Unknown
Septic Design Available: [ ] Yes [X] 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? N/A

c. IF PRIVATE:
TANK: [X] Septic Tank [ ] Holding Tank [ ] Cesspool [ ] Unknown
Tank Size: 1000 Gal. [ ] Unknown [ ] Other
Tank Type: [X] Concrete [ ] Metal [ ] Unknown [ ] Other
Location: UPPER LEVEL PARKING [ ] Location Unknown Date of Installation: AUG 1988
Date of Last Servicing: JULY 2024 Name of Company Servicing Tank: HEDDIKER SEPTIC
Have you experienced any malfunctions? [ ] Yes [X] No
Comments:

SELLER(S) INITIALS

Handwritten initials: JR, LRD, RJR

BUYER(S) INITIALS

Empty box for buyer initials

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**PROPERTY LOCATION:** 469 Washington Drive, Washington, NH 03280

- d. LEACH FIELD:  Yes  No  Other  
 IF YES, Location: UPPER LEVEL PARKING - RIGHT Size:  Unknown  
 Date of installation of leach field: AUG 1998 Installed By: HENNIKER SEPTIC  
 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<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"/>	<u>FACED</u>	<u>R13</u>	<input type="checkbox"/>
Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>
<u>CEILING</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>BLOWN IN</u>	<u>12"</u>	<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? 27 YEARS  
 What materials are, or were, stored in the tank(s)? SEPTIC TANK  
 Age of tank(s): REMOVED 1998 Size of tank(s): 750 GAL  
 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: TANK WAS REMOVED & NEW CONCRETE TANK INSTALLED 1998
- 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: 6/15/2021 By: CAPITAL WELL COMPANY  
 Results: TEST REPORT ATT If app: \_\_\_\_\_  
 Has the property been tested since remedial steps?  Yes  No  
 Are test results available?  Yes  No  
 Comments: \_\_\_\_\_

SELLER(S) INITIALS JR LRD RJR BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_  
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 07/09/25 07/09/25  
 dotloop verified dotloop verified Page 2 of 5

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**PROPERTY LOCATION:** 469 Washington Drive, Washington, NH 03280

**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: WASHINGTON LAKE ASSOCIATION

What is your source of information? WLA

**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: DONALD R MELLE**

If YES, is survey available?  Yes  No  Unknown

**h. How is the property zoned? RESIDENTIAL**

**i. Heating System Age: 15-20 Type: FORCED AIR Fuel: PROPANE Tank Location: UPPER LVL PK6 LOT**

Owner of Tank: AVEL & COSS FUELS

Annual Fuel Consumption: VARIABLES Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? ANNUALLY BY HILTOP HEATING

Secondary Heat Systems: ELECTRICAL

Comments: \_\_\_\_\_

**j. Roof Age: 5 YRS Type of Roof Covering: IKO CAMBRIDGE ALGAE RESISTENT ARCH SHINGLES**

Moisture or leakage: N/A

Comments: ICE SHIELD INCLUDED ON ENTIRE ROOF

SELLER(S) INITIALS JR



BUYER(S) INITIALS \_\_\_\_\_

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- k. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_  Type: \_\_\_\_\_  
Moisture or leakage \_\_\_\_\_  
Comments: PARTIAL ENCLOSED
  - l. Chimney(s) How Many? 1 Lined? \_\_\_\_\_ Last Cleaned: OCT 2024 Problems? NONE  
Comments: \_\_\_\_\_
  - m. Plumbing Type: PVC Age: 20 YRS +/-  
Comments: \_\_\_\_\_
  - n. Domestic Hot Water: Age: 20 YRS Type: ELECTRIC Gallons: 100
  - o. Electrical System: # of Amps 200  Circuit Breakers  Fuses  
Comments: \_\_\_\_\_  
Solar Panels:  Leased  Owned If leased, explain terms of agreement: N/A  
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: OCCASIONAL ANT/MICE INDICATION
  - 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: N/A Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
Comments: \_\_\_\_\_
  - t. Pool: Age: N/A Heated:  Yes  No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
By Whom: \_\_\_\_\_
  - u. Generator: Portable:  Yes  No Whole House:  Yes  No Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
If Portable:  Included  Negotiable  
Comments: \_\_\_\_\_
  - v. Internet: Type Currently Used at Property: FIBER OPTIC
  - w. Other (e.g. Alarm System, Irrigation System, etc.) N/A  
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 JR

<u>LRD</u>	<u>RJR</u>
07/09/25	07/09/25
11:02 AM EDT	9:53 AM CDT
dotloop verified	dotloop verified

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:

**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).

*[Signature]* *7/9/2025*  
 SELLER DATE

*Linda R D'Appollonio*  
 dotloop verified  
 07/09/25 10:51 AM EDT  
 7XIB-KIHW-W4UO-TSGS

*Robert J Reynolds*  
 dotloop verified  
 07/09/25 9:53 AM CDT  
 A3FO-16LA-KBAO-NB6j

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND THAT 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 *SK* *LRD* *RJR*  
 dotloop verified 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: 469 Washington Drive, Washington, NH 03280

#### 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.

*[Signature]* 7/9/2025  
 Seller Date

*Linda R D'Appollonio* dotloop verified 07/09/25 10:44 AM EDT SZCV-BNKR-Y4EB-JEC4  
 Seller Date

Purchaser Date

Purchaser Date

*Brandy Waterman* dotloop verified 07/09/25 4:17 PM EDT 3B5J-YFP9-ISWN-8LVH  
 Agent Date

Agent Date

Purchaser Date

*Robert J Reynolds* dotloop verified 07/09/25 9:50 AM CDT U3JM-BZT8-TWIN-UEZD  
 Agent Date

12:43 PM dotloop  
 07/09/25  
 9:50 AM CDT dotloop verified  
 07/09/25  
 1:03 PM EDT dotloop verified

PLEASE RETURN TO:  
Curtin Law Office, PLLC  
40 Bay Street  
Manchester, NH 03104

Compliments of



**HUDKINS LAW & TITLE**  
REAL ESTATE

### QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS THAT I, Martin R. Reynolds, as Trustee of the Martin R. Reynolds Trust dated March 6, 2002, having a business address of 23 Calvin Road, West Hartford, County of Hartford, State of Connecticut 06110, grant to Jeffrey D. Reynolds, a married person, of 167 Old Farms Road, South Glastonbury, County of Hartford, State of Connecticut 06073, Linda Reynolds D'Appollonio, a single person, of 17 Locust Lane, Farmington, County of Hartford, State of Connecticut 06032, and to Robert J. Reynolds, a married person of 9 Terrie Road, Farmington, County of Hartford, State of Connecticut 06032, as tenants in common, all right, interest and title, but reserve for the Grantor a life estate in the property described below, along with the responsibility for all maintenance costs, debts and taxes, WITH QUITCLAIM COVENANTS, several tracts or parcels of land, bounded and described as follows:**

Lots designated as #48B and #49 and shown on a Plan entitled "Plan of Lots in Washington, N.H. owned by Washington Lake Estates, Inc." drawn by Donald R. Mellen, Surveyor, dated April 29, 1968 and recorded in Planfile 1, Pocket 7, Folder 2, Number 32 of the Sullivan County Registry of Deeds, incorrectly referred to as being shown on plan entitled "Washington Lake Estates Sheet #3, Washington, New Hampshire, dated 1967" and recorded in Sullivan County Registry of Deeds as Plan #1, Folio #4, Pocket #7 in prior deeds.

Reference is made to said plan for a more specific description of said premises, and to the extent the description is shown on said plan, said plan is incorporated herein by reference.

Said premises are conveyed subject to certain building and land restrictions dated the 14th day of June, 1967 and recorded in Sullivan County Registry of Deeds, Volume 446, Page 406, which are incorporated herein by reference and which the buyer by accepting and recording this deed acknowledges and agrees to abide by.

Said premises are conveyed subject to and with the benefit of certain roadways as shown on the above-mentioned plan, which may be used for the reasonable customary roadway uses consistent with similar rights of others.

The right to use for personal, non-commercial use and for no other purpose the beach area as shown and described on Plan of Washington Lake Estates, Sheet #1 and recorded as Plan #1, Folio #4, Pocket #7 of Sullivan County Registry of Deeds.

The right to tie up or moor one and only one boat at the boat launching and mooring site as shown on the plan referred to in the paragraph immediately above. This right shall be limited to owners of back lots, so-called.

The use of the beach area, boat launching and mooring area shall be conditions upon its being maintained in clean, neat and orderly manner at all times and it shall be the joint and several responsibility of all persons having a right to use the same to maintain said area and any improvements thereon in good repair and condition.

These provisions are for the mutual benefit of all persons entitle to the use of said areas or living within the development and enforcement of this provision may be had by any person or persons entitled to use of said areas.

For grantors' title to Lots 48B and 49 see the warranty deed from Gustav S. Malmberg and Carole E. Malmberg dated December 9, 1974 and recorded in Volume 551, Page 26 of the Sullivan County Registry of Deeds.

Also conveying a certain tract or parcel of land located on the westerly side of Washington Drive and on the easterly shore of Washington Lake a/k/a Island Pond, in the Town of Washington, County of Sullivan and State of New Hampshire, being Lot 50A, containing 7,189 square feet, as shown on plan entitled "Plan for Annexation in Washington, N.H., Owned by Charles W. and Barbara L. Hammond, P.O. Box 275, Washington, N.H., 03280 and Martin R. and Dorothy B. Reynolds, 23 Calvin Road, West Hartford, Conn. 06110, Scale 1" = 30', Aug. 24, 1992, Donald R. Mellen, Surveyor, Hillsborough, N.H." said plan being recorded in Planfile 4, Pocket 2, Folder 2, Number 4 of the Sullivan County Registry of Deeds, being bounded and described as follows:

Beginning at a rod set at a point of curvature on the westerly side of Washington Drive, said point being the southeasterly corner of the within-described premises and the northeasterly corner of Lot 50B as shown on said plan; thence south  $51^{\circ} 17' 55''$  west a distance of 170 feet, more or less, along Lot 50B to a point at the shore of Washington Lake, said point being the southwesterly corner of the within-described premises and the northwesterly corner of Lot 50B; thence northwesterly a distance of 50 feet, more or less, along the shore of said Washington Lake to a point, said point being the northwesterly corner of the within-described premises and the southwesterly corner of Lot 49 as shown on said plan; thence north  $55^{\circ} 10' 50''$  east a distance of 169.00 feet, more or less, along Lot 49 and through a rod found on line to a rod found at a point of curvature on the westerly side of Washington Drive, said point being the northeasterly corner of the within-described premises and the southeasterly corner of Lot 49; thence southeasterly and curving to the left along the arc of a curve having a radius of 270.00 feet a length of 36.66 feet along the westerly side of Washington Drive to the point or place of beginning.

Subject to certain building and land restrictions dated June 14, 1967 and recorded in the Sullivan County Registry of Deeds at Volume 446, Page 406.

Subject to and with the benefit of easements, restrictions, provisions, rights-of-way, agreements, beach and boat rights and conditions as contained in deed of Washington Lake Estates, Inc. to William Babaoff, dated June 11, 1969 and recorded in the Sullivan County Registry of Deeds at Volume 475, Page 5.

The grantee by virtue of acceptance of this deed, agrees that the premises herein conveyed shall not be deemed or considered a separate lot of record, but that Lot 48B, Lot 49 and Lot 50A shall be regarded as merged into and made one combined, single lot of record.

Meaning and intending to convey the same premises as conveyed to Martin R. Reynolds, and his successors, as Trustees of the Martin R. Reynolds Trust dated March 6, 2002 by Quitclaim Deed of Martin R. Reynolds, dated April 8, 2002, and recorded in Sullivan County Registry of Deeds, Volume 1303 Page 486, dated April 19, 2002.

This deed was prepared without the benefit of a title examination.

This conveyance is a non-contractual transfer as defined by RSA 78-B:2,IX, and is not subject to transfer tax

The within premises do not constitute homestead property.

DATED this 3rd day of November, 2016.

Martin R. Reynolds Trust u/d/t March 6, 2002

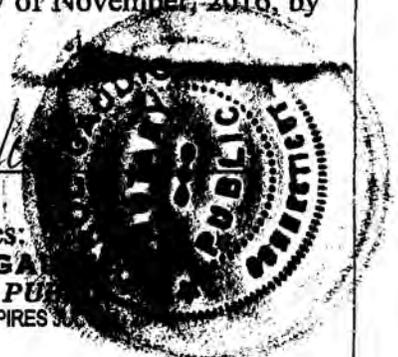
By: Martin R. Reynolds  
Martin R. Reynolds, as Trustee and individually

STATE OF CONNECTICUT ss: Manchester  
HARTFORD COUNTY

This instrument was acknowledged before me on this 3rd day of November, 2016, by Martin R. Reynolds, as Trustee and individually.

Carol Gaudin  
Notary Public

My commission expires:  
CAROL GAUDIN  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 3/31/17



#3151/Washington.QCD

