

10 Dodge Hill Road

Sutton, NH



Just Listed

This 3-bedroom, 3-bathroom house is a great opportunity to own a well kept home with an attached apartment. The historic 1799 Cape maintains its antique charm with wide pine floors, exposed beams and brick fireplaces. The main level has a large kitchen that flows into a light-filled dining area. A formal dining room provides additional space for gatherings. Relax in the living room by the wood stove or enjoy the views from the sunroom overlooking the Lane River. The second level includes two bedrooms and a bathroom with a clawfoot tub. Connected to the main house is a newly renovated in-law suite with a bedroom, full bathroom, kitchen and dining area, possibility for rental income. Set on 0.89 acres this home has a country setting with fruit trees, lovely gardens and a peaceful backyard. In the summer months you can enjoy time sitting on the patio and take in your natural surroundings. Sheds and outbuildings provide substantial storage space. The land across from the house offers more opportunities. Just minutes from downtown New London for amenities, local restaurants, shops and more. Close to Mount Sunapee, Ragged Mountain, golf courses and hiking trails. 30 minutes to Dartmouth Health and 40 minutes to Concord for more dining options and entertainment. Near Kezar Lake and 15 minutes to Pleasant Lake to enjoy outdoor activities all year round. Close to I-89 for quick access to the interstate and only 1.5 hours to Boston.

 \$470,000

Bedrooms: 3 Year Built: 1799
Bathrooms: 3 Taxes: \$6,842
Acres: 0.89 Sq. Ft.: 2,245

 **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-Merrimack
Village/Dist/Locale	
Construction Status	Existing
Year Built	1799
Architectural Style	Cape
Color	Red
Total Stories	2
Zoning	Residential
Taxes TBD	No
Tax Annual Amount	\$6,842.00
Tax Year	2025
Tax Year Notes	
Owned Land	
Lot Size Acres	0.89
Lot Size Square Feet	38,768
Common Land Acres	
Garage	No
Basement	Yes
Basement Access Type	Interior
Initial Showings Begin Date	

Rooms Total	11
Bedrooms Total	3
Bathrooms Total	3
Bathrooms Full	1
Bathrooms Three Quarter	2
Bathrooms Half	0
Bathrooms One Quarter	0
Above Grade Finished Area	2,245
Above Grade Finished Area Source	Measured
Above Grade Unfinished Area	253
Above Grade Unfinished Area Source	Measured
Below Grade Finished Area	0
Below Grade Finished Area Source	Measured
Below Grade Unfinished Area	309
Below Grade Unfinished Area Source	Measured
Total Finished Area	2,245
Footprint	
Road Frontage	Yes
Road Frontage Type	Gravel
Road Frontage Length	460

Waterfront Property	Yes
Water Body Access	Yes
Water Body Name	Lane River
Water Body Type	River
Water Access Details	Directly Adjoining
WaterFront	Exclusively Owned
Water Body Restrictions	Unknown
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	48
Auction	No
Current Use	
Land Gains	
Resort	

Public Remarks This 3-bedroom, 3-bathroom house is a great opportunity to own a well kept home with an attached apartment. The historic 1799 Cape maintains its antique charm with wide pine floors, exposed beams and brick fireplaces. The main level has a large kitchen that flows into a light-filled dining area. A formal dining room provides additional space for gatherings. Relax in the living room by the wood stove or enjoy the views from the sunroom overlooking the Lane River. The second level includes two bedrooms and a bathroom with a clawfoot tub. Connected to the main house is a newly renovated in-law suite with a bedroom, full bathroom, kitchen and dining area, possibility for rental income. Set on 0.89 acres this home has a country setting with fruit trees, lovely gardens and a peaceful backyard. In the summer months you can enjoy time sitting on the patio and take in your natural surroundings. Sheds and outbuildings provide substantial storage space. The land across from the house offers more opportunities. Just minutes from downtown New London for amenities, local restaurants, shops and more. Close to Mount Sunapee, Raquet Mountain, golf courses and hiking trails. 30 minutes to Dartmouth Health and 40 minutes to Concord for more dining options and entertainment. Near Kezar Lake and 15 minutes to Pleasant Lake to enjoy outdoor activities all year round. Close to I-89 for quick access to the interstate and only 1.5 hours to Boston. *Showings begin at open house on 8/30 from 10 - 12.

Directions Off exit 10 on I-89, turn right onto NH-114 S, drive for about 5 minutes. Dodge Hill Road will be on your right just after the South Sutton Post Office. The house is the first on the right.

Kitchen	1	13'1" x 15'11"	Bathroom Three	2	8'1" x 5'6"
Dining Room	1	10'9" x 12'2"	Kitchen	1	13'2" x 11'4"
Living Room	1	17'1" x 16'2"	Dining Room	1	6'11" x 12'8"
Office/Study	1	13'6" x 14'2"	Bedroom	1	18'7" x 11'
Den	1	13'7" x 7'8"	Bathroom Full	1	9' x 7'5"
Bathroom Three	1	5'11" x 9'3"			
Foyer	1	11'6" x 5'6"			
Sunroom	1	11'1" x 10'11"			
Mudroom	1	16'3" x 9'5"			
Primary	2	11'11" x 15'9"			
Bedroom	2	11'11" x			

Appliances Gas Cooktop, Dishwasher, Dryer, Wall Oven, Refrigerator, Washer, Propane Water Heater, Tankless Water Heater
Other Equipment Wood Stove
Exterior Features Garden Space, Natural Shade, Outbuilding, Patio, Shed, Storage
Interior Features Dining Area, Wood Fireplace, 1 Fireplace, In-Law Suite, Kitchen/Dining, Laundry Hook-ups, Natural Woodwork, Walk-in Pantry, Wood Stove Insert, 1st Floor Laundry
Flooring Carpet, Laminate, Wood
Heating Propane, Wood, Forced Air, Hot Air, Wood Stove
Cooling None
Water Source Drilled Well, Private
Sewer 1000 Gallon, Concrete, Leach Field, Private, Septic

Map	04
Block	270
Lot	344
SPAN Number	
Property ID	
PlanUrbDev	

Lot Features Country Setting, Level, River, River Frontage, Waterfront
Construction Materials Wood Frame, Clapboard Exterior, Wood Exterior
Foundation Details Stone
Roof Metal, Asphalt Shingle
Driveway Gravel
Electric 200+ Amp Service, Circuit Breaker(s)
Phone Company
Electric Company Eversource
Fuel Company Dead River
Cable Company
Internet Service Provider TDS

DeedRecTy	Warranty
DeedBook	3770
DeedPage	108
TotDeeds	
Covenants	No
Seasonal	No

SchDistrict	Sutton School District
SchElem	Sutton Central School
SchMiddle	Kearsarge Regional Middle Sch
SchHigh	Kearsarge Regional HS

Utilities Phone, Cable at Site
Exclusions

Fees - Condo - Mobile

Condo Fees	
Fee	
Fee Frequency	
AssnFee2	
AssnFee2Frq	
AssnFee3	
AssnFee3Frq	

Condo Name	
Building Number	
Floor Number	
Units Per Building	
LmtComArea	

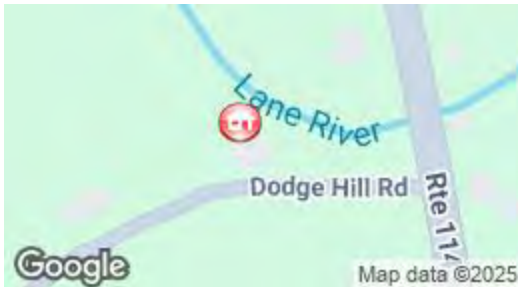
ParkName	
Mobile Co-Op	
MobPkApvl	
MustMove	
Mobile Make	
MobileMod	
MobileSer#	
Mobile Anchor	



O'Halloran Group

listings@ohgrp.com

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



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10 Dodge Hill Rd, Sutton, NH

Main Floor Finished Area 1850.64 sq ft
Unfinished Area 141.58 sq ft



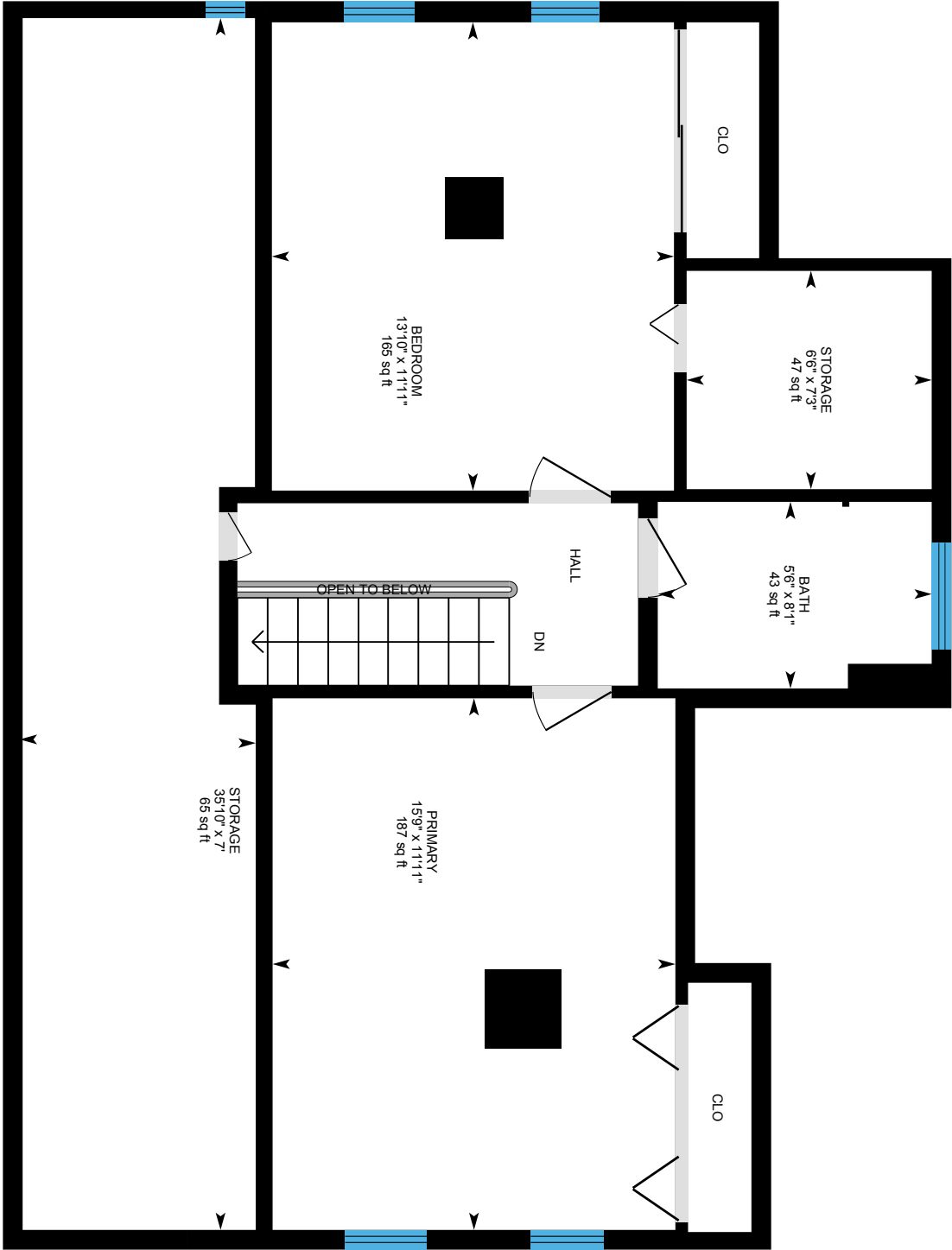
PREPARED: 2025/08/23



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.

10 Dodge Hill Rd, Sutton, NH

2nd Floor Unfinished Area 895.66 sq ft



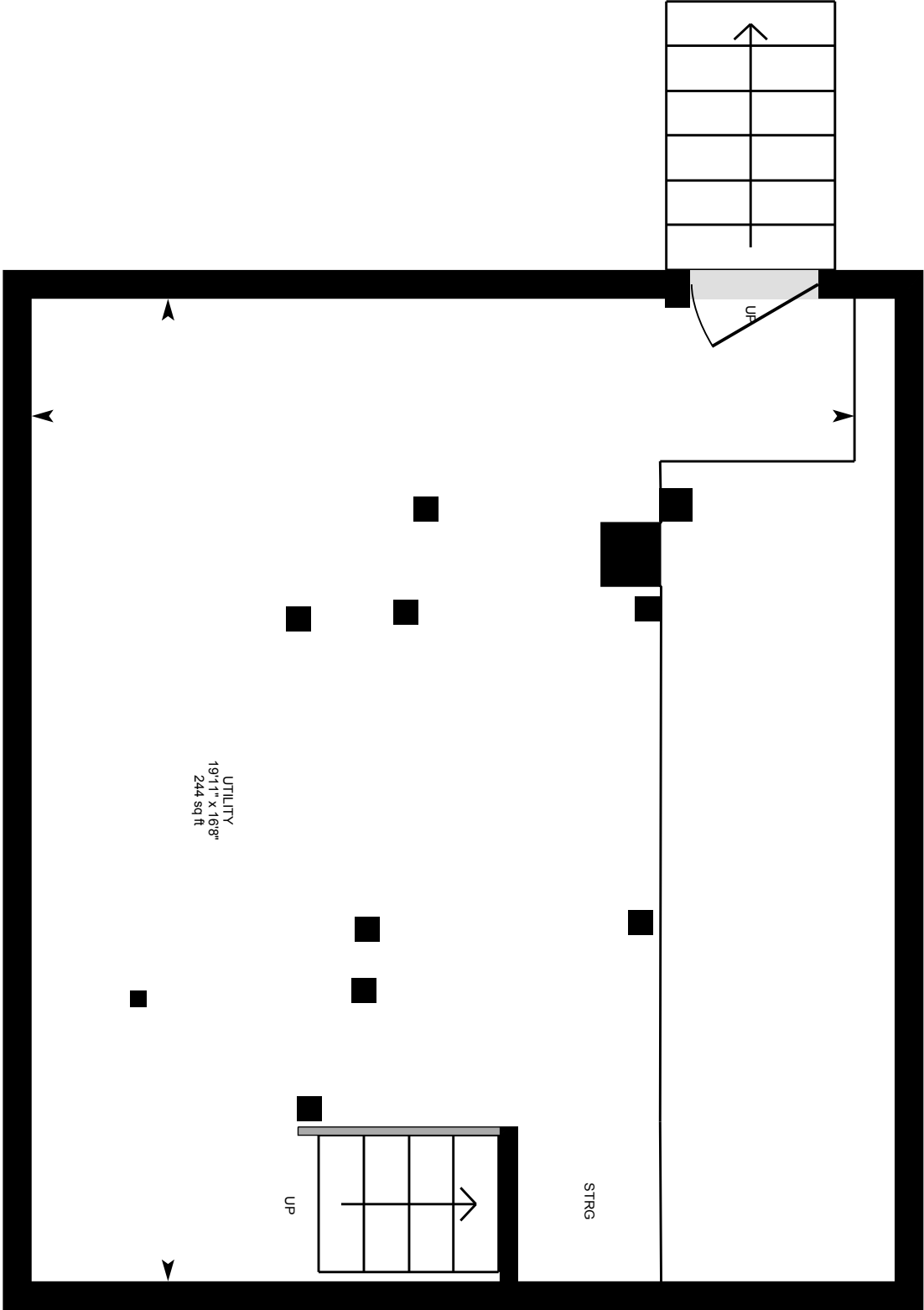
PREPARED: 2025/08/23



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.

10 Dodge Hill Rd, Sutton, NH

Basement (Below Grade) Unfinished Area 309.79 sq ft



PREPARED: 2025/08/23

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:** Robert Hetzer and Tracy Lynne Hetzer

2. **PROPERTY LOCATION:** 10 Dodge Hill Road, Sutton, NH 03273

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 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: 50 ft South Side Door

Installed By: Lucas Well (Also Water pump on across other side property) Date of Installation: 2015

What is the source of your information? _____

c. USE: Number of persons currently using the system: 2

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 2020

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? will look to find results

COMMENTS: _____

Met VA Mortgage Purchase Buyer Requirements 2020

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 1000 Gal. ☐ Unknown ☐ Other _____

Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____

Location: by patio ☐ Location Unknown Date of Installation: unknown

Date of Last Servicing: 2021 Name of Company Servicing Tank: Henniker Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments: _____

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RH / TL
08/28/25 08/28/25

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____ / ____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: north of the patio Size: _____ ☒ Unknown
 Date of installation of leach field: unknown Installed By: unknown
 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: 2020
 Comments: riverside ecological designs llc

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION	<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"/>	_____	blow in DEC 2022	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	blow in DEC 2022	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	blow in DEC 2022	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

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

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

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

SELLER(S) INITIALS

RH / ZH
08/28/25 9:30 AM EDT 08/28/25 6:52 AM EDT

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PROPERTY LOCATION: 10 Dodge Hill Road, Sutton, NH 03273

d. RADON/WATER - Current or previously existing:

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

If YES: Date: 2015 By: NHDES

Results: Acceptable 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? residential

i. Heating System Age: 2010 Type: FHA Fuel: propane Tank Location: outside x 2

Owner of Tank: dead river

Annual Fuel Consumption: 1000 GPY Price: Market Gallons: 500 and 200

Date system was last serviced and by whom? 2020 dead river

Secondary Heat Systems: wood stove

Comments: _____

j. Roof Age: 2010/2020 Type of Roof Covering: metal and shingle

Moisture or leakage: no

Comments: _____

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k. Foundation/Basement: ☐ Full ☒ Partial ☐ Other: _____ ☐ Type: stone
 Moisture or leakage moisture to sump pump
 Comments: _____

l. Chimney(s) How Many? 2 Lined? yes Last Cleaned: 2022 Problems? no
 Comments: black moose chimney

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

n. Domestic Hot Water: Age: 2010 Type: propane Gallons: tankless/on demand 2023

o. Electrical System: # of Amps UNK ☒ 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: ADU

q. Pest Infestation: Are you aware of any past or present pest infestations? ☒ Yes ☐ No Type: mouse
 Comments: occasional mouse

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: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
 By Whom: _____

u. Generator: Portable: ☐ Yes ☒ No Whole House: ☒ Yes ☐ No Kw/Size: UNK Last Date of Service: Not used since 2020
 If Portable: ☐ Included ☐ Negotiable
 Comments: _____

v. Internet: Type Currently Used at Property: TDS 2 Boxes

w. Other (e.g. Alarm System, Irrigation System, etc.) no
 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.

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08/28/25 08/28/25

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____ / _____

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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).

Robert Hetzer

dotloop verified
08/28/25 9:30 AM EDT
NFKY-E4LZ-1GHP-WJJO

SELLERDATE

Tracy Lynne Hetzer

dotloop verified
08/28/25 8:52 AM EDT
XFIX-S2CG-V9VE-BSJS

SELLERDATE

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.

BUYERDATE

BUYERDATE

SELLER(S) INITIALS

RH

TLH

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**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: 10 Dodge Hill Road, Sutton, NH 03273

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.

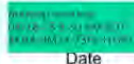
Agent's Acknowledgement (initial)

(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.

Robert Hetzer
Seller


Date

Tracy Lynne Hetzer
Seller


Date

Purchaser

Date

Purchaser

Date

Agent

Date

Agent

Date

Joshua Lizotte

dotloop verified
08/28/25 10:30 AM EDT
CAB6-DZGM-JEGT-CA7A



Privacy - Terms

Compliments of



HUDKINS LAW & TITLE
REAL ESTATE

Return to:
Robert Hetzer
Tracy Lynne Hetzer
~~40 Dodge Hill Road~~
South Sutton, NH 03273

P.O. Box 561

Transfer Tax: \$5,625.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Roger B. Rodewald and Joan S. Rodewald**, husband and wife, of 10 Dodge Hill Road, South Sutton, NH 03273, for consideration paid, grant to **Robert Hetzer and Tracy Lynne Hetzer**, husband and wife, of P.O. Box 561, South Sutton, NH 03273, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A

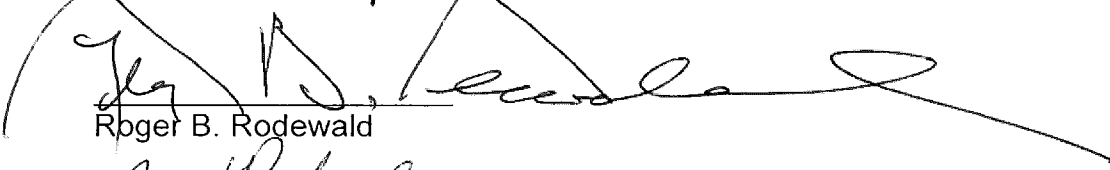
MEANING and INTENDING to describe and convey the same premises conveyed to the grantors herein by deed of Paul A. Morel and Susan L. Morel dated 12/28/1995 and recorded at Book 2008, Page 1858 in the Merrimack County Registry of Deeds.

We, the grantors herein hereby release all rights of homestead in the above-described premises.

THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK.

RR *JRR*

Executed this 9th day of November, 2021.


Roger B. Rodewald

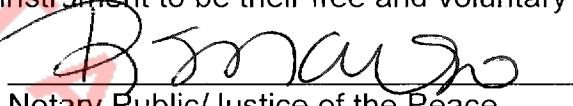

Joan S. Rodewald

State of New Hampshire

County of merrimack

11/09/2021

Then personally appeared before me the said Roger B. Rodewald and Joan S. Rodewald and acknowledged the foregoing instrument to be their free and voluntary act and deed.


Notary Public/Justice of the Peace
Commission expiration:

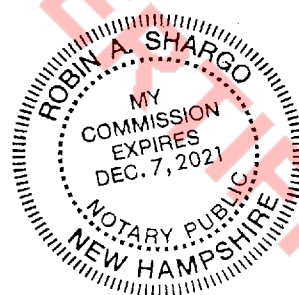




EXHIBIT A

Two certain tracts of land, with the buildings thereon, situated in **Sutton, County of Merrimack and State of New Hampshire**, bounded and described as follows:

Tract I: On the west side of Main Street and on the north side of the Dodge Hill Road, so called, in South Sutton. Beginning at the southeast corner of land now or formerly of James H. Nolan near Dodge Hill Road; thence northerly by said Nolan land to the river; thence easterly by said river to said Main Street; thence southerly to Dodge Hill Road; thence westerly by said road to first named bound or place of beginning. Said to contain one-half acre, more or less.

Tract II: In the South Village, so called, on the southerly side of Dodge Hill Road. Bounded easterly by the Community Hall Building Lot, southerly by land now or formerly of Ziffrin and Florence, westerly by the brook which separates this piece from land now or formerly of George Wells, and northerly by Dodge Hill Road.

RR. JAR

