

1100 Lake Ave

Georges Mills, NH



Just Listed

Are you looking for a home on Lake Sunapee? This 3-bedroom, 2-bath home offers year-round living or a seasonal getaway with summer days on the lake and winter skiing at Mount Sunapee. The first floor has two bedrooms and a full bath, making single-level living an option. An open-concept layout adds a spacious feel and is great for entertaining. Off the dining area, step onto the brand-new Douglas fir deck overlooking the lake, a perfect spot to relax and enjoy the views. The finished lower level includes a family room, primary bedroom, full bath and access to a full-length covered porch for sitting outdoors on cooler days. An office off the utility room provides flexible space for work or hobbies. Other features include a two-car garage with loft above and a private dock for easy lake access. Surrounded by trees for privacy yet offering lake views, this home captures the essence of lake living. Spend summer days boating or kayaking, then head to nearby Sunapee Harbor for dining, shopping and local events. In winter, enjoy skiing at Mount Sunapee just minutes away. Sunapee residents also have access to Dewey Beach. Lake Sunapee spans three towns and covers 4,085 acres with a max depth of 112'. With 11 islands and three lighthouses, it's a top destination for boating and exploring. A true four-season retreat on Lake Sunapee!



\$2,350,000

Bedrooms: 3

Year Built: 1972

Bathrooms: 2

Taxes: \$20,983

Acres: 0.33

Sq. Ft. 2,611

Waterfront: 83'

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

256 Main Street, New London, NH
C: 603-252-6428 | O: 603-526-8600

 ohgrp.com

kw LAKES & MOUNTAINS
KELLER WILLIAMS REALTY



Virtual Tour URL Unbranded 1

County	NH-Sullivan
Village/Dist/Locale	
Construction Status	Existing
Year Built	1972
Architectural Style	Ranch
Color	
Total Stories	1
Zoning	Residential
Taxes TBD	No
Tax Annual Amount	\$20,938.00
Tax Year	2025
Tax Year Notes	
Owned Land	
Lot Size Acres	0.33
Lot Size Square Feet	14,375
Common Land Acres	
Garage	Yes
Basement	Yes
Basement Access Type	Walkout
Initial Showings Begin Date	9/27/2025

Rooms Total	12
Bedrooms Total	3
Bathrooms Total	2
Bathrooms Full	1
Bathrooms Three Quarter	1
Bathrooms Half	0
Bathrooms One Quarter	0
Above Grade Finished Area	1,558
Above Grade Finished Area Source	Measured
Above Grade Unfinished Area	0
Above Grade Unfinished Area Source	Public
Records	
Below Grade Finished Area	1,053
Below Grade Finished Area Source	Measured
Below Grade Unfinished Area	975
Below Grade Unfinished Area Source	Measured
Total Finished Area	2,611
Footprint	
Road Frontage	Yes
Road Frontage Type	Paved, Public
Road Frontage Length	97

Waterfront Property	Yes
Water Body Access	Yes
Water Body Name	Lake Sunapee
Water Body Type	Lake
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 Are you looking for a home on Lake Sunapee? This 3-bedroom, 2-bath home offers year-round living or a seasonal getaway with summer days on the lake and winter skiing at Mount Sunapee. The first floor has two bedrooms and a full bath, making single-level living an option. An open-concept layout adds a spacious feel and is great for entertaining. Off the dining area, step onto the brand-new Douglas fir deck overlooking the lake, a perfect spot to relax and enjoy the views. The finished lower level includes a family room, primary bedroom, full bath and access to a full-length covered porch for sitting outdoors on cooler days. An office off the utility room provides flexible space for work or hobbies. Other features include a two-car garage with loft above and a private dock for easy lake access. Surrounded by trees for privacy yet offering lake views, this home captures the essence of lake living. Spend summer days boating or kayaking, then head to nearby Sunapee Harbor for dining, shopping and local events. In winter, enjoy skiing at Mount Sunapee just minutes away. Sunapee residents also have access to Dewev Beach. Lake Sunapee spans three towns and covers 4,085 acres with a max depth of 112'. With 11 islands and three lighthouses, it's a top destination for boating and exploring. A true four-season retreat on Lake Sunapee! *Showings begin on 9/27 at the open house from 10am - 12pm.

Directions In Georges Mills, turn onto Lake Ave right next to the Post Office. Go about half a mile and house will be on the right.

Kitchen	1	9'7" x 18'10"	Rec Room	B	17'5" x 27"
Dining Room	1	12'6" x 9'3"	Sunroom	B	9'7" x 50'11"
Living Room	1	17'6" x 17'5"	Workshop	B	9'1" x 42'8"
Office/Study	1	10'1" x 13'4"			
Den	1	14'11" x 9'3"			
Primary Bedroom	1	15'5" x 15'5"			
Bedroom	1	11'9" x 14'11"			
Bathroom Full	1	10' x 7'4"			
Bedroom	B	14'11" x 17'			
Bathroom Three	B	10' x 7'7"			
Office/Study	B	9'5" x 9'5"			

Appliances Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Washer

Other Equipment Coal Stove

Exterior Features Docks, Deck, Patio, Enclosed Porch, Screened Porch, Storage

Interior Features Dining Area, Wood Fireplace, 1 Fireplace, Laundry Hook-ups, Natural Light, Basement Laundry

Flooring Carpet, Tile, Vinyl Plank

Heating Propane, Baseboard, Electric, Hot Water, Coal Stove

Cooling Central AC

Water Source Public

Sewer Public

Map	107
Block	000
Lot	031
SPAN Number	
Property ID	
PlanUrbDev	

Lot Features Lake Access, Lake Frontage, Lake View, Sloping, Water View, Waterfront, Wooded

Construction Materials Wood

Frame

Foundation Details Concrete

Roof Asphalt Shingle

Driveway Paved

Electric 200+ Amp Service, Circuit Breaker(s)

Phone Company Xfinity

Electric Company Eversource

Fuel Company Ayer & Goss

Cable Company Xfinity

Internet Service Provider Xfinity

DeedRecTy	Warranty
DeedBook	1619
DeedPage	0934
TotDeeds	
Covenants	No
Seasonal	No

SchDistrict	Sunapee
SchElem	Sunapee Central School
SchMiddle	Sunapee Middle High School
SchHigh	Sunapee Sr. High School

Utilities	Propane
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



1100 Lake Ave, Sunapee, NH

Main Floor Finished Area 1558.54 sq ft
Unfinished Area 537.43 sq ft



PREPARED: 2025/09/23



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.

Lower Level Finished Area 1053.18 sq ft

Unfinished Area 975.65 sq ft



PREPARED: 2025/09/23

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:** Louis R. W. Edmonds and Sherry B. Edmonds

2. **PROPERTY LOCATION:** 1100 Lake Avenue, Georges Mills NH 03751

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 15 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:** ☒ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____

b. **INSTALLATION:** Location: _____
 Installed By: _____ Date of Installation: _____
 What is the source of your information? _____

c. **USE:** Number of persons currently using the system: 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 Tested annually by Town

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: Results of annual testing available on State of NH website or previous year's Town of Sunapee Annual Report

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 LEW / SE

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"/>	Fiberglass	10 inches	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No crawl space		<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	4 inches	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	4 inches	<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

LMH / SE
09/23/25 9:25 AM EDT 09/23/25 6:17 PM 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: _____

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: 14 Type: Hot water/heat exchanger Fuel: Propane Tank Location: Side of garage

Owner of Tank: Homeowner

Annual Fuel Consumption: 1190.39 Price: 2.724 Gallons: 437

Date system was last serviced and by whom? March 2025 Rick Sorger's Professional Heating

Secondary Heat Systems: Coal, electric baseboard

Comments: Propane was supplemented by a coal stove on the lower level, 2024 propane consumption. Approximately \$450 for coal/year

j. Roof Age: 19 Type of Roof Covering: IKO Marathon 30 year shingles

Moisture or leakage: No

Comments: _____

SELLER(S) INITIALS

SRME / SE

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 /

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PROPERTY LOCATION: 1100 Lake Avenue, Georges Mills NH 03751

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

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: Unknown Problems? _____
 Comments: Two flues

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

n. Domestic Hot Water: Age: 14 Type: Boiler w/heat exchanger Gallons: 40

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

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____

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

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: R410A Age: 14 Date Last Serviced and by whom: _____
 Comments: Has not needed servicing

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: Comcast

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

LMH / SE
09/23/25 09/23/25

BUYER(S) INITIALS

____ / ____

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PROPERTY LOCATION: 1100 Lake Avenue, Georges Mills NH 03751

10. ADDITIONAL INFORMATION

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

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

2025 Deck rebuilt

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).

Louis Edmonds

dotloop verified
09/23/25 9:25 AM EDT
OZGZ-5M3C-7WID-SDOG

SELLER

DATE

Sherry Edmonds

dotloop verified
09/22/25 8:17 PM EDT
LWFL-0GBQ-JG1A-TOLD

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

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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: 1100 Lake Avenue, Georges Mills NH 03751

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.

Sally B. Edmund 4/25/25
Seller Date

Z. P. Shum 4/25/25
Seller Date

Purchaser Date

Purchaser Date

[Signature] 4/25/25
Agent Date

Agent Date

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
11 THOUSAND 0 HUNDRED AND 40 DOLLARS	
DATE 12/26/2006	AMOUNT \$ 11040.00
VOID IF ALTERED	

RECEIVED
SULLIVAN COUNTY
REGISTRY OF DEEDS
2006 DEC 26 P 2:16

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That MAUREEN D. LANTZ, of South Hamilton, Massachusetts, for consideration paid grants to LOUIS R. W. EDMONDS and SHERRY B. EDMONDS whose present mailing address is 104 Rideout Road, Hollis, New Hampshire 03049, with Warranty Covenants to the said LOUIS R. W. EDMONDS and SHERRY B. EDMONDS as joint tenants with rights of survivorship:

1 husband and wife both

A certain tract or parcel of land, together with all buildings and improvements located thereon, located in Sunapee Sullivan County, New Hampshire, shown as Lot A on a Plan entitled "Lot Line Adjustment Plan, Susan Avery Cobb, Georges Mills, Sunapee, New Hampshire", prepared by Wayne McCutcheon Associates as Proj. No. 1265601, dated October 6, 2001, Scale 1" = 30', which plan is recorded in the Sullivan County Registry of Deeds in Pocket 7, Folder 4, Number 21 of Planfile 4. The property is further described as follows:

Beginning at an iron pin set on the southerly side of Lake Avenue, so-called, which pin marks the easterly corner of property now or formerly of Fisher; thence proceeding South 50° 02' 07" East along Lake Avenue a distance of 97.29 feet to an iron pin set at the northerly corner of Lot B as shown on said Plan; thence turning and proceeding South 33° 18' 10" West along the westerly line of Lot B a distance of 61.16 feet to a set iron pin; thence proceeding South 38° 13' 32" West a distance of 103.11 feet to a drill hole set in the shore of Lake Sunapee; thence proceeding North 44° 40' 01" West along the shore of Lake Sunapee a distance of 82.97 feet to an existing axle; thence turning and proceeding North 30° 53' 40" East along the southeasterly line of Fisher a distance of 158.03 feet to the point of beginning.

The within conveyed property is shown on said plan as containing 14,588 square feet, more or less.

All directions are true north.

Meaning and intending to describe and to convey all and the same premises conveyed to Maureen D. Lantz by Susan Avery Cobb by warranty deed dated August 20, 2004 and recorded in Volume 1468, Page 433 of the Sullivan County Registry of Deeds.

This is not homestead premises.

Dated this 17 day of December, 2006.



Maureen D. Lantz

STATE OF NH
COUNTY OF Merrimack

December 17th, 2006

Personally appeared **Maureen D. Lantz**, known to me or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,

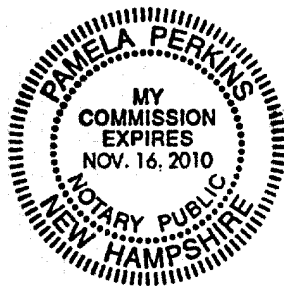

Justice of the Peace / Notary Public

My commission expires: 11/16/10

Mrfpc179\Lantz\WarrantyDeed

(Please Print Name)

Pamela Perkins



SULLIVAN COUNTY RECORDS
Maureen King, REGISTER



SUNAPEE LAKE