

610 Stoney Brook Road

Springfield, NH



Just Listed

Waterfront on Baptist Pond in Springfield! This 2-bedroom, 2-bathroom cottage is the perfect lakeside retreat. Enjoyed by the same family for over 60 years, this home offers coziness and character. The main level has an inviting open-concept layout with beautiful wood floors, walls, and ceilings throughout. The bright kitchen, complete with light wood cabinetry and ample counter space, flows into the dining and living areas. Large windows allow stunning views of Baptist Pond, and the living room opens to a balcony where the beauty of the water can be fully appreciated. This level also has 2 bedrooms and a $\frac{3}{4}$ bathroom. The fully finished lower level offers a recreation room for gatherings with family and friends, a Murphy Bed for additional sleeping space for guests, a laundry area, $\frac{3}{4}$ bathroom, and direct access to the garage. Step outside to enjoy 92' of waterfront with a dock for your boat and sandy beach area and a floating dock for sunbathing or swimming. Spend summer days boating, kayaking, or fishing for bass and pickerel on the 90-acre Baptist Pond, which reaches depths of up to 21'. Located close to local golf courses, hiking trails, and beaches and just 15 minutes from Mount Sunapee and Lake Sunapee for year-round fun. Only 10 minutes to New London's shops, dining, cafes and healthcare. Concord is 40 minutes or even more dining and entertainment options. Make this your own and experience lake life living.



\$695,000

Bedrooms: 2

Year Built: 1963

Bathrooms: 2

Taxes: \$6,408

Acres: 0.27

Sq. Ft. 1,393

92' of waterfront

 **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	Rooms Total 7	Waterfront Property Yes
Village/Dist/Locale	Bedrooms Total 2	Water Body Access Yes
Construction Status Existing	Bathrooms Total 2	
Year Built 1963	Bathrooms Full 0	Water Body Name Baptist Pond
Architectural Style Ranch	Bathrooms Three Quarter 2	
Color	Bathrooms Half 0	Water Body Type Pond
Total Stories 1	Bathrooms One Quarter 0	Water Access Details Dock Access
Zoning Rural Residential	Above Grade Finished Area 846	WaterFrRit Exclusively Owned
Taxes TBD No	Above Grade Finished Area Source Measured	Water Body Restrictions Yes
Tax Annual Amount \$6,408.00	Above Grade Unfinished Area 114	ROW Parcel Access
Tax Year 2025	Above Grade Unfinished Area Source Measured	ROW Length
Tax Year Notes	Below Grade Finished Area 547	ROW Width
Owned Land	Below Grade Finished Area Source Measured	ROW to other Parcel
Lot Size Acres 0.27	Below Grade Unfinished Area 238	Flood Zone No
Lot Size Square Feet 11,761	Below Grade Unfinished Area Source Measured	Timeshare/Fract. Ownrshp No
Common Land Acres	Total Finished Area 1,393	T/F Ownership Amount
Garage Yes	Footprint	T/F Ownership Type
Basement Yes	Road Frontage Yes	Foreclosed/Bank-Owned/REO No
Basement Access Type Walkout	Road Frontage Type Paved, Public	Days On Market 0
	Road Frontage Length 88	Auction No
		Current Use
		Land Gains
		Resort
Initial Showin	as Beign Date	

Public Remarks Waterfront on Baptist Pond in Sprinfield! This 2-bedroom, 2-bathroom cottage is the perfect lakeside retreat. Enjoyed by the same family for over 60 years, this home offers coziness and character. The main level has an inviting open-concept layout with beautiful wood floors, walls, and ceilings throughout. The bright kitchen, complete with light wood cabinetry and ample counter space, flows into the dining and living areas. Large windows allow stunning views of Baptist Pond, and the living room opens to a balcony where the beauty of the water can be fully appreciated. This level also has 2 bedrooms and a ¾ bathroom. The fully finished lower level offers a recreation room for gatherings with family and friends, a Murphy Bed for additional sleeping space for guests, a laundry area, ¾ bathroom, and direct access to the garage. Step outside to enjoy 92' of waterfront with a dock for your boat and sandy beach area and a floating dock for sunbathing or swimming. Spend summer days boating, kayaking, or fishing for bass and pickerel on the 90-acre Baptist Pond, which reaches depths of up to 21'. Located close to local golf courses, hiking trails, and beaches and just 15 minutes from Mount Sunapee and Lake Sunapee for year-round fun. Only 10 minutes to New London's shops, dining, cafes and healthcare. Concord is 40 minutes or even more dining and entertainment options. Make this your own and experience lake life living. *Showings begin on 10/25 at open house from 9-11.

Directions From the Georges Mills General Store, turn onto Springfield Road. Turn left onto Stoney Brook Road. House will be on the right side of the road. parking is on the left side of the road.

Kitchen 1 8'6" x 15'4" Dining Room 1 14'4" x 11'5" Living Room 1 10'10" x 14' Primary 1 9'6" x 13'7" Bedroom 1 9'6" x 10'1" Bathroom Three 1 6'1" x 8'11" Loft 2 6'10" x 13'6" Rec Room B 18'6" x 25'9" Bathroom Three B 11'7" x 10'2"	Map 9 Block 427 Lot 192 & 177 SPAN Number Property ID PlanUrbDev	DeedRecTy Quit Claim DeedBook 2149 DeedPage 326 TotDeeds Covenants No Seasonal No	SchDistrict Kearsarge Sch Dst SAU #65 SchElem Kearsarge Elem New London SchMiddle Kearsarge Middle School SchHigh Kearsarge High School
Appliances Dryer, Gas Range, Refrigerator, Washer, Electric Water Heater Other Equipment Air Conditioner, Gas Stove, Wood Stove Exterior Features Boat Slip/Dock, Docks, Balcony, Deck, Shed, Beach Access Interior Features Ceiling Fan, Dining Area, Kitchen Island, Laundry Hook-ups, Natural Woodwork, Vaulted Ceiling, Basement Laundry Flooring Hardwood, Tile, Wood, Vinyl Plank Heating Propane, Heat Pump, Hot Air, Gas Stove, Wood Stove, Mini Split Cooling Mini Split Water Source Drilled Well, Private Sewer 1500+ Gallon, Concrete, Leach Field, Private, Septic	Lot Features Beach Access, Level, Pond, Pond Frontage, Sloping, View, Water View, Waterfront Construction Materials Wood Frame Foundation Details Concrete Roof Asphalt Shingle Driveway Paved Electric 200+ Amp Service, Circuit Breaker(s) Phone Company Electric Company Fuel Company Irving Cable Company Internet Service Provider	Utilities Propane Exclusions	Condo Name Building Number Floor Number Units Per Building LmtComArea
		Fees - Condo - Mobile Condo Fees Fee Fee Frequency AssnFee2 AssnFee2Frq AssnFee3 AssnFee3Frq	ParkName Mobile Co-Op MobPkApvl MustMove Mobile Make MobileMod MobileSer# Mobile Anchor

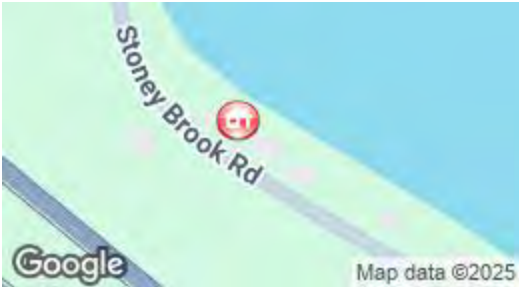


O'Halloran Group

listings@ohgrp.com

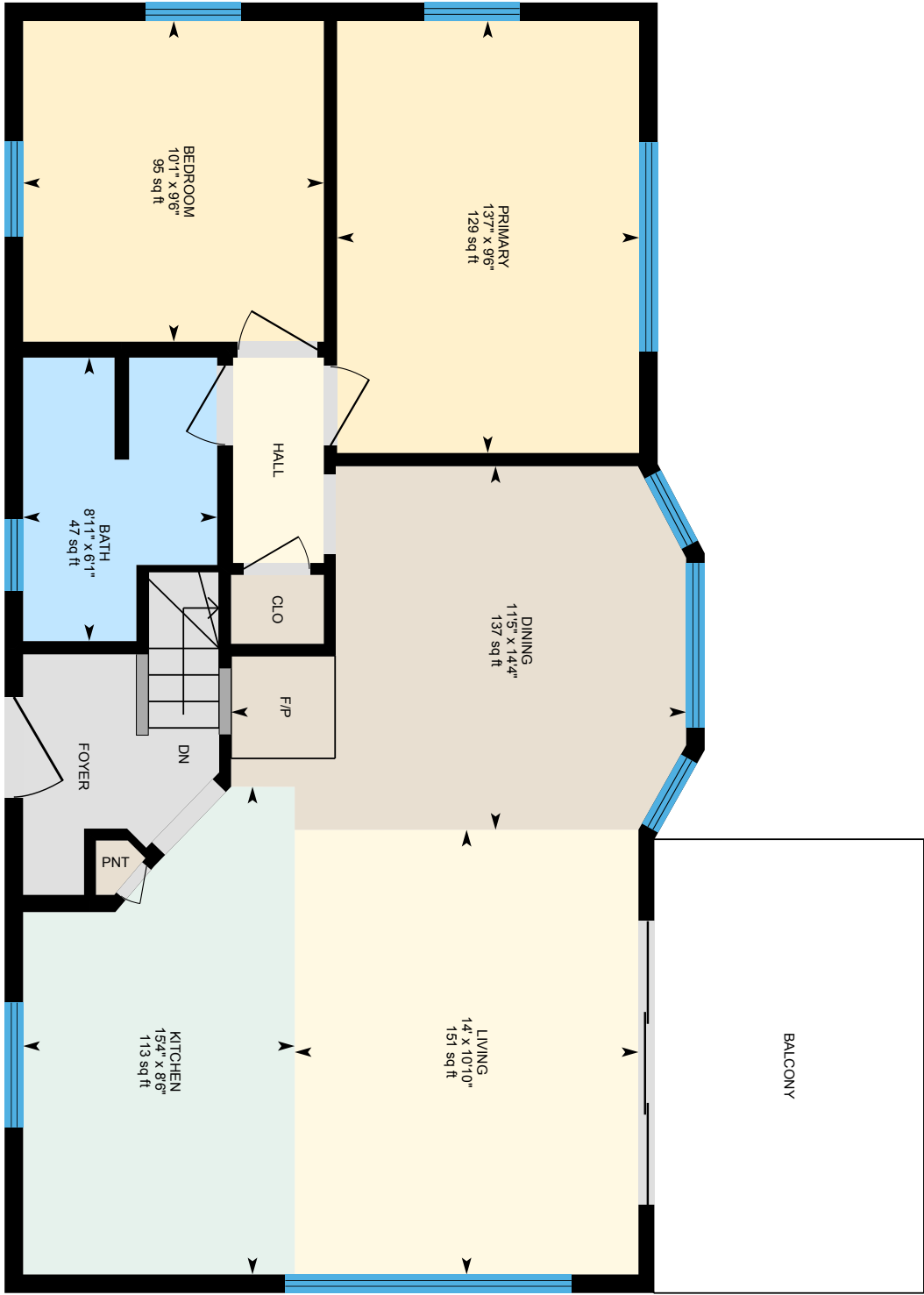
KW Coastal and Lakes & Mountains

Off: 603-526-8600



610 Stoney Brook Rd, Springfield, NH

1st Floor Finished Area 846.18 sq ft



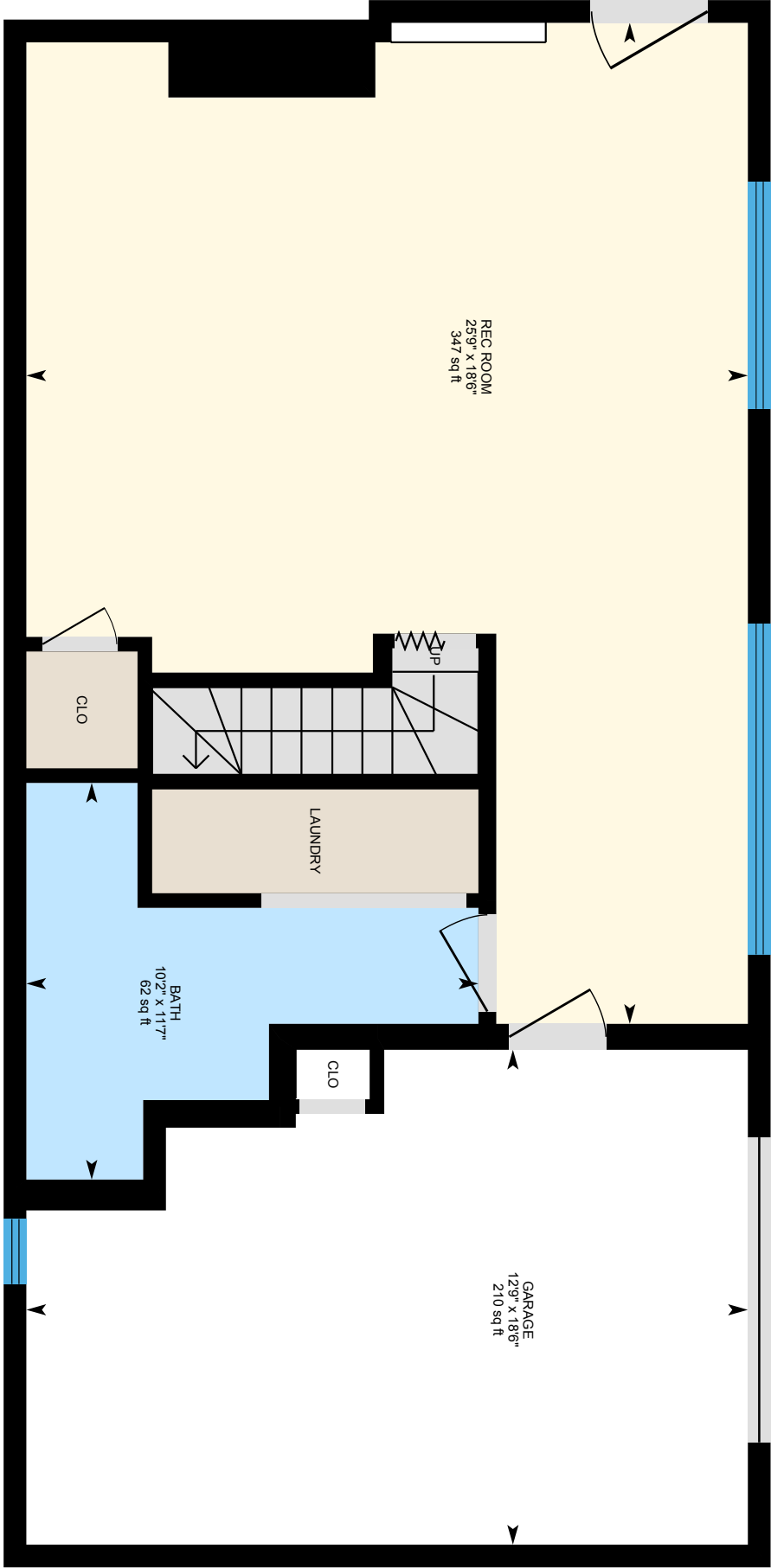
PREPARED: 2025/10/22



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.

610 Stoney Brook Rd, Springfield, NH

Basement (Below Grade) Finished Area 547.50 sq ft
Unfinished Area 238.68 sq ft



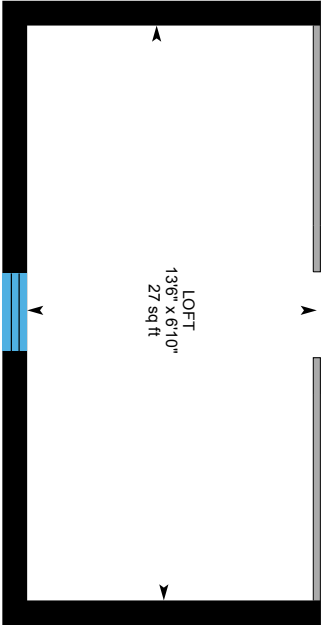
PREPARED: 2025/10/22



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.

610 Stoney Brook Rd, Springfield, NH

2nd Floor Unfinished Area 114.74 sq ft



PREPARED: 2025/10/22



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: Paul R. Biebel
2. PROPERTY LOCATION: 610 Stoney Brook Road, Springfield, NH 03284
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ☐ Yes ☒ No

4. SELLER: ☒ has ☐ has not occupied the property for 23⁺ 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: FACING WATER ON LEFT SIDE

Installed By: Valley ARTESIAN

Date of Installation: 2002⁺

What is the source of your information? I own it

- c. USE: Number of persons currently using the system: 2-4

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 _____

IF YES to any question, please explain in Comments below or with attachment.

Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☒ No

IF YES, are test results available? ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
Private: ☒ Yes ☐ No ☐ Unknown

Septic Design Available: ☒ Yes ☐ No

- b. IF PUBLIC OR COMMUNITY/SHARED

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

- c. IF PRIVATE:

TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown

Tank Size 1500 Gal. ☐ Unknown

Tank Type ☒ Concrete ☐ Metal

☐ Other

Location: Rt side of Front Dr ☐ Unknown ☐ Other

Date of Last Servicing: 6

Name of Company Servicing Tank: _____

Date of Installation: 2002⁺

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments: Le

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: Across Rd up on hill - left side of 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. <u>INSULATION</u>	<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"/>	<u>closed cell foam</u>		<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>2x</u>	<u>6x</u>	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<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: _____

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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: Easement to maintain steps + hedge / septic

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, is survey available? ☒ Yes ☐ No ☐ Unknown

If YES, By: CLD - Norwich, VT

h. How is the property zoned? RR

i. Heating System Age: 20 Type: HOT AIR Fuel: LP Tank Location: side of house

Owner of Tank: IRVING

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: Heat Pump, Woodstove (Realwood), woodstove (Gas)

Comments: _____

j. Roof Age: 20 Type of Roof Covering: Asphalt / Fibreglass ← 30yr

Moisture or leakage: None

Comments: _____

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- k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☒ Type: Concrete
Moisture or leakage: none
Comments: _____
- l. Chimney(s) How Many? 1 Lined? _____ Last Cleaned: _____ Problems? none
Comments: _____
- m. Plumbing Type: Copper/PVC Age: 20
Comments: _____
- n. Domestic Hot Water: Age: 20 Type: Elec Gallons: 40
Comments: _____
- 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: Heat Pump Age: 5 Date Last Serviced and by whom: 2024 Clean Air Solutions
Comments: _____
- t. Pool: Age: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
By Whom: _____
- u. Generator: Portable: ☐ Yes ☒ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
If Portable: ☐ Included ☐ Negotiable
Comments: _____
- v. Internet: Type Currently Used at Property: Fibre Optic
Comments: _____
- 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 PRB

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:

Tore down original cottage (Built in 1960's) and rebuilt
all new in 2002 -

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).

Paul B. Member 10/15/25
SELLER DATE

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 PRB

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: 610 Stoney Brook Road, Springfield, NH 03284

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)

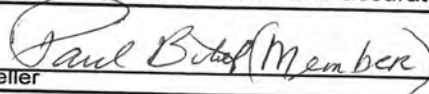
- (c) ☐ Purchaser has received copies of all information listed above.
- (d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment 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.

 10/15/25
Seller Date

Purchaser Date

 dotloop verified 10/22/25 4:03 PM EDT 80ZF-XY9L-YWYM-2CFT
Agent Date

Seller Date

Purchaser Date

Agent Date



QUITCLAIM DEED

Paul R. Biebel, Successor Trustee of the Kathie K. Biebel Revocable Trust dated 6/14/2013, of Brownsville, VT, for consideration paid, grants to **Biebel Cottage, LLC**, a New Hampshire Limited Liability Company, with a mailing address of 3189 B, Rte 5 South, Windsor, VT 05089, with **Quitclaim** covenants, the following described property:

Two certain tracts or parcels of land, with any improvements thereon, situated in Springfield, Sullivan County, NH, bounded and described as follows:

Tract 1: A certain tract of land in Springfield, Sullivan County, New Hampshire, identified as "Theresa M. Hawkins 7978 square Feet" on a plan entitled, "Plan of Land Surveyed for Frank B. & Theresa M. Hawkins, Stony Brook Road, Springfield, New Hampshire" Scale 1"=40', Dated May 1, 1990, prepared by Wayne McCutcheon Associates, Inc., Claremont, NH, as project No. 695389.

The tract may be more particularly described as follows:

Beginning at an iron pin set in the southerly right of way line of Stony Brook Road at the most northerly corner of the tract herein described and the most easterly corner of land now or formerly of Paul and Irene J. Boucher; thence in a southeasterly direction following the southerly right of way line of Stony Brook Road approximately South 60° E 05' East 88.1 feet, more or less, to an iron pin at an easterly corner of the tract herein conveyed and the most northerly corner of land now or formerly of Lea D. Lewis; thence South 33° E 38' East 42.0 feet, more or less, to an iron pin; thence South 60° E 25' East 104.8 feet, more or less, to an iron pin, the last two courses being along a northwesterly and southwesterly boundary of said Lewis; thence South 33° E 38' West along the northwesterly boundary of land now or formerly of Robert G. Harriett 40.1 feet, more or less, to an iron pin in a barbed wire fence at the most southerly corner of the tract herein conveyed and the most westerly corner of Harriett; thence in a northwesterly direction following said barbed wire fence approximately North 49° E 17' 30" West along the northeasterly boundary of New Hampshire Interstate 89, 201.1 feet, more or less, to an iron pin at the most westerly corner of the tract herein conveyed and the most southerly corner or (sic) Boucher; thence North 42° E 44' 30" East along the southeasterly boundary of Boucher 44.8 feet, more or less, to the point of beginning.

Book: 2149 Page: 327

Being all and the same premises conveyed by Paul R. and Kathie K. Biebel to Kathie K. Biebel, Trustee of the Kathie K. Biebel Revocable Trust dated 6/14/2013, by deed dated 8/12/2013 and recorded in Vol. 1891 Page 266.

Tract 2: A certain tract or parcel of land situate (sic) in Springfield, in the County of Sullivan and the State of New Hampshire, Bounded and described as follows, viz:

Beginning at an iron pin driven in the ground on the southwesterly shore of Baptist Pond, so-called, it being Noel Eastman's now or formerly southeasterly bound; thence southeasterly along the shore of said pond ninety-two feet (92') more or less, to an iron pin; thence southwesterly along land now or formerly of Warren C. Biebel and Marian L. Biebel to the Stony Brook Road, so called; thence northwesterly along the side of said road eighty-eight feet (88') more or less, to land now or formerly of said Eastman; thence northeasterly by said land to the point of beginning.

Being all and the same premises conveyed by Paul R. and Kathie Kwai Biebel to Kathie-Kwai Biebel and Paul R. Biebel, Trustees of the Kathie K. Biebel Revocable Trust dated 6/14/2013, by deed dated 8/12/2013 and recorded in Vol. 1891 Page 268.

The undersigned trustee of the Kathie K. Biebel Revocable Trust dated June 14, 2013 has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

This is a non-contractual conveyance. No transfer tax is due. These are not homestead premises.

Date 04/21/2021

The Kathie K. Biebel Revocable Trust dated 6/14/2013

by Paul R. Biebel
Paul R. Biebel, Successor Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF SULLIVAN

This instrument was acknowledged before me on 4/21/21 by **Paul R. Biebel, Successor Trustee of the Kathie K. Biebel Revocable Trust dated 6/14/2013.**
Before me,

James G. Fleen
Justice of the Peace/Notary Public

JAMES G. Fleen comm exp 5/24
Justice/Notary printed or typed name



Easement Deed

Biebel Cottage, LLC, a New Hampshire Limited Liability Company, with a mailing address of 3189B, Rte 5 South, Windsor, VT 05089, for consideration paid, grants to **Steven B. Piispanen and Amy E. Piispanen, Trustees of the AEPSBP Revocable Trust dated 8/28/2024**, with a mailing address of PO Box 152, Georges Mills, NH 03751, with Quitclaim covenants, the following described easements encumbering the premises now owned by the grantor situated in Springfield, Sullivan County, NH, as described in the deed recorded in Vol. 2149 Page 326:

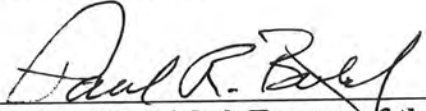
1. The grantee shall have the right to maintain, repair and replace the existing stairway in its present location and configuration. This stairway encroaches onto grantors premises. This easement shall include the right to access grantors property as needed, doing no unnecessary damage or alteration and shall also include the right to trim bushes, trees or other vegetation as needed to maintain unimpeded use of the stairway.
2. The grantee shall have the right to trim the branches of trees or other vegetation which extend across the shared boundary.
3. The grantee shall have the right to maintain a utility pole and utility lines as they now exist on grantors premises.
4. These easement rights benefit the premises now owned by the grantee as described in Vol. 2270 Page 251.

Being easement rights over the premises conveyed to Biebel Cottage, LLC by deed dated 4/21/2021 and recorded in Volume 2149, Page 326 of the Sullivan County Registry of Deeds. It is intended that these easement rights shall run with the land and be binding on the successors and assigns of the grantor.

This is a non-contractual transfer. No transfer tax is due.

Date October 16 2025

Biebel Cottage, LLC

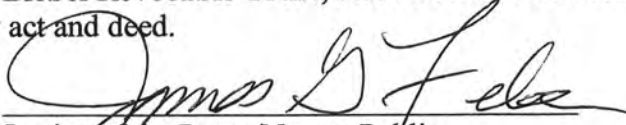
by 
**Paul R. Biebel, Trustee of the Paul R. Biebel
Revocable Trust, sole member**

STATE OF NEW HAMPSHIRE

SULLIVAN, SS.

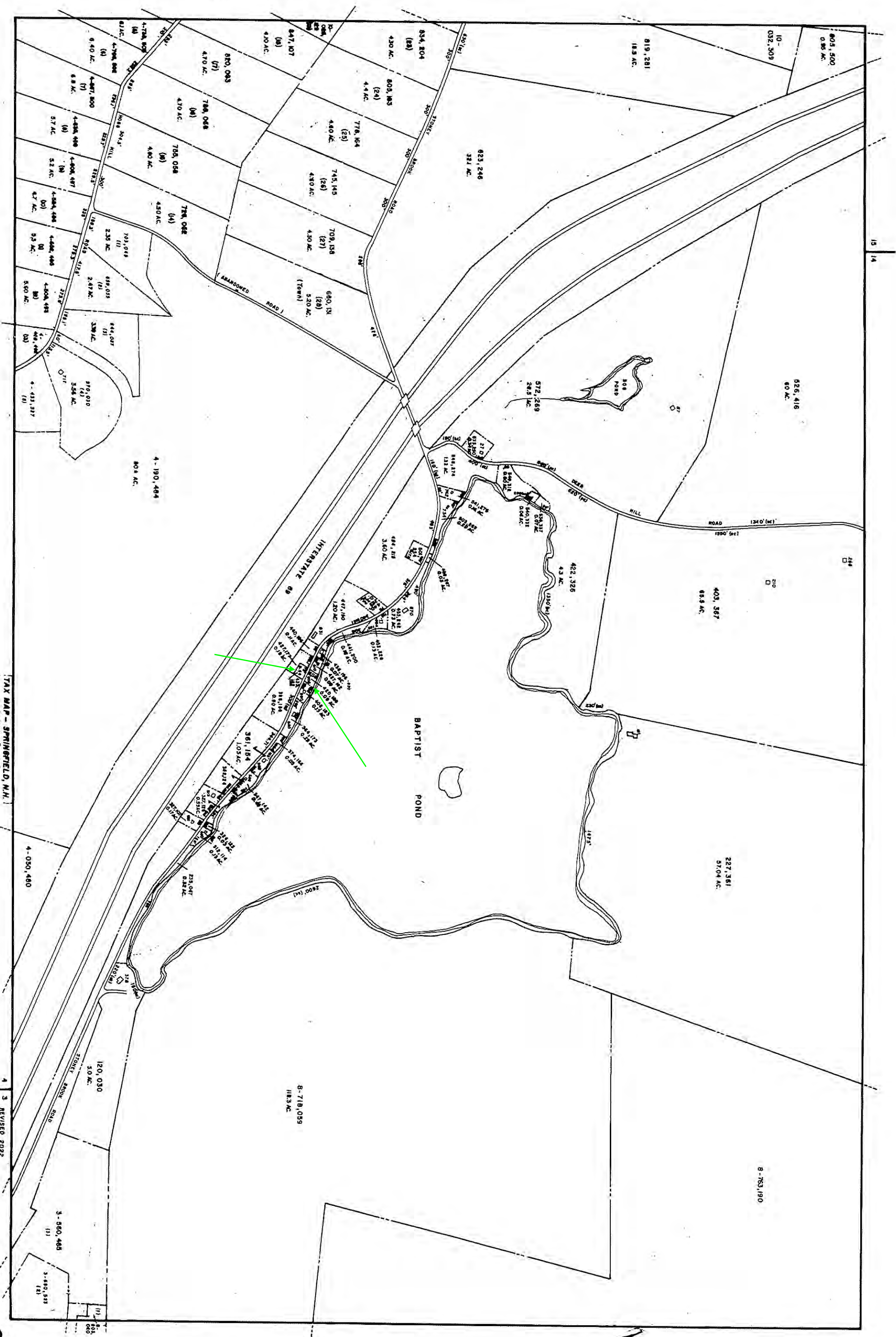
On this the 16th day of October, 2025, personally appeared
Paul R. Biebel, Trustee of the Paul R. Biebel Revocable Trust, sole member and acknowledged the
foregoing instrument to be his voluntary act and deed.

Before me,


Justice of the Peace/Notary Public

Justice or Notary Typed or Printed Name

<p>James G. Feleen Notary Public, State of New Hampshire My Commission Expires Mar. 13, 2029</p>



TAX MAP - SPRINGFIELD, N.H.
SCALE - 1" = 200'
Prepared by: **Robert S. Bishop & Associates**
Surveyors, N.H.

3 REVISED 2022