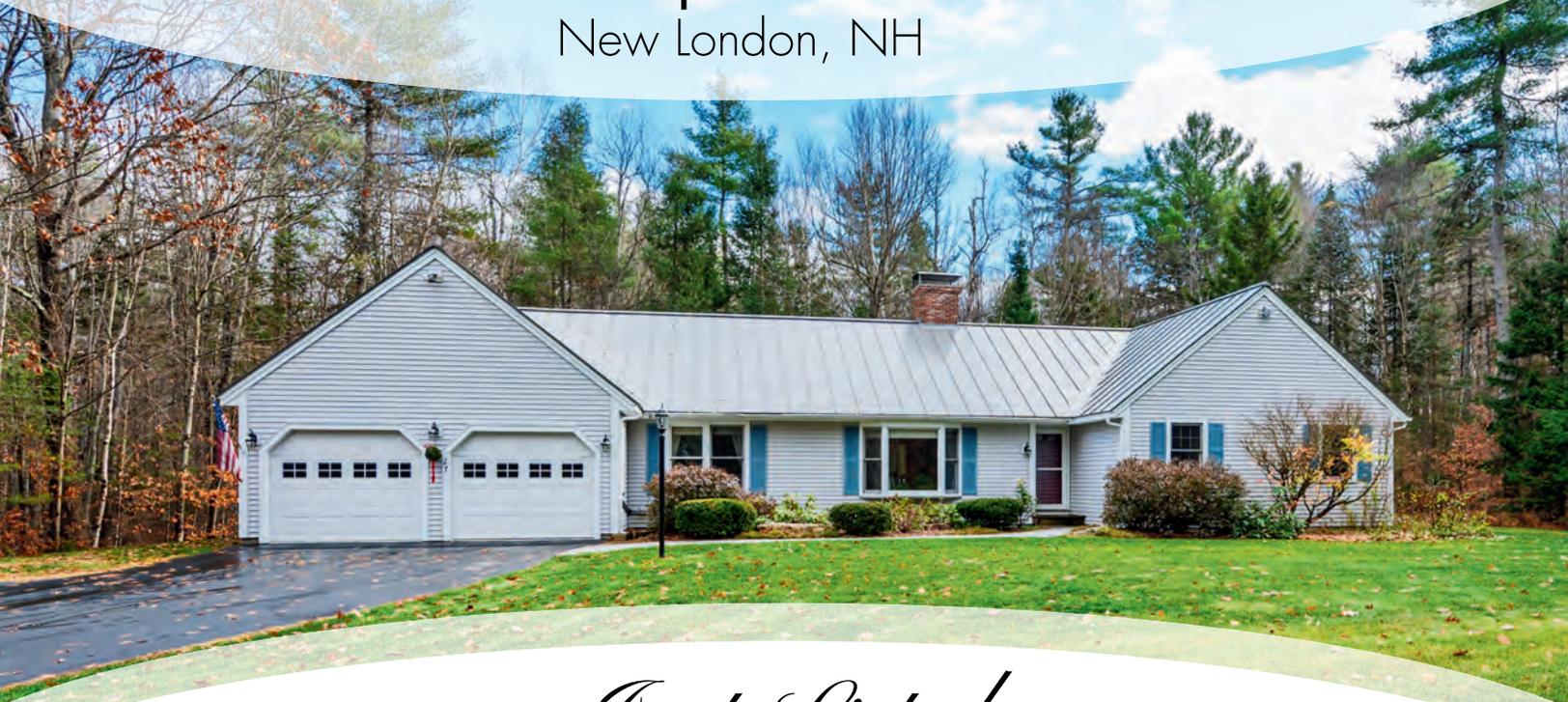


# 27 Pipers Glen

New London, NH



## *Just Listed*

This picturesque 3-bedroom, 2.5-bathroom home in New London offers first-floor living and is settled on just over 2 acres! The open-concept layout features a bright living room with a large picture window and built-ins, a dining room with a wood fireplace and deck access where you can grill and entertain, and a kitchen with beautiful wood cabinets, granite countertops, an island cooktop, stainless steel appliances, and a breakfast nook. The primary bedroom includes an ensuite bathroom with dual sinks and tiled shower and a walk-in closet. Two more bedrooms, one could be an office, a full bathroom, a laundry room and half bath complete the main level. The full basement provides potential for additional living space, a gym, or a workshop. The property also includes a 2-car garage and shed for additional storage. Located walking distance from downtown New London, this home offers easy access to local shops, dining, healthcare, amenities and year-round recreation including hiking, golf and fishing spots. Residents can enjoy access to Bucklin Beach on Little Lake Sunapee and Elkins Beach on Pleasant Lake. Mount Sunapee Resort is 15 minutes away for skiing, hiking, and outdoor activities. Dartmouth Health, the Upper Valley, and Concord are all about 30 minutes away and Boston only 1.5 hours for more entertainment and options.

 **\$695,000**

Bedrooms: 3      Year Built: 1992  
Bathrooms: 3      Taxes: \$7,422  
Acres: 2.10      Sq. Ft.: 1,911

 **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** 1992  
**Architectural Style** Ranch  
**Color**  
**Total Stories** 1  
**Zoning** R2 - Residential  
**Taxes TBD** No  
**Tax Annual Amount** \$7,422.64  
**Tax Year** 2025  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 2.10  
**Lot Size Square Feet** 91,476  
**Common Land Acres**  
**Garage** Yes  
**Basement** Yes  
**Basement Access Type** Interior  
**Initial Showings Begin Date**

**Rooms Total** 8  
**Bedrooms Total** 3  
**Bathrooms Total** 3  
**Bathrooms Full** 1  
**Bathrooms Three Quarter** 1  
**Bathrooms Half** 1  
**Bathrooms One Quarter** 0  
**Above Grade Finished Area** 1,911 Measured  
**Above Grade Finished Area Source**  
**Above Grade Unfinished Area** 501  
**Above Grade Unfinished Area Source** Measured  
**Below Grade Finished Area** 0  
**Below Grade Finished Area Source** Public Records  
**Below Grade Unfinished Area** 1,866  
**Below Grade Unfinished Area Source** Measured  
**Total Finished Area** 1,911  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Type** Dead End, Paved  
**Road Frontage Length** 198

**Waterfront Property**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**WaterFront**  
**Water Body Restrictions**  
**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** This picturesque 3-bedroom, 2.5-bathroom home in New London offers first-floor living and is settled on just over 2 acres! The open-concept layout features a bright living room with a large picture window and built-ins, a dining room with a wood fireplace and deck access where you can grill and entertain, and a kitchen with beautiful wood cabinets, granite countertops, an island cooktop, stainless steel appliances, and a breakfast nook. The primary bedroom includes an ensuite bathroom with dual sinks and tiled shower and a walk-in closet. Two more bedrooms, one could be an office, a full bathroom, a laundry room and half bath complete the main level. The full basement provides potential for additional living space, a gym, or a workshop. The property also includes a 2-car garage and shed for additional storage. Located walking distance from downtown New London, this home offers easy access to local shops, dining, healthcare, amenities and year-round recreation including hiking, golf and fishing spots. Residents can enjoy access to Bucklin Beach on Little Lake Sunapee and Elkins Beach on Pleasant Lake, Mount Sunapee Resort is just 15 minutes away for skiing, hiking, and outdoor activities, Dartmouth Health, the Upper Valley, and Concord are all about 30 minutes away and Boston only 1.5 hours for more entertainment and options. \*Showings begin at the open house on Friday, November 21 from 11:00 - 1:00. Additional open house on Saturday from 10:00 - 12:00.

**Directions** From Main Street, turn onto Pleasant Street, turn right onto Birch Acres Road, then turn right onto Pipers Glen. House will be on the left.

**Kitchen** 1 13'2" x 19'9"  
**Dining Room** 1 13'5" x 15'7"  
**Living Room** 1 14'7" x 18'4"  
**Family Room** 1 11'6" x 17"  
**Primary BR** 1 13'10" x 14'9"  
**Bathroom Three** 1 13'4" x 6'  
**Bedroom** 1 10'2" x 11'1"  
**Bedroom** 1 10' x 14'8"  
**Bathroom Full** 1 9'11" x 5'11"  
**Laundry Room** 1 8'1" x 9'5"  
**Bathroom Half** 1 8'1" x 3'

**Appliances** Electric Cooktop, Dishwasher, Dryer, Wall Oven, Refrigerator, Washer  
**Other Equipment** Smoke Detector  
**Exterior Features** Deck, Garden Space, Shed  
**Interior Features** Ceiling Fan, Dining Area, Wood Fireplace, 1 Fireplace, Kitchen Island, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Walk-in Closet, 1st Floor Laundry, Attic with Pull-down  
**Flooring** Carpet, Hardwood, Laminate, Tile  
**Heating** Oil, Baseboard, Hot Water  
**Cooling** None  
**Water Source** Public  
**Sewer** 1250 Gallon, Concrete, Leach Field, Private, Septic

**Map** 074  
**Block** 000  
**Lot** 035  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**Lot Features** Country Setting, Level  
**Construction Materials** Wood Frame, Vinyl Siding  
**Foundation Details** Concrete  
**Roof** Metal  
**Driveway** Paved  
**Electric** 200+ Amp Service, Circuit Breaker(s)  
**Phone Company**  
**Electric Company**  
**Fuel Company** Irving  
**Cable Company**  
**Internet Service Provider** Comcast

**DeedRecTy** Warranty  
**DeedBook** 3810  
**DeedPage** 978  
**TotDeeds**  
**Covenants** Yes  
**Seasonal** No

**SchDistrict** Kearsarge Sch Dst SAU #65  
**SchElem** Kearsarge Elem New London  
**SchMiddle** Kearsarge Regional Middle Sch  
**SchHigh** Kearsarge Regional HS

**Utilities** Cable  
**Exclusions**

**Fees - Condo - Mobile**

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

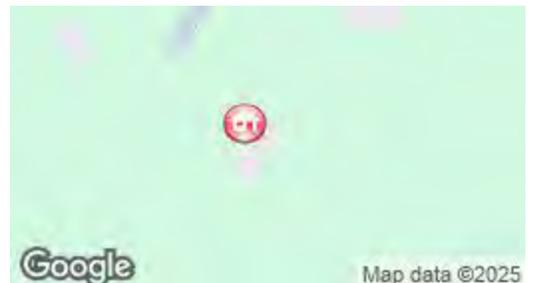
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**Building Number**  
**Floor Number**  
**Units Per Building**  
**LmtComArea**

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



O'Halloran Group  
 listings@ohgrp.com

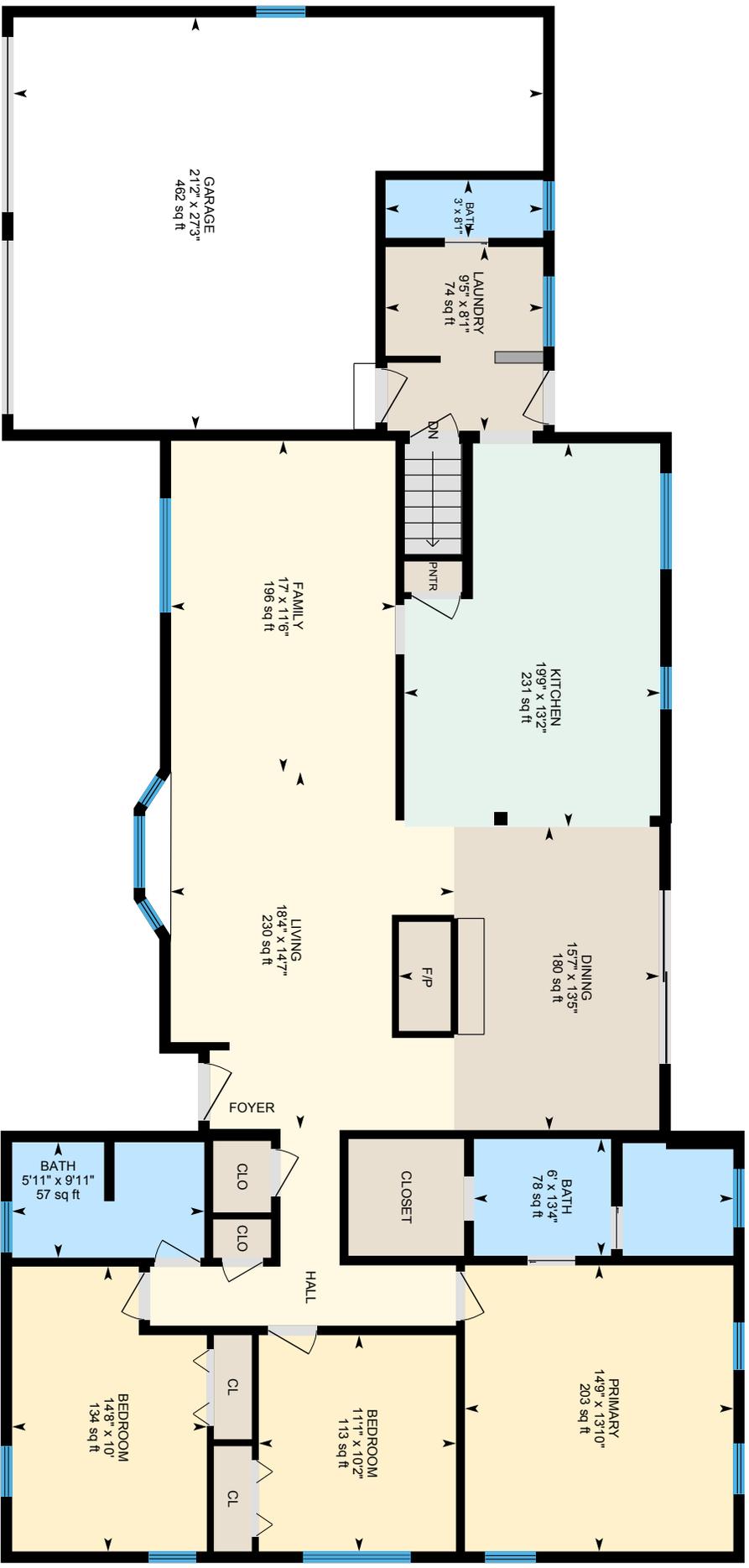
KW Coastal and Lakes & Mountains  
 Off: 603-526-8600



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# 27 Piper's Glen, New London, NH

Main Floor    Finished Area 1911.07 sq ft  
Unfinished Area 501.13 sq ft



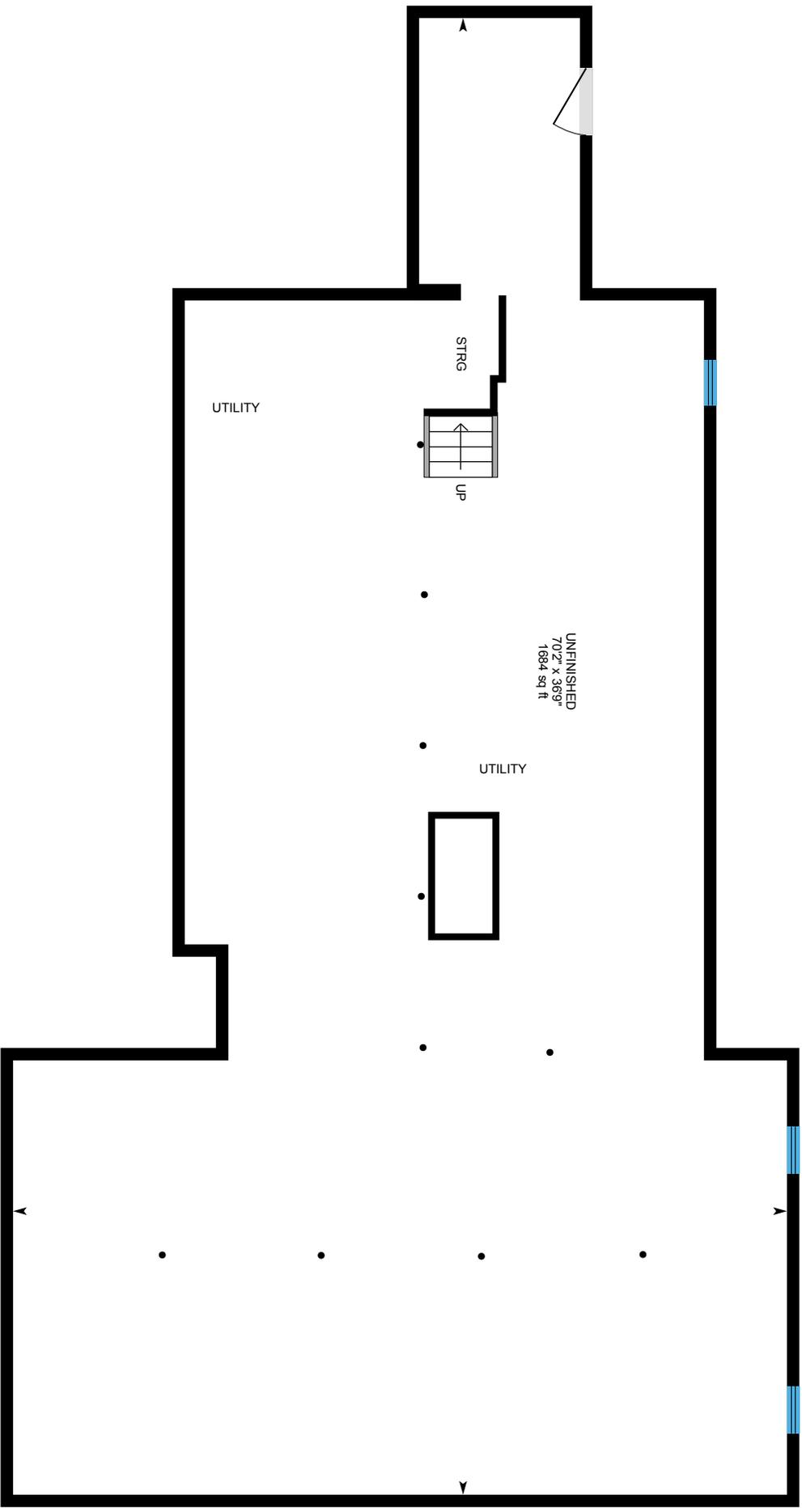
PREPARED: 2025/1/15



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.

# 27 Piper's Glen, New London, NH

Lower Level (Below Grade) Unfinished Area 1866.64 sq ft



PREPARED: 2025/1/115



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

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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:** Brenda B. Knight and James R. Knight

2. **PROPERTY LOCATION:** 27 Pipers Glen, New London, NH 03257

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

4. **SELLER:**  has  has not occupied the property for 3 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 at 27 Pipers Glen  
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  Other \_\_\_\_\_  
Tank Size 1250 Gal.  Unknown  Other \_\_\_\_\_  
Tank Type  Concrete  Metal  Unknown  Other \_\_\_\_\_  
Location: \_\_\_\_\_  Location Unknown. Date of Installation: 1992  
Date of Last Servicing: 5/12/2025 Name of Company Servicing Tank: Byron's Septic Service  
Have you experienced any malfunctions?  Yes  No  
COMMENTS:

SELLER(S) INITIALS BBK / JRK

BUYER(S) INITIALS   /

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**PROPERTY LOCATION:** 27 Pipers Glen, New London, NH 03257

**d. LEACH FIELD:**  Yes  No  Other \_\_\_\_\_  
IF YES, Location: Front Yard Size: 1075 sq ft  Unknown  
Date of installation of leach field: 1992 Installed By: McCutcheon - Subsurface Disposal Syst.  
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. <b>INSULATION</b>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cellulose	12+ inches	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	Unknown	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	9-10 inches	<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 applicable, what remedial steps were taken? \_\_\_\_\_  
Has the property been tested since remedial steps?  Yes  No  
Are test results available?  Yes  No  
Comments: \_\_\_\_\_

**SELLER(S) INITIALS** BBK / JRK  
11/06/25 12:00 PM EST / 11/06/25 2:48 PM EST

**BUYER(S) INITIALS** \_\_\_\_\_ / \_\_\_\_\_

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**PROPERTY LOCATION:** 27 Pipers Glen, New London, NH 03257

**d. RADON/WATER - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown

If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps?  Yes  No

Are test results available?  Yes  No Comments: \_\_\_\_\_

**e. LEAD-BASED PAINT - Current or previously existing:**

Are you aware of lead-based paint on this property?  Yes  No

If YES: Source of information: \_\_\_\_\_

Are you aware of any cracking, peeling, or flaking lead-based paint?  Yes  No

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

**f. Are you aware of any other hazardous materials?**  Yes  No

If YES: Source of information: \_\_\_\_\_

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

## 9. GENERAL INFORMATION

**a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?**

Yes  No  Unknown If YES, Explain: Possible Birch Acres HOA Restrictive Covenants

What is your source of information? Realtor

**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: 16 yrs Type: Hot Water Fuel: Oil Tank Location: Basement

Owner of Tank: Property Owner

Annual Fuel Consumption: Irving Price: \$2821.34 in '24/'25 Gallons: 784.7 in 2024/2025

Date system was last serviced and by whom? 11/3/2025 Lake Sunapee Heating & Plumbing

Secondary Heat Systems: Woodburning Fireplace

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

**j. Roof** Age: 7.5 yrs Type of Roof Covering: Metal (over existing triple tab asphalt shingle)

Moisture or leakage: None

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

SELLER(S) INITIALS

BBK  
11/06/25

JRK  
11/06/25

BUYER(S) INITIALS

\_\_\_\_\_

\_\_\_\_\_

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**k. Foundation/Basement**  Full  Partial  Other: \_\_\_\_\_  Type: Poured Concrete

Moisture or leakage: None

Comments: Guaranteed dry interior perimeter 3 pump system installed 2020, battery backup installed 2025, serviced yearly

**l. Chimney(s)** How Many? 1; 2 flues Lined? yes, stainless ste Last Cleaned: inspected 2024 Problems? \_\_\_\_\_

Comments: New stainless steel liner for boiler flue & stainless steel cap installed 2018; some bricks replaced & pointed 2024

**m. Plumbing** Type: Copper Age: Installed 1992

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

**n. Domestic Hot Water** Age: 1992 Type: Boiler Gallons: 41

**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: None Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_

Comments: Use 2 window A/C units in hot weather

**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.) Capitol Alarm System

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

BBK | JRK  
11/06/25 11/06/25  
dotloop Verified dotloop Verified

BUYER(S) INITIALS

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**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 27 Pipers Glen, New London, NH 03257

**10. ADDITIONAL INFORMATION**

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

Yes  No

b. ADDITIONAL COMMENTS:

Screen door to garage needs screen replaced; one or more double hung windows may have leaky seals  
Deck needs repainting  
Past repairs:  
New flue liner  
New slider to deck  
New chimney cap  
A few bricks replaced and repointed at top of chimney  
New front walk  
New garage floor coating  
Basement pump system  
2023 New washer and dryer  
2023 New flashing around some doors and windows  
2025 Installed battery backups for basement pump systems  
2025 Driveway resealed  
2025 Ongoing gutter work

**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).**

*Brenda B. Knight*  
SELLER  
dotloop verified  
11/06/25 12:00 PM EST  
7LZY-CPMY-2WIS-PUE3  
DATE

*James R. Knight*  
SELLER  
dotloop verified  
11/06/25 2:48 PM EST  
TNCZ-2HJJ-WWDX-JNAI  
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

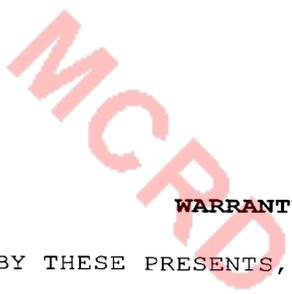
BUYER  
DATE

SELLER(S) INITIALS *BBK* *JRK*  
11/06/25 12:00 PM EST  
11/06/25 2:48 PM EST  
dotloop verified dotloop verified

BUYER(S) INITIALS

Return to: James R. Knight  
Brenda B. Knight  
6 Storrs Road  
Hanover NH 03755

TT: \$8,685.00



**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS, that we, KENNETH L. ROBINSON and VICKI A. ROBINSON, husband and wife, of New London, New Hampshire, for consideration paid, grant to JAMES R. KNIGHT and BRENDA B. KNIGHT, as joint tenants with rights of survivorship, whose present mailing address is 6 Storrs Road, Hanover, New Hampshire 03755, with **WARRANTY COVENANTS**,

A certain tract or parcel of land, with all the buildings and improvements thereon, situate in the Town of New London, County of Merrimack and State of New Hampshire, and being shown as Lot 1 on a certain plan of lots entitled "Survey for N. Chester and Carolyn J. Reynolds & Beatson B. and Judith K. Wallace" dated May 8, 1987, prepared by Douglas H. Sweet, L.L.S., and recorded in the Merrimack County Registry of Deeds as Plan #10030.

Subject to an easement to the New London-Springfield Water System Precinct dated November 23, 1987, and recorded in the Merrimack County Registry of Deeds at Book 1697, Page 1096, for the purpose of laying, operating and maintaining water pipelines across the property.

Subject to a covenant with the Town of New London providing that no means of access or egress from the premises will be granted to link the development to Seamans Road, dated November 23, 1987, and recorded in the Merrimack County Registry of Deeds at Book 1697, Page 1093.

Subject to a covenant with the Town of New London dated November 23, 1987 and recorded in the Merrimack County Registry of Deeds at Book 1697, Page 1095, providing that the owners will be responsible for the maintenance and any liability for the easements and roadways in the subdivision until the Town of New London accepts the roads.

Also subject to a Declaration of Protective Covenants for Autumnwood dated March 3, 1987 and recorded in the Merrimack County Registry of Deeds at Book 1777, Page 388.

Meaning and intending to describe and convey all and the same premises as were conveyed to KENNETH L. ROBINSON and VICKI A. ROBINSON by WILLIAM J. LANCASTER and BETTE A. LANCASTER by warranty deed dated October 6, 2016, recorded in Volume 3532, Page 2705 of the Merrimack County Registry of Deeds on October 6, 2016.

Signed this 25<sup>th</sup> day of October, 2022.

  
Kenneth L. Robinson

  
Vicki A. Robinson

STATE OF NEW HAMPSHIRE  
MERRIMACK COUNTY October 25, 2022

Personally appeared Kenneth L. Robinson and Vicki A. Robinson, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,



  
Notary Public/Justice of the Peace  
Michael J. Work

(Please type or print name)  
My commission expires: 6-15-2027



**37**

0.84 AcC

120

**34**

2.1 Ac

156

**36**

0.83 AcC

**35**

2.1 Ac

27

PIPERS GLEN

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