



53 Elkins Road, New London

Offered at \$925,000

About This Home

This beautiful 4(+)-bedroom, 4-bathroom home sits on over 4.5 acres, offering privacy and convenience close to downtown New London. Each room is spacious and comfortable, providing plenty of space for everyday living and entertaining, with hardwood and tile flooring throughout. Enter through the mudroom that has plenty of storage. The kitchen is an updated standout feature with wood cabinets, an island, gas range with hood, wall oven, granite countertops, and stainless steel appliances. A formal dining room with a wood-burning fireplace is perfect for special occasions, while an informal dining area offers a relaxed space for daily meals. The generous living room with pocket doors completes the main level. A primary bedroom with a walk-in closet and ensuite bathroom featuring a tiled walk-in shower, plus two additional bedrooms and a full bathroom are just five steps up on the upper level. The lower level adds two more bedrooms and a sitting room, ideal for guests. Additional features include a large basement, 2-car garage, stone patio surrounded by perennial gardens, a hot tub and custom stone walls.

Location Details

Minutes to Elkins Beach on Pleasant Lake. This home provides easy access to local shops and restaurants. Mount Sunapee Resort is 20 minutes away for winter recreation. New London Hospital is seven minutes away. Two miles to I-89 for easy access to the Upper Valley, Dartmouth Health, and Concord, all 30 minutes away. 1.5 hours to Boston.



4+ Bedrooms



4 Bathrooms



Approx. 3,795 SF

Acres 4.64 Property Taxes: \$6,946



Virtual Tour URL Unbranded 1

County NH-Merrimack Village/Dist/Locale Construction Status Existing Year Built 1979 Architectural Style Ranch, Split Level Color Total Stories 3 Zoning AGR1/RURAL RESIDENTIAL Taxes TBD No Tax Annual Amount \$6,946.40 Tax Year 2025 Tax Year Notes Owned Land Lot Size Acres 4.64 Lot Size Square Feet 202,118 Common Land Acres Garage Yes Basement Yes Basement Access Type Walkout	Initial Showin as Beain Date
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Rooms Total 11 Bedrooms Total 4 Bathrooms Total 4 Bathrooms Full 2 Bathrooms Three Quarter 1 Bathrooms Half 1 Bathrooms One Quarter 0 Above Grade Finished Area 2,779 Above Grade Unfinished Area Source Measured Above Grade Unfinished Area 521 Above Grade Unfinished Area Source Measured Below Grade Finished Area 1,016 Below Grade Finished Area Source Measured Below Grade Unfinished Area 1,683 Below Grade Unfinished Area Source Measured Total Finished Area 3,795 Footprint Road Frontage Yes Road Frontage Type Paved, Public Road Frontage Length 370
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Waterfront Property Water Body Access Water Body Name Water Body Type WaterFrRit 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 beautiful 4(+)-bedroom, 4-bathroom home sits on over 4.5 acres, offering privacy and convenience close to downtown New London. Each room is spacious and comfortable, providing plenty of space for everyday living and entertaining, with hardwood and tile flooring throughout. Enter through the mudroom that has plenty of storage. The kitchen is an updated standout feature with wood cabinets, an island, gas range with hood, wall oven, granite countertops, and stainless steel appliances. A formal dining room with a wood-burning fireplace is perfect for special occasions, while an informal dining area offers a relaxed space for daily meals. The generous living room with pocket doors completes the main level. A primary bedroom with a walk-in closet and ensuite bathroom featuring a tiled walk-in shower, plus two additional bedrooms and a full bathroom are just five steps up on the upper level. The lower level adds two more bedrooms and a sitting room, ideal for guests. Additional features include a large basement, 2-car garage, stone patio surrounded by perennial gardens, a hot tub and custom stone walls. Minutes to Elkins Beach on Pleasant Lake. This home provides easy access to local shops and restaurants. Mount Sunapee Resort is 20 minutes away for winter recreation. New London Hospital is seven minutes away. Two miles to I-89 for easy access to the Upper Valley, Dartmouth Health, and Concord, all 30 minutes away. 1.5 hours to Boston. *Open House, December 20th, from 11 - 1

Directions From Andover Road, turn onto Elkins Road, house will be on the left before Hall Farm Road.

Kitchen 1 13'5" x 19'9" Dining Room 1 17'8" x 21'4" Breakfast Nook 1 15'6" x 15'6" Living Room 1 15'6" x 20'3" Bathroom Half 1 4'11" x 4'10" Mudroom 1 11'8" x 22'10" Foyer 1 11'11" x 7'9" Primary BR 2 16'11" x 15'4" Bathroom Three 2 7'8" x 11'1" Bedroom 2 15'4" x 11'2" Bedroom 2 13'5" x 11'3"	Bathroom Full 2 7'7" x 11'2" Rec Room B 14'3" x 26'2" Bedroom B 17'9" x 11'1" Bedroom B 13'4" x 11'2" Bathroom Full B 8' x 11'1" Wine Cellar B 3'8" x 8'1" Workshop B 16' x 21'11" Utility Room B 11' x 6'4"
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Map 087 Block 000 Lot 008 SPAN Number Property ID PlanUrbDev

DeedRecTy Warranty DeedBook 3621 DeedPage 1230 TotDeeds Covenants No Seasonal No

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

Lot Features Landscaped, Level, Sloping, Wooded, Rural Construction Materials Wood Frame Foundation Details Concrete Roof Standing Seam Driveway Concrete Electric 200+ Amp Service, Circuit Breaker(s) Phone Company Electric Company Irviing Fuel Company Cable Company Internet Service Provider TDS
--

Utilities Propane Exclusions Right of First Refusal
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Appliances Dishwasher, Dryer, Range Hood, Microwave, Wall Oven, Gas Range, Refrigerator, Washer, Water Heater off Boiler
Other Equipment Wood Stove
Exterior Features Deck, Hot Tub, Other - See Remarks, Patio
Interior Features Wood Fireplace, 1 Fireplace, Hearth, Kitchen Island, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Walk-in Closet, Walk-in Pantry, Wood Stove Hook-up, Basement Laundry
Flooring Ceramic Tile, Hardwood
Heating Oil, Wood, Baseboard, Hot Water, 2 Stoves, Wood Stove
Cooling None
Water Source Drilled Well, Private
Sewer 1000 Gallon, Concrete, Leach Field, Private, Septic

Fees - Condo - Mobile

Condo Fees Fee Fee Frequency AssnFee2 AssnFee2Frq AssnFee3 AssnFee3Frq

Condo Name Building Number Floor Number Units Per Building LmtComArea SpecAssmt
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ParkName Mobile Co-Op MobPkApvl MustMove Mobile Make MobileMod MobileSer# Mobile Anchor
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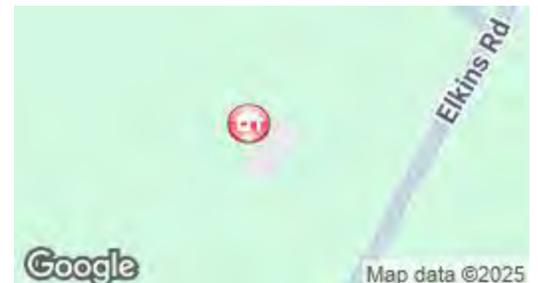


O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

Off: 603-526-8600



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53 Elkins Rd, New London, NH

1st Floor Finished Area 1726.92 sq ft
Unfinished Area 521.57 sq ft



PREPARED: 2025/12/16



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.



53 Elkins Rd, New London, NH

2nd Floor Finished Area 1052.50 sq ft

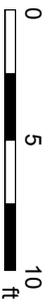
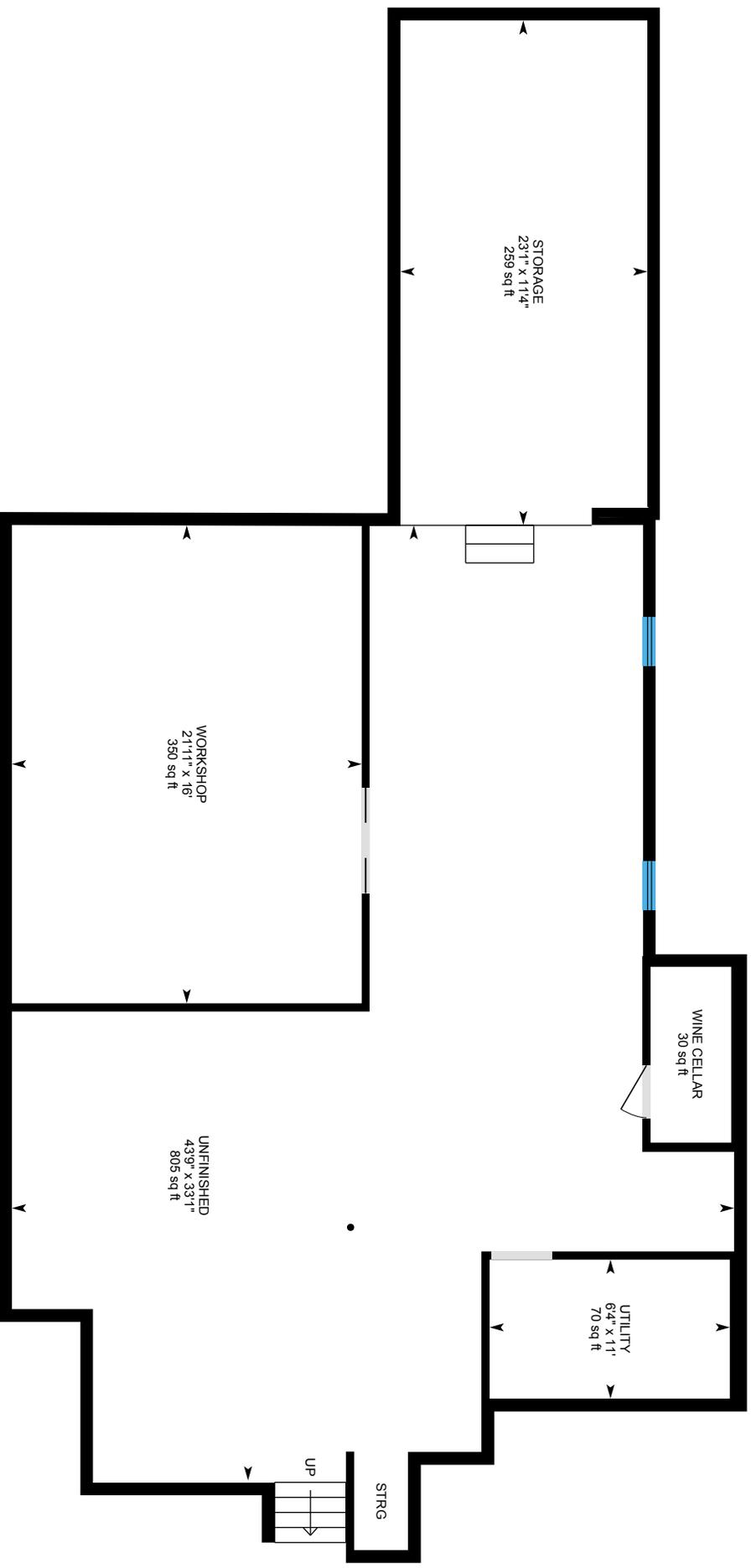


PREPARED: 2025/12/16



53 Elkins Rd, New London, NH

Basement (Below Grade) Unfinished Area 1683.29 sq ft



PREPARED: 2025/12/16



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.



53 Elkins Rd, New London, NH

Lower Level (Below Grade) Finished Area 1016.38 sq ft



PREPARED: 2025/12/16



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.

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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: Jamback/Nintzel Revocable Trust

2. PROPERTY LOCATION: 53 Elkins Road, New London, NH 03257

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

4. SELLER: [x] has [] has not occupied the property for 10 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [] Public [x] Private [] Seasonal [] Unknown
[x] Drilled [] Dug [] Other n/a

b. INSTALLATION: Location: Upper Back Yard
Installed By: unknown Date of Installation: ca. 1979 (year built)
What is the source of your information? New London Tax Card

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

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: [] Yes [x] No [] N/A Quantity: [] Yes [x] No
Quality: [] Yes [x] No [] Unknown
If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? [x] Yes [] No Date of most recent test 07/03/2024
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? [x] Yes [] No
IF YES, are test results available? [x] Yes [] No
What steps were taken to remedy the problem? REPCO Bubble Up Interactive Aeration System installed 2016
COMMENTS: none
none

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [] Yes [x] No Community/Shared: [] Yes [x] No
Private: [x] Yes [] No [] Unknown
Septic Design Available: [] Yes [x] No

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? [] Yes [x] No
What steps were taken to remedy the problem? n/a

c. IF PRIVATE:
TANK: [x] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other n/a
Tank Size 1,000 Gal. [] Unknown [] Other n/a
Tank Type [x] Concrete [] Metal [] Unknown [] Other na
Location: Lower Backyard [] Location Unknown. Date of Installation: ca. 1979 (year built)
Date of Last Servicing: 11/2024 Name of Company Servicing Tank: CA Miller
Have you experienced any malfunctions? [] Yes [x] No
COMMENTS: none
none

SELLER(S) INITIALS [Signature] / [Signature] BUYER(S) INITIALS [] / []

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d. LEACH FIELD: Yes No Other n/a
IF YES, Location: Lower Backyard Size: unknown Unknown
Date of installation of leach field: 1979 (year built) Installed By: unknown
Have you experienced any malfunctions? Yes No
Comments: none

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: n/a
Comments: none

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"/>	FGlass / Cellulose	8"+	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	6"	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	6"	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	6"	<input type="checkbox"/>
	n/a	<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? n/a
What materials are, or were, stored in the tank(s)? n/a
Age of tank(s): n/a Size of tank(s): n/a
Location: n/a
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: n/a
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: n/a

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 n/a Yes No Unknown
If YES, Source of information: n/a
Comments: none

c. RADON/AIR - Current or previously existing:
Has the property been tested? Yes No Unknown
If YES: Date: 10/2015 By: RWAnyan Home Inspections
Results: 6.6 pCi/1 If applicable, what remedial steps were taken? Sub-Slab Depressurization System
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: System installed by ARM, Hooksett NH. Continuous monitoring by Airthings Wave Radon detectors

SELLER(S) INITIALS  
12/16/25 12:18 PM EST 12/16/25 12:32 PM EST

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: 02/2016 By: Nelson Analytical Lab
Results: High Radon If applicable, what remedial steps were taken? Remedial system install
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No Comments: REPCO Bubble Up Aeration System installed 03/2016

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: n/a
Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No
Comments: n/a

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

If YES: Source of information: n/a
Comments: none

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: Pipe right-of-way to home that no longer exists.
What is your source of information? Deed

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: n/a
What is your source of information? n/a

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: n/a

d. Are you aware of any problems with other buildings on the property?

Yes No If YES, Explain: n/a

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: n/a

f. Is this property located in a Federally Designated Flood Hazard Zone?

Yes No Unknown Comments: n/a

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? ARR - Agricultural / Rural Residential

i. Heating System Age: unk Type: FHW Fuel: Oil Tank Location: Basement

Owner of Tank: Owner
Annual Fuel Consumption: 919 Gallons Price: average \$3.73 Gallons: 2 x 275 gallon tanks
Date system was last serviced and by whom? 11/24/2025, by Irving Oil
Secondary Heat Systems: (2) Woodstoves
Comments: 2 cords/yr

j. Roof Age: unk Type of Roof Covering: Steel Standing Seam

Moisture or leakage: no
Comments: Standing seam roof replaced asphalt shingles sometime before 2015

SELLER(S) INITIALS JSN / SNO
12/16/25 12/16/25

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 53 Elkins Road, New London, NH 03257

k. Foundation/Basement Full Partial Other: n/a Type: n/a

Moisture or leakage: No

Comments: None

l. Chimney(s) How Many? 2 Lined? yes Last Cleaned: 2022 Problems? none

Comments: Main chimney contains 3 flues, second chimney 1 flue.

m. Plumbing Type: Copper / PVC Age: ca. 1979 (year built)

Comments: None

n. Domestic Hot Water Age: unknown Type: Indirect-Off boiler Gallons: 50

o. Electrical System # of Amps 200 Circuit Breakers Fuses

Comments: None

Solar Panels: Leased Owned If leased, explain terms of agreement: n/a

Comments: None

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No

If Yes, please explain: n/a

q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: n/a

Comments: None

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: n/a

s. Air Conditioning Type: None Age: n/a Date Last Serviced and by whom: n/a

Comments: None

t. Pool Age: n/a Heated: Yes No Type: n/a Last Date of Service: n/a

By Whom: n/a

u. Generator Portable: Yes No Whole House: Yes No Kw/Size: n/a Last Date of Service: n/a

If Portable: Included Negotiable

Comments: None

v. Internet Type Currently Used at Property: Fiber optic by TDS Telecom

w. Other (e.g. Alarm System, Irrigation System, etc.) Hot Spring Sprinter Hot Tub

Comments: Installed on lower patio 09/2019

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

JSN SMO
12/16/25 12/16/25
dotloop Verified dotloop Verified

BUYER(S) INITIALS

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PROPERTY LOCATION: 53 Elkins Road, New London, NH 03257

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).

Jeffrey S. Nitzel, Trustee
SELLER
dotloop verified
12/16/25 12:18 PM EST
ASXS-VZUM-VNWB-NMUN
DATE

Susan M. Jamback, Trustee
SELLER
dotloop verified
12/16/25 12:32 PM EST
S74E-4X9T-KEUB-8T5O
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

JSN *SJM*
12/16/25 12:18 PM EST
12/16/25 12:32 PM EST
dotloop verified dotloop verified

BUYER(S) INITIALS

[Empty signature boxes]

MICHAEL J. WORK
ATTORNEY AT LAW
P.O. BOX 627
NEWPORT, NEW HAMPSHIRE 03773-0627

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that we, JEFFREY NINTZEL, unmarried, and SUSAN M. JAMBACK, unmarried, both of Elkins in the Town of New London, New Hampshire, for consideration paid, grant to JEFFREY S. NINTZEL and SUSAN M. JAMBACK, as Co-Trustees of THE JAMBACK/NINTZEL REVOCABLE TRUST u/a dated January 17, 2019, whose present mailing address is 53 Elkins Road, Elkins, New Hampshire 03233, with **WARRANTY COVENANTS**,

A certain tract or parcel of land, with any improvements thereon, situated in Elkins in the Town of New London, County of Merrimack and State of New Hampshire, being Lot #1 as shown on Plan 4271, duly recorded in the Merrimack County Registry of Deeds on February 19, 1976, said lot being more particularly described and bounded as follows:

Beginning at an iron pin in a stone wall on the Northwesterly side of Elkins Road, also known as Old State Route #11, at the Easterly corner of land now or formerly of Leon W. Bickford; thence North 39° 08' West 331.6 feet to a stone bound at the North corner of said Bickford land; thence South 44° 55' West 265.9 feet to an iron pin in a stone wall at the West corner of said Bickford land and at land now or formerly of Margaret and Percey H. Lash, Jr.; thence North 39° 31' West 136.2 feet along a stone wall to the end thereof; thence North 39° 51' West 105.0 feet still along said land of Lash to an iron pin at the West corner of the lot; thence North 49° 20' East 386.1 feet along other land of the "Grantor" to an iron pin at the end of a wall; thence along a right-of-way South 53° 58' East 152.2 feet, South 88° 17' East 88.6 feet, North 67° 01' East 94.9 feet, South 32° 40' East 96.6 feet, South 70° 10' East 140.0 feet, and South 29° 20' East 62.4 feet to an iron pin in a stone wall on the Northwest side of said Road; thence South 43°

38' West 370.0 feet along said Road and along a stone wall to the point of beginning.

Containing 4.64 acres, more or less.

EXCEPTING AND RESERVING to Leon W. Bickford, his heirs and assigns, the right forever to maintain a water pipe as now laid and constructed from a well or spring about 780 feet from the Bickford house, through and across the premises herein conveyed, and the right forever to enter upon said premises in a reasonable and proper manner at any time, doing no unnecessary damage to repair, replace and relay said pipe or similar pipe and to dig or repair and maintain said well or spring.

Further any dwelling constructed or placed on the lot shall be designed and built for year round living, and if a one story frame, it must contain a minimum of 1,500 square feet of living area, otherwise, it must contain a minimum of 1,900 square feet of living area. These provisions to apply to all lots in the subdivision.

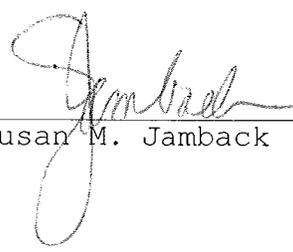
Meaning and intending to describe and convey all and the same premises as were conveyed to JEFFREY NINTZEL and SUSAN M. JAMBACK by JULIA ANN CANUTO by warranty deed dated October 30, 2015, recorded in Volume 3496, Page 2559 of the Merrimack County Registry of Deeds on November 5, 2015.

This conveyance constitutes a non-contractual transfer and is therefore exempt from the payment of New Hampshire transfer tax pursuant to RSA 78-B:2 (XXII).

Dated this 30th day of January, 2019.



Jeffrey Nintzel



Susan M. Jamback

STATE OF NEW HAMPSHIRE
COUNTY OF SULLIVAN

January 30, 2019

Personally appeared Jeffrey Nintzel and Susan M. Jamback, 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,



Michael J. Work
Notary Public/
~~Justice of the Peace~~
Michael J. Work
(Please type or print name)
My commission expires: 8-02-2022



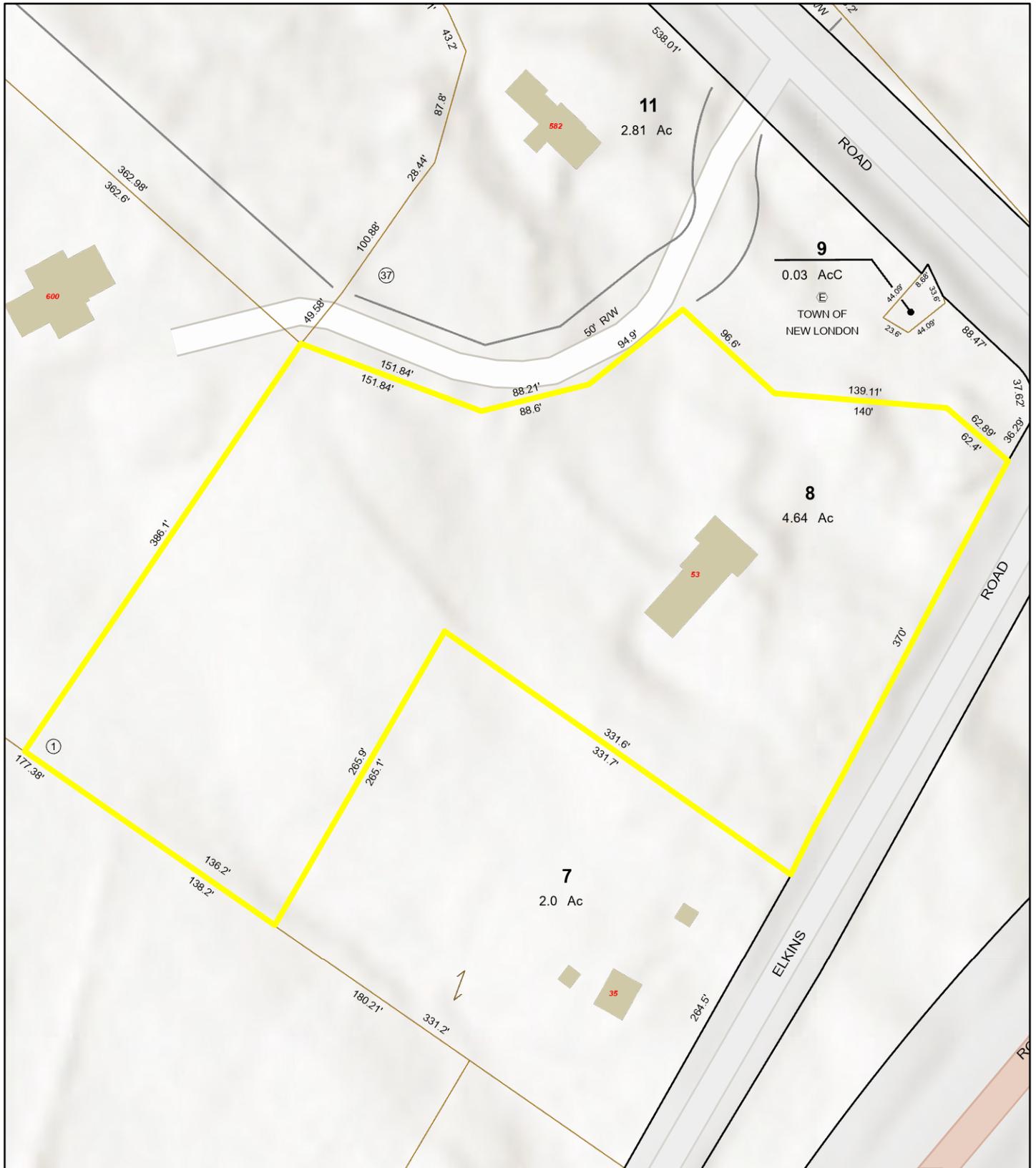
Tri-Town, NH

1 inch = 108 Feet



www.cai-tech.com

December 5, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

#4211 - Booklet, Vol. 19, p. 50-51, 1976, Agency Register.
 Date: November 13, 1976, 10:30 AM, Agency Register.

Page N, Block
 W108/350 S271

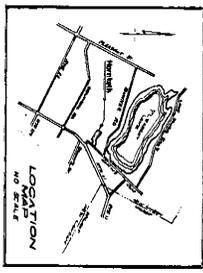


Margaret & Percy H. Loan Jr.
 703/71

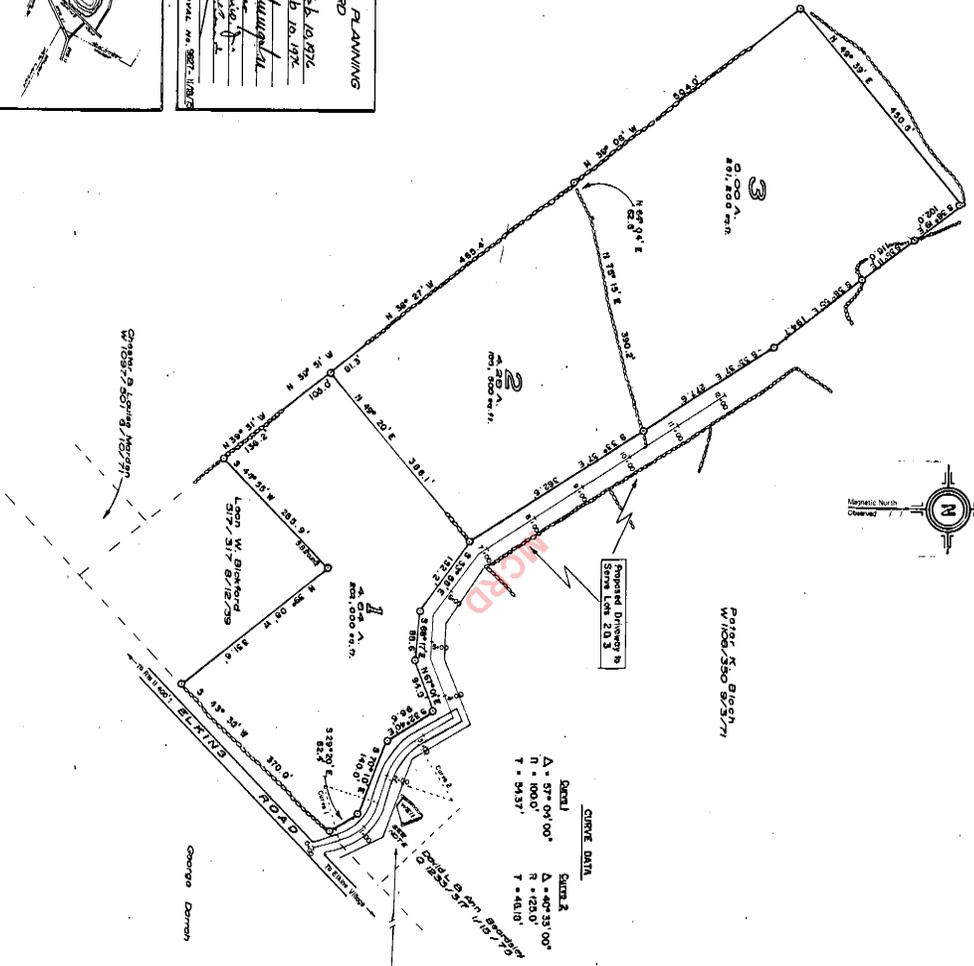
NEW LONDON PLANNING BOARD

HEARING DATE: Feb 18, 1976
 APPROVED: Feb 18, 1976
 APPROVED BY: [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]

NEW LONDON PLANNING BOARD
 APPROVAL NO. 887-11/85



ZONE - ARR - AGRICULTURAL & RURAL RESIDENTIAL
 Note: ALL BOUNDS ARE IRON PIPES, UNLESS OTHERWISE INDICATED.



CURVE DATA

SIDE 1	SIDE 2
$\Delta = 57^{\circ} 04' 00''$	$\Delta = 40^{\circ} 35' 00''$
$R = 100.0$	$R = 72.0$
$T = 54.37$	$T = 44.18$

ROBERT S. THOMSON HORNKETH
 NORTH / SIDE OF ELKINS ROAD - NEW LONDON, N.H.
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