



# 86 NH Route 4A Upper #18, Lebanon

Offered at \$125,000

## About This Home

Great opportunity to live in Olympic Village Park in Lebanon, NH! This 2015 manufactured home offers one level living with 2 bedrooms, 2 bathrooms and a laundry room. The kitchen has an abundance of wood cabinets for storage. Beautiful views of Mascoma Lake and Shaker Mountain. The primary room has an ensuite bathroom with a soaking tub and standup shower. You're just 4 minutes to Shakoma Beach, where you can launch a kayak, swim, or relax on the shore of Mascoma Lake.

## Location Details

Located only 15 minutes to Dartmouth Health and downtown Hanover, making it an ideal location for anyone who works in the Upper Valley. Outdoor enthusiasts will love the area for hiking, biking, and cross-country skiing nearby at Boston Lot Conservation Area, Northern Rail Trail, and Enfield Shaker Village trails. In the winter, enjoy ice fishing or skating on Mascoma Lake, and you're just a short drive to Whaleback Mountain for local downhill skiing and snowboarding and 45 minutes to Ragged Mountain Resort. Just 15 minutes to West Lebanon where you can find more shopping, dining and essentials. An hour to Concord and two hours to Boston for more entertainment and fun.



2 Bedrooms



2 Bathrooms



Approx. 905 SF

Monthly Fee: \$510 | Property Taxes: \$2,138



Virtual Tour URL Unbranded 1

**County** NH-Grafton  
**Village/Dist/Locale** Existing  
**Construction Status** Existing  
**Year Built** 2015  
**Architectural Style** Single Wide  
**Color**  
**Total Stories** 1  
**Zoning** MHP  
**Taxes TBD** No  
**Tax Annual Amount** \$2,138.00  
**Tax Year** 2025  
**Tax Year Notes**  
**Owned Land** No  
**Lot Size Acres**  
**Lot Size Square Feet**  
**Common Land Acres**  
**Garage** No  
**Basement** No  
**Basement Access Type**  
**Activation Date**

**Rooms Total** 5  
**Bedrooms Total** 2  
**Bathrooms Total** 2  
**Bathrooms Full** 2  
**Bathrooms Three Quarter** 0  
**Bathrooms Half** 0  
**Bathrooms One Quarter** 0  
**Above Grade Finished Area** 905 Measured  
**Above Grade Unfinished Area** 0  
**Above Grade Unfinished Area Source** Public Records  
**Below Grade Finished Area** 0  
**Below Grade Finished Area Source** Public Records  
**Below Grade Unfinished Area** 0  
**Below Grade Unfinished Area Source** Public Records  
**Total Finished Area** 905  
**Footprint**  
**Road Frontage** No  
**Road Frontage Type** Association, Paved  
**Road Frontage Length**

**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** Unknown  
**Timeshare/Fract. Ownrshp** No  
**T/F Ownership Amount**  
**T/F Ownership Type**  
**Foreclosed/Bank-Owned/REO** No  
**Days On Market** 0  
**Auction**  
**Current Use**  
**Land Gains**  
**Resort**

**Public Remarks** Great opportunity to live in Olympic Village Park in Lebanon, NH! This 2015 manufactured home offers one level living with 2 bedrooms, 2 bathrooms and a laundry room. The kitchen has an abundance of wood cabinets for storage. Beautiful views of Mascoma Lake and Shaker Mountain. The primary room has an ensuite bathroom with a soaking tub and standup shower. You're just 4 minutes to Shakoma Beach, where you can launch a kayak, swim, or relax on the shore of Mascoma Lake. Located only 15 minutes to Dartmouth Health and downtown Hanover, making it an ideal location for anyone who works in the Upper Valley. Outdoor enthusiasts will love the area for hiking, biking, and cross-country skiing nearby at Boston Lot Conservation Area, Northern Rail Trail, and Enfield Shaker Village trails. In the winter, enjoy ice fishing or skating on Mascoma Lake, and you're just a short drive to Whaleback Mountain for local downhill skiing and snowboarding and 45 minutes to Raquet Mountain Resort. Just 15 minutes to West Lebanon where you can find more shopping, dining and essentials. An hour to Concord and two hours to Boston for more entertainment and fun.  
**Directions** From NH Route 4A, across from the Baited Hook, turn onto the Olympic Trailer Park entrance, the home will be at the upper lot, unit #18, on the right.

**Kitchen** 1 12'5" x 9'10"  
**Dining Room** 1 6'10" x 6'8"  
**Living Room** 1 12'5" x 16'  
**Primary BR** 1 10'1" x 12'9"  
**Bathroom Full** 1 12'5" x 7'8"  
**Bedroom** 1 10'2" x 10'1"  
**Bathroom Full** 1 7' x 4'11"

**Map** 98  
**Block** 22  
**Lot** 2000  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 4731  
**DeedPage** 960  
**TotDeeds**  
**Covenants** Yes  
**Seasonal** No

**SchDistrict** Lebanon Sch District SAU #88  
**SchElem** Hanover Street School  
**SchMiddle** Lebanon Middle School  
**SchHigh** Lebanon High School

**Lot Features** Leased  
**Construction Materials** Vinyl Siding  
**Foundation Details** Skirted, Concrete Slab  
**Roof** Asphalt Shingle  
**Driveway** Gravel  
**Electric** 100 Amp Service, Circuit Breaker(s)  
**Phone Company**  
**Electric Company** Liberty  
**Fuel Company** Superior Propane  
**Cable Company**  
**Internet Service Provider** Xfinity

**Utilities** Phone, Cable, Propane  
**Exclusions**  
**Right of First Refusal**

**Association Amenities** Snow Removal  
**Appliances** Dishwasher, Dryer, Range Hood, Gas Range, Refrigerator, Washer, Water Heater  
**Other Equipment** Smoke Detector  
**Exterior Features** Deck, Shed  
**Interior Features** Ceiling Fan, Laundry Hook-ups, Primary BR w/ BA, Soaking Tub, 1st Floor Laundry  
**Flooring** Carpet, Vinyl  
**Heating** Propane, Forced Air, Hot Air  
**Cooling** None  
**Water Source** Public  
**Sewer** Public

**Fees - Condo - Mobile**

**Condo Fees**  
**Fee** \$510.00  
**Fee Frequency** Monthly  
**Fee Includes** Plowing  
**AssnFee2**  
**AssnFee2Frq**  
**AssnFee3**  
**AssnFee3Frq**

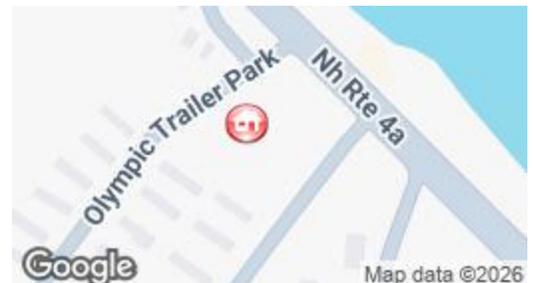
**Condo Name**  
**Building Number**  
**Floor Number**  
**Units Per Building**  
**LmtComArea**  
**SpecAssmt**

**ParkName** Olympic Village Park  
**Mobile Co-Op**  
**MobPkApvl** Yes  
**MustMove**  
**Mobile Make**  
**MobileMod**  
**MobileSer#**  
**Mobile Anchor**

O'Halloran Group  
 listings@ohgrp.com



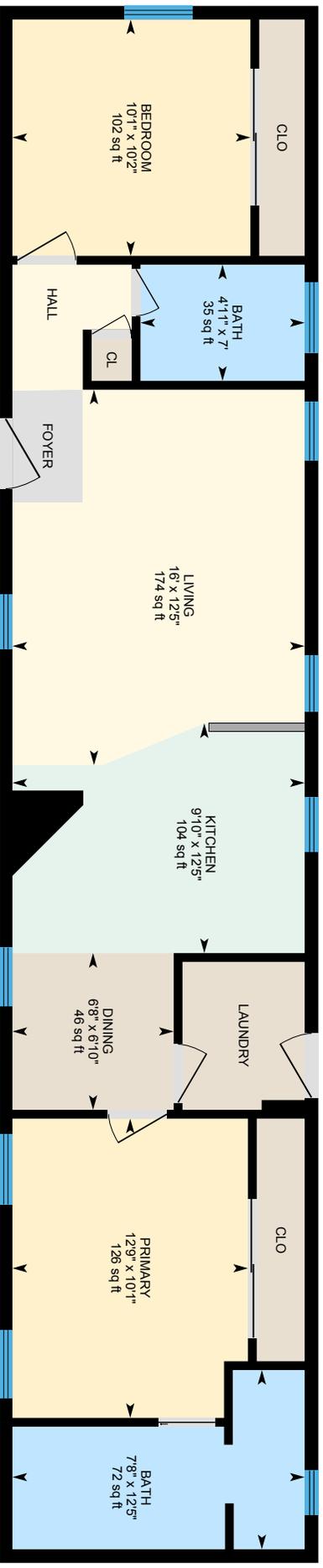
KW Coastal and Lakes & Mountains  
 Off: 603-526-8600



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# 18 Upper-86 NH Rte 4A, Lebanon, NH

Main Floor Finished Area 905.36 sq ft



PREPARED: 2026/01/21



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: Amy L. Gonzalez

2. PROPERTY LOCATION: 86 NH Route 4A, 18UP, Lebanon, NH 03766

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

4. SELLER:  has  has not occupied the property for 3.5 years.

#### 5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM:  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

b. INSTALLATION: Location: UNKNOWN  
Installed By: \_\_\_\_\_ Date of Installation: \_\_\_\_\_  
What is the source of your information? \_\_\_\_\_

c. USE: Number of persons currently using the system: 3  
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:  
Water testing has been done by either the city or park (I am unsure) and they are posted to the doors. No known issues.

#### 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 \_\_\_\_\_ 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 AG / \_\_\_\_\_

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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

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: PARK FEE \$510 A MONTH  
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?** PARK

**i. Heating System** Age: 10 Type: forced air Fuel: propane Tank Location: back of trailer

Owner of Tank: Superior propane  
Annual Fuel Consumption: 450 gallons Price: market Gallons: 450  
Date system was last serviced and by whom? self - cleaned 2025  
Secondary Heat Systems: \_\_\_\_\_  
Comments: \_\_\_\_\_

**j. Roof** Age: 10 Type of Roof Covering: shingle

Moisture or leakage: unknown  
Comments: \_\_\_\_\_

SELLER(S) INITIALS AS /           

BUYER(S) INITIALS /            /

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- k. **Foundation/Basement**  Full  Partial  Other: \_\_\_\_\_  Type: cement slab foundation  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_
- l. **Chimney(s)** How Many? 0 Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_
- m. **Plumbing** Type: unknown Age: 10  
Comments: \_\_\_\_\_
- n. **Domestic Hot Water** Age: 10 Type: propane Gallons: 40
- o. **Electrical System** # of Amps 100  Circuit Breakers  Fuses  
Comments: \_\_\_\_\_  
Solar Panels:  Leased  Owned If leased, explain terms of agreement: n/a  
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: n/a Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
Comments: \_\_\_\_\_
- t. **Pool** Age: n/a 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: xfinity
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) unknown  
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 ALJ /             
01/20/26 12:26 PM EST dotloop verified

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:

**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).**

*Amy L. Gonzalez*  
SELLER  
dotloop verified  
01/20/26 12:36 PM EST  
MN90-BOGR-N4AY-RWVY  
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 *AG* /

BUYER(S) INITIALS  /

**PROPERTY DISCLOSURE RIDER**  
**CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS**  
**(To be used in conjunction with Property Disclosure - Residential)**  
**New Hampshire Association of REALTORS® Standard Form**



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

**RIGHT TO INFORMATION:** In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

- 1. Seller and Property Address: Amy L. Gonzalez  
86 NH Route 4A, 18UP, Lebanon, NH 03766
- 2. Association Name (if applicable): Olympic Park
- 3. Property Manager/Agent: Craig Phone: 1-603-568-0878

4. **GENERAL AND LEGAL**
- a. Are there any Association or Corporation approvals required for transfer of Ownership?  Yes  No  Unknown
  - b. Is there a time share operation existing at Property?  Yes  No  Unknown
  - c. Is there a vacation rental operation or other organized rental program at Property?  Yes  No  Unknown
  - d. Are you aware of any rental, use or age restrictions?  Yes  No  Unknown
  - e. Number of allocated parking spaces available for this unit: 2
  - f. Are you aware of any pending or existing litigation?  Yes  No If Yes, please explain: \_\_\_\_\_
  - g. Are the minutes of the Condominium Association annual meeting available?  Yes  No  Unknown
  - h. Are there any pet policies? Restrictions:  Yes  No Dogs/Cats Allowed:  Yes  No

5. **MASTER INSURANCE POLICY**
- a. Name of Company: State Farm
  - b. Name of Agent: Benjamin Russo Phone: 603-298-7834

6. **FINANCIAL**
- a. Monthly maintenance fee(s): \$510
  - b. What do the monthly fees include?
 

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Snow Removal
<input type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input type="checkbox"/> Recreation/Community Association Dues	<input type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
  - c. Are there any additional fees? If so, please specify: n/a
  - d. Are you aware of any special assessments or loans in effect at this time?  Yes  No  
If Yes, explain: \_\_\_\_\_
- Additional Comments: \_\_\_\_\_

7. **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.**

Amy L. Gonzalez  
 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 AND OTHER ADVISORS.**

\_\_\_\_\_  
 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
 BUYER \_\_\_\_\_ DATE \_\_\_\_\_



E # 22007183 05/31/2022 09:01 AM  
Book 4731 Page 960 Page 1 of 4  
Register of Deeds, Grafton County

LCHIP FEE	GRA177841	25.00
TRANS TAX	GR076877	990.00

### MANUFACTURED HOUSING WARRANTY DEED

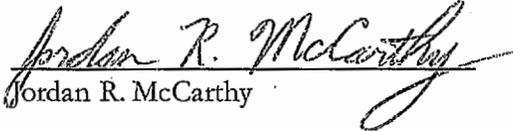
KNOW ALL MEN BY THESE PRESENTS, that WE, **JORDAN R. McCARTHY** and **KATHERINE J. HEFLIN**, a married couple, of the City of Malibu, County of Los Angeles and State of California, for consideration paid, grant to **AMY L. GONZALEZ**, whose current mailing address is 30 Dana Street, West Lebanon, NH 03784, with Warranty Covenants;

A 2016 Sunwood manufactured home, 14'x65', Model Name E214H, Serial #3111-0175-1, as described in a manufacturer's Certificate of Origin from Skyline (Homette Corp.) to Gordon E. Bagley, Jr., dated June 10, 2015, which, manufactured housing is currently situated at 18U Olympic Park, Route 4-A, in the City of Lebanon, Grafton County, New Hampshire.

The manufactured housing is located on a parcel of land owned by Gordan E. Bagley, Jr., Trustee of the Gordan E. Bagley, Jr., Revocable Trust of 2007, u/a dated November 30, 2007, who derives his title by warranty deed of Gordon E. Bagley, Jr., and Blanche M. Bangley, dated April 1, 2008, and recorded in the Grafton Registry of Deeds at Book 3586, Page 876.

Meaning and intending to convey all and the same Manufactured Housing as conveyed to Jordan R. McCarthy and Katherine J. Heflin by manufactured warranty deed of Raymond P. Gaudette, dated May 28, 2019, and recorded in the Grafton County Registry of Deeds at Book 4438, Page 826.

Witness my hand this 26<sup>th</sup> day of May, 2022.

  
Jordan R. McCarthy

STATE OF NH :  
COUNTY OF GRAFTON :

On this 26 day of May 2022, before me, the undersigned officer, personally appeared Jordan R. McCarthy known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.



[Signature]  
Notary Public  
My Commission Expires:

Witness my hand this 20 day of May, 2022.

[Signature]  
Katherine J. Heflin

STATE OF \_\_\_\_\_ :  
COUNTY OF \_\_\_\_\_ :

On this \_\_\_\_ day of May 2022, before me, the undersigned officer, personally appeared Katherine J. Heflin known to me or satisfactorily proven to be the person whose names is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

[Signature]  
5/20/2022  
SEE ATTACHED NOTARIAL CERTIFICATE

Notary Public  
My Commission Expires:

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Sacramento }

On 5/20/22 before me, Khalion Gansukh - Notary Public  
(Here insert name and title of the officer)

personally appeared Katherine Jill Heftlin  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Khalion Gansukh  
Notary Public Signature (Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT  
(Title or description of attached document)  
(Title or description of attached document continued)  
Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

CAPACITY CLAIMED BY THE SIGNER  
 Individual (s)  
 Corporate Officer  
\_\_\_\_\_  
(Title)  
 Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CONSENT TO CONVEYANCE

Gordon E. Bagley, Jr., Trustee of The Gordon E. Bagley, Jr. Revocable Trust of 2007, u/a dated November 30, 2007, owner of the tract or parcel of land upon which the aforesaid manufactured housing is to be situated, hereby consent to the conveyance of the Manufactured Housing.

CERTIFICATE OF TRUSTEE

Pursuant to New Hampshire RSA 564-A:7; the undersigned Trustee, as Trustee of The Gordon E. Bagley, Jr. Revocable Trust of 2007, u/a dated November 30, 2007, hereby states that he has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and to execute the instrument herein, 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 the conveyance herein.

Dated this 25 day of May, 2022.

Gordon E. Bagley, Jr.  
Gordan E. Bagley, Jr., Trustee of The  
Gordan E. Bagley, Jr. Revocable Trust of  
2007, u/a dated November 30, 2007

STATE OF NH :  
COUNTY OF GRAFTON :

On this 25 day of May 2022, before me, the undersigned officer, personally appeared Gordan E. Bagley, Jr., Trustee of The Gordon E. Bagley, Jr. Revocable Trust of 2007, u/a November 30, 2007, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

Richard E. Mullaly  
Notary Public  
My Commission Expires: \_\_\_\_\_





**Property Information**

**Property ID** 98-22-3200  
**Location** 86 NH ROUTE 4A #6UP  
**Owner** NEWKIRK SR, G R TRUSTEE



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/29/2025  
Data updated 11/18/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.