



# 31 Elkins Hill Road, Andover

Offered at \$375,000

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## About This Home

This 3-bedroom, 1.5-bathroom Ranch in Andover sits on over 2 acres with amazing views of Mount Kearsarge. The interior features a bright sunlit living room and a kitchen with a pantry, both with great views of the mountain scenery. Bedrooms and full bathroom are all on the main level for convenience. The lower level includes a partially finished basement with a spacious entertainment room, a workshop, and a half bathroom. For parking and storage, there is a 1-car attached garage and paved driveway. Outside, the property offers ample open space for gardens with excellent natural exposure throughout the day.

## Location Details

Only 15 minutes to Ragged Mountain Resort for winter activities, close to many local golf courses and hiking trails and lakes for summer fun. Only 10 minutes to the center of New London for all your necessities, local dining, coffee shops, groceries and health care. 30 minutes to Tilton for local shops and restaurants and 40 minutes to Concord for even more dining, shops, theater and entertainment.



3 Bedrooms



1.5 Bathrooms



Approx. 1,714 SF

Acres 2.09 | Property Taxes: \$6,531



Virtual Tour URL Unbranded 1

**County** NH-Merrimack  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1960  
**Architectural Style** Ranch  
**Color**  
**Total Stories** 1  
**Zoning** AR Rural / Agricultural  
**Taxes TBD** No  
**Tax Annual Amount** \$6,531.00  
**Tax Year** 2025  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 2.09  
**Lot Size Square Feet** 91,040  
**Common Land Acres**  
**Garage** Yes  
**Basement** Yes  
**Basement Access Type** Walkout  
**Activation Date**

**Rooms Total** 6  
**Bedrooms Total** 3  
**Bathrooms Total** 2  
**Bathrooms Full** 1  
**Bathrooms Three Quarter** 0  
**Bathrooms Half** 1  
**Bathrooms One Quarter** 0  
**Above Grade Finished Area** 1,287  
**SqFtFAGSrc** Measured  
**Above Grade Unfinished Area** 322  
**SqFtUAGSrc** Measured  
**Below Grade Finished Area** 427  
**SqFtBGSrc** Measured  
**Below Grade Unfinished Area** 577  
**SqFtUBGSrc** Measured  
**Total Finished Area** 1,714  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Type** Public  
**Road Frontage Length** 246

**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 3-bedroom, 1.5-bathroom Ranch in Andover sits on over 2 acres with amazing views of Mount Kearsarge. The interior features a bright sunlit living room and a kitchen with a pantry, both with great views of the mountain scenery. Bedrooms and full bathroom are all on the main level for convenience. The lower level includes a partially finished basement with a spacious entertainment room, a workshop, and a half bathroom. For parking and storage, there is a 1-car attached garage and paved driveway. Outside, the property offers ample open space for gardens with excellent natural exposure throughout the day. Only 15 minutes to Raquet Mountain Resort for winter activities, close to many local golf courses and hiking trails and lakes for summer fun. Only 10 minutes to the center of New London for all your necessities, local dining, coffee shops, groceries and health care. 30 minutes to Tilton for local shops and restaurants and 40 minutes to Concord for even more dining, shops, theater and entertainment. \*Showings begin at Open House on Saturday, February 28th, from 10:00 am - 12:00 pm.  
**Directions** From Route 11, near the Refinery and Circle K, turn onto Elkins Hill Road. House will be the 3rd house on the left.

**Kitchen** 1 17'7" x 11'2"  
**Living Room** 1 18'6" x 17'11"  
**Primary** 1 16'5" x 10'1"  
**Bedroom** 1 14'3" x 9'3"  
**Bedroom** 1 10'9" x 9'5"  
**Bathroom Full** 1 8'1" x 7'3"  
**Mudroom** 1 14'10" x 7'6"  
**Rec Room** B 23' x 15'6"  
**Bathroom Half** B 4'4" x 4'11"  
**Laundry Room** B 17'3" x 13'10"  
**Workshop** B 13'9" x 27'10"

**Lot Features** Country Setting, Mountain View, Sloping, View, Wooded  
**Construction Materials** Wood Frame, Vinyl Siding  
**Foundation Details** Concrete  
**Flooring** Carpet, Laminate, Softwood  
**Exterior Features** Deck, Garden Space, Enclosed Porch  
**Roof** Metal  
**Driveway** Paved

**Exclusions**  
**Right of First Refusal**

**Map** 28  
**Block** 567  
**Lot** 107  
**SPAN Number**  
**Property ID**

**Interior Features** Ceiling Fan, Laundry Hook-ups, Living/Dining, Natural Light, Basement Laundry  
**Appliances** Dryer, Range Hood, Electric Range, Refrigerator, Washer, On Demand Water Heater  
**Other Equipment** Smoke Detector  
**Utilities** Cable  
**Heating** Oil, Baseboard, Hot Water  
**Electric** 200+ Amp Service, Circuit Breaker(s)  
**Cooling** None  
**Water Source** Drilled Well  
**Sewer** 1000 Gallon, Concrete, Leach Field, Private, Septic

**Fuel Company** Huckleberry Propane & Oil  
**Electric Company** NHEC  
**Water Company**  
**Cable Company** Comcast  
**Phone Company**  
**Internet Service Provider** Comcast

**DeedRecTy** Warranty  
**Deed Book** 3759  
**Deed Page** 1359  
**Covenants** No  
**Seasonal** No  
**PlanUrbDev**

**SchDistrict** Andover School District  
**SchElem** Andover Elem/Middle School  
**SchMiddle** Andover Elem/Middle School  
**SchHigh** Merrimack Valley High School

**Fees - Condo - Mobile**

**Condo Fees**  
**Fee**  
**Fee 2**  
**Fee 3**

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

**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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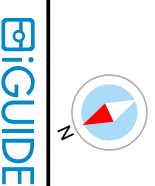
# 31 ELKINS HILL RD, ANDOVER, NH

Main Floor Finished Area 1287.54 sq ft  
Unfinished Area 322.83 sq ft



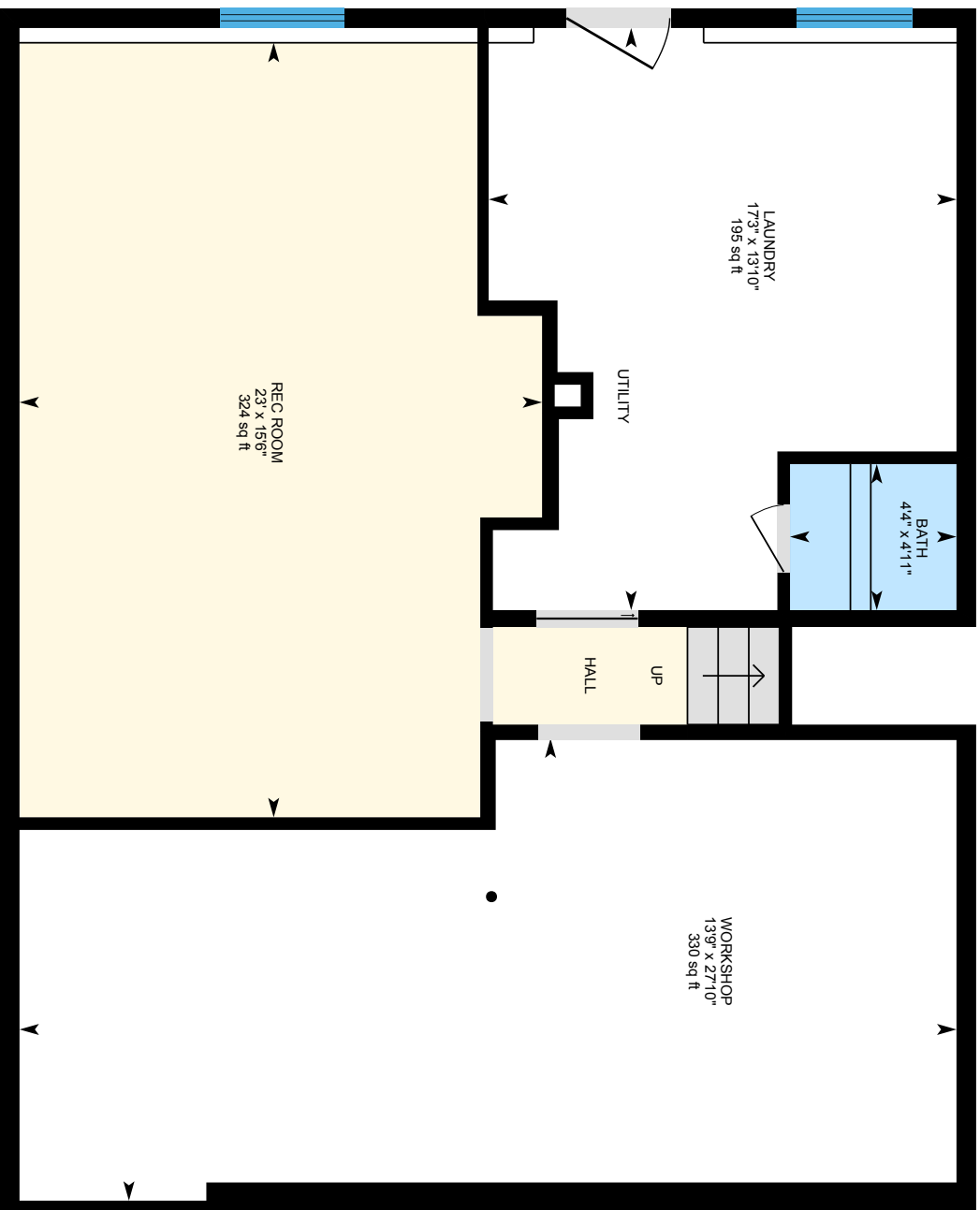
PREPARED: 2026/02/20

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.



# 31 Elkins Hill Rd, Andover, NH

Lower Level (Below Grade) Finished Area 427.66 sq ft  
Unfinished Area 577.86 sq ft



PREPARED: 2026/02/20



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:** Jason N. Thompson

2. **PROPERTY LOCATION:** 31 Elkins Hill Road, Andover, NH 03216

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

4. **SELLER:**  has  has not occupied the property for 4.4 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: front of house  
Installed By: unknown Date of Installation: unknown  
What is the source of your information? Seller's Property Information Report when home was purchased in 2021

c. USE: Number of persons currently using the system: 1  
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: New 3/4 hp pump installed by Capital Well in July 2019 as per 2021 "Seller's Property Information Report"

### 6. SEWAGE DISPOSAL SYSTEM

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

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

c. IF PRIVATE:  
TANK:  Septic Tank  Holding Tank  Cesspool  Unknown  
Tank Size 1000 Gal.  Unknown  Other \_\_\_\_\_  
Tank Type  Concrete  Metal  Unknown  Other \_\_\_\_\_  
Location: backyard  Location Unknown Date of Installation: Unknown  
Date of Last Servicing: 06/07/2021 Name of Company Servicing Tank: Unknown  
Have you experienced any malfunctions?  Yes  No  
Comments: Source: Seller's Property Information Report when home was purchased in 2021

SELLER(S) INITIALS  / \_\_\_\_\_

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

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d. LEACH FIELD:  Yes  No  Other \_\_\_\_\_  
IF YES, Location: backyard Size: \_\_\_\_\_  Unknown  
Date of installation of leach field: Unknown Installed By: Unknown  
Have you experienced any malfunctions?  Yes  No  
Comments: Source: Seller's Property Information Report when home was purchased in 2021

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"/>	38	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		_____	<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		_____	<input checked="" 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: 07/09/2024 By: Nelson Analytical Lab  
Results: average 5.5 pCi/L If app \_\_\_\_\_  
Has the property been tested since remedial steps?  Yes  No  
Are test results available?  Yes  No  
Comments: Radon mitigation system installed in 2024 by Coletta Radon Systems & Water Treatment

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? Seller's Property Information Report when home was purchased in 2021

**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? Seller's Property Information Report when home was purchased in 2021

**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: 5.3yrs Type: HWB Fuel: oil Tank Location: basement**

Owner of Tank: Unknown

Annual Fuel Consumption: 500 Price: variable Gallons: 250

Date system was last serviced and by whom? 9/9/2025 - Have system serviced annually by Huckleberry Propane & Oil LLC

Secondary Heat Systems: N/A

Comments: Source: Seller's Property Information Report when home was purchased in 2021

**j. Roof Age: 15.4 Type of Roof Covering: metal**

Moisture or leakage: no

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

SELLER(S) INITIALS [Signature] / \_\_\_\_\_

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

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**k. Foundation/Basement:**  Full  Partial  Other: \_\_\_\_\_  Type: concrete  
Moisture or leakage unknown  
Comments: \_\_\_\_\_

**l. Chimney(s) How Many?** 1 Lined? yes Last Cleaned: unknown Problems? no  
Comments: Source: Seller's Property Information Report when home was purchased in 2021

**m. Plumbing Type:** copper and pvc Age: unknown  
Comments: Source: Seller's Property Information Report when home was purchased in 2021

**n. Domestic Hot Water:** Age: 5.3yrs Type: on demand Gallons: \_\_\_\_\_

**o. Electrical System: # of Amps** 200  Circuit Breakers  Fuses  
Comments: Electrical system upgraded June 2022 by NH Generator Installers  
Solar Panels:  Leased  Owned If leased, explain terms of agreement: \_\_\_\_\_  
Comments: \_\_\_\_\_

Previous 150A breaker replaced with new 200A breaker with an integrated transfer switch for a generator input. Exterior 240V socket for generator hookup located on the front yard facing portion of house.

**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: 6.5kw Last Date of Service: new - unused  
If Portable:  Included  Negotiable  
Comments: RYOBI 6500-Watt Gasoline Powered Inverter Generator

**v. Internet:** Type Currently Used at Property: Cable

**w. Other (e.g. Alarm System, Irrigation System, etc.)** N/A  
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 [Signature] / \_\_\_\_\_

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:

Interior living area windows replaced with Anderson 400 series windows in 2022  
Front door, garage windows, and a basement window replaced with Pella 250 series in 2022  
Porch windows replaced by Pella 250 series in 2024  
Clothing dryer should be repaired or replaced, high-temperature setting temperature control possibly faulty and should not be used, low temperature setting ok  
Washing machine functional, but running an extra spin cycle often needed

**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).**

*Jason N. Thompson*  
dotloop verified  
01/28/26 12:25 PM EST  
VLQY-WPSB-OAUD-YG04  
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 *JN*

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: 31 Elkins Hill Road, Andover, NH 03216

### 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) 

 <small>02/24/26 6:49 AM EST dotloop verified</small>
--

 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.

 <small>dotloop verified 01/27/26 3:16 PM EST VPCY-DABM-WSRE-Z8RK</small>	
Seller	Date
Purchaser	Date
 <small>dotloop verified 02/24/26 6:49 AM EST NJ0Y-VLP0-AUKN-GLGX</small>	
Agent	Date

Return To:  
Jason N. Thompson  
31 Elkins Hill Road  
Andover, NH 03216

Compliments of



HUDKINS LAW & TITLE  
REAL ESTATE

Transfer Tax: \$ 5,100.-

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Carol Anne Meyers**, a married person, with a mailing address of 31 Elkins Hill Road, Andover, NH 03216, for consideration paid grant(s) to **Jason N. Thompson**, with a mailing address of 1101 East Hector Street Apt. 219, Conshohocken, PA 19428, with WARRANTY COVENANTS:

Two (2) certain tracts of land with any improvements thereon situated in Andover, County of Merrimack and State of New Hampshire, described as follows:

Tract 1:

Beginning at a concrete post near the road leading from Route 11 to Elkins Hill; thence westerly two hundred sixty-five (265) feet, more or less, to a concrete post; thence southerly one hundred fifty (150) feet, more or less, along land now or formerly of Everett D. and Ruth C. Decatur to a concrete post; thence easterly two hundred sixty-five (265) feet, more or less, to a concrete post; thence northerly one hundred fifty (150) feet, more or less, to the point of beginning.

Tract 2:

Parcel A-3 of the "Annexation and Subdivision prepared for Scott P. Robart", dated January 1988 and recorded in the Merrimack County Records as Plan #10222.

Beginning at a concrete post at the easterly corner of the premises; thence South 32° 34' West, 101.3 feet, more or less, to a point; thence South 32° 34' West, 20.0 feet, more or less, to a point; thence South 63° 04' West, 208.0 feet, more or less, to a point; thence North 49° 23' West, 119.0 feet, more or less, to a point; thence North 28° 18' East, 250.00 feet, more or less, to a point; thence North 28° 18' East, 50.00 feet, more or less, to a point; thence South 53 ° 52' East, 246.2 feet, more or less, to the point of beginning.

Tract 2 shall not be deemed or considered a separate lot of record, but shall be regarded as merged into and made an integral part of the contiguous lot of land (Tract 1) so that the same shall hereafter be one combined single lot of record.

Containing 1.4 acres, more or less.

Subject to an easement to John W. Whitcomb and Mary Jane Whitcomb to take water from the artesian well located on the premises of Calvin G. Whitcomb, recorded in the Merrimack County Registry of Deeds, Book 1051, Page 432.

Subject to an Easement to New Hampshire Electric Cooperative and Northern New England Telephone Operations recorded in said Registry of Deeds at Book 3183, Page 574.

Meaning and intending to describe and convey the same premises as conveyed to Carol Anne Meyers by virtue of a deed dated July 19, 2018 recorded in the Merrimack County Registry of Deeds at Book 3603, Page 28.

The grantor(s) hereby release all rights of homestead in the above-described property.

Executed this 17th day of September, 2021.

  
\_\_\_\_\_  
Carol Anne Meyers

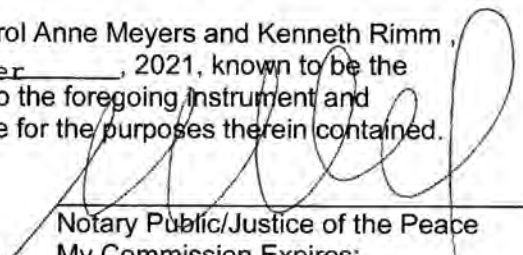
And I, Kenneth Rimm, spouse of the Grantor, hereby release all rights of homestead in the above-described property.

  
\_\_\_\_\_  
Kenneth Rimm

State of New Hampshire  
County of Merrimack

Personally appeared the above named Carol Anne Meyers and Kenneth Rimm, before me this 17th day of September, 2021, known to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.



  
\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires:

EASEMENT

KNOW ALL MEN BY THESE PRESENTS. That, I, Calvin G. Whitcomb, single, of Andover, County of Merrimack, State of New Hampshire, for consideration paid, grant to John W. Whitcomb and Mary Jane Whitcomb, husband and wife, both of Elkins Hill Road, Andover, said County and State AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, the following:

Granting a perpetual right and easement to take water from the artesian well located upon the premises of the said Calvin G. Whitcomb, adjoining premises of the said John W. and Mary Jane Whitcomb including the right of the said Grantees to enter upon the premises of the grantor in order to install, maintain and repair a pipe line from the said artesian well. Said premises are situated in Andover.

The said Calvin G. Whitcomb acquired title to the premises upon which the artesian well is situate by deed of Walter M. and Philona L. Page by deed recorded in Merrimack County Registry of Deeds, Book 987, Page 10. The said John W. and Mary Jane Whitcomb acquired title to their property also by deed of the said Walter M. and Philona L. Page by deed recorded in Book 1045, Page 394  
No consideration

Witness my hand and seal this 21<sup>st</sup> day of June, 1969.

WITNESS.

*Nick E. Shup*

*Calvin G. Whitcomb*  
Calvin G. Whitcomb

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

On this the 21<sup>st</sup> day of June, 1969, before me, *Nick E. Shup* the undersigned officer, personally appeared Calvin G. Whitcomb, 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 purpose therein contained.

In witness whereof I hereunto set my hand and official seal:

LAW OFFICES  
STANLEY AND TARDIF  
43 CENTRE STREET  
CONCORD, N. H.

*My commission expires Nov 14, 1969.*

*Nick E. Shup*  
~~Justice of the Peace~~  
*Notary Public*

Received and recorded June 23, 2-22 P.M. 1969

⑤ New Hampshire Electric Co-op

Doc#: 757345  
Book: 3183 Pages: 0574  
03/10/2010 8:35AM

MCRD Book 3183 Page 574

Compliments of



**HUDKINS LAW & TITLE**  
REAL ESTATE

**STATE OF NEW HAMPSHIRE**

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

THOUSAND HUNDRED AND 40 DOLLARS

MO	DAY	YR	AMOUNT
03	10	2010	893925 \$ 40

VOID IF ALTERED

40.00

**Right of Easement**

W.O. 22460175

I/We DENNIS J. GORDON

of P.O. BOX 355, ANDOVER

State of NEW HAMPSHIRE 03216 (hereinafter "Grantor")

for consideration paid, grant to the NEW HAMPSHIRE ELECTRIC COOPERATIVE, INC., 579 TENNEY MOUNTAIN HIGHWAY PLYMOUTH, NEW HAMPSHIRE 03264, a New Hampshire corporation, and NORTHERN NEW ENGLAND TELEPHONE OPERATIONS LLC, a limited liability company organized under the laws of Delaware, with its principal place of business at 900 Elm Street, Manchester, New Hampshire, 03101; their respective successors and assigns forever (hereinafter "Grantee") with warranty covenants, the RIGHT and EASEMENT to construct, repair, operate, maintain, patrol, replace and remove overhead and underground lines consisting of wires, ducts, cables, poles, and other apparatus necessary for the transmission and distribution of electricity and/or telephone service on, over and under our land in New Hampshire,

More particularly described in deed recorded in Registry of Deeds at Book 2344 Page 1938

Land in the city/town of Andover County of Merrimack New Hampshire

For the installation of all underground and/or overhead equipment as well as conductors necessary for any distribution along Elkins Hill Road as well as extension of electric service.

This conveyance shall include the right to clear and keep clear a right-of-way of all trees and underbrush by such means as the grantee may select and to cut down, as needed, all dead, weak, leaning or dangerous trees that may exist outside of the right of way, but are tall enough to strike the wires in falling. The location of said right-of-way shall be determined by mutual consent and become permanent upon installation of said lines.

The width of right-of-way shall not exceed 15 Ft., each side of pole and/or ditch line. Necessary guy wires and anchors may be located beyond the cleared area.

In the event it becomes necessary to disturb the pavement/landscaping above underground conductors for maintenance purposes the grantor(s), directors, successors or assigns will be responsible for the same.

The grantor shall continue to enjoy use of the property for any purpose not adverse to the grantee's rights. Planting of trees, building of structures or storage of lumber and/or other materials within the granted right-of-way shall not be undertaken without the grantee's knowledge and consent. The Grantee agrees to make reasonable modification of the lines within the grantor's property at the grantor's expense to accommodate future needs of the grantor in the use of the property.

The grantor(s) release to the grantee(s) all right and dower/curtesy, homestead, and other interests in the rights and easements hereby conveyed

Witness my/our hand(s) and seal(s) this 22nd day of July 20 09

GRANTOR'S SIGNATURE  
*Dennis J. Gordon*

GRANTOR'S SIGNATURE

DENNIS J. GORDON  
(Printed or typewritten copy of signature)

(Printed or typewritten copy of signature)

State of NEW HAMPSHIRE County of MERRIMACK This Area For Notary Use Only

On this 22nd day of July 20 09

Before me the undersigned officer personally appeared.

DENNIS JAMES GORDON  
known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument that he executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

*Elizabeth M. King*  
(Notary Public/Justice of the Peace)

ELIZABETH M. KING, Notary Public  
My Commission Expires February 7, 2012  
(My commission expires)



45391



LT1-2-757345-1



LT2-3183-574-1

MERRIMACK COUNTY RECORDS

*Kathie L. Gray*, CPO, Register



**TERRAMAP**  
 85 Mechanic Street, Suite 220  
 Lebanon, NH 03766  
 (603) 442-9300  
 www.Terramap.com

Map 28