



# 57 Kearsarge Mountain Road, Warner

Offered at \$525,000

## About This Home

Located in the heart of Warner, this well-maintained 1800s home offers 3 bedrooms, 3 bathrooms, and sits on a .78-acre lot with gardens and a one-car garage. Thoughtfully updated, the property features a brand-new heating system, solar panels, and mini-splits for year-round comfort and efficiency. The main level allows for convenient first-floor living with a bedroom, full bathroom, and laundry. The kitchen, dining area, and living room flow seamlessly together, creating a comfortable space for everyday living and entertaining. An additional section of the home includes a kitchenette, two bedrooms, and a bathroom, previously used as a rental, offering potential for income or an area for guests to stay. The attached barn includes a spacious studio with radiant heat that could serve as a primary suite, office, or creative space. Just minutes from downtown Warner, you'll enjoy easy access to local dining, coffee shops, and community activities.

## Location Details

Close to Mount Kearsarge for scenic hiking and easy access to Interstate 89. Only 30 minutes from Concord for more dining options, shopping, health care and entertainment and 1.5 hours to Boston. This property combines historic charm, modern updates, and flexible living options, all in a convenient village setting.



3 Bedrooms



3 Bathrooms



Approx. 3,458 SF

Acres 0.78 | Property Taxes: \$10,389



**County** NH-Merrimack  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1892  
**Architectural Style** New Englander  
**Color**  
**Total Stories** 1.75  
**Zoning** Residential  
**Taxes TBD** No  
**Tax Annual Amount** \$10,388.97  
**Tax Year** 2025  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 0.78  
**Lot Size Square Feet** 33,977  
**Common Land Acres**  
**Garage** Yes  
**Basement** Yes  
**Basement Access Type** Interior  
**Activation Date** 3/21/2026

**Rooms Total** 12  
**Bedrooms Total** 3  
**Bathrooms Total** 3  
**Bathrooms Full** 1  
**Bathrooms Three Quarter** 2  
**Bathrooms Half** 0  
**Bathrooms One Quarter** 0  
**Above Grade Finished Area** 3,458  
**SqFtFAGSrc** Measured  
**Above Grade Unfinished Area** 506  
**SqFtUAGSrc** Measured  
**Below Grade Finished Area** 0  
**SqFtBFGSrc** Public Records  
**Below Grade Unfinished Area** 0  
**SqFtUBGSrc** Public Records  
**Total Finished Area** 3,458  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Type** Paved, Public  
**Road Frontage Length** 375

**Waterfront Property**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**WaterFRit**  
**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** No  
**Current Use**  
**Land Gains**  
**Resort**

Virtual Tour URL Unbranded 1

**Public Remarks** Located in the heart of Warner, this well-maintained 1800s home offers 3 bedrooms, 3 bathrooms, and sits on a .78-acre lot with gardens and a one-car garage. Thoughtfully updated, the property features a brand-new heating system, solar panels, and mini-splits for year-round comfort and efficiency. The main level allows for convenient first-floor living with a bedroom, full bathroom, and laundry. The kitchen, dining area, and living room flow seamlessly together, creating a comfortable space for everyday living and entertaining. An additional section of the home includes a kitchenette, two bedrooms, and a bathroom, previously used as a rental, offering potential for income or an area for guests to stay. The attached barn includes a spacious studio with radiant heat that could serve as a primary suite, office, or creative space. Just minutes from downtown Warner, you'll enjoy easy access to local dining, coffee shops, and community activities. Close to Mount Kearsarge for scenic hiking and easy access to Interstate 89. Only 30 minutes from Concord for more dining options, shopping, health care and entertainment and 1.5 hours to Boston. This property combines historic charm, modern updates, and flexible living options, all in a convenient village setting. \*Showings begin at the open house on Saturday, March 21st, from 11:00 am - 1:00 pm.  
**Directions** From Route 103 in Warner, turn onto Kearsarge Mountain Road, go about 5 minutes, past Kirtland Street, house will be on the left.

<b>Kitchen</b>	1	11'2" x 10'4"	<b>Bathroom Three</b>	2	7'10" x 5'5"
<b>Dining Room</b>	1	8'11" x 10'4"	<b>Office/Study</b>	2	9'3" x 11'2"
<b>Living Room</b>	1	20'1" x 13'3"	<b>Studio</b>	2	24'1" x 25'10"
<b>Bedroom</b>	1	7'2" x 12'4"	<b>Loft</b>	3	6'7" x 7'4"
<b>Bedroom</b>	1	15' x 14'8"			
<b>Bathroom Full</b>	1	8'6" x 12'5"			
<b>Bathroom Half</b>	1	7'10" x 6'			
<b>Laundry Room</b>	1	7'9" x 12'5"			
<b>Other</b>	1	14'11" x 12'4"			
<b>Primary</b>	2	16'9" x 12'4"			
<b>Bedroom</b>	2	15' x 9'8"			

**Map** 033  
**Block** 000  
**Lot** 008  
**SPAN Number**  
**Property ID**

**DeedRecTy** Quit Claim  
**Deed Book** 3245  
**Deed Page** 1685  
**Covenants** No  
**Seasonal** No  
**PlanUrbDev**

**SchDistrict** Kearsarge Sch Dst SAU #65  
**SchElem** Simonds Elementary  
**SchMiddle** Kearsarge Regional Middle Sch  
**SchHigh** Kearsarge Regional HS

**Fees - Condo - Mobile**

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

**Lot Features** Corner, Level  
**Construction Materials** Wood Frame, Clapboard Exterior, Wood Siding  
**Foundation Details** Post/Piers  
**Flooring** Hardwood, Softwood, Tile  
**Exterior Features** Balcony, Barn, Deck, Garden Space, Shed  
**Roof** Metal, Asphalt Shingle  
**Driveway** Paved

**Interior Features** Cathedral Ceiling, Ceiling Fan, Dining Area, Laundry Hook-ups, Primary BR w/ BA, Skylight, Soaking Tub, Whirlpool Tub, 1st Floor Laundry  
**Appliances** Dryer, Range Hood, Electric Range, Refrigerator, Washer  
**Other Equipment** Air Conditioner, Smoke Detector  
**Utilities** Propane  
**Heating** Propane, Baseboard, Hot Water, Radiant Floor, Mini Split  
**Electric** Circuit Breaker(s)  
**Cooling** Mini Split  
**Water Source** Public  
**Sewer** Public

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

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

**Fuel Company** Irving  
**Electric Company** Eversource  
**Water Company** Warner Village Water Dist  
**Cable Company**  
**Phone Company**  
**Internet Service Provider** TDS

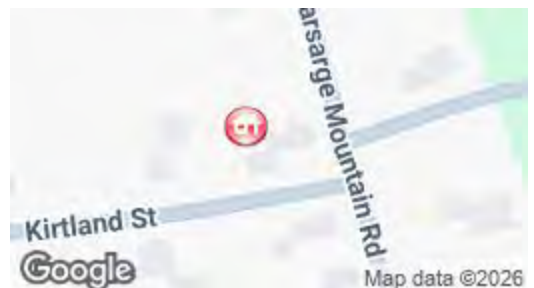
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**Mobile Co-Op**  
**MobPKApvl**  
**MustMove**  
**Mobile Make**  
**MobileMod**  
**MobileSer#**  
**Mobile Anchor**

O'Halloran Group

listings@ohgrp.com



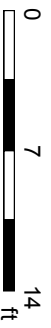
KW Coastal and Lakes & Mountains  
 Off: 603-526-8600



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# 57 Kearsarge Mountain Rd, Warner, NH

Main Floor Finished Area 2022.07 sq ft  
Unfinished Area 340.91 sq ft

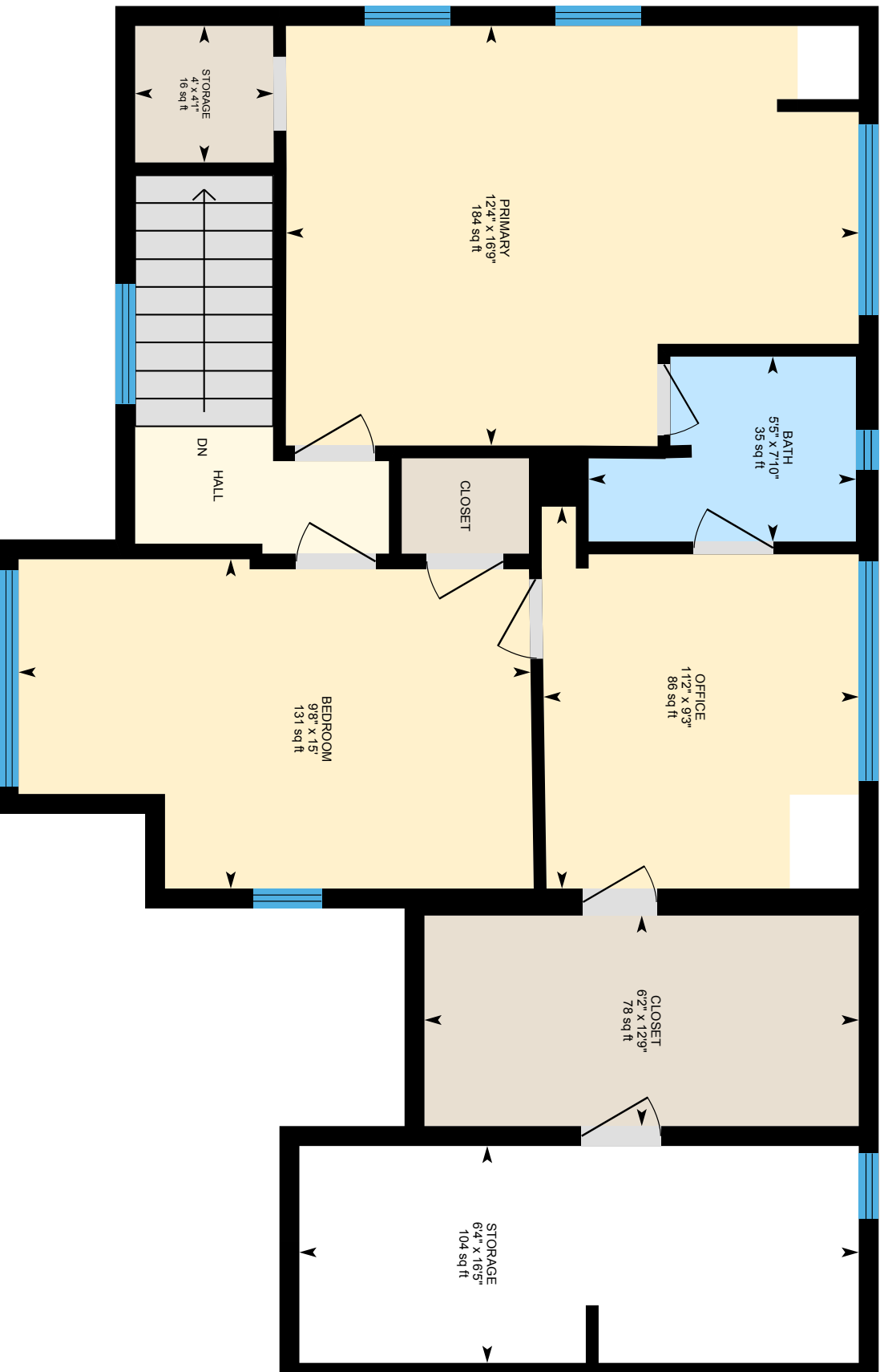


PREPARED: 2026/03/13



# 57 Kearsarge Mountain Rd, Warner, NH

2nd Floor Finished Area 698.85 sq ft  
Unfinished Area 138.53 sq ft



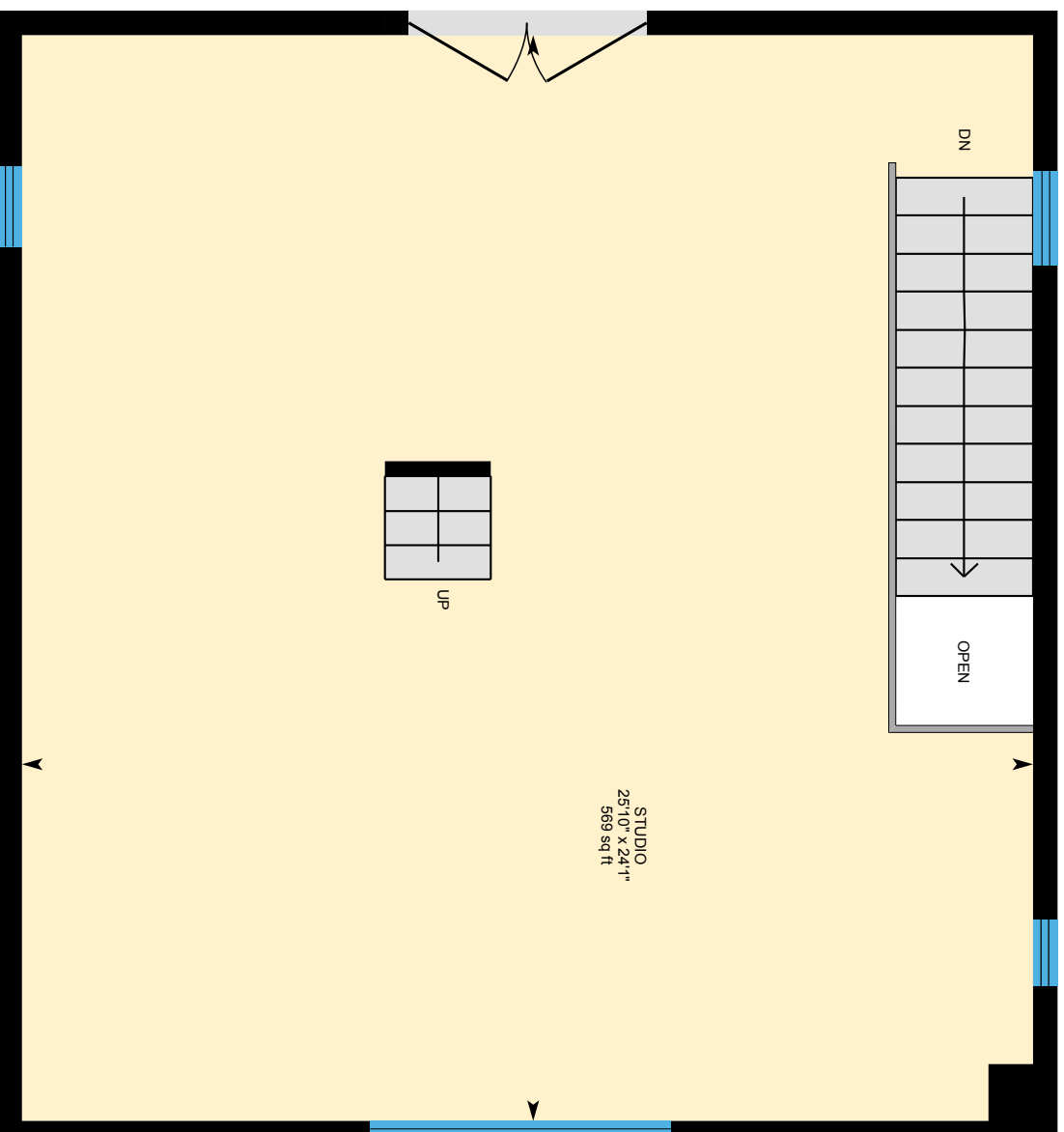
PREPARED: 2026/03/13

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.



# 57 Kearsarge Mountain Rd, Warner, NH

2nd Floor Studio Finished Area 670.41 sq ft



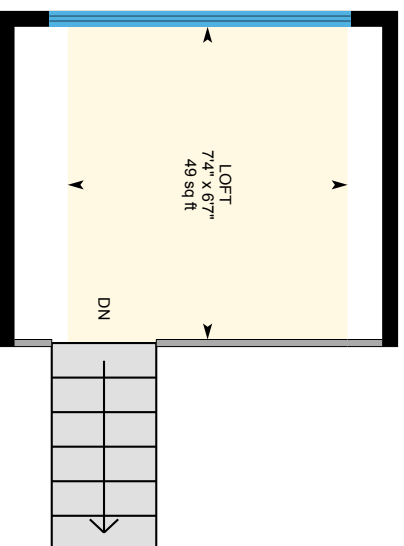
PREPARED: 2026/03/13



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.

# 57 Kearsarge Mountain Rd, Warner, NH

3rd Floor - Studio Loft    Finished Area 67.05 sq ft  
Unfinished Area 26.73 sq ft



PREPARED: 2026/03/13



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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: Sandra Steen Bartholomew

2. PROPERTY LOCATION: 57 Kearsarge Mountain Road, Warner, NH 03278

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

4. SELLER:  has  has not occupied the property for 30 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: from house to Kirtland St. under driveway  
Installed By: town Date of Installation: unknown  
What is the source of your information? town records

c. USE: Number of persons currently using the system: 2 in our house  
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: \_\_\_\_\_ 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 SSB / \_\_\_\_\_

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

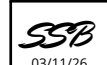

7. <b>INSULATION</b>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	foam		<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	blown		<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" 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: \_\_\_\_\_

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: Solar exemption

**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: 3 months Type: high efficiency Fuel: propane Tank Location: North side of house

Owner of Tank: Irving

Annual Fuel Consumption: unknown Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? January. All In One Plumbing

Secondary Heat Systems: electric wall-mounted heaters, mini-splits

Comments: The new system was just installed this winter.

**j. Roof** Age: 9 years Type of Roof Covering: shingles

Moisture or leakage: no

Comments: barn roof is metal, installed about 20 years ago

SELLER(S) INITIALS

SSB /             
03/11/26

BUYER(S) INITIALS

           /

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

Moisture or leakage: \_\_\_\_\_  
Comments: combination of crawl space, rocks, and poured foundation

**l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: unknown Problems? \_\_\_\_\_

Comments: wood stoves were removed 25 years ago

**m. Plumbing** Type: mixed Age: 2 years +

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

**n. Domestic Hot Water** Age: \_\_\_\_\_ Type: \_\_\_\_\_ Gallons: \_\_\_\_\_

**o. Electrical System** # of Amps unknown  Circuit Breakers  Fuses

Comments: updated for solar panels and then for mini-split system  
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: mice

Comments: Currently on a preventive maintenance program with Warner Pest Control

**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: mini-splits Age: 7 years Date Last Serviced and by whom: unknown

Comments: only 3 units in house, not every room

**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: unknown

If Portable:  Included  Negotiable  
Comments: still works but needs repair

**v. Internet** Type Currently Used at Property: TDS wifi

**w. Other** (e.g. Alarm System, Irrigation System, etc.) \_\_\_\_\_

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

**NOTICE TO PURCHASER(S):** PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS SSB /

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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).**

*Sandra Steen Bartholomew* dotloop verified  
03/11/26 10:34 AM EDT  
CRXZ-RK18-Y7BD-FUQD  
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 SSB /   

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: 57 Kearsarge Mountain Road, Warner, NH 03278

### 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>03/16/26 7:56 AM EDT 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.

<div style="display: flex; justify-content: space-between;"> <div style="font-family: cursive; font-size: 1.2em; font-weight: bold;">Sandra Steen Bartholomew</div> <div style="font-size: 0.8em;">           dotloop verified            03/11/26 10:34 AM EDT            SBYN-615C-GL2Y-RMDY         </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>Seller</span> <span>Date</span> </div>	<div style="border: 1px solid black; height: 30px; width: 100%;"></div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>Seller</span> <span>Date</span> </div>
<div style="border: 1px solid black; height: 30px; width: 100%;"></div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>Purchaser</span> <span>Date</span> </div>	<div style="border: 1px solid black; height: 30px; width: 100%;"></div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>Purchaser</span> <span>Date</span> </div>
<div style="display: flex; justify-content: space-between;"> <div style="font-family: cursive; font-size: 1.2em; font-weight: bold;">Dan O'Halloran</div> <div style="font-size: 0.8em;">           dotloop verified            03/16/26 7:56 AM EDT            ANPJ-VG1H-YHMI-7AD6         </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>Agent</span> <span>Date</span> </div>	<div style="border: 1px solid black; height: 30px; width: 100%;"></div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>Agent</span> <span>Date</span> </div>

Return to:

MCRD Book 3245 Page 1685

Conn. Valley Title Services, Inc.  
35 Main Street #2  
Newport, NH 03773



QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, KENNETH C. BARTHOLOMEW, unmarried, of PO Box 303, in the Town of Warner, County of Merrimack, State of New Hampshire, for consideration paid, grant to SANDRA STEEN BARTHOLOMEW, unmarried, of 57 Kearsarge Mountain Road, in the Town of Warner, County of Merrimack, State of New Hampshire, with Quitclaim Covenants the following:

A certain tract of land with the buildings thereon, situate on Kearsarge Street in the Town of Warner, County of Merrimack, State of New Hampshire bounded and described as follows, to wit:

Beginning on the westerly side of Kearsarge Street at the southeasterly corner of land now or formerly of John P. Hill, formerly owned by Mrs. Lucy Morrill; thence southerly by said Kearsarge Street about one hundred sixty-eight (168) feet to Kirtland Street, so-called; thence Westerly by said Kirtland Street about one hundred ninety-nine (199) feet to an iron pin driven in the ground at the southeasterly corner of land now or formerly of Winfred J. Chase; thence Northerly by land of said Winfred J. Chase about one hundred sixty-eight (168) feet to an iron pin driven in the ground at land of said John P. Hill; thence Easterly by land of said John P. Hill about one hundred ninety-nine (199) feet to the point of beginning. Containing about one hundred twenty-three (123) square rods, more or less.

Meaning and intending to describe and convey all and the same premises conveyed to Kenneth C. Bartholomew and Sandra Steen Bartholomew, by deed Stephen H. Hart executed on January 31, 1996 and recorded at the Merrimack County Registry of Deeds at Book 2011, Page 1217-1218.

This conveyance is made pursuant to the Final Decree of Divorce in the Matter of Sandra Bartholomew and Kenneth Bartholomew, Henniker Family Division Court, Docket #644-2010-DM-00162, and is exempt from transfer tax pursuant to NH RSA 78-B:2, XIII. This deed fully and completely satisfies the terms of the above mentioned divorce decree, and by executing this deed, the Grantor waives any and all rights in the property.

Executed this 3<sup>rd</sup> day of March, 2011.

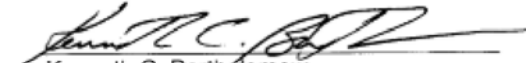


LT1-2-782980-1

LT2-3245-1685-2

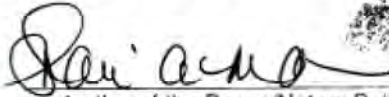
14.44  
2.00  
25-

3/3/11  
Date

  
Kenneth C. Bartholomew

STATE OF NEW HAMPSHIRE  
COUNTY OF Merrimack

On this the 3rd day of March, 2011, before me, the undersigned officer, personally appeared Kenneth C. Bartholomew, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Quitclaim Deed and acknowledged that he executed the foregoing instrument for the purposes therein contained.



Justice of the Peace Notary Public  
My Commission Expires February 2, 2016



NOTICE: This deed was prepared at the request of grantor, for her benefit, and based on information provided by her. No title examination was requested and none performed. There are no representations as to any matters of record which would be discovered by a title examination.

PUBLIC RECORD

MERRIMACK COUNTY RECORDS

 CPO, Register



19

ROAD

STREET

KEARSARGE

7

9

8

42

41

43

46

180'

243.79'

265'

272.39'

275'

195'

310'

175'

95'

275'

165'

200'

50.00'

322.91'

200'

208.31'

82.89'

229.36'

138.6'

82.83'

211.31'

215'

116'

255'

100'

215'

133'

12'

50'

190'