



6 General Court, Grantham

Offered at \$465,000

About This Home

Welcome to this three-bedroom, 2.5-bathroom condo in the Gray Ledges community, set on more than 90 acres of beautifully maintained association land with mountain views. Offering over 2,500 sq. ft. of well designed living space, this home blends comfort, style, and functionality. The main level features a bright living room with a gas fireplace. A few steps up, the open-concept layout connects the updated kitchen with modern appliances, a formal dining area, pantry, half bathroom and a cozy breakfast nook with scenic views. On the second level, the primary suite includes a walk-in closet and ensuite bathroom. Two additional bedrooms, a full bathroom, and a convenient laundry room complete the second floor. Additional features include a 2-car tandem garage and full basement. Brand new carpets installed in the bedrooms. Enjoy the best of New Hampshire living with access to community walking trails, an outdoor pool to enjoy swimming during the summer, and a skating pond.

Location Details

Conveniently located near I-89, this home is just 20 minutes from Dartmouth Health and the Upper Valley, close to New London's shops and restaurants, and under two hours from Boston. Plenty of outdoor recreation with nearby golf at Eastman Golf Links and other local golf courses, skiing at Ragged Mountain or Mount Sunapee Resort, and boating on Lake Sunapee.



3 Bedrooms



2.5 Bathrooms



Approx. 2,168 SF

Fees: \$712 montly | Property Taxes: \$8,372 | Year Built: 2002



County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 2002
Architectural Style Contemporary
Color
Total Stories 2
Zoning RR1
Taxes TBD No
Tax Annual Amount \$8,372.00
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres
Lot Size Square Feet
Common Land Acres 90.00
Garage Yes
Basement Yes
Basement Access Type Walkout
Activation Date 4/3/2026

Rooms Total 8
Bedrooms Total 3
Bathrooms Total 3
Bathrooms Full 2
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
Above Grade Finished Area 2,168
SqFtFAGSrc Measured
Above Grade Unfinished Area 0
SqFtUAGSrc Public Records
Below Grade Finished Area 0
SqFtBFGSrc Public Records
Below Grade Unfinished Area 1,071
SqFtUBGSrc Measured
Total Finished Area 2,168
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 No
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

Virtual Tour URL Unbranded 1

Public Remarks Welcome to this three-bedroom, 2.5-bathroom condo in the Grav Ledges community, set on more than 90 acres of beautifully maintained association land with mountain views. Offering over 2,500 sq. ft. of well designed living space, this home blends comfort, style, and functionality. The main level features a bright living room with a gas fireplace. A few steps up, the open-concept layout connects the updated kitchen with modern appliances, a formal dining area, pantry, half bathroom and a cozy breakfast nook with scenic views. On the second level, the primary suite includes a walk-in closet and ensuite bathroom. Two additional bedrooms, a full bathroom, and a convenient laundry room complete the second floor. Additional features include a 2-car tandem garage and full basement. Brand new carpets installed in the bedrooms. Enjoy the best of New Hampshire living with access to community walking trails, an outdoor pool to enjoy swimming during the summer, and a skating pond. Conveniently located near I-89, this home is just 20 minutes from Dartmouth Health and the Upper Valley, close to New London's shops and restaurants, and under two hours from Boston. Plenty of outdoor recreation with nearby golf at Eastman Golf Links and other local golf courses, skiing at Raquette Mountain or Mount Sunapee Resort, and boating on Lake Sunapee. *Showings begin at the open house on Saturday, April 4th, from 10:00 - 12:00.
Directions Located off exit 13 on I-89, south on Route 10, take a right on Dunbar Hill Road, go straight on Cote Road, take a right into Grav Ledges, take a left on to General Court, it is the first condo on Right, #6 is on the left side.

Kitchen 1 14'1" x 13'4"
Breakfast Nook 1 11'6" x 11'6"
Dining Room 1 11'6" x 12'10"
Living Room 1 14'8" x 18'6"
Family Room 1 21'7" x 9'6"
Bathroom Half 1 5'8" x 7'
Primary BR 2 20'4" x 15'7"
Bathroom Three 2
Bedroom 2 14'5" x 9'1"
Bedroom 2 11'5" x 11'8"
Bathroom Full 2

Map 232
Block 001
Lot 017
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 1739
Deed Page 86
Covenants Yes
Seasonal No
PlanUrbDev

SchDistrict Grantham Sch District SAU # 75
SchElem Grantham Village School
SchMiddle Lebanon Middle School
SchHigh Lebanon High School

Fees - Condo - Mobile

Condo Fees Yes
Fee \$712.00
 Monthly
 Landscaping, Plowing, Recreation, Sewer, Trash, Water, Condo Association Fee, HOA Fee
Fee 2
Fee 3

Lot Features Condo Development, Landscaped, Mountain View
Construction Materials Wood Frame, Clapboard Exterior
Foundation Details Concrete
Flooring Carpet, Ceramic Tile, Hardwood
Exterior Features Deck, Garden Space, Covered Porch
Roof Asphalt Shingle
Driveway Paved

Association Amenities Landscaping, In-Ground Pool, Snow Removal, Trash Removal
Interior Features Attic with Hatch/Skuttle, Ceiling Fan, Dining Area, 1 Fireplace, Kitchen Island, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Soaking Tub, Walk-in Closet, 2nd Floor Laundry
Appliances Dishwasher, Dryer, Gas Range, Refrigerator, Washer
Other Equipment Smoke Detector
Utilities Propane
Heating Propane, Baseboard, Hot Water
Electric 200+ Amp Service, Circuit Breaker(s)
Cooling Other
Water Source Community
Sewer Community, Leach Field, Septic

Condo Name Gray Ledges Condominium
Building Number
Floor Number
Units Per Building 2
LmtComArea
SpcAssmt

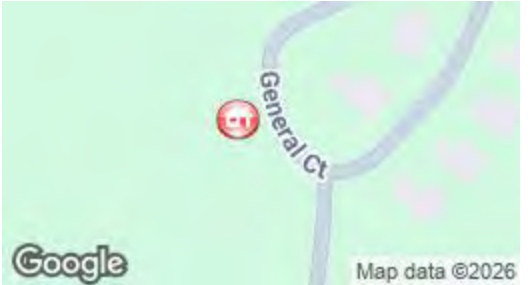
Exclusions
Right of First Refusal

Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

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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6 General Ct, Grantham, NH

Main Floor Finished Area 1106.47 sq ft



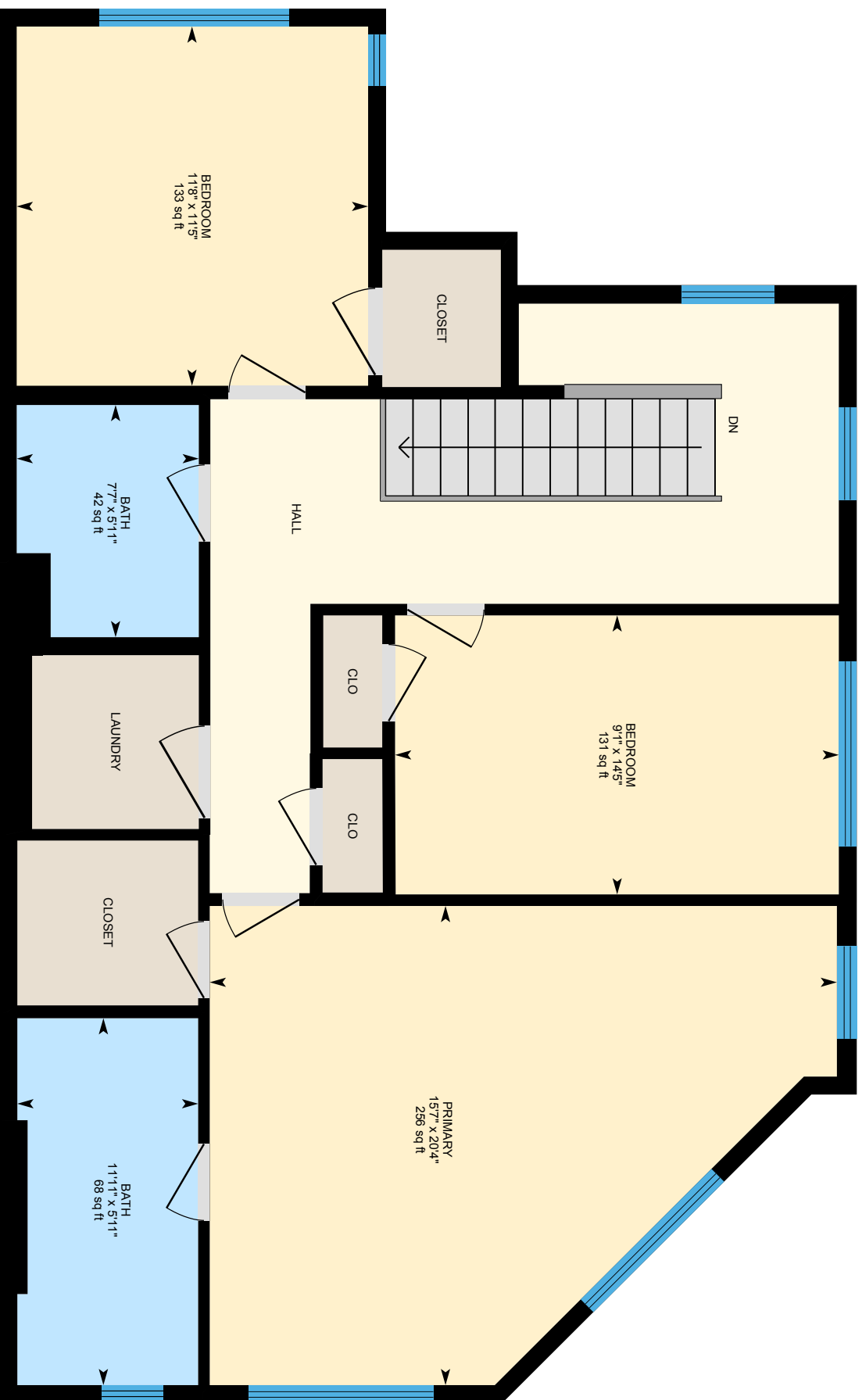
PREPARED: 2026/03/26



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.

6 General Ct, Grantham, NH

2nd Floor Finished Area 1061.91 sq ft



PREPARED: 2026/03/26

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: Jeremiah J. Fountain and Lori L. Avery

2. PROPERTY LOCATION: 6 General Court, Grantham, NH 03753

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

4. SELLER: has has not occupied the property for _____ 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: PumpHouse (2 Wells)
Installed By: E/F Development Date of Installation: Original
What is the source of your information? _____

c. USE: Number of persons currently using the system: Community of GLA (26 Homes)
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 Monthly by Secondwind
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? Yes

COMMENTS: May 2024 Second wind suggested adding a chlorinator to the water system, \$10,000 added to mitigate that issue and any future 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? Yearly we have all three tanks pumped, yearly swap to 2nd tank.

c. IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Unknown
Tank Size ? _____ Gal. Unknown Other 1 & 2 large enough for community, 3rd is Hatties lane 12 houses
Tank Type Concrete Metal Unknown Other _____



Location: Lower GLA Location Unknown Date of Installation: _____

Date of Last Servicing: 10/13/25 Name of Company Servicing Tank: Stearns Septic System



Have you experienced any malfunctions? Yes No

Comments: Never had an issue!

SELLER(S) INITIALS

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BUYER(S) INITIALS

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PROPERTY LOCATION: 6 General Court, Grantham, NH 03753

d. LEACH FIELD: Yes No Other 3 fields

IF YES, Location: Lower GLA

Size: _____ Unknown

Date of installation of leach field: _____

Installed By: _____

Have you experienced any malfunctions? Yes No

Comments: 2 with original build by developer/ hatties in 2000

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pink?	_____	<input type="checkbox"/>
Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input 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)? Propane for house

Age of tank(s): 2002

Size of tank(s): shared with 7 general

Location: when standing in front of building, to the RIghT of 7 General

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 app _____

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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PROPERTY LOCATION: 6 General Court, Grantham, NH 03753

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: monthly By: Secondwind

Results: negative 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: Lori Avery has a personal \$25,000 lien on the property. (Down payment)

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: \$712 month association fees.

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? _____

i. Heating System Age: 2002 Type: _____ Fuel: Propane Tank Location: Basement

Owner of Tank: Irving

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? 9/2025 Irving

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 2002 Type of Roof Covering: Shingles

Moisture or leakage: None

Comments: _____

SELLER(S) INITIALS

FF / LA

BUYER(S) INITIALS

_____ / _____

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PROPERTY LOCATION: 6 General Court, Grantham, NH 03753

k. Foundation/Basement: Full Partial Other: _____ Type: _____
Moisture or leakage sometimes rain will come under the garage door if heavy winds.
Comments: replacing the garage door, so will hopefully hvae a better seal.

l. Chimney(s) How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
Comments: No idea?

m. Plumbing Type: Forced Hot water Age: ?
Comments: Replaced hot water tank, & other pieces.

n. Domestic Hot Water: Age: 10 years? Type: _____ Gallons: _____

o. Electrical System: # of Amps 220 Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

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

q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) Yes No If YES, please explain: _____

s. Air Conditioning: Type: Window units Age: _____ Date Last Serviced and by whom: _____
Comments: Leaving three in the home.

t. Pool: Age: 2000? Heated: Yes No Type: _____ Last Date of Service: Yearly on opening and closing
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: None

w. Other (e.g. Alarm System, Irrigation System, etc.) no
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

BUYER(S) INITIALS

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PROPERTY LOCATION: 6 General Court, Grantham, NH 03753

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

No current issues.
Replaced floor tile in dining room, kitchen, sunroom, half bath and pantry when dishwasher hose came off and water went under the previous tile, replaced all insulation, boards and center island along with new tile on counter tops. New dishwasher.

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).

Jeremiah J. Fountain
dotloop verified
03/31/26 10:22 AM EDT
STJ-XCMW-PLCT-TMOB
SELLER DATE

Lori L. Avery
dotloop verified
10/17/25 2:22 PM EDT
4EX3-FM4E-IGRN-LGLL
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 *JF* *LA*
03/31/26 10:22 AM EDT 10/17/25 2:22 PM EDT
dotloop verified dotloop verified

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: Jeremiah J. Fountain and Lori L. Avery
6 General Court, Grantham, NH 03753
- 2. Association Name (if applicable): Gray Ledges condo Association
- 3. Property Manager/Agent: Sarah Liang Hannon (do not talk to Sharon) Phone: 802-213-3570

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 ingarage, 2indriveway, 1overflow
- 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: DAvis & Towle
- b. Name of Agent: Erica Phone: 603-428-3238

6. FINANCIAL

- a. Monthly maintenance fee(s): \$712.00
 - 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 checked="" type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Snow Removal
<input type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input checked="" type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Recreation/Community Association Dues	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
 - c. Are there any additional fees? If so, please specify: Also includes Insurance fees for home.
 - 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.

Jeremiah J. Fountain
SELLER DATE

dotloop verified
03/26/25 7:48 PM EDT
FNNJ-DVZA-TWND-GUHF

Lori L. Avery
SELLER DATE

dotloop verified
10/17/25 2:22 PM EDT
ZWWY-D1MY-3KSP-GWPB

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

Compliments of



HUDKINS LAW & TITLE
REAL ESTATE

Sharon A. King

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****3 Thousand 0 Hundred 75 Dollars	
DATE 07/24/2009	AMOUNT SU003117\$ ****3075.00
VOID IF ALTERED	

CONDOMINIUM WARRANTY DEED

DONALD K. USHER, JR., single, of 6819 S.W. 93rd Avenue, Ocala, FL 34481, for consideration paid, grants to JEREMIAH J. FOUNTAIN and LORI L. AVERY, both of 6 General Court, Gray Ledges, Grantham, County of Sullivan, New Hampshire (mailing address PO Box 773, Grantham, NH 03753), as tenants in common, with WARRANTY covenants:

Unit 6, General Court, in Gray Ledges Condominium, Town of Grantham, County of Sullivan and State of New Hampshire, as established by the Gray Ledges Condominium Declaration, which is recorded in the Sullivan County Registry of Deeds in Book 924, page 321, together with a 4.76 percent undivided interest in the Common Area as defined in the Condominium Declaration, and any amendments thereto.

There is also conveyed hereby the right to use and enjoy certain limited common areas, as defined under said Condominium Declaration, as more particularly set forth in Appendix C to the Declaration and on the Plans recorded in the Sullivan County Registry of Deeds in Planfile 4, Pocket 1, Folder 1, Number 5, and floor plans recorded in said Registry, and Site Plan recorded August 8, 1997 in Planfile 4, Pocket 5, Folder 1, Number 46, and such other plans and amendments to the Declarations and Bylaws which may be recorded in the future consistent with New

-2-

Hampshire Condominium Law and the provisions of the Declaration and Bylaws of Gray Ledges Condominium. The floor plan for this unit is Cardigan.

This conveyance is subject to certain rules and regulations as may be determined and amended from time to time by the Gray Ledges Condominium Association Board of Directors, as provided in said Declaration and the Articles and Bylaws of the Condominium Association.

The property conveyed herein is subject to easements to New England Telephone and Telegraph Company, Public Service Company of New Hampshire and Suburban Propane.

There is reserved to Merle W. and Helen D. Schotanus an area located on the southeasterly boundary of the submitted property, shown as a shaded area on the site plan as recorded in the Sullivan County Registry of Deeds for the purpose of planning, cultivation and harvesting of agricultural crops and to do all things necessary to carry out those purposes.

There is also reserved to Merle W. and Helen D. Schotanus, their heirs and assigns, the right to draw water from an existing well as shown on the site plan recorded in the Sullivan County Registry of Deeds, along with the right to maintain, repair and replace the pipes, maintain and repair the well and enter upon the property for the purpose of accomplishing these purposes.

Meaning and intending to describe and convey all and the same premises as were conveyed to the within grantor by the May 14, 2004 Warranty Deed of Glenville H. Jenkins, Jr. and Jennifer M. Jenkins recorded in Sullivan County Registry of Deeds at Book 1447, page 653.

The said grantor, releases to said grantee all rights of homestead and other interests therein.

Taxes for the current tax year are to be pro rated to the date of delivery of said deed.

Executed this 17 day of JULY, 2009.

Donald K. Usher Jr.
Donald K. Usher, Jr.

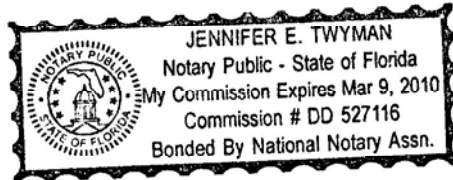
STATE OF FLORIDA
County of MAHON

Personally appeared the above-named Donald K. Usher, Jr., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed same for the purposes therein contained.

Before me,

Dated: 17 July, 2009

JENNIFER E. TWYMAN
Notary Public
Address: 6160 SW SR 200 #110
My commission expires MARCH 9, 2010



[Signature]
Witness

[Signature]
Witness



6 General Court

Grantham, NH

Frequently Asked Questions

What do the condo fees include?

See Property Disclosure Statement: water, sewer, trash, lawn/road maintenance, snow removal.

What is the process for trash/recycling?

Trash/recycling is picked up weekly on Monday morning. The town Transfer Station with a hang tag.

Is there a buy-in fee?

No

Do they really shovel your stairs to the front door?

Yes, but not the covered front porch.

Do they shovel your deck?

No

Is there a community fuel buy program? And how does that work?

Yes, there are a few different consortiums to choose from.

Are you aware of any special assessments?

None

Do you know when the last special assessment was?

10+ years

What is the average monthly electric bill?

About \$100/month, but Grantham will be entering a community program potentially lowering costs.

How big is the pool and depth?

20' x 40' Shallow end is 3' and deep end is 6'. There is no diving allowed.

What are some important features of the pool house?

Meeting room, restrooms, shower. Owner access by key.

Will they maintain any gardens I create?

No. You are responsible for your gardens up to and including 10' from the home. The existing perennial gardens are wonderful and a full list of plants is available upon request.

How do I find information about the association land and trail system?

There are maps and anyone living in the community will share information happily.

What is it like in the winter?

Snow shoeing, cross country skiing on the trails and fields, ice skating on the pond, sledding on the hills.

When do they plow/shovel the roads?

When there is 3" of snow.

What happens when the roof needs to be replaced or when siding needs repair/replacement or repainted?

Any repairs to roof, siding, trim etc. is split between both unit owners in the building. The association has a selection of approved colors/trims. Work must be performed by insured contractor per association.

