



28 The Seasons, New London

Offered at \$650,000

About This Home

Welcome to the Seasons at Lake Sunapee Country Club! This stunning 3-bedroom, 2.5-bathroom end unit is nicely situated just off hole #13, offering peaceful views of the beautiful greens. Step inside to discover high vaulted ceilings and a bright, open-concept layout that creates an airy and inviting atmosphere. The first floor is designed for convenient single-level living, featuring a bedroom with an ensuite bathroom and laundry located on the main level. The kitchen has bright cabinets and backsplash, stainless steel appliances, a breakfast nook, and a separate dining area that is perfect for everyday meals and entertaining. The comfortable living room includes a gas fireplace, while the adjacent 3-season screened porch provides a space to relax and enjoy the quiet surroundings. On the second level, two additional bedrooms offer flexible space that could also serve as home offices, along with a full bathroom. The unit includes a one-car attached garage for added space and convenience.

Location Details

Residents of New London enjoy exclusive access to Bucklin Beach on Little Lake Sunapee and Elkins Beach on Pleasant Lake. The location is close to local shops, dining, healthcare, and year-round recreation including hiking, golf, and fishing. Mount Sunapee Resort is just 15 minutes away for skiing and outdoor adventures. Dartmouth Health, the Upper Valley, and Concord are all within 30 minutes, and Boston is only 1.5 hours away for additional entertainment and amenities. This home offers the perfect combination of comfort, convenience, and access to everything the Lake Sunapee region has to offer!



3 Bedrooms



2.5 Bathrooms



Approx. 2,027 SF

Monthly Fee: \$1,290 | Property Taxes: \$7,029 | Year Built: 1987



Virtual Tour URL Unbranded 1

County NH-Merrimack
 Village/Dist/Locale
 Construction Status Existing
 Year Built 1987
 Architectural Style Contemporary
 Color Olive
 Total Stories 2
 Zoning ARR - Agri/Rural Res
 Taxes TBD No
 Tax Annual Amount \$7,029.42
 Tax Year 2025
 Tax Year Notes
 Owned Land
 Lot Size Acres
 Lot Size Square Feet
 Common Land Acres
 Garage Yes
 Basement No
 Basement Access Type
 Activation Date 4/17/2026

Rooms Total 7
 Bedrooms Total 3
 Bathrooms Total 3
 Bathrooms Full 1
 Bathrooms Three Quarter 1
 Bathrooms Half 1
 Bathrooms One Quarter 0
 Above Grade Finished Area 2,027
 SqFtFAGSrc Measured
 Above Grade Unfinished Area 486
 SqFtUAGSrc Measured
 Below Grade Finished Area 0
 SqFtBFGSrc Public Records
 Below Grade Unfinished Area 0
 SqFtUBGSrc Public Records
 Total Finished Area 2,027
 Footprint
 Road Frontage TBD
 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 No
 Current Use
 Land Gains
 Resort

Public Remarks Welcome to the Seasons at Lake Sunapee Countrv Club! This stunning 3-bedroom. 2.5-bathroom end unit is nicely situated just off hole #13. offering peaceful views of the beautiful greens. Step inside to discover high vaulted ceilings and a bright, open-concept layout that creates an airy and inviting atmosphere. The first floor is designed for convenient single-level living, featuring a bedroom with an ensuite bathroom and laundry located on the main level. The kitchen has bright cabinets and backsplash, stainless steel appliances, a breakfast nook, and a separate dining area that is perfect for everyday meals and entertaining. The comfortable living room includes a gas fireplace, while the adjacent 3-season screened porch provides a space to relax and enjoy the quiet surroundings. On the second level, two additional bedrooms offer flexible space that could also serve as home offices, along with a full bathroom. The unit includes a one-car attached garage for added space and convenience. Residents of New London enjoy exclusive access to Bucklin Beach on Little Lake Sunapee and Elkins Beach on Pleasant Lake. The location is close to local shops, dining, healthcare, and year-round recreation including hiking, golf, and fishing. Mount Sunapee Resort is just 15 minutes away for skiing and outdoor adventures. Dartmouth Health, the Upper Valley, and Concord are all within 30 minutes, and Boston is only 1.5 hours away for additional entertainment and amenities. This home offers the perfect combination of comfort, convenience, and access to everything the Lake Sunapee region has to offer! *Showings begin at the open house on Friday, April 17th from 4:00 - 6:00. Additional open house is on Saturday, April 18th, from 11:00 - 1:00.

Directions From 89 Take Exit 11. Route 11 towards Andover. Turn right onto Countrv Club Lane. Take the first right. Third building on the left - #28 is the last unit on the left.

Kitchen 1 12'2" x 22'5"
Dining Room 1 14' x 11'7"
Living Room 1 18'5" x 17'5"
Primary BR 1 16'7" x 20'4"
Bathroom Three 1 5'11" x 12'2"
Sunroom 1 9'6" x 14'4"
Foyer 1 7'9" x 5'11"
Bathroom Half 1 4'7" x 5'6"
Bedroom 2 13'10" x 17'
Bedroom 2 17'3" x 11'10"
Bathroom Full 2 10'6" x 4'10"

Lot Features Condo Development, Landscaped, Abuts Golf Course, Near Country Club, Near Golf Course
Construction Materials Wood Frame, Clapboard Exterior
Foundation Details Concrete Slab
Flooring Carpet, Tile, Wood
Exterior Features Invisible Pet Fence, Patio, Covered Porch, Screened Porch
Roof Asphalt Shingle
Driveway Paved

Exclusions
 Right of First Refusal

Map 110
Block 000
Lot 011
SPAN Number
Property ID

Interior Features Attic with Hatch/Skuttle, Dining Area, Gas Fireplace, 1 Fireplace, Hearth, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Skylight, Vaulted Ceiling, 1st Floor Laundry
Appliances Dishwasher, Dryer, Range Hood, Gas Range, Refrigerator, Washer
Other Equipment Smoke Detector
Utilities Propane
Heating Propane, Baseboard, Hot Water
Electric Circuit Breaker(s)
Cooling Central AC
Water Source Community, Drilled Well
Sewer Community, Public

Fuel Company Dead River
Electric Company Eversource
Water Company
Cable Company
Phone Company
Internet Service Provider Xfinity

DeedRecTy Warranty
Deed Book 3555
Deed Page 2557
Covenants Yes
Seasonal No
PlanUrbDev

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

Fees - Condo - Mobile

Condo Fees Yes
Fee \$1,290.00
 Monthly
 Landscaping, Plowing, Sewer, Trash, Water
Fee 2 \$6,500.00
 One-Time
 Buy In Fee
Fee 3

Condo Name The Seasons
Building Number
Floor Number
Units Per Building 3
LmtComArea
SpecAssmt

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

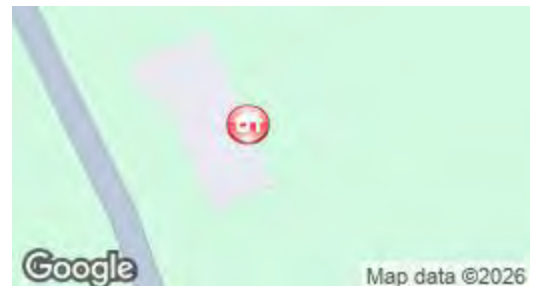
O'Halloran Group



listings@ohgrp.com

KW Coastal and Lakes & Mountains

Off: 603-526-8600



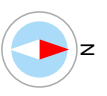
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28 The Seasons, New London, NH

Main Floor Finished Area 1385.14 sq ft
Unfinished Area 473.50 sq ft

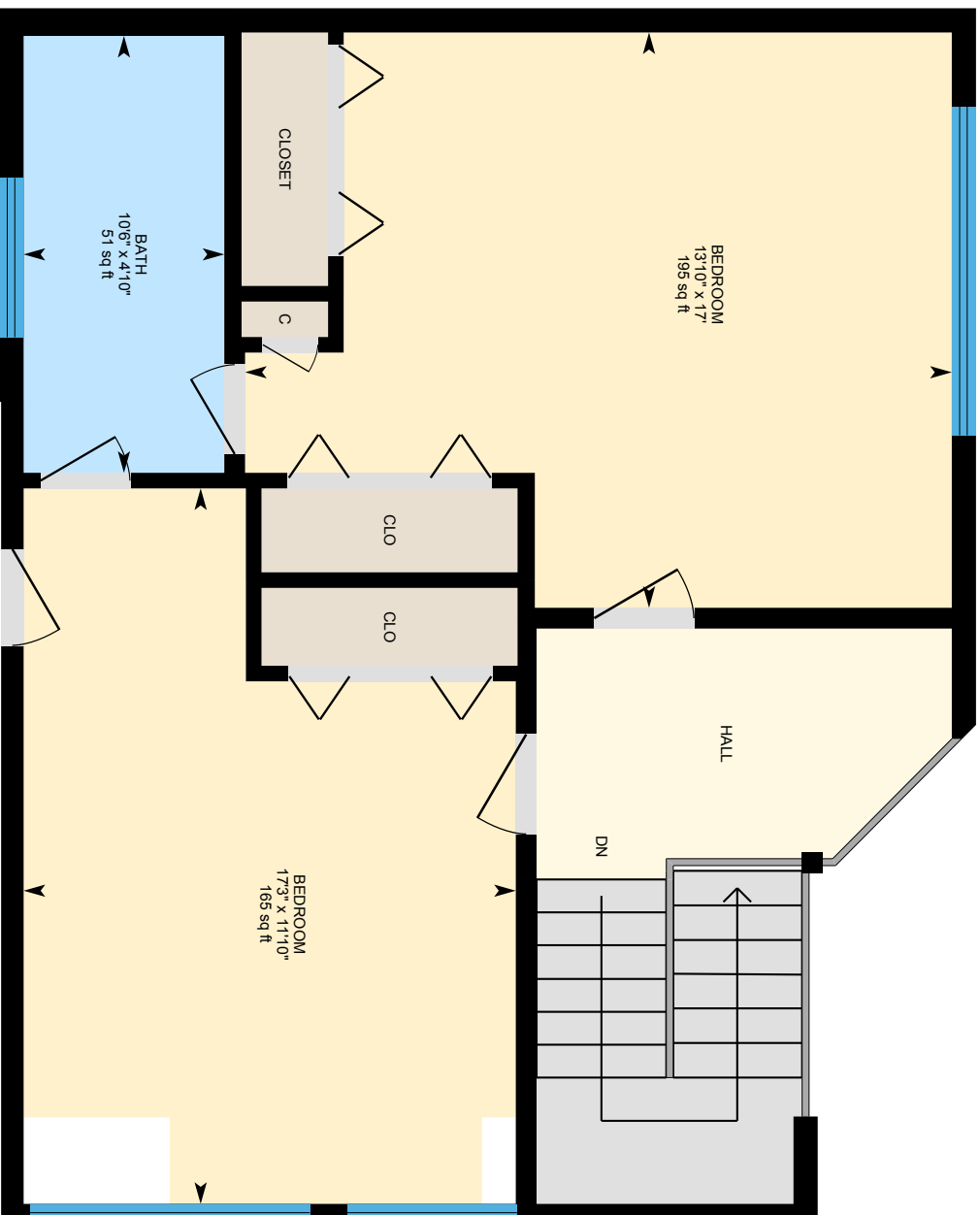


PREPARED: 2026/04/15



28 The Seasons, New London, NH

2nd Floor Finished Area 642.58 sq ft
Unfinished Area 13.21 sq ft



PREPARED: 2026/04/15



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:** Peter R. Anderson and Patricia O'Brien

2. **PROPERTY LOCATION:** 28 The Seasons, New London, NH 03257

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

4. **SELLER:** has has not occupied the property for 9 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: 2 wells w/ pumps located on Golf course
 Installed By: _____ Date of Installation: _____
 What is the source of your information? _____

c. USE: Number of persons currently using the system: _____
 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? Water is tested Regularly by HOA
 COMMENTS: Results are available

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

PA | PO

BUYER(S) INITIALS

_____ | _____

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PROPERTY LOCATION: 28 The Seasons, New London, NH 03257

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. <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"/>			<input checked="" type="checkbox"/> <i>ROA</i>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>POA</i>		<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/> <i>ROA</i>
	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/> <i>ROA</i>

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 *[Handwritten initials]*

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 28 The Seasons, New London, NH 03257

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: HOA dues.

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: unknown Type: forced Fuel: propane Tank Location: metered

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? Deak River

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 7yrs Type of Roof Covering: asphalt

Moisture or leakage: NO

Comments: _____

SELLER(S) INITIALS

RA, PO

BUYER(S) INITIALS

_____, _____

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PROPERTY LOCATION: 28 The Seasons, New London, NH 03257

- k. **Foundation/Basement** Full Partial Other: _____ Type: concrete slab
Moisture or leakage: _____
Comments: _____
- l. **Chimney(s)** How Many? 1 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. **Plumbing** Type: unknown Age: _____
Comments: _____
- n. **Domestic Hot Water** Age: 2019 Type: _____ Gallons: _____
- o. **Electrical System** # of Amps _____ Circuit Breakers Fuses
Comments: in garage
Solar Panels: Leased Owned If leased, explain terms of agreement: N/A
Comments: _____
- p. **Modifications:** Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____
- q. **Pest Infestation:** Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: seasonal mice / Fowler 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 central Age: ? Date Last Serviced and by whom: WALCO / 2025
Comments: _____
- 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: _____
If Portable: Included Negotiable
Comments: _____
- v. **Internet** Type Currently Used at Property: Xfinity cable.
- 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 [Handwritten initials]

BUYER(S) INITIALS [Empty boxes]

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PROPERTY LOCATION: 28 The Seasons, New London, NH 03257

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
 Yes No


b. ADDITIONAL COMMENTS:

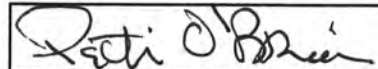
2017 - flooring + carpeting installed
2019 - kitchen Remodeled
new w/d - 2021
new Refrigerator 2025

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).

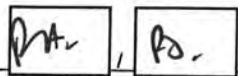

SELLER 04.10.26
DATE

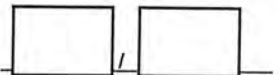

SELLER 04.10.26
DATE

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 

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: Peter R. Anderson and Patricia O'Brien
28 The Seasons, New London, NH 03257

2. Association Name (if applicable): _____

3. Property Manager/Agent: Sentry Mgmt / Justin Cavanaugh Phone: 603.626.6060

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: 3

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: Barton Insurance

b. Name of Agent: Main St New London, NH Phone: 603.526.6991

6. **FINANCIAL**

a. Monthly maintenance fee(s): \$ 1,290

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 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: no

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.

[Signature] 04.10.26
 SELLER DATE

[Signature] 04.10.26
 SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL AND OTHER ADVISORS.

 BUYER DATE

 BUYER DATE

MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

RETURN TO: *Hughes, Smith Hughes*
30 Bank St. Ste 3
Lebanon NH 03766

2270
2-
25

Compliments of



HUDKINS LAW & TITLE
REAL ESTATE

4650.00 **WARRANTY DEED**

I, Elizabeth B. Pinkerton, Trustee of The Declaration of Trust Agreement of Elizabeth B. Pinkerton Dated May 17, 2006, of P.O. Box 2447, New London, NH 03257, for consideration paid, grant to Peter R. Anderson and Patricia O'Brien, husband and wife, with a mailing address of 96 Gay Farm Road, New London, New Hampshire 03257, as Joint Tenants With Rights of Survivorship, with WARRANTY covenants,

A certain condominium unit (the "Unit") in the Seasons at Lake Sunapee Country Club Condominium (the "Condominium"), situate in the Town of New London, County of Merrimack and State of New Hampshire, more particularly bounded and described as follows, to wit:

Unit #28 in The Seasons at Lake Sunapee Country Club Condominium as defined, described and identified in The Seasons at Lake Sunapee Country Club Condominium Declaration dated June 10, 1986, recorded in the Merrimack County Registry of Deeds ("Registry"), Book 1571, Page 320 (which Declaration, together, with the Bylaws and other appendices thereto, is sometimes hereinafter called the "Declaration"), and on a certain Site Plan certified under date of June 12, 1986, and certain Floor Plans containing 9 pages and certified under the dated of June 12, 1986, (all together sometimes hereinafter called the "Plans") and recorded in said Registry as Plan #8933; as amended by the First Amendment to Declaration, dated September 11, 1986, recorded in said Registry at Book 1593, Page 2, and on a Site Plan and

Floor Plan recorded in said Registry as Plan #9630 and as such Declaration and Site Plan have been subsequently amended from time to time.

Also conveying an undivided percentage interest in the Common area, as defined and identified in the Declaration and on the Plans, which interest shall be subject to reallocation by amendment to the Declaration in the event that additional Units within any convertible or additional lands created as a part of the Condominium.

Also conveying the following rights and easements:

1. An exclusive easement to use the Limited Common Area appurtenant to the Unit conveyed herein, as defined and described in the Declaration and on the Plans, including without limitation, the right to use Limited Common Area as shown on the Site Plan.
2. Easements in common with others to use the Common Area, excepting Limited Common Area, as set forth in the Declaration.
3. Non-exclusive easements for structural support and encroachments and for repair, and other rights and easements as set forth in the Declaration.

The conveyance is made subject to and with the benefit of those matters as set forth in Warranty Deed of Ruth G. Purtell, as Trustee of the Ruth G. Purtell Declaration of Trust dated June 27, 1985, as recorded in the Merrimack County Registry of Deeds on April 15, 1996 at Book 2018, Page 1019.

Meaning and intending to describe and convey the same premises conveyed to Elizabeth B. Pinkerton, Trustee of the Declaration of Trust Agreement of Elizabeth B. Pinkerton Dated May 17, 2006 by Warranty Deed of Patricia Matarazzo, trustee of the Patricia Matarazzo Trust dated August 1, 2013, recorded in the Merrimack County Registry of Deeds at Book 3402, Page 487.

And we, Elizabeth B. Pinkerton and Charles D. Pinkerton, husband and wife, being the sole holders of homestead rights in the above-described premises, do hereby release all such rights of homestead.

EXECUTED this 2nd day of May, 2017.

Elizabeth B. Pinkerton
Elizabeth B. Pinkerton, Individually and
as Trustee of the Declaration of Trust
Agreement of Elizabeth B. Pinkerton
Dated May 17, 2006

Charles D. Pinkerton
Charles D. Pinkerton

CERTIFICATE OF TRUSTEE - UNDER NH-RSA 564-A:7

The undersigned Trustee, Elizabeth B. Pinkerton, Trustee of the Declaration of Trust Agreement of Elizabeth B. Pinkerton Dated May 17, 2006 has full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon held in said Trust, and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof.

EFFECTIVE this 2nd day of May, 2017.

Elizabeth B. Pinkerton
Elizabeth B. Pinkerton, Trustee of the
Declaration of Trust Agreement of
Elizabeth B. Pinkerton Dated May 17 2006

STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack

This instrument was acknowledged before me this 2nd day of May, 2017, by Elizabeth B. Pinkerton, Individually and as Trustee of the Declaration of Trust Agreement of Elizabeth B. Pinkerton Dated May 17, 2006.

Anthony J. Lenhart
Notary Public
My Commission Expires: 12/19/2017

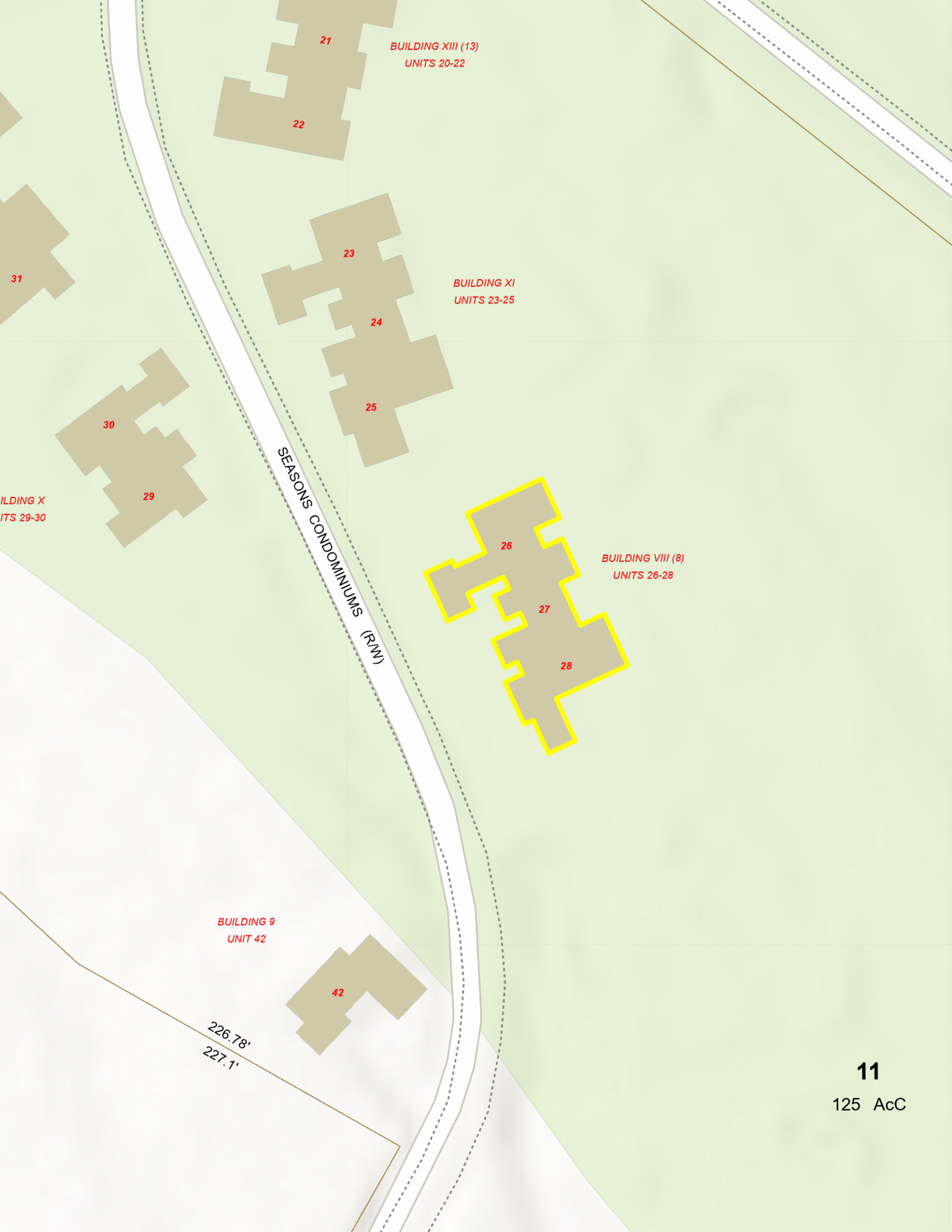


STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack

This instrument was acknowledged before me this 2nd day of May, 2017,
by Charles D. Pinkerton.



Anthony J. Lenhart
Notary Public
My Commission Expires: 12/19/2017



21
22
BUILDING XIII (13)
UNITS 20-22

23
24
25
BUILDING XI
UNITS 23-25

29
30
BUILDING X
UNITS 29-30

26
27
28
BUILDING VIII (8)
UNITS 26-28

42
BUILDING 9
UNIT 42

226.78'
227.1'