



46 Wilmot Center Road, Elkins

Offered at \$420,000

About This Home

Welcome to Whimsy Cottage, a 1920s cottage in Elkins, meticulously maintained with 3 bedrooms and 1.5 bathrooms, offering warmth and character throughout. Inside, there is an inviting interior with beautiful woodwork and an abundance of windows that fill the home with natural light and bring the outdoors in. The living room was added onto the original cottage, creating a bright and airy gathering space. The main level also has a nice dining area and a bright kitchen. The second level offers two bedrooms and a full bathroom, while the partially finished lower level includes a third bedroom, laundry area, and half bathroom. The partially fenced backyard is perfect for outdoor enjoyment, with a patio, a screened gazebo with electricity, and a shed for gardening tools and recreational gear. The property features a beautiful native New Hampshire flowering meadow designed to attract pollinators. Originally part of the historic "Pleasant Lake Cottages" when the Elkins Post Office was a restaurant and the cabins dotted Elkins Beach, this cottage is now located near the beach, preserving its nostalgic lakeside roots. The home has been thoughtfully updated for modern comfort, including updated kitchen appliances and bathroom fixtures, mini-split systems for heating, cooling, and dehumidifying, a new drilled well, updated electrical system, and a whole house dehumidifier. A Rinnai propane heater and a charming tiny woodstove provide additional warmth.

Location Details

The location is ideal for outdoor and nature enthusiasts, with nearby skiing, cross-country skiing, and hiking trails. The 5.6 mile Pleasant Lake loop is right out the front door for hiking and biking. Pleasant Lake is just minutes away, perfect for fishing, kayaking, and boating, with a boat ramp 3 minutes from the property. Close to downtown New London for local dining, shops, cafes, healthcare, and summer theater. Easy access to I-89, and just 45 minutes to either Concord or the Upper Valley.



3 Bedrooms



1.5 Bathrooms



Approx. 1,047 SF

Acres: 0.28 | Property Taxes: \$3,548 | Year Built: 1920



Virtual Tour URL Unbranded 1

County NH-Merrimack
Village/Dist/Locale Elkins
Construction Status Existing
Year Built 1920
Architectural Style Cottage/Camp
Color Pale Blue
Total Stories 2
Zoning R1
Taxes TBD No
Tax Annual Amount \$3,548.52
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 0.28
Lot Size Square Feet 12,197
Common Land Acres
Garage No
Basement Yes
Basement Access Type Interior
Activation Date 5/29/2026

Rooms Total 5
Bedrooms Total 3
Bathrooms Total 2
Bathrooms Full 1
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
Above Grade Finished Area 957
AGFinSrc Measured
Above Grade Unfinished Area 12
AGUnfinSrc Measured
Below Grade Finished Area 90
BGFinSrc Measured
Below Grade Unfinished Area 282
BGUnfinSrc Measured
Total Finished Area 1,047
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 106

Waterfront Property
Water Body Access Yes
Water Body Name Pleasant Lake
Water Body Type Lake
Water Access Details Municipal Residents Only
WaterFrRit
Water Body Restrictions Yes
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

Public Remarks Welcome to Whimsy Cottage. a 1920s cottage in Elkins. meticulously maintained with 3 bedrooms and 1.5 bathrooms. offering warmth and character throughout. Inside, there is an inviting interior with beautiful woodwork and an abundance of windows that fill the home with natural light and bring the outdoors in. The living room was added onto the original cottage, creating a bright and airy gathering space. The main level also has a nice dining area and a bright kitchen. The second level offers two bedrooms and a full bathroom. while the partially finished lower level includes a third bedroom, laundry area, and half bathroom. The partially fenced backyard is perfect for outdoor enjoyment. with a patio, a screened gazebo with electricity, and a shed for gardening tools and recreational gear. The property features a beautiful native New Hampshire flowering meadow designed to attract pollinators. Originally part of the historic "Pleasant Lake Cottages" when the Elkins Post Office was a restaurant and the cabins dotted Elkins Beach, this cottage is now located near the beach, preserving its nostalgic lakeside roots. The home has been thoughtfully updated for modern comfort, including updated kitchen appliances and bathroom fixtures. mini-split systems for heating, cooling, and dehumidifying, a new drilled well, updated electrical system, and a whole house dehumidifier. A Rinnai propane heater and a charming tin woodstove provide additional warmth. The location is ideal for outdoor and nature enthusiasts, with nearby skiing, cross-country skiing, and hiking trails. The 5.6 mile Pleasant Lake loop is right out the front door for hiking and biking. Pleasant Lake is just minutes away, perfect for fishing, kayaking, and boating. with a boat ramp 3 minutes from the property. Close to downtown New London for local dining, shops, cafes, healthcare, and summer theater. Easy access to I-89, and just 45 minutes to either Concord or the Upper Valley. *Showings begin May 29th, from 4-6.
Directions From Route 11 to Elkins Road, turn right onto Wilmot Center Road. Just beyond - the property will be on your right between Elkins Road and Sherman Street. For GPS - put in Whimsy Cottage to bring you there correctly.

Kitchen 1 11'4" x 11'4"
Dining Room 1 11'3" x 14'
Living Room 1 13' x 21'
Primary 2 8' x 8'8"
Bathroom Full 2 5'3" x 7'2"
Bedroom 2 11'6" x 8'7"
Bedroom B 7'9" x 9'10"
Bathroom Half B 4' x 4'11"
Utility Room B 10'7" x 14'1"

Lot Features Country Setting, Level
Construction Materials Wood Frame
Foundation Details Concrete
Flooring Carpet, Tile, Wood, Vinyl Plank
Exterior Features Partial Fence, Garden Space, Gazebo, Patio, Shed
Roof Asphalt Shingle
Driveway Gravel

Exclusions
Right of First Refusal

Map 77
Block 00
Lot 19
SPAN Number
Property ID

Interior Features Laundry Hook-ups, Natural Light, Natural Woodwork, Walk-in Closet, Basement Laundry
Appliances Range Hood, Electric Range, Refrigerator, Washer, Electric Water Heater, Gas Dryer
Other Equipment Dehumidifier, Wood Stove
Utilities Propane
Heating Propane, Baseboard, Wall Units, Mini Split
Electric 100 Amp Service, Circuit Breaker(s)
Cooling Mini Split
Water Source Drilled Well, Private
Sewer 1250 Gallon, Concrete, Leach Field, Private, Septic

Fuel Company Superior Plus
Electric Company Eversource
Water Company
Cable Company xfinity
Phone Company
Internet Service Provider xfinity

DeedRecTy Warranty
Deed Book 3751
Deed Page 525
Covenants No
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
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

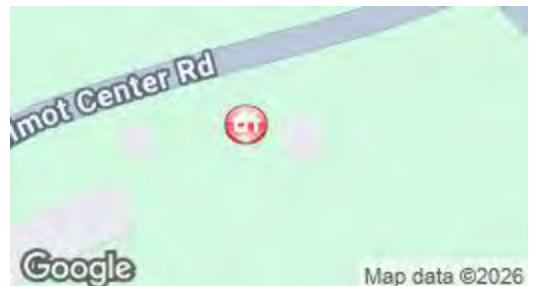


O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

Off: 603-526-8600



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46 Wilmot Center Rd, New London, NH

Main Floor Finished Area 640.26 sq ft



PREPARED: 2026/05/21

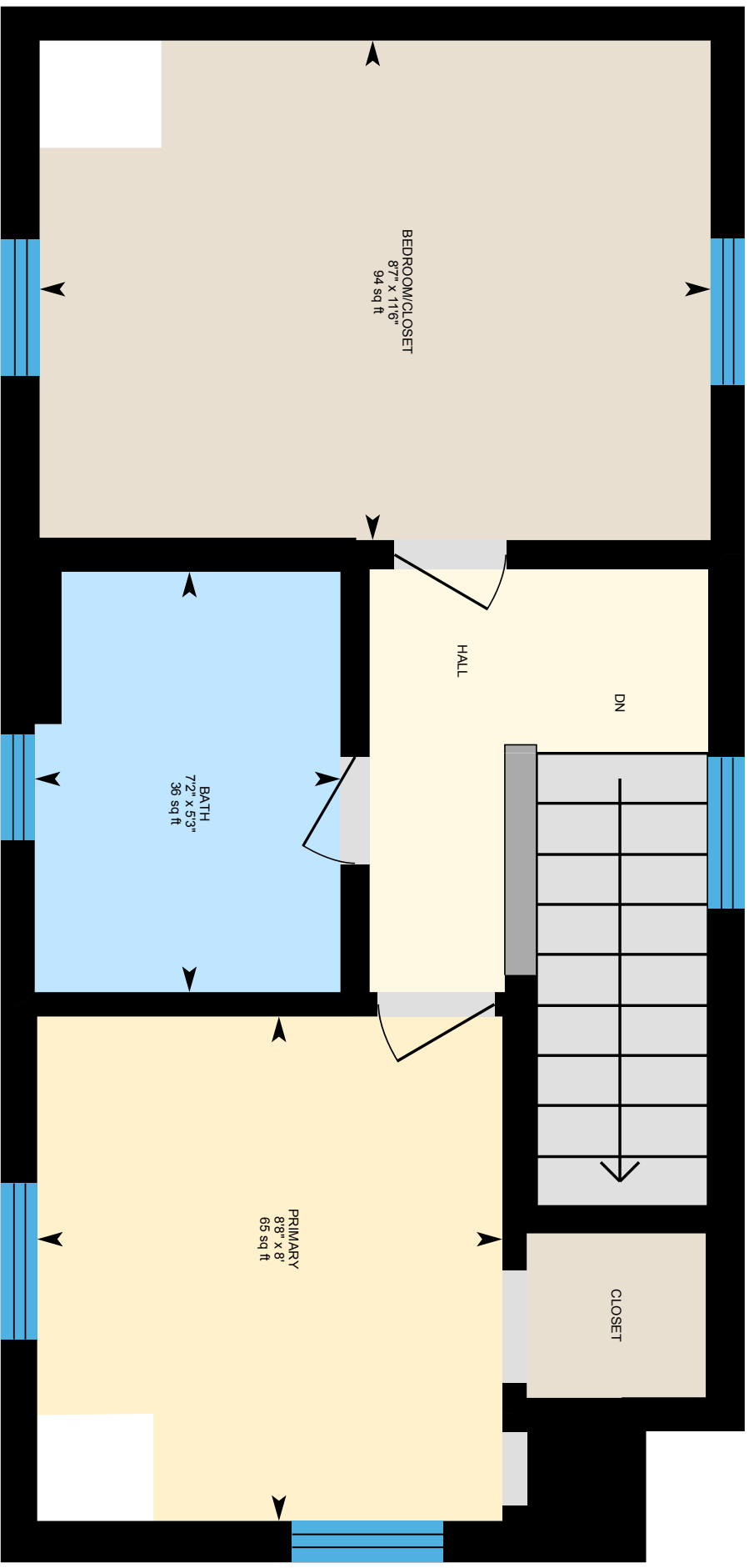


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



46 Wilmot Center Rd, New London, NH

2nd Floor Finished Area 317.59 sq ft
Unfinished Area 12.66 sq ft



PREPARED: 2026/05/21

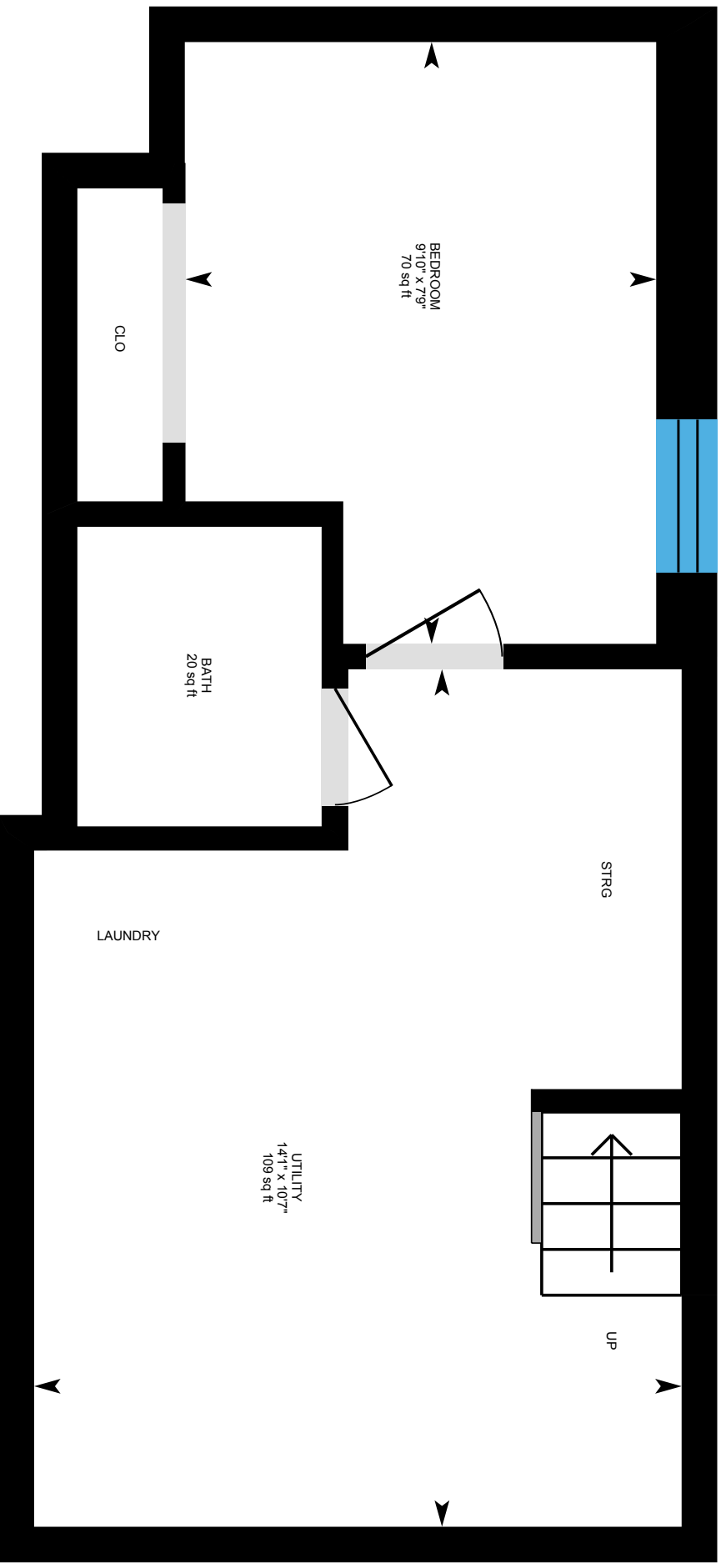


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46 Wilmot Center Rd, New London, NH

Lower Level (Below Grade) Unfinished Area 282.32 sq ft



PREPARED: 2026/05/21



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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: Susan Forest

2. PROPERTY LOCATION: 46 Wilmot Center Road, New London, NH 03257

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

4. SELLER: [] has [X] has not occupied the property for .5 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [] Public [X] Private [] Seasonal [] Unknown [X] Drilled [] Dug [X] Other full time residence

b. INSTALLATION: Location: 46 Wilmot Center Rd
Installed By: Robert Lucas & Sons Well Drilling, Inc. Newport NH Date of Installation: 8/24/2021
What is the source of your information? I personally hired Robert Lucas

c. USE: Number of persons currently using the system: 0 as the property is vacant; in the past 1-2 occupants
Does system supply water for more than one household? [] Yes [X] No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: [] Yes [X] No [] N/A Quantity: [] Yes [X] No
Quality: [] Yes [X] No [] Unknown
If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? [X] Yes [] No Date of most recent test 4/23/2025
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? [X] Yes [] No
If YES, are test results available? [X] Yes [] No
What steps were taken to remedy the problem? none; most recent test showed slightly high iron--not a health hazard
COMMENTS: Current test showed very slightly elevated iron; not harmful; may contribute to staining of plumbing fixtures

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [] Yes [] No Community/Shared: [] Yes [] No
Private: [X] Yes [] No [] Unknown
Septic Design Available: [X] 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: [X] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other NA
Tank Size 1250 Gal. [] Unknown [] Other NA
Tank Type [X] Concrete [] Metal [] Unknown [] Other NA
Location: right side yard facing house [] Location Unknown. Date of Installation: prior owner--5/19/10
Date of Last Servicing: 7/21/25 Name of Company Servicing Tank: Byrons Septic Service LLC
Have you experienced any malfunctions? [] Yes [X] No
COMMENTS: Byrons cleaned the septic filter 7/21/25.

I have documents prior owner gave me. I have no knowledge of installation.

SELLER(S) INITIALS [Signature] / [] BUYER(S) INITIALS [] / []

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d. LEACH FIELD: Yes No Other _____
IF YES, Location: right side of yard facing house Size: ? Unknown
Date of installation of leach field: same as septic Installed By: prior owner--looks like MacDuffie
Have you experienced any malfunctions? Yes No
Comments: I can provide documents supplied to me by prior owner. I am not skilled in reading them.

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: NA
Comments: NA

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

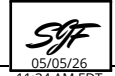

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	?	?	<input checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	?	?	<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	?	?	<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	?	?	<input checked="" type="checkbox"/>
	prior owner did insula	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: I have no knowledge of any tanks

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: I have no knowledge of asbestos

c. RADON/AIR - Current or previously existing:
Has the property been tested? Yes No Unknown
If YES: Date: 6/3/2019 By: Nelson Analytical
Results: no problems If applicable, what remedial steps were taken? NA
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: I tested radon when I purchased the house and the results were fine.

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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PROPERTY LOCATION: 46 Wilmot Center Road, 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: _____
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: Pierre J. Bedard LLS
If YES, is survey available? Yes No Unknown


h. How is the property zoned? R-1

i. Heating System Age: unknown Type: Rinnai Fuel: propane Tank Location: left side house

Owner of Tank: Rymes/Superior Plus Propane
Annual Fuel Consumption: ? Price: ? Gallons: ?
Date system was last serviced and by whom? _____
Secondary Heat Systems: Mitsubishi mini-splits
Comments: The Rinnai was installed by prior owner. The mini-splits were installed by Rick Sorger 10/8/2019

j. Roof Age: ? Type of Roof Covering: asphalt shingles

Moisture or leakage: I had some roof repairs done April 2026 as tenant reported leaking
Comments: repairs done by Steve Bailey; he cut the first row of shakes and installed flashing and trim at roofline

SELLER(S) INITIALS  /

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- k. Foundation/Basement** Full Partial Other: _____ Type: concrete
Moisture or leakage: sump pump runs sometimes in the late winter/early spring when it rains on frozen ground
Comments: the sump pump successfully pumps out any water out of a hole; I have never seen any water other than in hole
- l. Chimney(s)** How Many? 1 Lined? ? Last Cleaned: not since install Problems? none
Comments: it is a chimney pipe to a tiny wood stove that I had installed 8/22 by Alternatives, Rick Estes
- m. Plumbing** Type: _____ Age: _____
Comments: all plumbing was installed by prior owner; I have no knowledge of it
- n. Domestic Hot Water** Age: unknown Type: electric Gallons: 40
- o. Electrical System** # of Amps 100 Circuit Breakers Fuses
Comments: 2021 upgrade of inside electrical service to meet National Electrical code & exterior to meet Eversource specs
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 and ants
Comments: I would not call it an "infestation;" normal maintenance pest control by Fowler's Pest Control, LLC
- 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: 10/8/2019 Date Last Serviced and by whom: 11/25/2024 Rick Sorger
Comments: mini-splits can be set to heat, cool or dehumidify
- 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
- 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  / 

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:

The property was purchased 8/19/2019 and rented out 9/1/2019 to 6/30/2021. Then I and/or my adult children lived there until it was rented out on a short term basis (less than 6 months) from 10/12/2025 to 4/1/2026. I made many improvements in 2021 and 2022. I have attached a list of improvements as additional information.

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).

Susan J. Forest
SELLER
dotloop verified
05/05/26 11:34 AM
EDT
JUW9-GSYC-26FX-TYSL
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 SJF /

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: 46 Wilmot Center Road, New London, NH 03257

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)

--

 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.

<i>Susan J. Forest</i> <small>dotloop verified 05/03/26 1:29 PM EDT BBYS-PU14-OCSX-GTFM</small>	
Seller	Date
Purchaser	Date
<i>Anne Marie Appel</i> <small>dotloop verified 05/16/26 3:46 PM EDT LDVJ-X3GA-6IDW-QG28</small>	
Agent	Date

MICHAEL J. WORK
ATTORNEY AT LAW
P.O. BOX 627
NEWPORT, NEW HAMPSHIRE 03773-0627

TT:O

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that FOREST PROPERTIES LLC, a New Hampshire limited liability company, of New London, New Hampshire, for consideration paid, grants to SUSAN FOREST, having a present mailing address of 706 Seamans Road, New London, New Hampshire 03257, with **WARRANTY COVENANTS**,

A certain tract or parcel of land, with any improvements thereon, situated in Elkins, in the Town of New London, County of Merrimack and State of New Hampshire, more particularly bounded and described as follows:

Beginning at a point on the Easterly side of the highway leading from Elkins at Lake Pleasant Corner to Wilmot Center at the Southwesterly corner of land now or formerly of Edward F. Doyle, and the Northwesterly corner of the premises hereby conveyed; thence Easterly along land of said Doyle twenty-three (23) feet by and including a well and continuing in the same direction eighty-eight (88) feet to land now or formerly of Edward Barselle, formerly Sarah J. Elkins property, at an iron pin; thence Southerly along land of said Barselle eighty-six (86) feet to land now or formerly of Percy Bond, at an iron stake and wire fence; thence Westerly along land of said Bond sixty-five (65) feet and continuing in the same direction along land formerly of H.P. Worthen, about eighty (80) feet to said highway at an iron pin; thence Northerly along said highway one hundred six (106) feet to the point of beginning.

Meaning and intending to describe and convey all and the same premises as were conveyed to FOREST PROPERTIES LLC by JOHN B. STEWART, JR., Trustee of THE 46 WILMOT CENTER ROAD REAL ESTATE TRUST, by warranty deed dated August 12, 2019, recorded in Volume 3642, Page 2725 of the Merrimack County Registry of Deeds on August 19, 2019.

This conveyance constitutes a non-contractual transfer and is therefore exempt from the payment of New Hampshire transfer tax pursuant to RSA 78-B:2 (IX)

Signed this 28th day of July, 2021.

Forest Properties LLC

MCRD

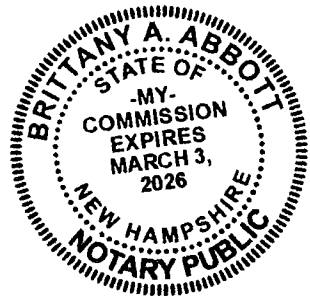
By: Susan Forest
Susan Forest, Sole Member-Manager

STATE OF NEW HAMPSHIRE
SULLIVAN, SS.

July 28th, 2021

Personally appeared Susan Forest, Sole Member Manager of FOREST PROPERTIES LLC, duly authorized, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,



Brittany Abbott
Notary Public/
Justice of the Peace

Brittany Abbott
(Please type or print name)
My commission expires: 03/03/2026



16
2.2 Ac

18
0.86 AcC

6
0.73 Ac

17
0.76 AcC

WILMOT

CENTER

ROAD

5
0.50 AcC

19
0.28 Ac

20
0.62 AcC

21
0.18 AcC
MASONIC ASSC OF
KING SOLOMONS

22
0.42 AcC
MASONIC ASSC OF
KING SOLOMONS

23
1.24 Ac

28
0.29 AcC

1
1.0 AcC

26
0.13 AcC

155.02'

154.94'

155.5'

76.36'

66.87'

121.64'

95.3'

155.08'

115.95'

17.1'

4.93'

32.93'

142.81'

137.1'

168.3'

189'S

129'S

128'

100'

165'

106.12'

23'

47.05'

53'

43.7'

78'

38.97'

115'

60'

60'

226'S

69.74'

64.67'

51.9'

91.5'

48.4'

49.07'

96.28'

61.23'

9'

1.5'

65'S

106'S

145'S

129'S

166'

281'

15.04'

130.68'

34'

80.5'

103'S

495