



# 893 2<sup>nd</sup> NH Turnpike, Unity

Offered at \$240,000

## About This Home

1700s home located in the Center of Unity! This 2-bedroom, 1-bath home sits on over half an acre and offers the wide plank floors and timeless character that come with an older home. If you love historic charm, this could be your next property. The open-concept layout on the main level is ideal for entertaining, with wood cabinetry in the kitchen and a first-floor full bath for convenience. On the second level, there are two bedrooms and a bonus room perfect for storage. Outside, the level lot provides plenty of space for gardens and summer barbecues.

## Location Details

Unity is ideally centered between Claremont and Newport both just 15 minutes away. Claremont offers healthcare, shopping, dining, and amenities, while Newport provides additional shops, restaurants, and community events on the common. You're close to local golf courses and the Sugar River Rail Trail for hiking, biking, and snowmobiling, and just 5 minutes to Crescent Lake, a 128-acre waterbody known for excellent fishing and kayaking, with a public boat launch available.



2 Bedrooms



1 Bathroom



Approx. 1,131 SF

Acres: 0.56 | Property Taxes: \$3,656 | Year Built: 1790



Virtual Tour URL Unbranded 1

**County** NH-Sullivan  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1790  
**Architectural Style** Cape  
**Color**  
**Total Stories** 1.75  
**Zoning** 1F-Residential  
**Taxes TBD** No  
**Tax Annual Amount** \$3,656.00  
**Tax Year** 2026  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 0.56  
**Lot Size Square Feet** 24,394  
**Common Land Acres**  
**Garage** No  
**Basement** Yes  
**Basement Access Type** Interior  
**Activation Date** 7/6/2026

**Rooms Total** 4  
**Bedrooms Total** 2  
**Bathrooms Total** 1  
**Bathrooms Full** 1  
**Bathrooms Three Quarter** 0  
**Bathrooms Half** 0  
**Bathrooms One Quarter** 0  
**Above Grade Finished Area** 1,131  
**AGFinSrc** Measured  
**Above Grade Unfinished Area** 52  
**AGUnfinSrc** Measured  
**Below Grade Finished Area** 0  
**BGFinSrc** Public Records  
**Below Grade Unfinished Area** 597  
**BGUnfinSrc** Measured  
**Total Finished Area** 1,131  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Type** Paved, Public  
**Road Frontage Length** 132

**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** 1700s home located in the Center of Unit! This 2-bedroom, 1-bath home sits on over half an acre and offers the wide plank floors and timeless character that come with an older home. If you love historic charm, this could be your next property. The open-concept layout on the main level is ideal for entertaining, with wood cabinetry in the kitchen and a first-floor full bath for convenience. On the second level, there are two bedrooms and a bonus room perfect for storage. Outside, the level lot provides plenty of space for gardens and summer barbecues. Unity is ideally centered between Claremont and Newport both just 15 minutes away. Claremont offers healthcare, shopping, dining, and amenities, while Newport provides additional shops, restaurants, and community events on the common. You're close to local golf courses and the Sugar River Rail Trail for hiking, biking, and snowmobiling, and just 5 minutes to Crescent Lake, a 128-acre waterbody known for excellent fishing and kayaking, with a public boat launch available. \*Showings begin on Monday, July 6th after 3:00 pm.

**Directions** From Newport, off Unity Road, turn onto Lemaster St/2nd NH Turnpike, house will be on the right, just past the Town office.

**Kitchen** 1 12'8" x 12'3"  
**Dining Room** 1 8'8" x 7'2"  
**Living Room** 1 12'8" x 17'3"  
**Bathroom Full** 1 6'4" x 9'6"  
**Primary Bedroom** 2 12'8" x 12'6"  
**Bedroom** 2 12'8" x 13'1"

**Map** 012  
**Block** 000  
**Lot** 180  
**SPAN Number**  
**Property ID**

**DeedRecTy** Warranty  
**Deed Book** 2209  
**Deed Page** 149  
**Covenants** Unknown  
**Seasonal** No  
**PlanUrbDev**

**SchDistrict** Unity  
**SchElem** Unity Elementary School  
**SchMiddle** Unity Middle School  
**SchHigh** Stevens High School

**Fees - Condo - Mobile**

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

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

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

**Lot Features** Level  
**Construction Materials** Wood Frame, Vinyl Siding  
**Foundation Details** Block, Concrete  
**Flooring** Softwood  
**Exterior Features** Deck, Garden Space, Shed  
**Roof** Standing Seam  
**Driveway** Gravel

**Interior Features** Ceiling Fan, Dining Area, Laundry Hook-ups, Natural Woodwork, Basement Laundry  
**Appliances** Dishwasher, Dryer, Range Hood, Gas Range, Refrigerator, Washer, Water Heater  
**Other Equipment** Smoke Detector  
**Utilities** Propane  
**Heating** Propane, Baseboard, Hot Water  
**Electric** Circuit Breaker(s)  
**Cooling** None  
**Water Source** Drilled Well  
**Sewer** Leach Field, Private, Septic

**Fuel Company** Irving  
**Electric Company**  
**Water Company**  
**Cable Company**  
**Phone Company**  
**Internet Service Provider** Fidium

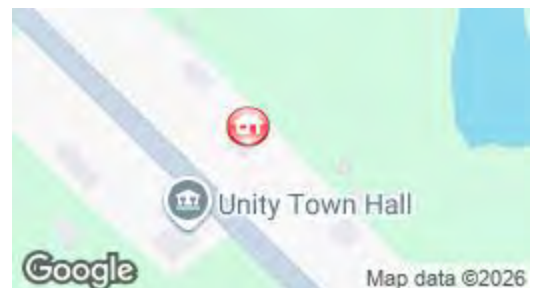
**Exclusions**  
**Right of First Refusal**

O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

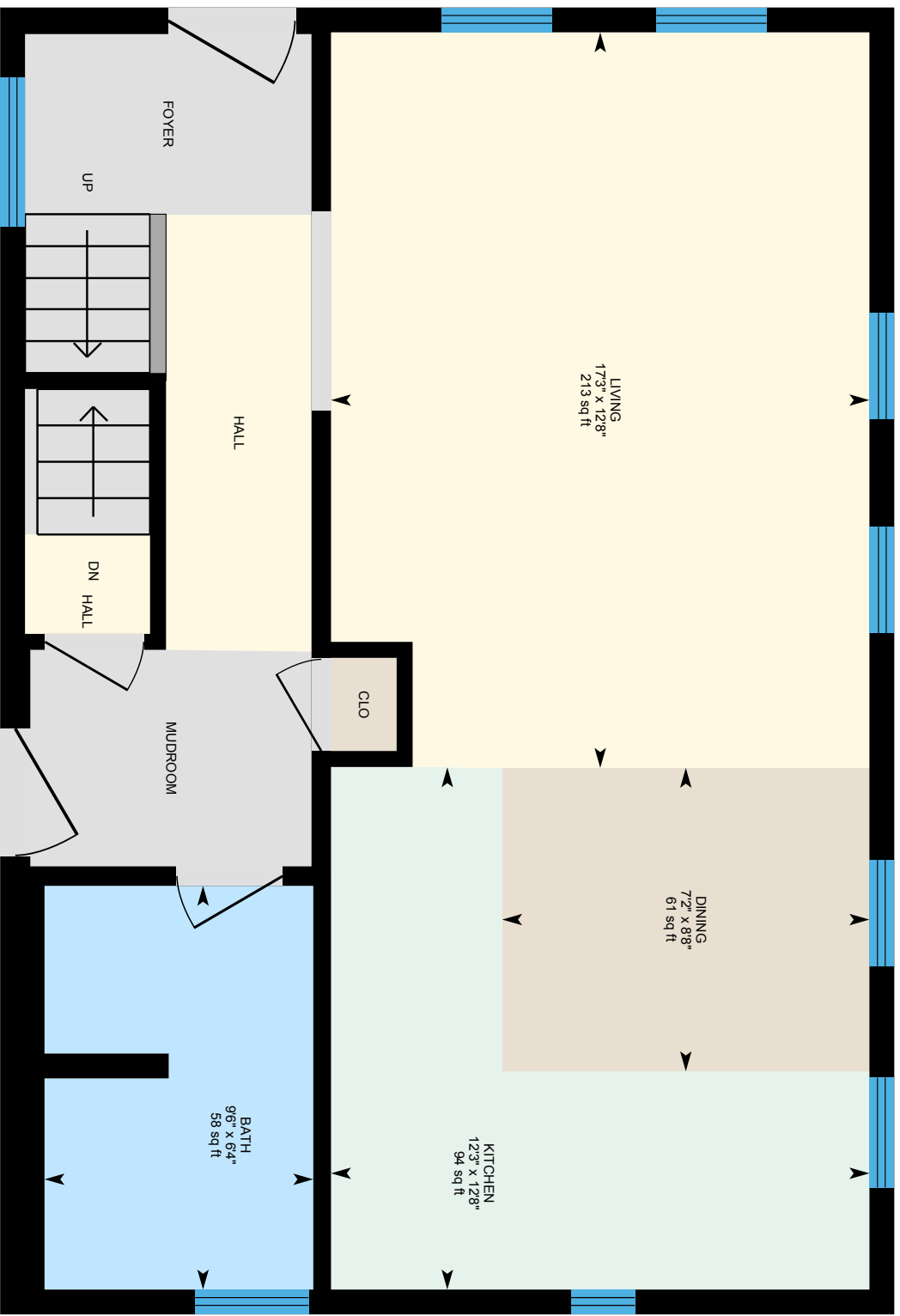
Off: 603-526-8600



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# 893 2nd NH Turnpike, Unity, NH

Main Floor Finished Area 638,86 sq ft



PREPARED: 2026/06/20



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



# 893 2nd NH Turnpike, Unity, NH

2nd Floor Finished Area 492.19 sq ft  
Unfinished Area 52.83 sq ft



PREPARED: 2026/06/20

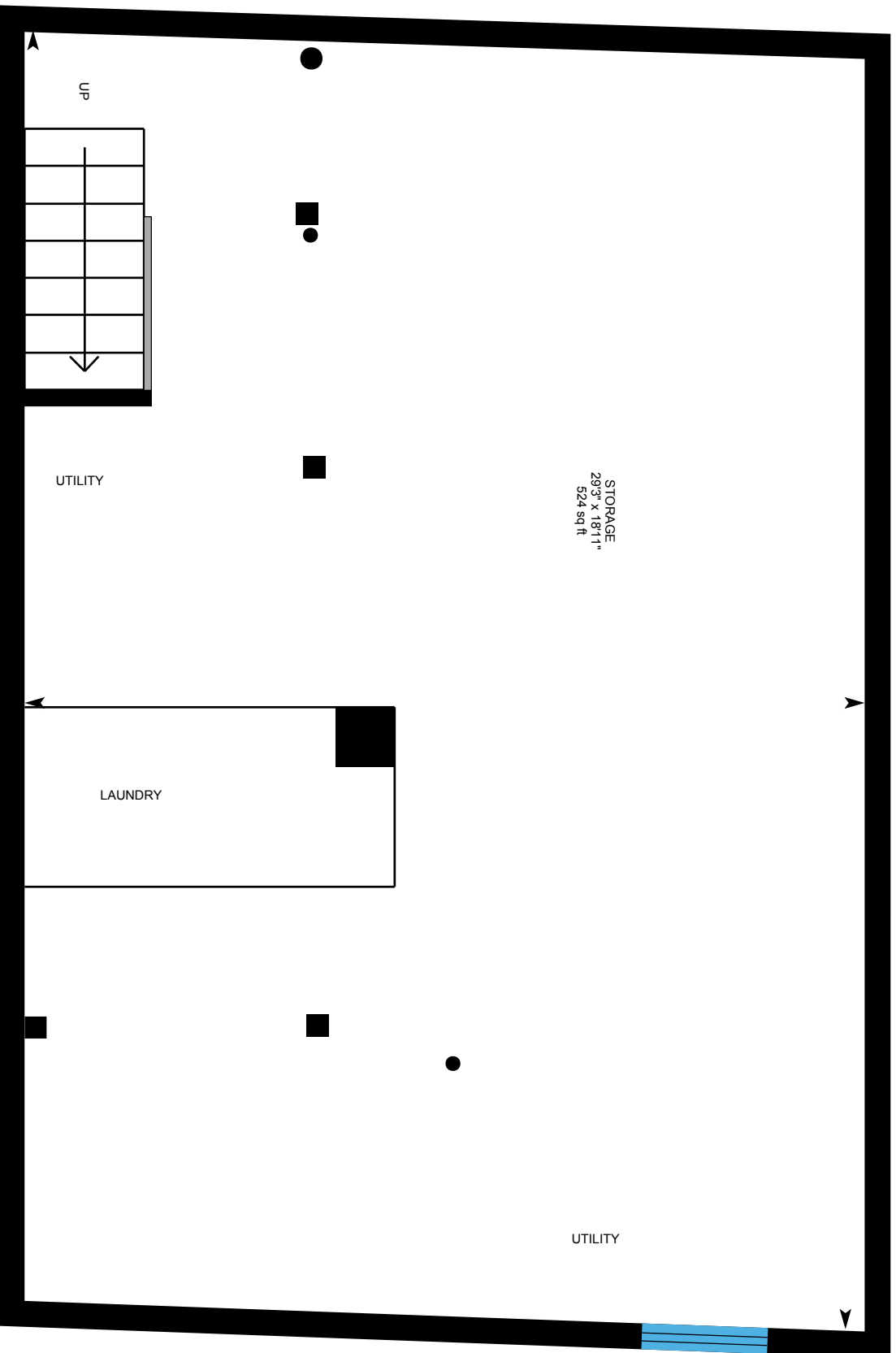


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 893 2nd NH Turnpike, Unity, NH

Lower Level (Below Grade) Unfinished Area 597.92 sq ft



PREPARED: 2026/06/20



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

PROPERTY DISCLOSURE - RESIDENTIAL ONLY  
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

**NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

1. SELLER: Julio A. Laboy

2. PROPERTY LOCATION: 893 2nd NH Turnpike, Unity, NH 03743

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

4. SELLER:  has  has not occupied the property for 4 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM:  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other

b. INSTALLATION: Location: Field in back yard  
Installed By: \_\_\_\_\_ Date of Installation: \_\_\_\_\_  
What is the source of your information? \_\_\_\_\_

c. USE: Number of persons currently using the system: 1  
Does system supply water for more than one household?  Yes  No

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

e. WATER TEST: Have you had the water tested?  Yes  No Date of most recent test 3 yrs ago  
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: After driveway  Location Unknown. Date of Installation: 4-15-2018  
Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
Have you experienced any malfunctions?  Yes  No  
COMMENTS:

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

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

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**d. LEACH FIELD:**  Yes  No  Other Unknown  
 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"/> | <u>R-30</u>         | <u>1</u>      | <input type="checkbox"/>            |
|                      | Crawl Space     | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |                     |               | <input type="checkbox"/>            |
|                      | Exterior Walls  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>R-19</u>         |               | <input type="checkbox"/>            |
|                      | Floors          | <input 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 ML /             
06/07/26 3:47 PM EDT

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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: \_\_\_\_\_

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: 12 yrs Type: Baseboard Fuel: propane Tank Location: Front

Owner of Tank: \_\_\_\_\_

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

Date system was last serviced and by whom? 2023 by Irving Oil

Secondary Heat Systems: \_\_\_\_\_

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

j. Roof Age: 14 yrs Type of Roof Covering: Metal

Moisture or leakage: \_\_\_\_\_

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

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- k. **Foundation/Basement**  Full  Partial  Other: \_\_\_\_\_  Type: Block - stone  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_
- l. **Chimney(s)** How Many? \_\_\_\_\_ Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_
- m. **Plumbing** Type: pvc & copper Age: \_\_\_\_\_  
Comments: \_\_\_\_\_
- n. **Domestic Hot Water** Age: UNKNOWN Type: \_\_\_\_\_ Gallons: \_\_\_\_\_
- o. **Electrical System** # of Amps \_\_\_\_\_  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: \_\_\_\_\_ Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
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: Fidium Fiber
- 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 ML /   
06/07/26  
00000P Ver 11/25

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PROPERTY LOCATION: 893 2nd NH Turnpike, Unity, NH 03743

10. **ADDITIONAL INFORMATION**

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

b. ADDITIONAL COMMENTS:

Zullo construction placed a drain along back outside wall. A pump was installed to keep water out of basement.

**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).

*Julio A. Laboy*  
SELLER  
dotloop verified  
06/07/26 3:47 PM EDT  
GTVQ-WLOC-10CG-RYLE  
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

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06/07/26 3:47 PM EDT  
dotloop verified

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: 893 2nd NH Turnpike, Unity, NH 03743

**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) 

|           |
|-----------|
| <i>JL</i> |
|-----------|

 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>Julio R. Laboy</i><br>Seller | dotloop verified<br>06/07/26 3:47 PM EDT<br>95BC-FPQ3-Z90A-THUG | _____<br>Date |
| _____<br>Purchaser              | _____<br>Date   | _____<br>Date |
| <i>Joshua Lizotte</i><br>Agent  | dotloop verified<br>06/27/26 7:26 AM EDT<br>G2NO-BGSP-U7GP-R56J | _____<br>Date |

Janet Gibson, Register of Deeds  
Sullivan County New Hampshire  
LCHIP SUA074148 25.00  
TRANS TAX SU021256 2,550.00

\$2,550-

Warranty Deed

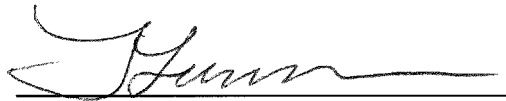
Timothy J. Lawlor, married, of 24 Coventry Dr., Sunapee, NH, for consideration paid, grants to Julio A. Laboy, of 34 Elkins St., Franklin, NH 03235, with Warranty Covenants, the following premises:

A certain tract or parcel of land with the buildings thereon situated in the Town of Unity, County of Sullivan, State of New Hampshire and bounded and described as follows, to wit:

Beginning at a post in the fence about ten (10) rods northwesterly from the stone building on the easterly side of the road (highway leading from Lempster to Claremont); thence North 56° West ten (10) rods to a post in the corner of the fence; thence North 37° West to a post at the corner of the fence ten (10) rods; thence South 56° West to a post on the East side of the road ten (10) rods; thence South 37° East eight (8) rods to the bound begun at and containing a half (1/2) acre, more or less.

Being all and the same premises conveyed by Keith D. Towers, Jr. and Kerri Towers to Timothy J. Lawlor by deed dated 10/19/2016 and recorded in Vol. 1992 Page 130 of the Sullivan County Registry of Deeds. These are not homestead premises of the grantor or his spouse.

Dated this 21st day of September, 2022.



Timothy J. Lawlor

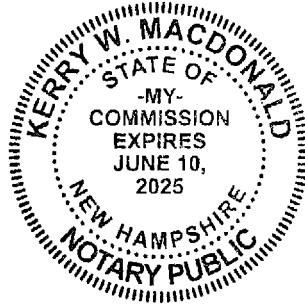
STATE OF New Hampshire  
COUNTY OF Sullivan

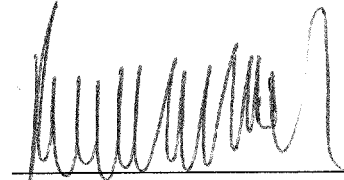
September 21, 2022

Personally appeared the above-named Timothy J. Lawlor and acknowledged the foregoing instrument.

Before me,

My commission expires:



  
\_\_\_\_\_  
Justice of the Peace/Notary Public



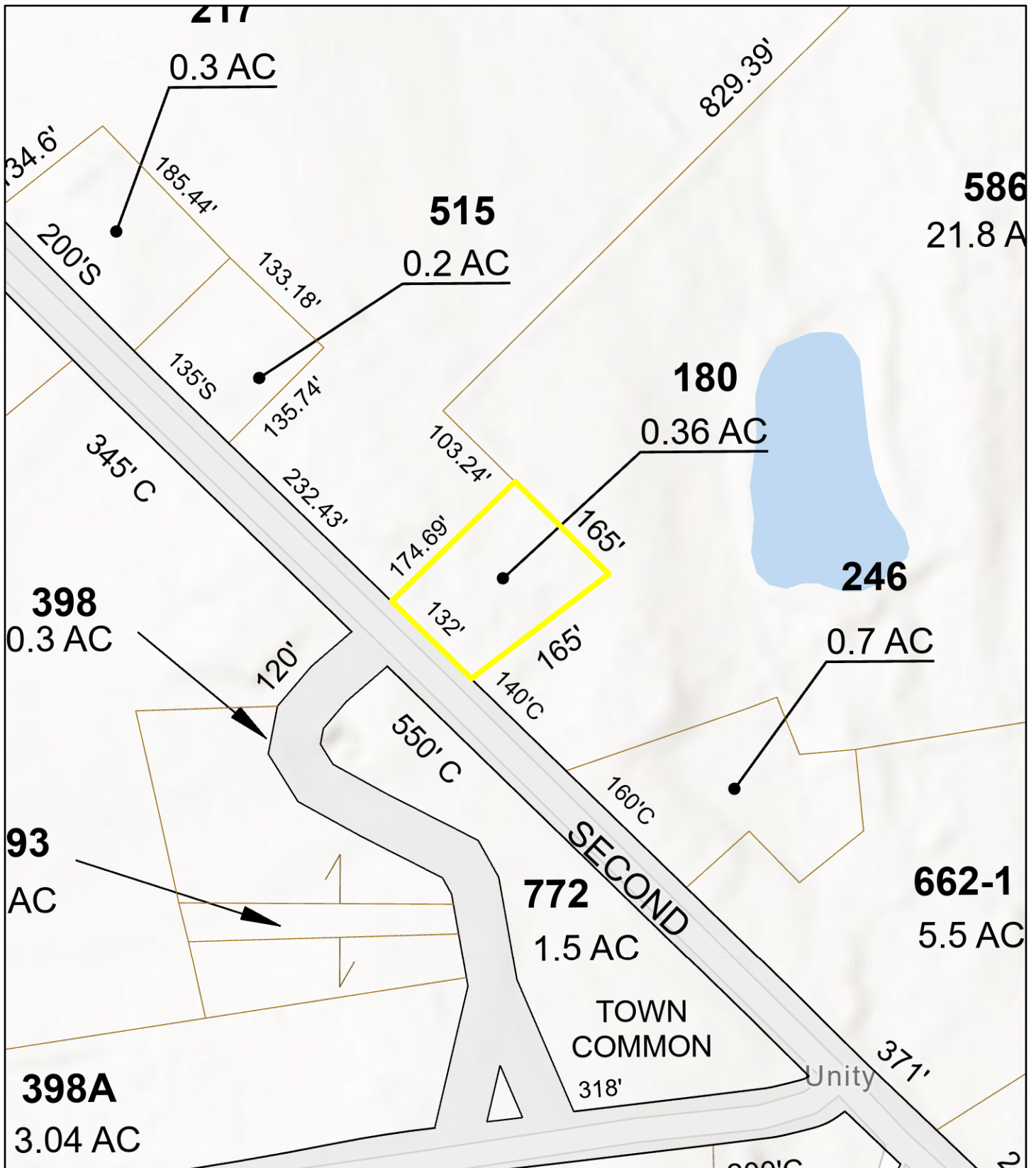
Town of Unity, NH

1 inch = 138 Feet



www.cai-tech.com

June 2, 2026



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