



100 Page Road, New London

Offered at \$795,000

About This Home

This beautiful and well maintained, 3-bedroom, 2-bathroom home sits on over 5 acres just minutes from downtown New London, offering a blend of privacy, quiet, and in-town convenience. Enter through a bright, airy sunroom into a tastefully updated kitchen with white custom-made cabinetry, quartz countertops, and an open layout ideal for hosting. The main level includes a primary bedroom and full bath for first-floor living, plus a living room with wood fireplace. Off the living room, a sunporch invites you to sit back and enjoy your surroundings. On the second level there are two additional bedrooms and a full bath as well as exquisite handcrafted maple bookcases. The basement is partially finished and ready to serve as an office, recreation or workout room. A standout feature of the property is the detached barn/garage offering over 1,900 square feet of space for parking, outdoor equipment storage, and a workshop, with a loft above that could be finished for additional living space or used for storage. Outside, the meticulously maintained, level lot is perfect for outdoor games and features gorgeous perennial gardens and a fenced dog yard. The home is equipped with three mini-splits for heating and cooling, radiant heat, and a generator.

Location Details

Located minutes from downtown New London's dining, summer theater, golf courses, shopping, coffee shops, and essentials. Close to Pleasant Lake for kayaking and paddle boarding, 10 minutes to Lake Sunapee, and 15 minutes to Mount Sunapee Resort. Enjoy hiking, fishing, brewery hopping, summer concerts, and farmers' markets nearby. I-89 access puts the Upper Valley under 40 minutes away, and Boston is just 90 minutes away for city life or professional sports. Now is your chance to live in the Sunapee Region with all it has to offer and make this your new home.



3 Bedrooms



2 Bathrooms



Approx. 2,394 SF

Acres: 5.10 | Property Taxes: \$6,564 | Year Built: 1948



Virtual Tour URL Unbranded 1

County NH-Merrimack
Village/Dist/Locale
Construction Status Existing
Year Built 1948
Architectural Style Cape
Color Tan
Total Stories 1.75
Zoning ARR - Agri/Rural Res
Taxes TBD No
Tax Annual Amount \$6,564.52
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 5.10
Lot Size Square Feet 222,156
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Interior
Activation Date 7/11/2026

Rooms Total 9
Bedrooms Total 3
Bathrooms Total 2
Bathrooms Full 2
Bathrooms Three Quarter 0
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 2,030
AGFinSrc Measured
Above Grade Unfinished Area 47
AGUnfinSrc Measured
Below Grade Finished Area 364
BGFinSrc Public Records
Below Grade Unfinished Area 572
BGUnfinSrc Public Records
Total Finished Area 2,394
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 445

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 This beautiful and well maintained. 3-bedroom. 2-bathroom home sits on over 5 acres just minutes from downtown New London. offering a blend of privacy. quiet. and in-town convenience. Enter through a bright. airy sunroom into a tastefully updated kitchen with white custom-made cabinetry. quartz countertops. and an open layout ideal for hosting. The main level includes a primary bedroom and full bath for first-floor living. plus a living room with wood fireplace. Off the living room. a sunporch invites you to sit back and enjoy your surroundings. On the second level there are two additional bedrooms and a full bath as well as exquisite handcrafted maple bookcases. The basement is partially finished and ready to serve as an office. recreation or workout room. A standout feature of the property is the detached barn /garage offering over 1.900 square feet of space for parking. outdoor equipment storage. and a workshop. with a loft above that could be finished for additional living space or used for storage. Outside. the meticulously maintained. level lot is perfect for outdoor games and features gorgeous perennial gardens and a fenced dog yard. The home is equipped with three mini-split for heating and cooling. radiant heat. and a generator. Located minutes from downtown New London's dining. summer theater. golf courses. shopping. coffee shops. and essentials. Close to Pleasant Lake for kayaking and paddle boarding. 10 minutes to Lake Sunapee. and 15 minutes to Mount Sunapee Resort. Enjoy hiking. fishing. brewery hopping. summer concerts. and farmers' markets nearby. I-89 access puts the Upper Valley under 40 minutes away. and Boston is just 90 minutes away for city life or professional sports. Now is your chance to live in the Sunapee Region with all it has to offer and make this your new home. *Showings begin at the open house on Saturday. Jul 11th. from 11:00 - 1:00.

Directions From County Road. turn right onto Page Road. house will be on the right.

Kitchen	1 17'1" x 19'4"	Workshop	1 20'4" x 23'10"
Dining Room	1 8'2" x 13'10"		
Living Room	1 15'4" x 16'		
Family Room	1 18'6" x 14'4"		
Primary	1 14'9" x 19'7"		
Bathroom Full	1 7'10" x 15'4"		
Bedroom	2 16'11" x		
Bedroom	2 12' x 14'11"		
Bathroom Full	2 9'4" x 5'		
Rec Room	B 23'8" x 15'		
Utility Room	B 11' x 8'		

Map 117
Block 00
Lot 25
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 3352
Deed Page 1544
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

Lot Features Country Setting, Field/Pasture, Landscaped, Level, Open
Construction Materials Wood Frame, Cedar Exterior, Shingle Siding, Wood Exterior, Wood Siding
Foundation Details Poured Concrete
Flooring Carpet, Hardwood, Tile
Exterior Features Barn, Dog Fence, Partial Fence, Garden Space, Patio, Porch, Enclosed Porch, Screened Porch, Shed, Storage
Roof Metal, Shake, Wood Shingle
Driveway Gravel

Interior Features Ceiling Fan, Dining Area, Wood Fireplace, 1 Fireplace, Kitchen Island, Kitchen/Dining, Laundry Hook-ups, Natural Light, Natural Woodwork, Skylight, Soaking Tub, Vaulted Ceiling, Whirlpool Tub, Common Heating/Cooling, Basement Laundry
Appliances Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Other Equipment Standby Generator
Utilities Cable
Heating Oil, Baseboard, Hot Water, Mini Split
Electric 200+ Amp Service, Circuit Breaker(s)
Cooling Mini Split
Water Source Drilled Well, Dug Well, Private
Sewer 750 Gallon, Concrete, Private, Septic

Exclusions Chandelier over the dining table and the antique Venetian glass sconces in the dining area.
Right of First Refusal

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

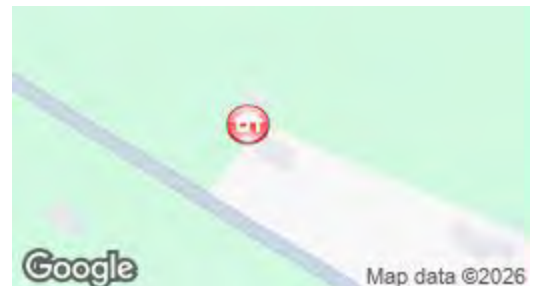
O'Halloran Group



listings@ohgrp.com

KW Coastal and Lakes & Mountains

Off: 603-526-8600



100 Page Rd, New London, NH

Main Floor Finished Area 1399.63 sq ft



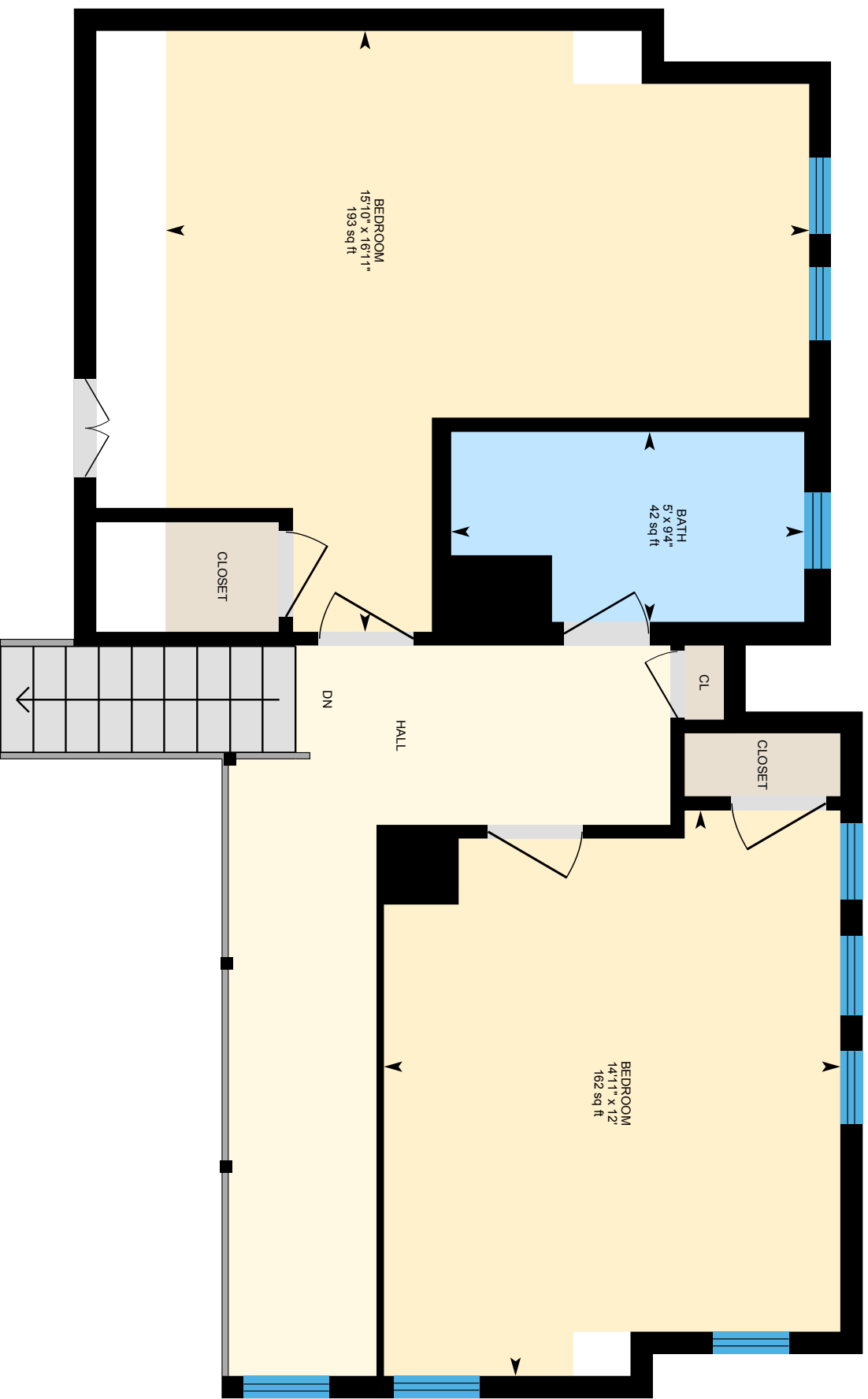
PREPARED: 2026/07/07



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.

100 Page Rd, New London, NH

2nd Floor Finished Area 630.69 sq ft
Unfinished Area 47.90 sq ft



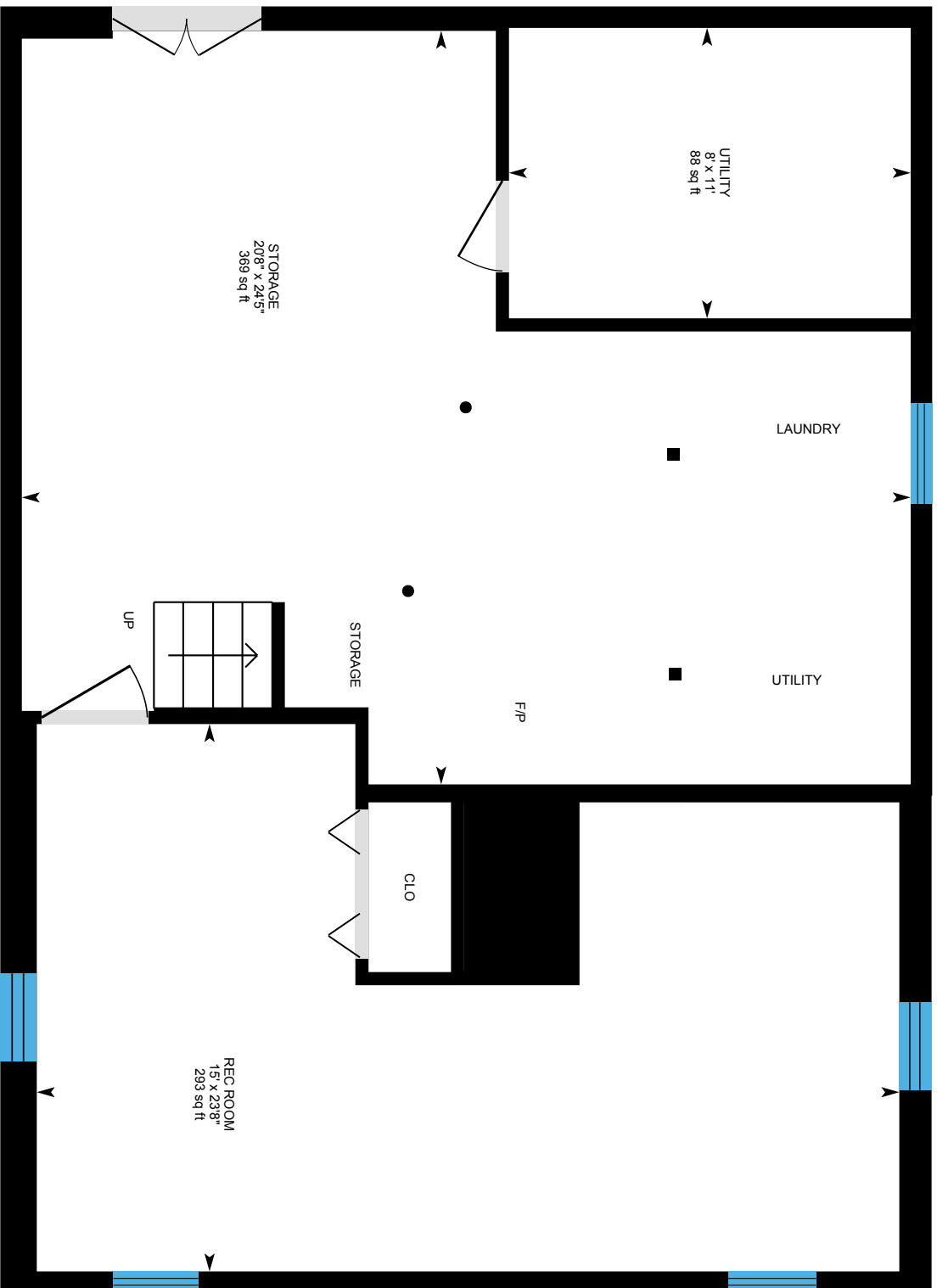
PREPARED: 2026/07/07



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.

100 Page Rd, New London, NH

Lower Level (Below Grade) Unfinished Area 890.07 sq ft



PREPARED: 2026/07/07

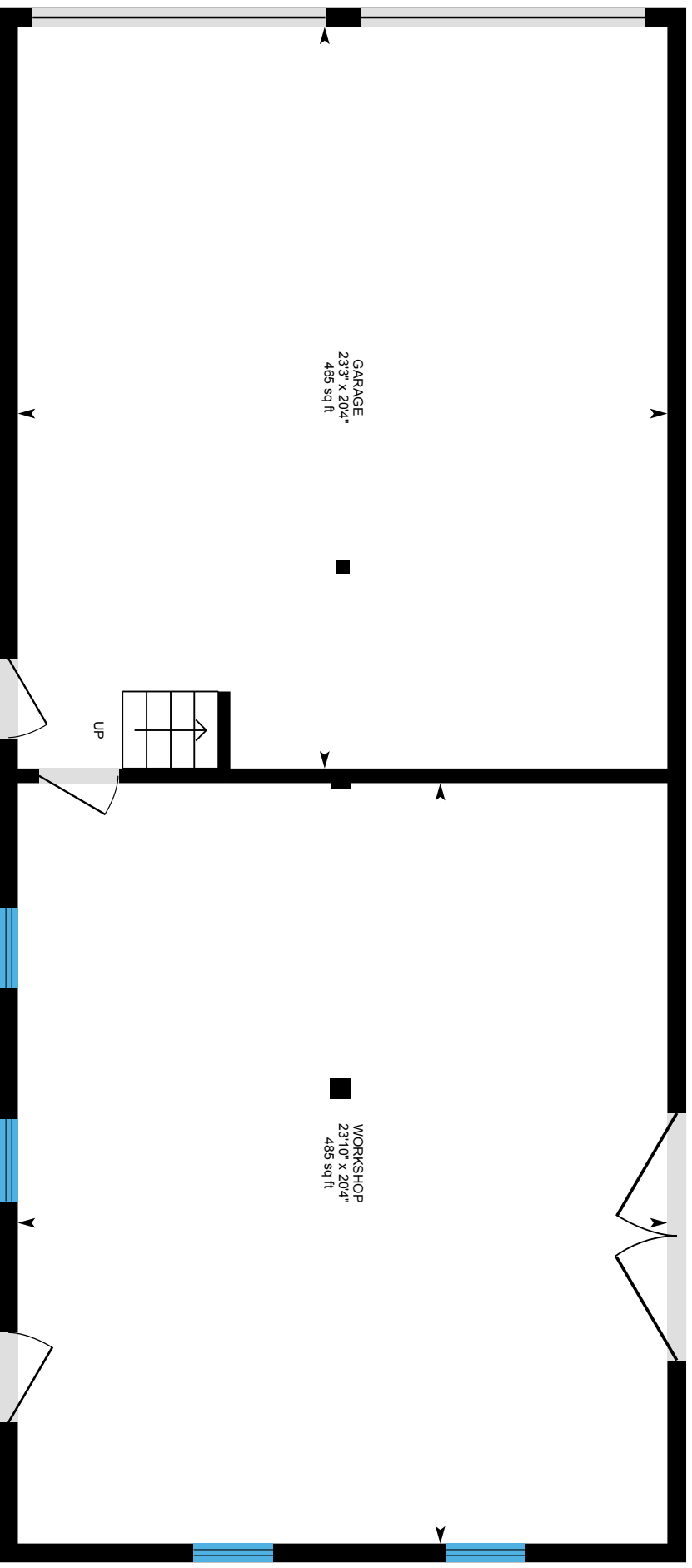


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



100 Page Rd, New London, NH

Detached Garage Unfinished Area 1048.60 sq ft

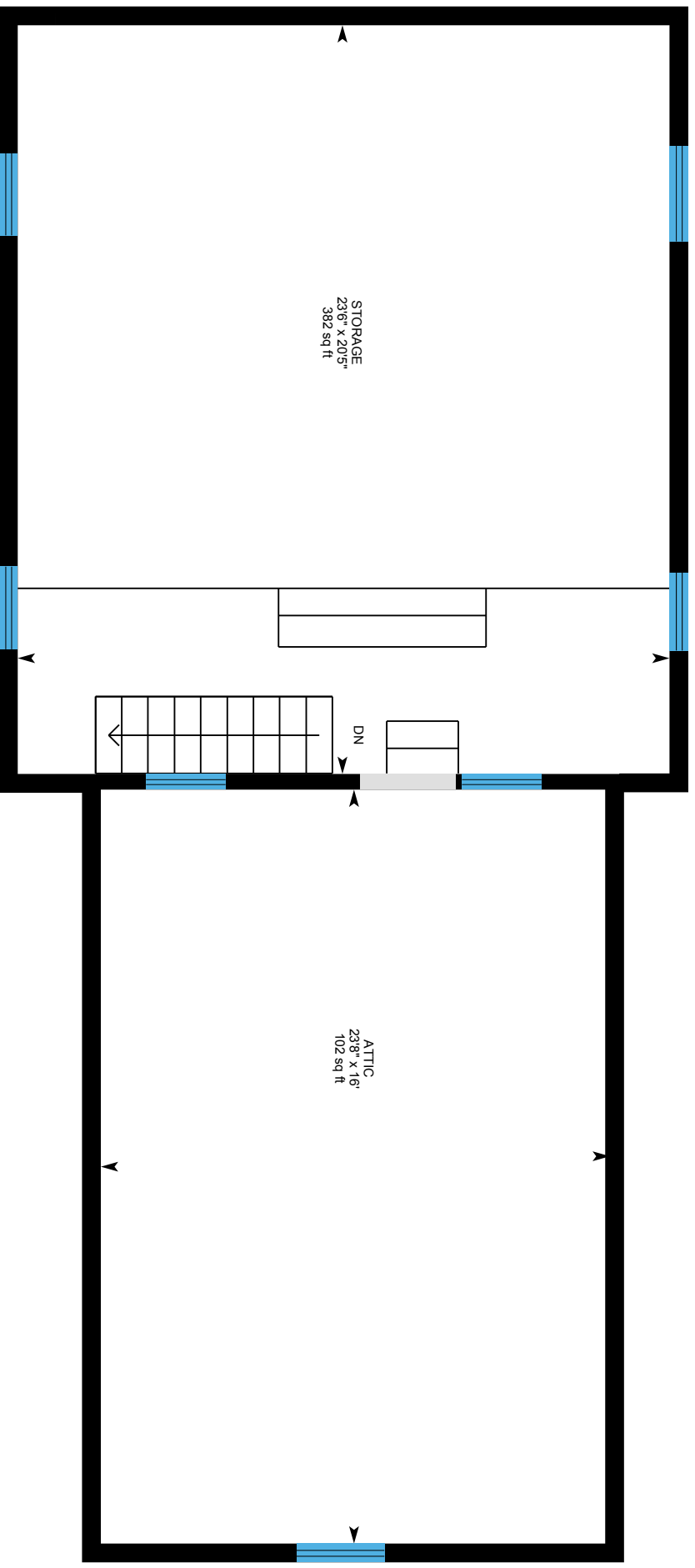


PREPARED: 2026/07/07

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.

100 Page Rd, New London, NH

Detached Garage Loft Unfinished Area 944.02 sq ft



PREPARED: 2026/07/07



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: George L Wolford, Trustee and Phyllis Y Wolford, Trustee

2. PROPERTY LOCATION: 100 Page Road, 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 24 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: well in sunroom crawl space
Installed By: no idea Date of Installation: no idea
What is the source of your information? _____

c. USE: Number of persons currently using the system: 2
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 about 4 years 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: Water is a bit 'hard' and gravity operated water softener system is in place

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: about 4' from back of house Location Unknown. Date of Installation: _____
Date of Last Servicing: 3yrs Name of Company Servicing Tank: new london county septic
Have you experienced any malfunctions? Yes No
COMMENTS: _____

SELLER(S) INITIALS GLW / PYW

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 100 Page Road, New London, NH 03257

d. LEACH FIELD: Yes No Other _____
IF YES, Location: to left of septic Size: _____ Unknown
Date of installation of leach field: don't know Installed By: original owner
Have you experienced any malfunctions? Yes No
Comments: original owner was an inventor and apparently designed the system

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"/>	fiberglass	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass + unkno	_____	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass	_____	<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)? _____
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: We know the insulation in some walls but not all walls in living room

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
 
07/04/26 6:32 PM EDT | 07/04/26 6:21 PM EDT

BUYER(S) INITIALS
 

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 100 Page 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: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? residential 2.5 acre min

i. Heating System Age: 12 yr Type: hot water and radiant Fuel: oil Tank Location: basement

Owner of Tank: us

Annual Fuel Consumption: 950 Price: varies Gallons: 950

Date system was last serviced and by whom? two years ago,

Secondary Heat Systems: mitsubishi mini splits in three rooms

Comments: _____

j. Roof Age: 5 years Type of Roof Covering: cedar shake, metal on flat section at back

Moisture or leakage: none

Comments: _____

SELLER(S) INITIALS

GLW / PGW
07/04/26 / 07/04/26

BUYER(S) INITIALS

_____/_____
_____/_____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 100 Page Road, New London, NH 03257

- k. **Foundation/Basement** Full Partial Other: _____ Type: poured concrete
Moisture or leakage: none
Comments: extra thick floor because builder had heavy machinery in basement
- l. **Chimney(s)** How Many? 1 Lined? yes Last Cleaned: 5 years ago Problems? no
Comments: some leakage when we moved but fixed well twenty years ago
- m. **Plumbing** Type: copper Age: _____
Comments: I have no idea what the question wants
- n. **Domestic Hot Water** Age: unknown Type: heated y furnace Gallons: ?
- o. **Electrical System** # of Amps 200 amp 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: we occasionally get a mouse or two and some ants
- 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: mishubishi Age: 10 Date Last Serviced and by whom: 2024 AG Services
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: 13k Last Date of Service: every spring
If Portable: Included Negotiable
Comments: _____
- v. **Internet** Type Currently Used at Property: comcast
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) _____
Comments: 3 fire alarms

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

GLW / PGW
07/04/26 6:32 PM EDT dotloop Verified 07/04/26 6:23 PM EDT dotloop Verified

BUYER(S) INITIALS

_____/_____
1

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 100 Page Road, New London, NH 03257

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

George L. Wolford, Trustee
SELLER
dotloop verified
07/04/26 6:32 PM EDT
DRG0-K4V2-U0XR-PMOP
DATE

Phyllis Y. Wolford, Trustee
SELLER
dotloop verified
07/04/26 6:21 PM EDT
CX16-U6XU-KEAF-57W6
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 *GLW* / *PYW*
dotloop verified 07/04/26 6:32 PM EDT
dotloop verified 07/04/26 6:21 PM EDT

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: 100 Page 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)

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 Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f)

 <small>07/04/26 11:20 AM EDT dotloop verified</small>

 Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<i>George L Wolford, Trustee</i>	dotloop verified 07/04/26 3:08 PM EDT YD02-ZLC9-D7SL-ODJR
Seller	Date

<i>Phyllis Y Wolford, Trustee</i>	dotloop verified 07/04/26 4:04 PM EDT JQM-Q-WDCF-96HZ-VPKD
Seller	Date

Purchaser	Date

Purchaser	Date

<i>Anne Marie Appel</i>	dotloop verified 07/04/26 11:20 AM EDT BX4Z-AQNI-YIWF-UFRA
Agent	Date

Agent	Date

Law Office of
Michael J. Work
P.O. Box 627
Newport, NH 03773

NH DRA DP - 4 - L

C/H
L-CHIP



MCRD Book 3352 Page 1544

Doc#826548

Book:3352 Pages:1544 - 1545

e-Filed 11/28/2012 11:15:46 AM

KATHI L. GUAY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS

LCHIP	\$	25.00
RECORDING	\$	14.00
SURCHARGE	\$	2.00
TRANSFER TAX	\$	40.00

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

\$ 40.00

STATE OF NEW HAMPSHIRE

DEPARTMENT
OF
REVENUE
ADMINISTRATION



900002363

REAL ESTATE
TRANSFER TAX

E-FILE

VOID IF ALTERED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, GEORGE L. WOLFORD and PHYLLIS WOLFORD, husband and wife, of New London, New Hampshire, for consideration paid, grant to GEORGE L. WOLFORD and PHYLLIS Y. WOLFORD, AS CO-TRUSTEES OF THE WOLFORD REVOCABLE TRUST, u/a dated April 27, 2012, whose present mailing address is 100 Page Road, New London, New Hampshire 03257, with **WARRANTY COVENANTS**,

Two certain tracts of land with the buildings thereon situated in New London, County of Merrimack and State of New Hampshire, bounded and described as follows:

Tract I: Beginning at the south corner of the tract at a corner of wall on the North side of Page Road, the same being the West corner of land of Graham R. Combie and Helen L. Combie; thence North 32° East about four hundred forty-five (445) feet to corner of wall at land of Philip Cate; thence North 53° West on line of said land of Cate one hundred (100) feet; thence South 35° West four hundred thirty (430) feet to the side of said Page Road; thence Easterly along side of said Page Road one hundred ten (110) feet to the place of beginning.

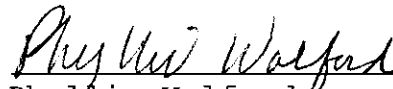
Tract II: Beginning at the West corner of the tract at a corner of wall on the North side of Page Road, the same being the South corner of land of David Hatherly; thence North 33° 30' East

along wall and line of said land of Hatherly four hundred forty-five (445) feet to the corner of said land of Hatherly; thence same course one hundred (100) feet; thence South 26° East four hundred twenty-five (425) feet to a stone post; thence South 46° West four hundred three (403) feet to a stone bound at the North side of said Page Road; thence Northwesterly along side of Page Road three hundred forty-five (345) feet to the place of beginning.

Meaning and intending to describe and convey all and the same premises as were conveyed to George L. Wolford and Phyllis Wolford by Mary Lee Madden, Trustee of the Mary Lee Madden Revocable Trust, u/t/d August 14, 2000, by warranty deed dated February 22, 2002, recorded in Volume 2346, Page 1582 of the Merrimack County Registry of Deeds.

Signed this 9th day of November, 2012.


George L. Wolford


Phyllis Wolford

STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack

11-9, 2012

Personally appeared George L. Wolford and Phyllis Wolford, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,


Notary Public/Justice of the Peace

(please type or print name)
My commission expires:

CHARLES M. SANDERSON, Justice of the Peace
My Commission Expires March 5, 2013



Tri-Town, NH

1 inch = 137 Feet



www.cai-tech.com

June 16, 2026



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