



107 Whitney Brook Rd, New London

Offered at \$550,000

About This Home

Set on a quiet road just minutes from downtown New London, this three-bedroom, 2.5-bathroom home offers a comfortable layout, a private setting, and convenient access to everything the Lake Sunapee Region has to offer. The main level features an open kitchen with an island overlooking the dining area, creating an easy flow for everyday living and entertaining. Multiple living spaces, including a family room with a stone fireplace and wood stove, provide flexibility for gathering and relaxing. The first floor also includes a welcoming entryway with a mudroom and convenient half bathroom. The primary suite is tucked away in its own wing of the home. It features vaulted ceilings, an ensuite bathroom with a double vanity, a walk-in closet, and large windows that fill the room with natural light. Two additional bedrooms and a full bathroom comfortably accommodate family and guests. Outside, the private yard is bordered by mature trees and includes a detached barn providing excellent storage, workshop space, or room for hobbies. An attached two car garage with unfinished space above provides additional storage.

Located just minutes from Pleasant Lake, Elkins Beach, local shopping and dining, this property is also a short drive to Mount Sunapee Resort for skiing, hiking, and year round recreation.



3 Bedrooms



2.5 Bathrooms



Approx. 2,312 SF

Acres: 0.95 | Property Taxes: \$5,800 | Year Built: 1920



Virtual Tour URL Unbranded 1

County NH-Merrimack
Village/Dist/Locale Elkins
Construction Status Existing
Year Built 1920
Architectural Style Cape
Color
Total Stories 1.75
Zoning ARR - AGRI / Rural Res
Taxes TBD No
Tax Annual Amount \$5,799.60
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 0.95
Lot Size Square Feet 41,382
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Interior
Activation Date 8/1/2026

Rooms Total 7
Bedrooms Total 3
Bathrooms Total 3
Bathrooms Full 2
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
Above Grade Finished Area 2,312
AGFinSrc Measured
Above Grade Unfinished Area 1,261
AGUnfinSrc Measured
Below Grade Finished Area 0
BGFinSrc Public Records
Below Grade Unfinished Area 748
BGUnfinSrc Public Records
Total Finished Area 2,312
Footprint
Road Frontage Yes
Road Frontage Type Dirt, Gravel
Road Frontage Length 330

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 Set on a quiet road iust minutes from downtown New London. this three-bedroom. 2.5-bathroom home offers a comfortable layout. and convenient access to everything the Lake Sunapee Region has to offer. The main level features an open kitchen with an island overlooking the dining area. creating an easy flow for everyday living and entertaining. Multiple living spaces. including a family room with a stone fireplace and wood stove. provide flexibility for gathering and relaxing. The first floor also includes a welcoming entryway with a mudroom and convenient half bathroom. The primary suite is tucked away in its own wing of the home. It features vaulted ceilings. an ensuite bathroom with a double vanity. a walk-in closet. and large windows that fill the room with natural light. Two additional bedrooms and a full bathroom comfortably accommodate family and guests. Outside. the private yard is bordered by mature trees and includes a detached barn providing excellent storage. workshop space. or room for hobbies. An attached two car garage with unfinished space above provides additional storage. Located iust minutes from Pleasant Lake. Elkins Beach. local shopping and dining. this property is also a short drive to Mount Sunapee Resort for skiing. hiking. and year round recreation. *Showings begin at the open house on Saturday. August 1st. from 2:00 - 4:00.

Directions From Andover Road. turn onto Elkins Road. stav onto Wilmot Center Road. then to Whitney Brook Road. House will be on the left.

Kitchen 1 8'2" x 14'5"
Dining Room 1 11'8" x 14'4"
Living Room 1 11'2" x 15'
Family Room 1 19'5" x 17'10"
Primary BR 1 15'6" x 17'5"
Bathroom Full 1 18'1" x 9'6"
Foyer 1 13'5" x 5'5"
Bathroom Half 1 4'1" x 6'3"
Bedroom 2 19'10" x 11'1"
Bedroom 2 16'6" x 12'2"
Bathroom Full 2 4'9" x 8'3"

Lot Features Country Setting, Landscaped, Level, Sloping, Wooded
Construction Materials Wood Frame
Foundation Details Concrete, Stone
Flooring Carpet, Hardwood, Tile
Exterior Features Barn
Roof Asphalt Shingle
Driveway Paved

Exclusions
Right of First Refusal

Map 52
Block 00
Lot 06
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 2260
Deed Page 864
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

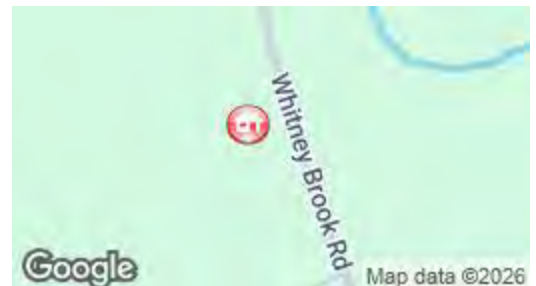
Interior Features Cathedral Ceiling, Ceiling Fan, 1 Fireplace, Furnished, Hearth, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Skylight, Soaking Tub, Walk-in Closet, Whirlpool Tub, 1st Floor Laundry
Appliances Dishwasher, Dryer, Microwave, Gas Range, Refrigerator, Washer, Water Heater
Other Equipment Smoke Detector, Gas Stove, Wood Stove, Standby Generator
Utilities Propane
Heating Oil, Forced Air, Gas Stove, Wood Stove
Electric 200+ Amp Service, Circuit Breaker(s)
Cooling None
Water Source Drilled Well, Private
Sewer 1250 Gallon, Concrete, Leach Field, Private, Septic

Fuel Company Irving
Electric Company Eversource
Water Company
Cable Company Comcast
Phone Company Comcast
Internet Service Provider Comcast

O'Halloran Group

listings@ohgrp.com

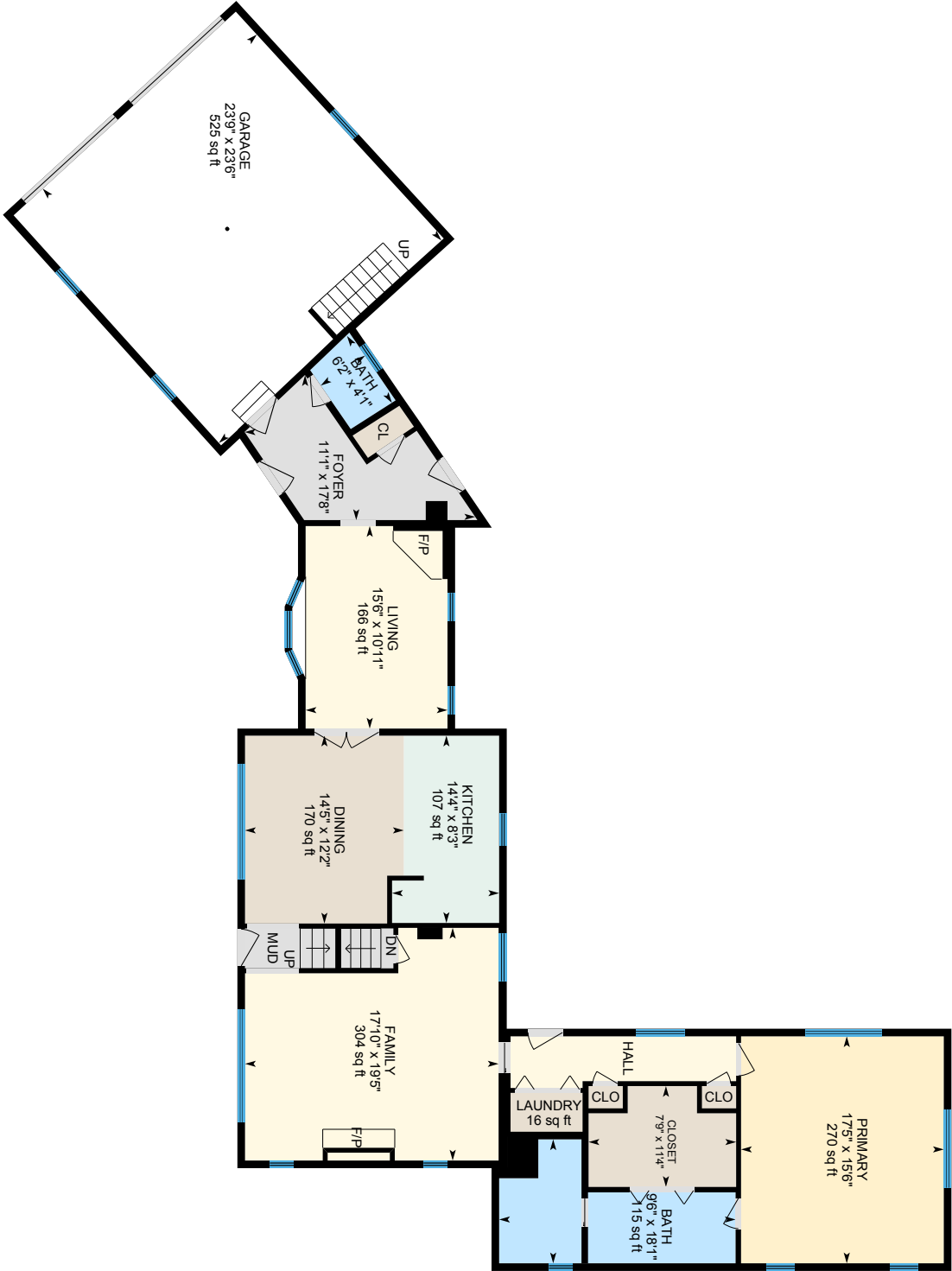
KW Coastal and Lakes & Mountains
Off: 603-526-8600



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107 Whitney Brook Rd, New London, NH

1st Floor Finished Area 1691.83 sq ft
Unfinished Area 596.70 sq ft



PREPARED: 2026/07/27



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.

107 Whitney Brook Rd, New London, NH

2nd Floor Finished Area 621.72 sq ft
Unfinished Area 92.16 sq ft



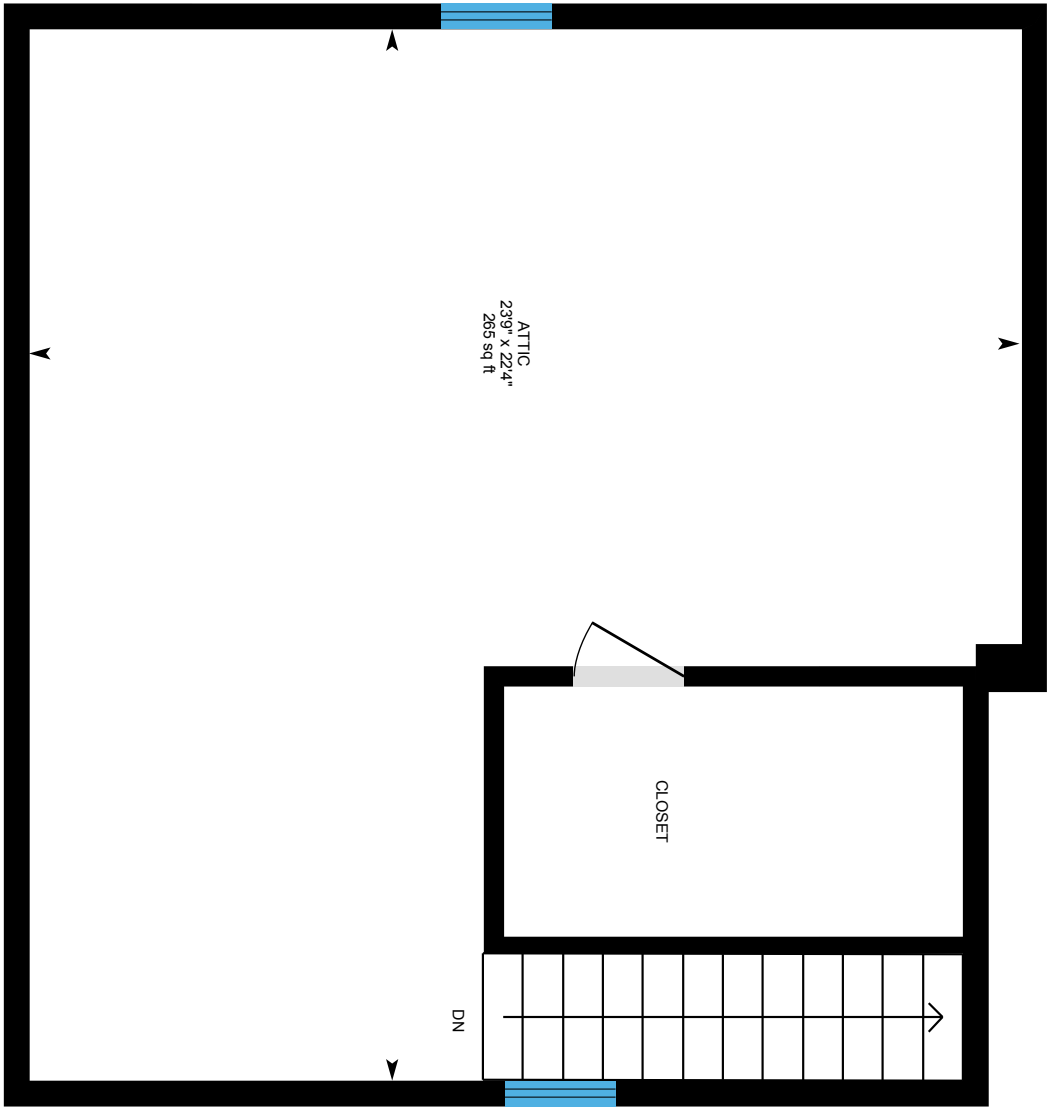
PREPARED: 2026/07/27



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.

107 Whitney Brook Rd, New London, NH

Garage 2nd Floor Unfinished Area 573.55 sq ft



0 2 4
ft

PREPARED: 2026/07/27

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:** Elizabeth Kloeppel

2. **PROPERTY LOCATION:** 107 Whitney Brook 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 25 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 submerged well pump

b. INSTALLATION: Location: Back of house by laundry room door

Installed By: unknown - serviced by Miller Plumbing Date of Installation: unknown

What is the source of your information? no information

c. USE: Number of persons currently using the system: one

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 Feb 2020

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: no problems

Well pump was lowered in approximately 2004

Water tested for Arsenic only, part of Colby Sawyer College study.

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 1250 Gal. ☐ Unknown ☐ Other
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
 Location: North side of house ☐ Location Unknown. Date of Installation: 2000

Date of Last Servicing: May 2025 Name of Company Servicing Tank: Miller Plumbing

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS:

SELLER(S) INITIALS

EK /

BUYER(S) INITIALS

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: North side of house Size: _____ ☒ Unknown
 Date of installation of leach field: 2000 Installed By: Northeast Septic Designs
 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. INSULATION	<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	☒	☐	☐	_____	_____	☒
	Crawl Space	☐	☐	☒	_____	_____	☐
	Exterior Walls	☒	☐	☐	_____	_____	☒
	Floors	☐	☐	☒	_____	_____	☐

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 LR & Kit textured ceiling paint ☒ Yes ☐ No ☐ Unknown
 If YES, Source of information: Pro-Lab test 5/16/26.
 Comments: Removal of textured ceiling paint by Octagon 5/29/26

c. RADON/AIR - Current or previously existing:
 Has the property been tested? ☒ Yes ☐ No ☐ Unknown
 If YES: Date: 10/29/22 By: Pro-Lab
 Results: Average: 1.7 & 1.8 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 _____

BUYER(S) INITIALS _____ _____

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: 8/08/2000

By: Fall Mountain Water Testing

Results: all with in range

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: 19 yrs Type: forced air Fuel: oil Tank Location: basement

Owner of Tank: assume home owner

Annual Fuel Consumption: varies Price: varies Gallons: varies

Date system was last serviced and by whom? 07/13/26 Irving Oil

Secondary Heat Systems: LR Wood stove and FR propane heat stove

Comments: _____

j. Roof Age: 21 yrs Type of Roof Covering: asphalt shingle

Moisture or leakage: no

Comments: _____

SELLER(S) INITIALS

EK
07/18/26
dotloop verified

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- k. Foundation/Basement** ☐ Full ☒ Partial ☐ Other: _____ ☒ Type: stone & concrete
 Moisture or leakage: some moisture with heavy rain on old stone foundation
 Comments: _____
- l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: Aug 2025 Problems? no
 Comments: serviced by Tony's Chimney
- m. Plumbing** Type: copper Age: varies - several additions
 Comments: _____
- n. Domestic Hot Water** Age: <1 yr installed 2025 Type: electric Gallons: 40
- o. Electrical System** # of Amps 120 & 240 ☒ 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: 10kW Last Date of Service: 03/25/26
 If Portable: ☐ Included ☐ Negotiable
 Comments: Powers Generaator Service, Swanzey NH
- v. Internet** Type Currently Used at Property: Cable - Comcast
- 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

EK
 07/18/26
 252 PM EDT
 dotloop verified

/

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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).

Elizabeth Kloeppe

dotloop verified
07/18/26 2:52 PM
EDT
RTUJ-704O-ITIA-R0UJ

SELLERDATE

SELLERDATE

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.

BUYERDATE

BUYERDATE

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EK

07/18/26
2:52 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: 107 Whitney Brook 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.

Elizabeth Kloppel dotloop verified
07/18/26 2:52 PM EDT
ZGLV-X4YN-WYFX-DNVU

Seller Date

Seller Date

Purchaser Date

Purchaser Date

Dan O'Halloran dotloop verified
07/26/26 8:15 AM EDT
KDBH-8H20-57OZ-IGT9

Agent Date

Agent Date

32

14.31
Q3750⁰⁰

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS that we, **Gary S. Brenner and Linda M. Brenner**, husband and wife, of 41 Whitney Brook Road, Elkins, New Hampshire 03233, for **consideration paid**, grant to **K. Richard Kloeppel and Elizabeth Kloeppel**, of 9N147 Muirhead Road, Elgin, Illinois 60123, as joint tenants with rights of survivorship, with **warranty covenants**, the following described real estate:

A certain tract or parcel of land, with the buildings thereon, situated in and being a part of the lot of land numbered twenty-two in New London, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at a stake and stones on line formerly of Asa Gay, now or formerly land of one Cricenti, and running twenty-four (24) rods and five (5) feet on said Cricenti's land to the highway leading to property now or formerly of Alexander Whitney; thence running twenty (20) rods on said highway to stake and stones; thence on a straight line from said highway to the first mentioned bound; estimated to contain three-fourths of an acre, more or less.

Meaning and intending to describe and convey all and the same premises as conveyed in the Warranty Deed of Jane C. Duffey and Paul Duffey to Gary S. Brenner and Linda M. Brenner, dated August 3, 1979, and recorded in the Merrimack County Registry of Deeds, Book 1353, Page 998.

Executed this 3 day of May, 2001.

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****3 THOUSAND 3 HUNDRED AND 50 DOLLARS	
MAY 1 2001	483492 \$ ****3750.00
VOID IF ALTERED	

Gary S. Brenner
Gary S. Brenner

Linda M. Brenner
Linda M. Brenner

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

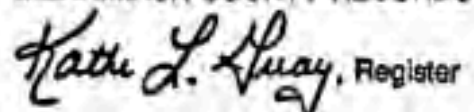
On this 3rd day of May, 2001, personally appeared Gary S. Brenner and Linda M. Brenner and acknowledged that they executed the foregoing instrument for the purposes therein contained.



Larry B. Dufault, Justice of the Peace
My Commission Expires: December 6, 2005

Notice: This deed was prepared by Dufault & Dufault at the request of the grantors and for their benefit. It was based solely on information provided by them. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the said Dufault & Dufault make no representations as to any matters concerning the title that might be revealed by a title examination.

MERRIMACK COUNTY RECORDS

 Register

✓ CRS# 32-13477
Public Service of NH
Law Department
PO Box 330
Manchester, NH 03105

Doc# 534635
Book: 2583
Pages: 1077 - 1078
Filed & Recorded
10/14/2003 03:46:03 PM
KATHI L. QUAY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS
RECORDING \$ 14.00
SURCHARGE \$ 2.00
TRANSFER TAX \$ 40.00
POSTAGE \$ 0.37

Book 2583 Page 1077

40.00 EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS that K. Richard Kloeppel and Elizabeth Kloeppel (husband and wife) of 107 Whitney Brook Rd, Elkins (New London) 03233 in the County of Merrimack in the State of New Hampshire (hereinafter called the Grantor(s)), for consideration paid, grants to PUBLIC SERVICE OF NEW HAMPSHIRE (PSNH), a corporation duly established by law, with a mailing address of P.O. Box 330, in Manchester, in the County of Hillsborough, in the State of New Hampshire, and 03105, and TDS TELECOM (TDS), a corporation duly established by law and having a mailing address of 173 Main Street, New London, New Hampshire 03257 (hereinafter called the Grantees), and their successors and assigns forever as tenants in common, with QUITCLAIM covenants, the RIGHT and EASEMENT to lay, install, construct, reconstruct, operate, maintain, repair, replace, patrol, and remove a PSNH and TDS anchors with wires attached on the land of the Grantor to support distribution poles numbered 631B/9Y and 631B/10 (PSNH#'s), said poles being located on the easterly side of Whitney Brook Road and, within the easement limits, to do the necessary cutting and trimming of trees and brush, over, under, and across land owned by the Grantor's off Whitney Brook Broad in New London, in the County of Merrimack in the State of New Hampshire, more fully described in deed of Gary S. Brenner and Linda M. Brenner to K. Richard Kloeppel and Elizabeth Kloeppel dated May 3, 2001 and recorded in the Merrimack County Registry of Deeds, Book 2260, Page 864.

The width of this easement shall be 12 feet; 6 feet either side of the center line of the anchor line as constructed. This conveyance shall include the right of access from other land of the Grantor(s) for all purposes in connection with the exercise of the within granted easement; the right to excavate, trench, and backfill by men or machines and temporarily place excavated earth and other material on adjacent land, provided that the land shall be restored by the Grantee(s) to substantially the condition in which it was immediately prior to such excavation, trenching, and backfilling.

The Grantor(s) for themselves and their heirs, executors, administrators, successors and assigns, covenant(s) and agree(s) that they will not erect or maintain, or permit to be erected or maintained, any building or structure of any kind or nature upon the land over said easement and that they will not plant or permit to be planted any trees over said easement.

The Grantor(s) further covenant(s) and agree(s) for themselves and their heirs, executors, administrators, successors, and assigns, that in the event of excavation or grading which, in the opinion of the Grantee(s) or either of them, might disturb, dislocate, damage, or endanger said lines in any way, the Grantor(s) will install shoring or

bear the expense of its installation at locations specified by the Grantee(s) or their representatives.

We, K. Richard Kloeppel and Elizabeth Kloeppel release to said Grantees all rights of homestead and other interests therein.

WITNESS our hand(s) this 30 day of Sept, 2003.

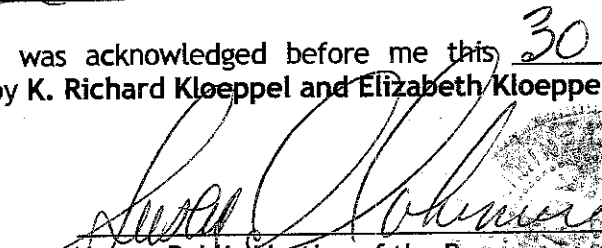
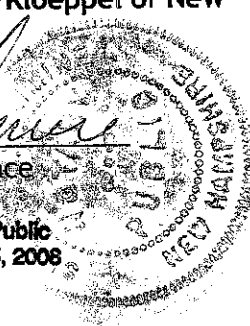

K. Richard Kloeppel

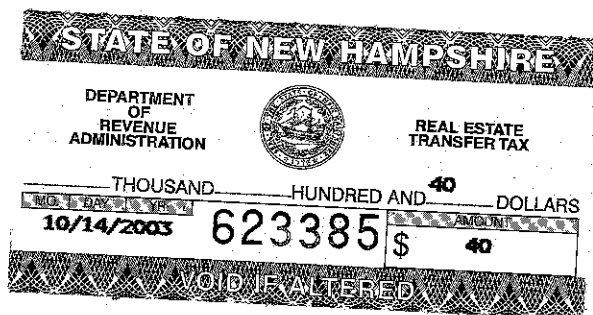

Elizabeth Kloeppel

State of N.H.
County of Merrimack

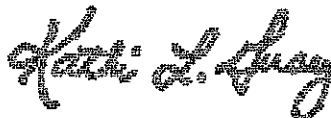
The foregoing instrument was acknowledged before me this 30 day of Sept, 2003, by K. Richard Kloeppel and Elizabeth Kloeppel of New London, New Hampshire.

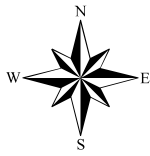
My Commission expires:


Notary Public/Justice of the Peace
SUSAN A. SOLIMINE, Notary Public
My Commission Expires June 25, 2008




MERRIMACK COUNTY RECORDS

 Kathi L. Gray, CPO, Register



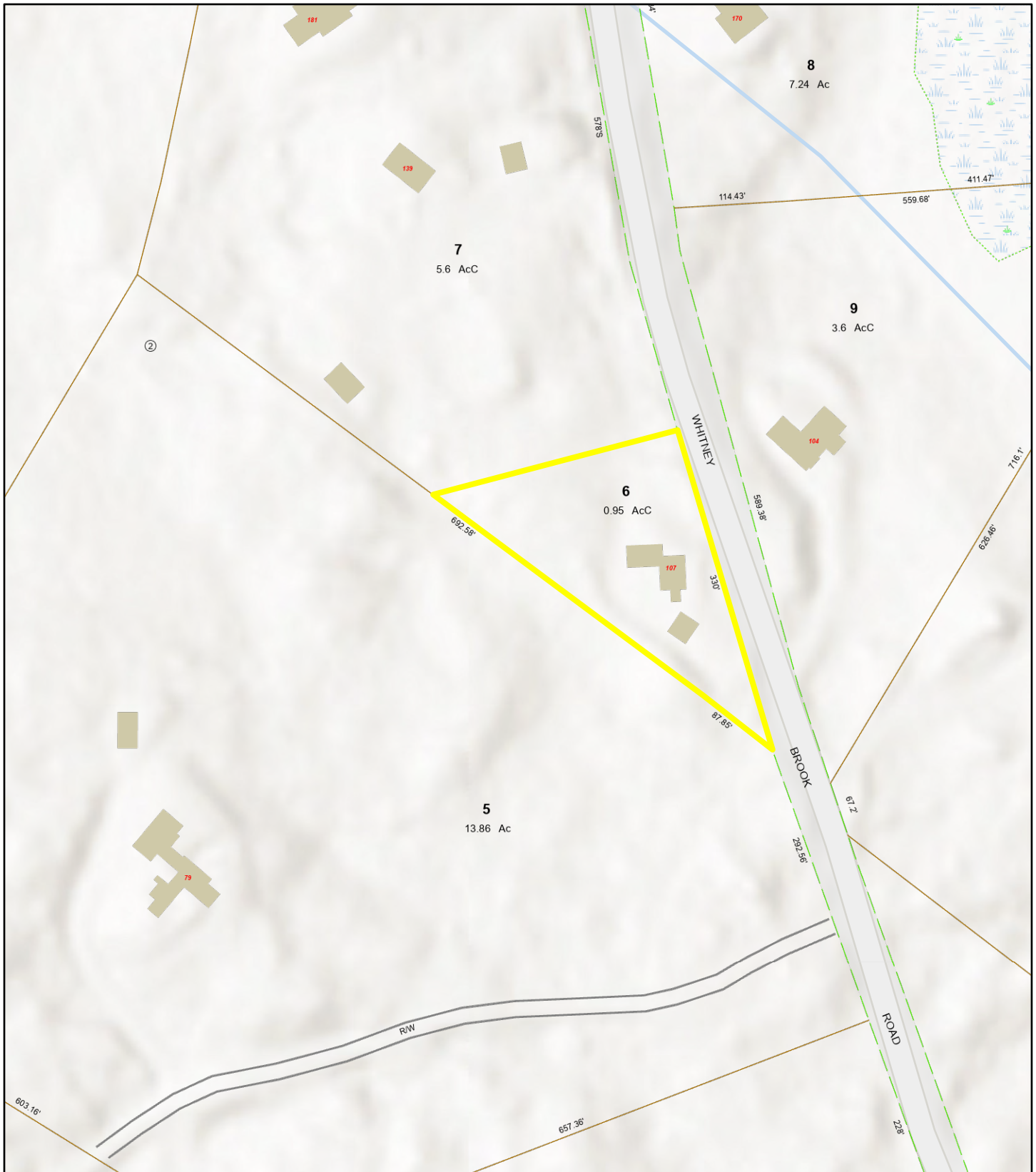
Tri-Town, NH

1 inch = 137 Feet



www.cai-tech.com

July 17, 2026



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