



68 Mountain Road, Newbury

Offered at \$575,000

About This Home

This beautiful 4-bedroom, 2-bathroom home sits on 1.90 acres in Newbury and has been thoughtfully maintained and expanded over the years for additional living space. The first level features wood floors, walls, and beams throughout. Enter through the foyer to the kitchen or living room. The kitchen offers maple wood cabinetry and a tiled backsplash, with a breakfast nook surrounded by windows, perfect for plants and natural sunlight. A formal dining room provides space for entertaining guests. The family room has a vaulted ceiling, plenty of windows, built-ins, and a fireplace with mantle. Off the family room, an insulated 3-season enclosed sunroom invites you to relax. A bonus room could serve as a living room, workout space, or craft room, with access to the back deck for grilling or enjoying the sun. This level also includes an office, two bedrooms, a full bathroom, and laundry room. On the second level, the primary bedroom features an ensuite bathroom with a newly redone shower and jet tub, plus a walk-in closet and attic space for storage. Outside, you will find an attached 2-car garage and a detached, 1-car garage for lawn equipment, workshop space, or storage. The home has a standby generator and a brand new roof was just completed! The property is accented by stone walls, mature gardens, and fruit trees.

Location Details

Located just minutes from Newbury Harbor, Lake Sunapee and Mount Sunapee Resort for boating, skiing, hiking, and year-round recreation. Close to Warner, and New London for shopping and local restaurants, and Boston is less than two hours



4 Bedrooms



2 Bathrooms



Approx. 2,920 SF

Acres: 1.90 | Property Taxes: \$6,688 | Year Built: 1877



Virtual Tour URL Unbranded 1

County NH-Merrimack
Village/Dist/Locale
Construction Status Existing
Year Built 1877
Architectural Style Modern Architecture
Color
Total Stories 1.75
Zoning Residential
Taxes TBD No
Tax Annual Amount \$6,688.00
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 1.90
Lot Size Square Feet 82,764
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Walkout
Activation Date 8/1/2026

Rooms Total 11
Bedrooms Total 4
Bathrooms Total 2
Bathrooms Full 2
Bathrooms Three Quarter 0
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 2,920
AGFinSrc Measured
Above Grade Unfinished Area 192
AGUnfinSrc Measured
Below Grade Finished Area 55
BGFinSrc Measured
Below Grade Unfinished Area 659
BGUnfinSrc Measured
Total Finished Area 2,975
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 275

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 4-bedroom, 2-bathroom home sits on 1.90 acres in Newbury and has been thoughtfully maintained and expanded over the years for additional living space. The first level features wood floors, walls, and beams throughout. Enter through the foyer to the kitchen or living room. The kitchen offers maple wood cabinetry and a tiled backsplash, with a breakfast nook surrounded by windows, perfect for plants and natural sunlight. A formal dining room provides space for entertaining guests. The family room has a vaulted ceiling, plenty of windows, built-ins, and a fireplace with mantle. Off the family room, an insulated 3-season enclosed sunroom invites you to relax. A bonus room could serve as a living room, workout space, or craft room, with access to the back deck for grilling or enjoying the sun. This level also includes an office, two bedrooms, a full bathroom, and laundry room. On the second level, the primary bedroom features an ensuite bathroom with a newly redone shower and jet tub, plus a walk-in closet and attic space for storage. Outside, you will find an attached 2-car garage and a detached, 1-car garage for lawn equipment, workshop space, or storage. Brand new roof just completed! The property is accented by stone walls, mature gardens, and fruit trees. Located just minutes from Newbury Harbor, Lake Sunapee and Mount Sunapee Resort for boating, skiing, hiking, and year-round recreation. Close to Warner, and New London for shopping and local restaurants, and Boston is less than two hours. *Showings begin at the open house on Saturday, August 1st, from 2:00 - 4:00.

Directions From Route 103, turn onto Mountain Road, house will be on the left side.

Kitchen	1	11'8" x 12'5"	Primary BR	2	16'7" x 20'9"
Breakfast Nook	1	11'1" x 7'6"	Bathroom Full	2	7'10" x 17'5"
Dining Room	1	13'8" x 20'	Utility Room	B	5'5" x 11'8"
Living Room	1	19'5" x 17'5"			
Bedroom	1	15'11" x 11'6"			
Bedroom	1	11'2" x 11'5"			
Bathroom Full	1	11'2" x 7'1"			
Family Room	1	29'6" x 29'1"			
Office/Study	1	15'4" x 14'4"			
Sunroom	1	16'5" x 6'9"			
Foyer	1	12'3" x 7'7"			

Lot Features Level, Sloping, Wooded
Construction Materials Wood Frame
Foundation Details Stone
Flooring Carpet, Ceramic Tile, Hardwood
Exterior Features Balcony, Deck, Partial Fence, Garden Space, Covered Porch
Roof Asphalt Shingle
Driveway Gravel, Paved

Exclusions
Right of First Refusal

Map 032
Block 675
Lot 230
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 2489
Deed Page 1005
Covenants No
Seasonal No
PlanUrbDev

SchDistrict Kearsarge Sch Dst SAU #65
SchElem Kearsarge Elem Bradford
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 Ceiling Fan, Dining Area, Gas Fireplace, 1 Fireplace, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Natural Woodwork, Skylight, Soaking Tub, Walk-in Closet, Wood Stove Hook-up, 1st Floor Laundry
Appliances Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Other Equipment Smoke Detector, Wood Stove, Standby Generator
Utilities Phone, Propane
Heating Propane, Oil, Baseboard, Hot Water, Radiant, Gas Fireplace
Electric 200+ Amp Service, Circuit Breaker(s), Generator
Cooling None
Water Source Drilled Well, Private
Sewer 1500+ Gallon, Concrete, Leach Field, Private, Septic

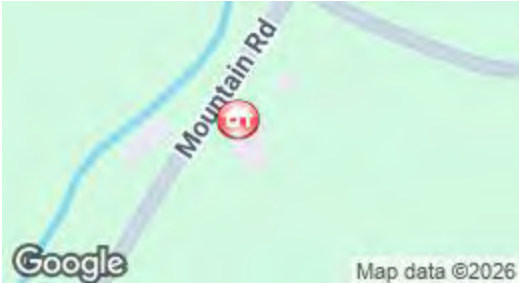
Fuel Company Irving Oil
Electric Company Eversource
Water Company
Cable Company
Phone Company Fidium Fiber
Internet Service Provider Fidium Fiber



O'Halloran Group

listings@ohgrp.com

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



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68 Mountain Rd, Newbury, NH

Main Floor	Finished Area 2328.96 sq ft
	Unfinished Area 121.36 sq ft



PREPARED: 2026/07/28



68 Mountain Rd, Newbury, NH

2nd Floor Finished Area 591.56 sq ft
Unfinished Area 71.14 sq ft



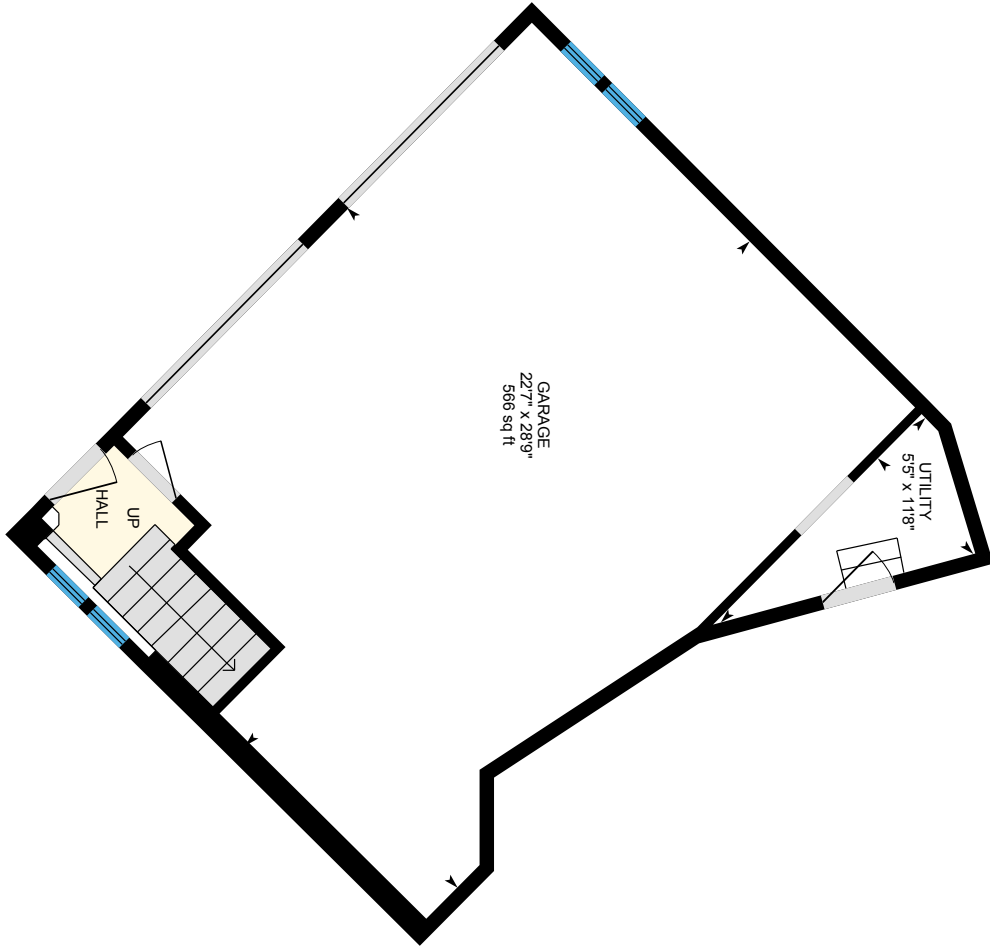
PREPARED: 2026/07/28



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.

68 Mountain Rd, Newbury, NH

Lower Level (Below Grade) Finished Area 55.70 sq ft
Unfinished Area 659.68 sq ft



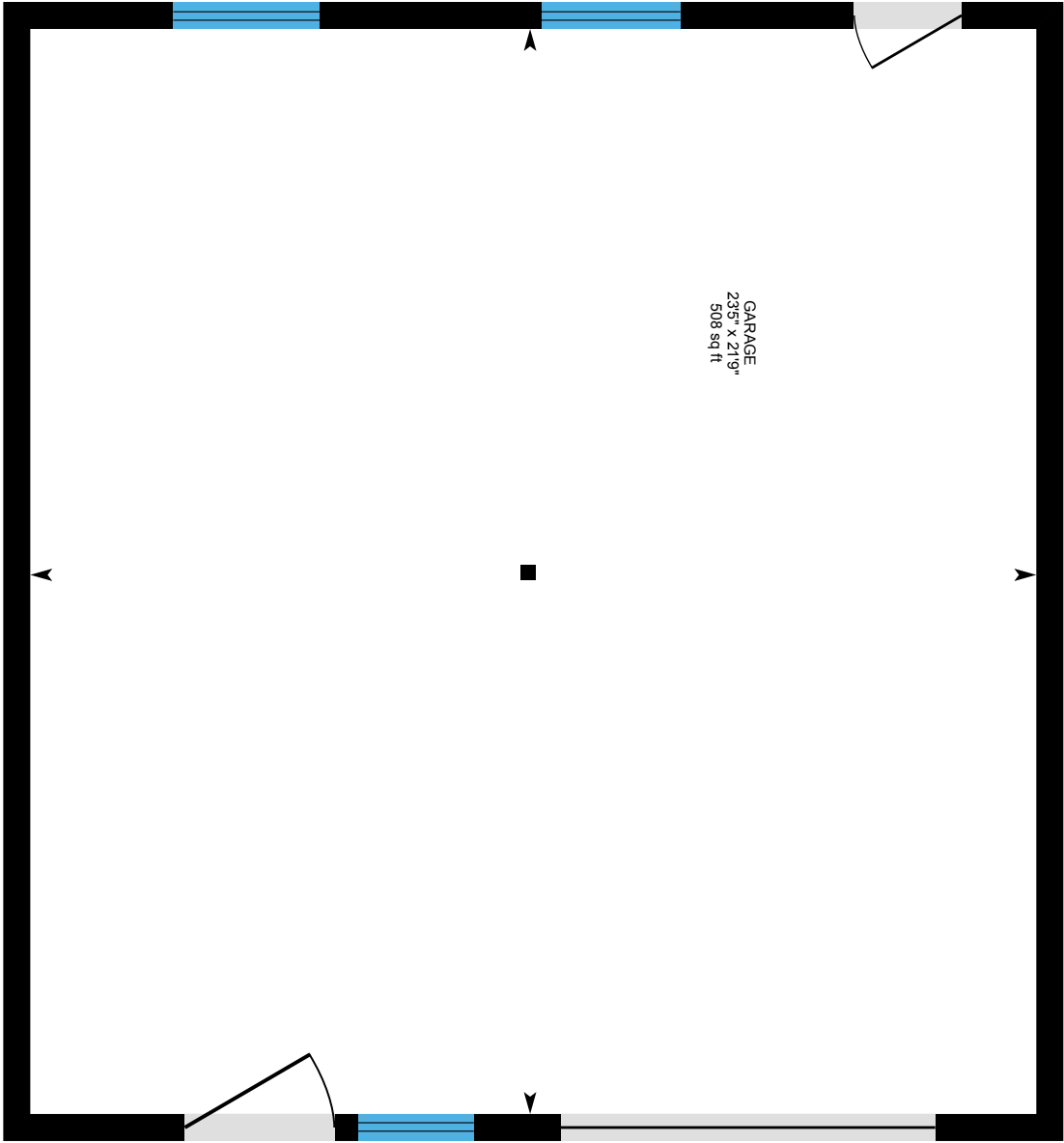
PREPARED: 2026/07/28

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.



68 Mountain Rd, Newbury, NH

Garage Unfinished Area 562.41 sq ft



PREPARED: 2026/07/28

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:** Scott L. Hebert, Trustee and Karen S. Hebert, Trustee

2. **PROPERTY LOCATION:** 68 Mountain Road, Newbury, NH 03255

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 36 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: On front lawn

Installed By: Robert Lucas & Son Well Drilling Date of Installation: October 1993

What is the source of your information? Invoice

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 8/18/1997

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: 7/18/18, the well pump was replaced.

It was recommended by our childrens' pediatric dentist to test the well for natural fluoride - test results are available if requested.

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 1500 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: left side of house if facing house ☐ Location Unknown. Date of Installation: September 1994

Date of Last Servicing: July 2026 Name of Company Servicing Tank: Henniker Septic

Have you experienced any malfunctions? ☒ Yes ☐ No

COMMENTS: We had to replace the pump 12/19/2012

Our septic design had to be submitted to the Town of Newbury for approval, so they may have a copy of the design.

SELLER(S) INITIALS

SLH / KSH

BUYER(S) INITIALS

____ / ____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: lawn above right side of house Size: _____ ☒ Unknown
 Date of installation of leach field: September 1994 Installed By: Hill Construction
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: If the Town of Newbury has a copy of the septic design, the size would be on that. Not sure if Hill still has copy.

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: N/a
 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	☒	☐	☐	Fiberglass	R19 with R11	☐
	Crawl Space	☒	☐	☐	mixed		☐
	Exterior Walls	☒	☐	☐	Fiberglass	R19	☐
	Floors	☒	☐	☐	mixed		☐
	Garage ceiling	☒	☐	☐	R30		☐

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 SLH / KBH
07/28/26 5:43 PM EDT 07/28/26 5:35 PM EDT

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 68 Mountain Road, Newbury, NH 03255

d. RADON/WATER - Current or previously existing:

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

If YES: Date: October 1993

By: NHDES

Results: only tested for fluoride

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No

Comments: Water tested when house purchased - we don't have results

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: 15 yrs Type: FHW Fuel: Oil Tank Location: Cellar

Owner of Tank: Heberts

Annual Fuel Consumption: _____ Price: _____ Gallons: 1200

Date system was last serviced and by whom? July 2026, Lake Sunapee Plumbing & Heating

Secondary Heat Systems: Wood burning fireplace in dining room and gas fireplace in great room

Comments: _____

j. Roof Age: new Type of Roof Covering: Asphalt

Moisture or leakage: _____

Comments: New roof installed in July 2026 - Sentry Roofing & Solar

SELLER(S) INITIALS

SLH
07/28/26

KBH
07/28/26

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- k. Foundation/Basement** ☐ Full ☒ Partial ☐ Other: _____ ☐ Type: Stone/dirt floor
 Moisture or leakage: _____
 Comments: seasonal
- l. Chimney(s)** How Many? 2 Lined? Yes Last Cleaned: yearly Problems? No
 Comments: _____
- m. Plumbing** Type: Copper Age: various ages
 Comments: Age dependent on when additions/improvements were made
- n. Domestic Hot Water** Age: 7 years Type: FHW from boiler Gallons: 40
- o. Electrical System** # of Amps 200 ☒ 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: None Age: _____ Date Last Serviced and by whom: _____
 Comments: seasonal window units
- t. Pool** Age: _____ Heated: ☐ Yes ☒ No Type: _____ Last Date of Service: _____
 By Whom: _____
- u. Generator** Portable: ☐ Yes ☐ No Whole House: ☒ Yes ☐ No Kw/Size: 12kw Last Date of Service: 9/8/25
 If Portable: ☐ Included ☐ Negotiable
 Comments: Note - generator will not power oven or dryer, but will the rest of the house
- v. Internet** Type Currently Used at Property: Fidium fiber
- w. Other** (e.g. Alarm System, Irrigation System, etc.) None
 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

SLH
 07/28/26
 dotloop verified

KBH
 07/28/26
 dotloop verified

BUYER(S) INITIALS

 07/28/26
 dotloop verified

 07/28/26
 dotloop verified

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PROPERTY LOCATION: 68 Mountain Road, Newbury, NH 03255

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

1995 addition to back of house - two bedrooms downstairs and 2nd floor MB suite with walk in closet.
1997 kitchen remodel and breakfast nook addition
1999 Maple hardwood floor installed in dining room
2001 2 car garage with great room above the garage plus 3 season porch(it is fully insulated so it could be closed in to make it a 4 season porch.
2003 Radiant heat installed in great room

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).

Scott L. Hebert, Trustee
dotloop verified
07/28/26 5:43 PM EDT
NGII-ZMIZ-0AWV-SN7G
SELLER DATE

Karen S. Hebert, Trustee
dotloop verified
07/28/26 5:35 PM EDT
2KVR-9ADR-GUST-LM1D
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 *SLH* / *KBH*
07/28/26 5:43 PM EDT dotloop verified / 07/28/26 5:35 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: 68 Mountain Road, Newbury, NH 03255

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>Scott L. Hebert, Trustee</i>	dotloop verified 07/18/26 4:25 PM EDT TQWI-CBA3-ORRE-IGMV
Seller	Date
Purchaser	Date
<i>Dan O'Halloran</i>	dotloop verified 07/29/26 6:29 AM EDT ZBTI-TEXQ-HMYI-RHGU
Agent	Date

<i>Karen S. Hebert, Trustee</i>	dotloop verified 07/18/26 4:22 PM EDT 4B9Z-JWUG-20CH-YB2Y
Seller	Date
Purchaser	Date
Agent	Date



HUDKINS LAW & TITLE
REAL ESTATE

40.00 WARRANTY DEED

14, 31
2, 00

Scott L. Hebert and Karen S. Hebert, husband and wife, of 68 Mountain Road, Newbury, County of Merrimack, State of New Hampshire 03255, for consideration paid, grant to Scott L. Hebert and Karen S. Hebert, as Trustees under The Hebert Family Trust, a New Hampshire trust created under agreement dated August 11, 1999, with a mailing address of 68 Mountain Road, Newbury, County of Merrimack, State of New Hampshire 03255, with WARRANTY COVENANTS:

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

Beginning at an iron pin on the Southerly side of Mountain Road, so-called, near a culvert approximately eighty-nine (89) feet, more or less, West of the Northwest corner land now or formerly of one Hall, said pin marking the Northeast corner of the tract herein conveyed; thence South 36° East two hundred ninety (290) feet to an iron pin; thence South 47° West two hundred eighty (280) feet to an iron pin in a ledge; thence North 36° West three hundred (300) feet to an iron pin at the Southerly side of said Mountain Road; thence Easterly along the Southerly side of Mountain Road a distance of three hundred (300) feet to the point of beginning.

EXCEPTING AND RESERVING any and all water rights, if any there be, as recited in a deed of Albert W. Cheney to Frank and Augusta Newkirk dated July 2, 1927 and recorded in Volume 491, Page 307 of the Merrimack County Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to Scott L. Hebert and Karen S. Hebert by deed of John J. Larivee and Jane H. Larivee, dated September 12, 1990, and recorded in the Merrimack County Registry of Deeds at Book 1846, Page 1537.

Consideration paid is less than \$100.00

This deed was prepared by information supplied by the Grantors and no independent title examination has been conducted.

DATED this 11 day of August, 1999.

Jodi L. Paul
Witness

Scott L. Hebert
Scott L. Hebert

Jodi L. Paul
Witness

Karen S. Hebert
Karen S. Hebert

- 2 -

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

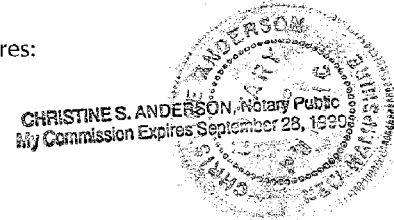
STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
THOUSAND HUNDRED AND 40 DOLLARS	
04/17/2003	586904 \$ 40
VOID IF ANTI-PAID	

The foregoing instrument was acknowledged before me this 11 day of August, 1999, by Scott L. Hebert.

Christine S. Anderson
Notary Public

My Commission expires:

(Seal)



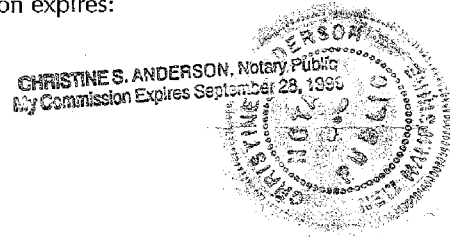
STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 11 day of August, 1999, by Karen S. Hebert.

Christine S. Anderson
Notary Public

My Commission expires:

(Seal)



MERRIMACK COUNTY RECORDS

Kate L. Gray, CPO, Register



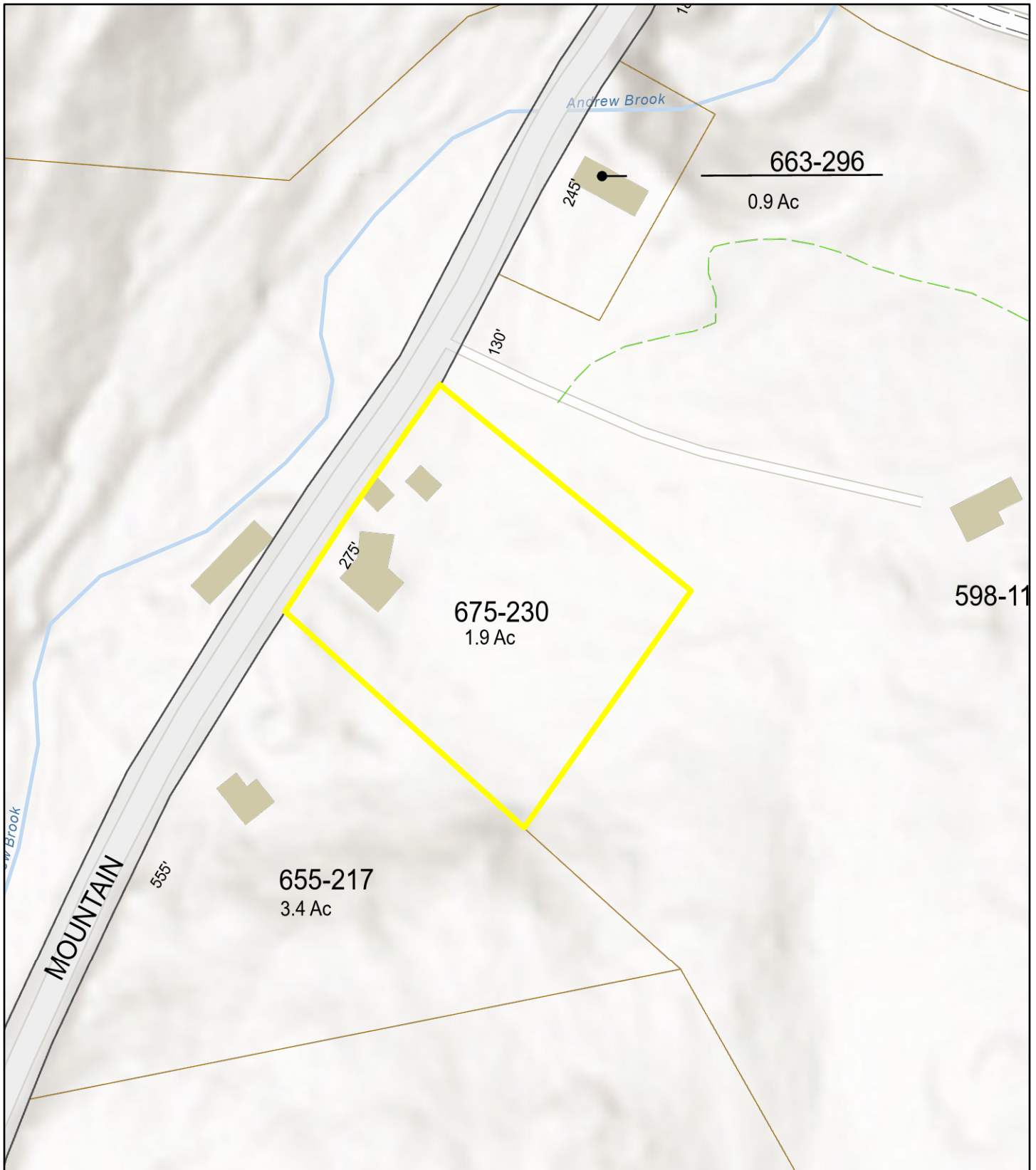
Tri-Town, NH

1 inch = 137 Feet



www.cai-tech.com

June 10, 2026



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