



53 Elkins Road, New London

Offered at \$925,000

About This Home

Set on more than 4.5 acres just minutes from downtown New London, this 4+ bedroom, 4-bathroom home gives a comfortable layout, updated finishes, and a private setting with easy access to everything the Lake Sunapee Region offers. Just ½ mile to Elkins Beach and the boat landing. A practical mudroom with built-in storage helps keep coats, boots, and everyday essentials organized before opening into the main living spaces. The kitchen features wood cabinetry, granite countertops, a center island, stainless steel appliances, a gas range with hood, and a wall oven. A formal dining room with a wood-burning fireplace creates an inviting space for gatherings, while the adjoining dining area is well suited for everyday meals. Pocket doors open to the living room, providing flexibility for entertaining or quiet evenings at home. Five steps up, the upper level includes a primary suite with a walk-in closet and ensuite bathroom featuring a tiled walk-in shower. Two additional bedrooms and a full bathroom complete this level. The walkout lower level has two more bedrooms, a sitting room, and additional living space that works well for guests or a home office. Outside, perennial gardens, custom stone walls, and a stone patio create welcoming outdoor spaces to enjoy throughout the seasons. A hot tub, large basement, and attached two-car garage add to the home's functionality.

Location Details

Located near Pleasant Lake, local shopping and dining, and New London Hospital. Convenient access to Mount Sunapee Resort, I-89, Dartmouth Health, Concord, and the Upper Valley. Boston is approximately 90 minutes away.



4 Bedrooms



3.5 Bathrooms



Approx. 3,795 SF

Acres: 4.64 | Property Taxes: \$8,198 | Year Built: 1979



County NH-Merrimack
Village/Dist/Locale Elkins
Construction Status Existing
Year Built 1979
Architectural Style Ranch, Split Level
Color
Total Stories 3
Zoning AGRI/RURAL RESIDENTIAL
Taxes TBD No
Tax Annual Amount \$8,197.60
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 4.64
Lot Size Square Feet 202,118
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Walkout
Activation Date

Rooms Total 11
Bedrooms Total 4
Bathrooms Total 4
Bathrooms Full 2
Bathrooms Three Quarter 1
Bathrooms Half 1
Bathrooms One Quarter 0
Above Grade Finished Area 2,779
AGFinSrc Measured
Above Grade Unfinished Area 521
AGUnfinSrc Measured
Below Grade Finished Area 1,016
BGFinSrc Measured
Below Grade Unfinished Area 1,683
BGUnfinSrc Measured
Total Finished Area 3,795
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 370

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 3
Auction No
Current Use
Land Gains
Resort

Public Remarks Set on more than 4.5 acres iust minutes from downtown New London. this 4+ bedroom. 4-bathroom home gives a comfortable lavout. updated finishes. and a private setting with easv access to evervthina the Lake Sunapee Reaion offers. Just ½ mile to Elkins Beach and the boat landing. A practical mudroom with built-in storagee helos keep coats. boots. and evervdav essentials oranized before opening into the main livina spaces. The kitchen features wood cabinetr. granite countertoos. a center island. stainless steel appliances. a gas ranee with hood. and a wall oven. A formal dinina room with a wood-burning fireplace creates an invitina soace for oatherinas. while the adioinina dinina area is well suited for evervdav meals. Pocket doors open to the livina room. providing flexibility for entertainina or quiet eveninas at home. Five steps up. the upper level includes a primarv suite with a walk-in closet and ensuite bathroom featuring a tiled walk-in shower. Two additional bedrooms and a full bathroom complete this level. The walkout lower level has two more bedrooms. a sittina room. and additional livina space that works well for guests or a home office. Outside. perennial gardens. custom stone walls. and a stone patio create welcomina outdoor spaces to eniov throughout the seasons. A hot tub. large basement. and attached two-car garaae add to the home's functionality. Located near Pleasant Lake. local shopping and dinina. and New London Hospital. Convenient access to Mount Sunapee Resort. I-89. Dartmouth Health. Concord. and the Upper Valle. Boston is approximately 90 minutes away. *Showinas begin at the open house on Fridav . Julv 31st. from 5:00 - 7:00.

Directions From Andover Road. turn onto Elkins Road. house will be on the left before Hall Farm Road.

Kitchen	1	13'5" x 19'9"	Bathroom Full	2	7'7" x 11'2"
Dining Room	1	17'8" x 21'4"	Rec Room	B	14'3" x 26'2"
Breakfast Nook	1	15'6" x 15'6"	Bedroom	B	17'9" x 11'1"
Living Room	1	15'6" x 20'3"	Bedroom	B	13'4" x 11'2"
Bathroom Half	1	4'11" x 4'10"	Bathroom Full	B	8' x 11'1"
Mudroom	1	11'8" x 22'10"	Wine Cellar	B	3'8" x 8'1"
Foyer	1	11'11" x 7'9"	Workshop	B	16' x 21'11"
Primary BR	2	16'11" x 15'4"	Utility Room	B	11' x 6'4"
Bathroom Three	2	7'8" x 11'1"			
Bedroom	2	15'4" x 11'2"			
Bedroom	2	13'5" x 11'3"			

Lot Features Landscaped, Level, Sloping, Wooded, Rural
Construction Materials Wood Frame
Foundation Details Concrete
Flooring Ceramic Tile, Hardwood
Exterior Features Deck, Hot Tub, Other - See Remarks, Patio
Roof Standing Seam
Driveway Concrete

Exclusions
Right of First Refusal

Map 87
Block 00
Lot 08
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 3920
Deed Page 277
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

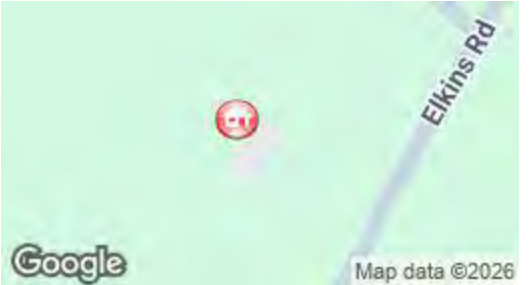
Interior Features Wood Fireplace, 1 Fireplace, Hearth, Hot Tub, Kitchen Island, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Walk-in Closet, Walk-in Pantry, Wood Stove Hook-up, Basement Laundry
Appliances Dishwasher, Dryer, Range Hood, Microwave, Wall Oven, Gas Range, Refrigerator, Washer, Water Heater off Boiler
Other Equipment Security System, Wood Stove
Utilities Propane
Heating Oil, Wood, Baseboard, Hot Water, 2 Stoves, Wood Stove
Electric 200+ Amp Service, Circuit Breaker(s)
Cooling None
Water Source Drilled Well, Private
Sewer 1000 Gallon, Concrete, Leach Field, Private, Septic

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

O'Halloran Group

listings@ohgrp.com

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



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53 Elkins Rd, New London, NH

1st Floor Finished Area 1726.92 sq ft
Unfinished Area 521.57 sq ft



PREPARED: 2025/12/16



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.



53 Elkins Rd, New London, NH

2nd Floor Finished Area 1052.50 sq ft



PREPARED: 2025/12/16



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53 Elkins Rd, New London, NH

Lower Level (Below Grade) Finished Area 1016.38 sq ft



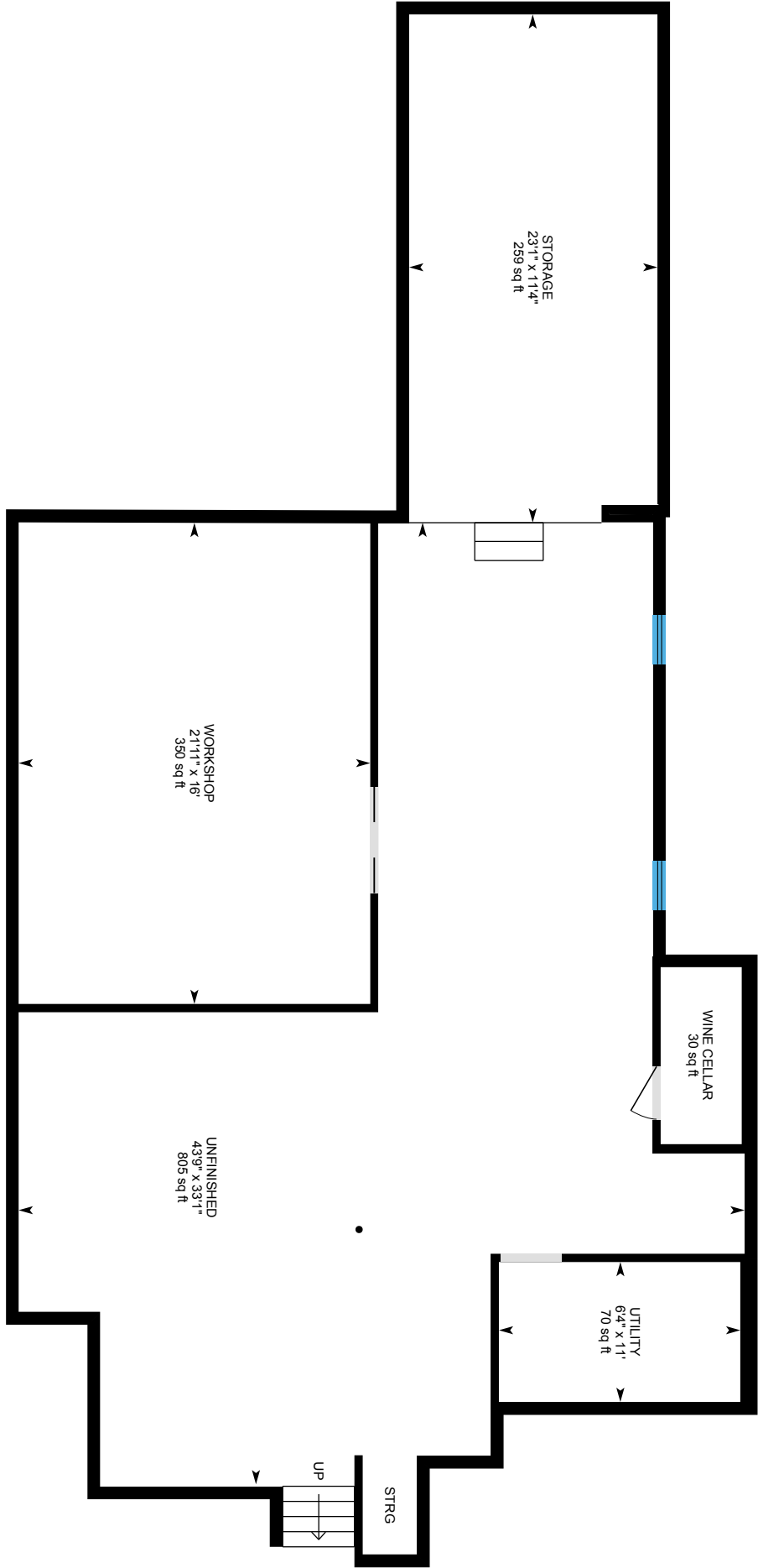
PREPARED: 2025/12/16



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.

53 Elkins Rd, New London, NH

Basement (Below Grade) Unfinished Area 1683.29 sq ft



PREPARED: 2025/12/16



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

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TO BE COMPLETED BY SELLER

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

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

1. **SELLER:** Hunter Melville and Jessica Melville

2. **PROPERTY LOCATION:** 53 Elkins 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 1 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: upper back yard
 Installed By: unknown Date of Installation: circa 1979 (year built)
 What is the source of your information? New London tax card

c. USE: Number of persons currently using the system: 0
 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 12/30/25
 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? Repro Bubble Up Interactive Aeration system installed 2018
 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 1000 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: _____ ☐ Location Unknown. Date of Installation: circa 1979 (year built)
 Date of Last Servicing: Dec27, 20 Name of Company Servicing Tank: Inspections by Eric LLC
 Have you experienced any malfunctions? ☐ Yes ☒ No
 COMMENTS:

SELLER(S) INITIALS

JHM / JM

BUYER(S) INITIALS

_____/_____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: lower backyard Size: unknown ☒ Unknown
 Date of installation of leach field: circa 1979 (year built) Installed By: unknown
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: no

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: none

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	☒	☐	☐	glass/cellulose	8"+	☐
	Crawl Space	☒	☐	☐	Fiberglass	6"	☐
	Exterior Walls	☒	☐	☐	Fiberglass	6"	☐
	Floors	☒	☐	☐	Fiberglass	6"	☐
	n/a	☐	☒	☐	n/a	n/a	☐

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? n/a
 What materials are, or were, stored in the tank(s)? n/a
 Age of tank(s): _____ Size of tank(s): _____
 Location: n/a
 Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☒ No
 Comments: n/a
 If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
 Comments: n/a

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 n/a ☐ Yes ☐ No ☐ Unknown
 If YES, Source of information: _____
 Comments: none

c. RADON/AIR - Current or previously existing:
 Has the property been tested? ☒ Yes ☐ No ☐ Unknown
 If YES: Date: 1/2/26 By: Nelson Analytical Lab
 Results: 1.6 pCi/l If applicable, what remedial steps were taken? Sub-slab Depressurization system
 Has the property been tested since remedial steps? ☒ Yes ☐ No
 Are test results available? ☒ Yes ☐ No
 Comments: System installed by ARM, Hooksett NH ongoing monitoring by Anythings Wave Radon detectors

SELLER(S) INITIALS JHM JM
 07/26/26 1:02 PM EDT 07/26/26 1:13 PM EDT

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 53 Elkins Road, New London, NH 03257

d. RADON/WATER - Current or previously existing:

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

If YES: Date: 12/30/25

By: Nelson Analytical Lab

Results: 420 pCi/l NH limit is greater than 10,000

If applicable, what remedial steps were taken? -

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

Are test results available? ☒ Yes ☐ No

Comments: REPCO Bubble Up system installed 3/2016

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: n/a

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No

Comments: n/a

f. Are you aware of any other hazardous materials?

☐ Yes ☒ No

If YES: Source of information: n/a

Comments: n/a

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: pipe right-of-way to home that no longer exists

What is your source of information? deed

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? ARR - Agricultural / Rural Residential

i. Heating System Age: unknown Type: FHW

Fuel: oil

Tank Location: basement

Owner of Tank: Owner

Annual Fuel Consumption: 919 gallons

Price: avg \$3.73

Gallons: 2 x 275 gallon tanks

Date system was last serviced and by whom? 11/24/25 Irving Oil

Secondary Heat Systems: 2 wood stoves

Comments: 2 /cords per year

j. Roof Age: unk Type of Roof Covering: steel standing seam

Moisture or leakage: no

Comments: standing seam roof replaced asphalt shingles sometime before 2015

SELLER(S) INITIALS

JHM
07/26/26

JM
07/26/26

BUYER(S) INITIALS

07/26/26

07/26/26

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage: no
 Comments: _____
- l. Chimney(s)** How Many? 2 Lined? yes Last Cleaned: 2022 Problems? none
 Comments: main chimney contains 3 flues, second chimney 1 flue
- m. Plumbing** Type: copper / PVC Age: circa 1979 (year built)
 Comments: _____
- n. Domestic Hot Water** Age: unknown Type: indirect off-boiler Gallons: n/a
- o. Electrical System** # of Amps 200n ☒ Circuit Breakers ☐ Fuses
 Comments: none
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: none
- 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: _____
- t. Pool** Age: n/a 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: none
- v. Internet** Type Currently Used at Property: Fiber optic by TDS Telecom
- w. Other** (e.g. Alarm System, Irrigation System, etc.) Hot Spring hot tub installed 9/2019
 Comments: Tasco Fire & smoke system installed March 2026, monitored

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

JHM / JM
 07/26/26 07/26/26
 dotloop verified dotloop verified

BUYER(S) INITIALS

 /

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PROPERTY LOCATION: 53 Elkins 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).

J. Hunter Melville

dotloop verified
07/26/26 1:02 PM EDT
SZEX-KEI5-PBDP-JPYC

SELLERDATE

Jessica Melville

dotloop verified
07/26/26 1:13 PM EDT
FNN3-KJZY-AAPO-IGMI

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

SELLER(S) INITIALS

JHM

07/26/26
1:02 PM EDT
dotloop verified

JM

07/26/26
1:13 PM EDT
dotloop verified

BUYER(S) INITIALS

Return to:
Jessica Melville
Hunter Melville
PO Box 26
South Woodstock, Vermont 05071

TT:13875.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that we, JEFFREY S. NINTZEL and SUSAN M. JAMBACK, as Co-Trustees of THE JAMBACK/NINTZEL REVOCABLE TRUST u/a dated January 17, 2019, both of Elkins in the Town of New London, New Hampshire, for consideration paid, grant to JESSICA MELVILLE and HUNTER MELVILLE, a married couple, as joint tenants with rights of survivorship, with a present mailing address of PO Box 26, South Woodstock, Vermont 05071, with **WARRANTY COVENANTS**,

A certain tract or parcel of land, with any improvements thereon, situated in Elkins in the Town of New London, County of Merrimack and State of New Hampshire, being Lot #1 as shown on Plan 4271, duly recorded in the Merrimack County Registry of Deeds on February 19, 1976, said lot being more particularly described and bounded as follows:

Beginning at an iron pin in a stone wall on the Northwesterly side of Elkins Road, also known as Old State Route #11, at the Easterly corner of land now or formerly of Leon W. Bickford; thence North 39° 08' West 331.6 feet to a stone bound at the North corner of said Bickford land; thence South 44° 55' West 265.9 feet to an iron pin in a stone wall at the West corner of said Bickford land and at land now or formerly of Margaret and Percy H. Lash, Jr.; thence North 39° 31' West 136.2 feet along a stone wall to the end thereof; thence North 39° 51' West 105.0 feet still along said land of Lash to an iron pin at the West corner of the lot;

thence North 49° 20' East 386.1 feet along other land of the "Grantor" to an iron pin at the end of a wall; thence along a right-of-way South 53° 58' East 152.2 feet, South 88° 17' East 88.6 feet, North 67° 01' East 94.9 feet, South 32° 40' East 96.6 feet, South 70° 10' East 140.0 feet, and South 29° 20' East 62.4 feet to an iron pin in a stone wall on the Northwest side of said Road; thence South 43° 38' West 370.0 feet along said Road and along a stone wall to the point of beginning.

Containing 4.64 acres, more or less.

EXCEPTING AND RESERVING to Leon W. Bickford, his heirs and assigns, the right forever to maintain a water pipe as now laid and constructed from a well or spring about 780 feet from the Bickford house, through and across the premises herein conveyed, and the right forever to enter upon said premises in a reasonable and proper manner at any time, doing no unnecessary damage to repair, replace and relay said pipe or similar pipe and to dig or repair and maintain said well or spring.

Further any dwelling constructed or placed on the lot shall be designed and built for year round living, and if a one story frame, it must contain a minimum of 1,500 square feet of living area, otherwise, it must contain a minimum of 1,900 square feet of living area. These provisions to apply to all lots in the subdivision.

Meaning and intending to describe and convey all and the same premises as were conveyed to JEFFREY S. NINTZEL and SUSAN M. JAMBACK, as Co-Trustees of THE JAMBACK/NINTZEL REVOCABLE TRUST u/a dated January 17, 2019, by JEFFREY NINTZEL and SUSAN M. JAMBACK by warranty deed dated January 30, 2019, recorded in Volume 3621, Page 1230 of the Merrimack County Registry of Deeds on January 31, 2019.

TRUSTEES' CERTIFICATE

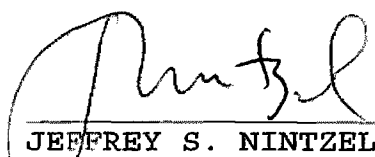
Pursuant to RSA 564-B, the undersigned JEFFREY S. NINTZEL and SUSAN M. JAMBACK, Trustees of THE JAMBACK/NINTZEL REVOCABLE TRUST u/a dated January 17, 2019, and thereto have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the trustees for the conveyance thereof.

The Trust Agreement has not been amended in any way that affects this authority.

And we, JEFFREY S. NINTZEL and SUSAN M. JAMBACK, being the only persons holding rights of homestead in the above-described premises, hereby in our individual capacities release any and all such homestead rights.

PUBLIC RECORD

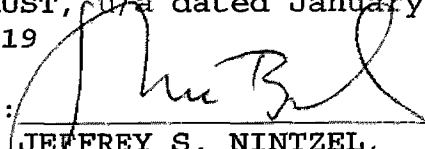
Dated this 17 day of February, 2026.

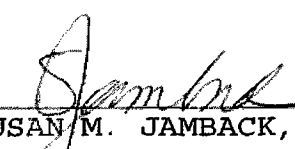

JEFFREY S. NINTZEL, Individually


SUSAN M. JAMBACK, Individually

STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack

THE JAMBACK/NINTZEL REVOCABLE
TRUST, u/a dated January 17,
2019

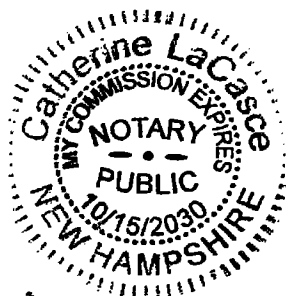
BY:  TTEE
JEFFREY S. NINTZEL,
Trustee

BY:  TTEE
SUSAN M. JAMBACK,
Trustee

February 17, 2026

Personally appeared Jeffrey s. Nintzel and Susan M. Jamback, individually and as Trustees of The Jamback/Nintzel Revocable Trust u/a dated January 17, 2019, 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
Catherine LaCasce
(Please type or print name)
My commission expires: 10/15/30



Tri-Town, NH

1 inch = 137 Feet



www.cai-tech.com

July 25, 2026



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