



155 Job Seamans Acres, New London

Offered at \$575,000

About This Home

Great location, layout, and opportunity! Set on a private 1.4 acre wooded lot just minutes from downtown, you will enjoy easy access to local shops, restaurants, golf, skiing, and the Lake Sunapee region while coming home to a peaceful neighborhood setting. Inside, the 4-bedroom, 2.5 bathroom home has nearly 3,000 square feet of thoughtfully designed living space with room for everyone. The focal point of the home is the bright kitchen featuring vaulted wood ceilings, a center island, and an adjoining dining area with direct access to the back deck, perfect for entertaining or enjoying a quiet morning surrounded by nature. Two separate living spaces, each with its own fireplace, create inviting places to gather, whether you are hosting family and friends or relaxing after a day on the slopes. The flexible floor plan includes four bedrooms, including a primary suite with an ensuite bathroom, while the finished walkout lower level provides additional space for a recreation room, home office, exercise area, or guests. An attached two-car garage, hardwood flooring, public water and sewer, and the timeless appeal of a quiet neighborhood complete the package.

Location Details

Residents can enjoy access to Bucklin Beach on Little Lake Sunapee and Elkins Beach on Pleasant Lake. Mount Sunapee Resort is just 15 minutes away and Ragged Mountain is 20 minutes away for skiing, hiking, and outdoor activities. Dartmouth Health, the Upper Valley, and Concord are all about 30 minutes away and Boston only 1.5 hours for more entertainment and options.



4 Bedrooms



2.5 Bathrooms



Approx. 2,943 SF

Acres: 1.40 | Property Taxes: \$7,115 | Year Built: 1962



Virtual Tour URL Unbranded 1

County NH-Merrimack
Village/Dist/Locale
Property Condition Existing
Year Built 1962
Architectural Style Ranch, Split Level
Color
Total Stories 1
Zoning R-2 Residential
Taxes TBD No
Tax Annual Amount \$7,115.60
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 1.40
Lot Size Square Feet 60,984
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Walkout
Activation Date 8/15/2026

Rooms Total 13
Bedrooms Total 4
Bathrooms Total 3
Bathrooms Full 1
Bathrooms Three Quarter 1
Bathrooms Half 1
Bathrooms One Quarter 0
Above Grade Finished Area 2,633
AGFinSrc Measured
Above Grade Unfinished Area 644
AGUnfinSrc Measured
Below Grade Finished Area 310
BGFinSrc Measured
Below Grade Unfinished Area 430
BGUnfinSrc Measured
Total Finished Area 2,943
Footprint
Road Frontage Yes
Road Frontage Type Paved
Road Frontage Length 425

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
Time/Frac No
T/F Ownership Amount
T/F Ownership Type
Special Listing Condition None
PropTaxRel
Land Gains
Resort
Days On Market 0

Public Remarks Great location, layout, and opportunity! Set on a private 1.4 acre wooded lot just minutes from downtown, you will enjoy easy access to local shops, restaurants, golf, skiing, and the Lake Sunapee region while coming home to a peaceful neighborhood setting. Inside, the 4-bedroom, 2.5 bathroom home has nearly 3,000 square feet of thoughtfully designed living space with room for everyone. The focal point of the home is the bright kitchen featuring vaulted wood ceilings, a center island, and an adjoining dining area with direct access to the back deck, perfect for entertaining or enjoying a quiet morning surrounded by nature. Two separate living spaces, each with its own fireplace, create inviting places to gather, whether you are hosting family and friends or relaxing after a day on the slopes. The flexible floor plan includes four bedrooms, including a primary suite with an ensuite bathroom, while the finished walkout lower level provides additional space for a recreation room, home office, exercise area, or guests. An attached two-car garage, hardwood flooring, public water and sewer, and the timeless appeal of a quiet neighborhood complete the package. Residents can enjoy access to Bucklin Beach on Little Lake Sunapee and Elkins Beach on Pleasant Lake. Mount Sunapee Resort is just 15 minutes away and Raquette Mountain is 20 minutes away for skiing, hiking, and outdoor activities. Dartmouth Health, the Upper Valley, and Concord are all about 30 minutes away and Boston only 1.5 hours for more entertainment and options. *Showings begin at the open house on Saturday, August 15th, from 10:00 - 12:00.

Directions From Main Street, turn onto Pleasant Street, then turn left onto Jobs Seamans Acres, house will be on the right.

Kitchen	1	11'9" x 16'2"	Bedroom	B	12'7" x 7'11"
Dining Room	1	11'5" x 11'5"	Bedroom	B	13' x 10'8"
Living Room	1	13'2" x 20'5"	Bathroom Half	B	7' x 3'2"
Foyer	1	13'2" x 6'8"	Laundry Room	B	7'11" x 10'4"
Primary BR	2	11'6" x 15'1"	Rec Room	B	14'6" x 19'
Bathroom Three	2	9'6" x 4'2"			
Bedroom	2	11'11" x 15'1"			
Bedroom	2	11'5" x 9'4"			
Bedroom	2	12' x 13'6"			
Bathroom Full	2	11'5" x 5'6"			
Rec Room	B	25' x 20'2"			

Lot Features Landscaped, Level, In Town
Construction Materials Wood Frame, Brick Veneer Exterior, Clapboard Exterior
Foundation Details Concrete
Flooring Ceramic Tile, Hardwood
Exterior Features Deck
Roof Asphalt Shingle
Driveway Paved

Exclusions
Right of First Refusal

Map 60
Block 00
Lot 08
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 1455
Deed Page 307
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

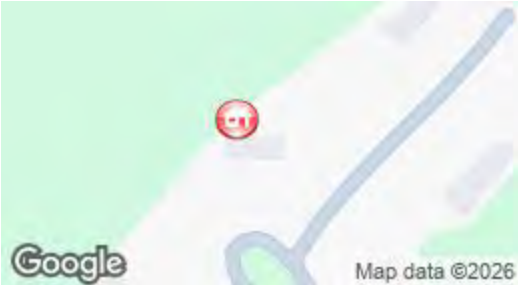
Interior Features Bar, Wood Fireplace, 1 Fireplace, Kitchen Island, Laundry Hook-ups, Primary BR w/ BA, Basement Laundry
Appliances Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Washer, Water Heater
Other Equipment Wood Stove, Portable Generator
Utilities Cable Available, Telephone Available
Heating Baseboard
Electric Circuit Breaker(s)
Cooling None
Water Source Public
Sewer Public

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

O'Halloran Group

listings@ohgrp.com

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



155 Job Seamans Acres, New London, NH

Main Floor Finished Area 752.99 sq ft
Unfinished Area 644.43 sq ft



PREPARED: 2026/07/26

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.



155 Job Seamans Acres, New London, NH

2nd Floor Finished Area 990.20 sq ft



PREPARED: 2026/07/26

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.



155 Job Seamans Acres, New London, NH

Lower Level Finished Area 890.49 sq ft



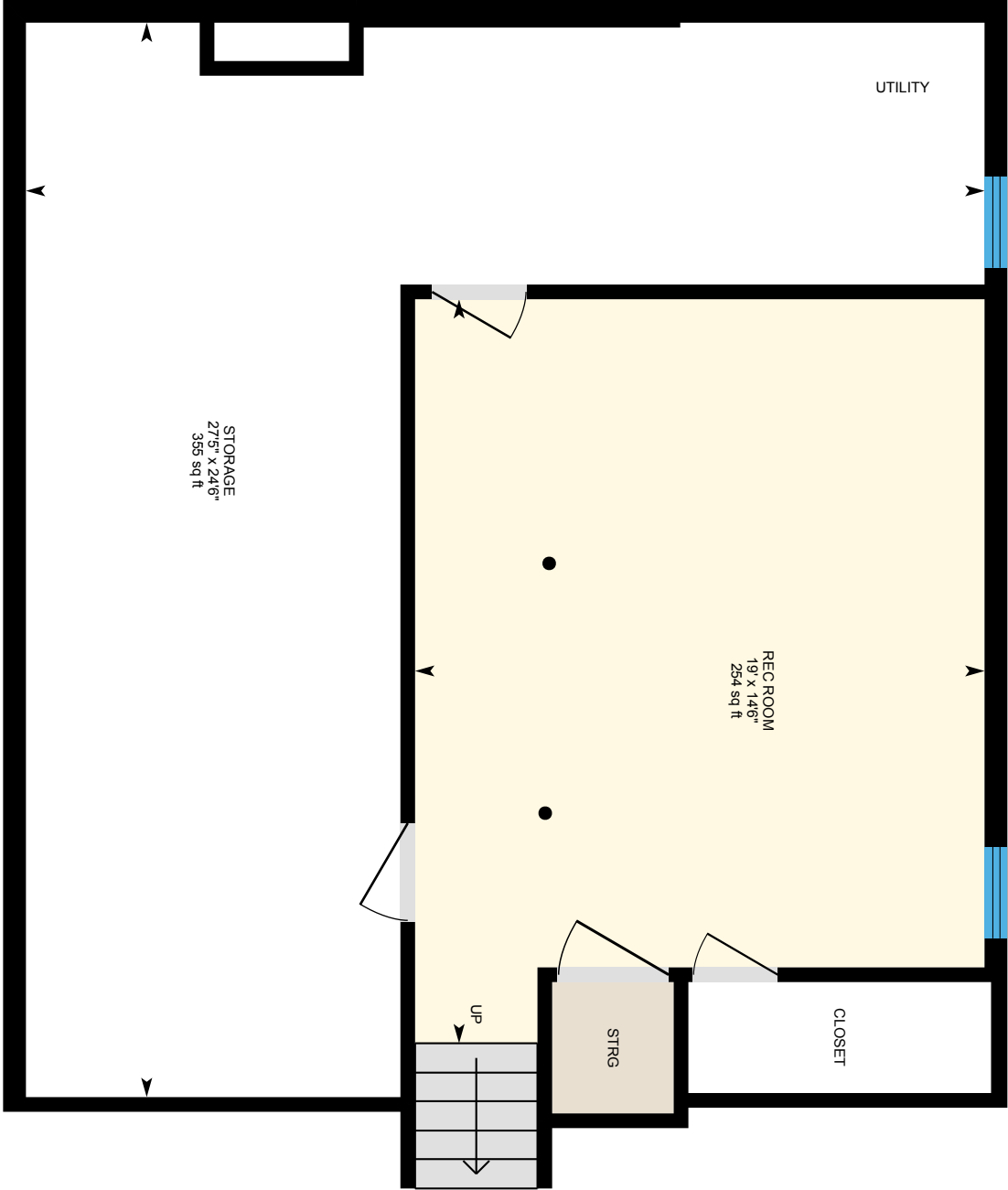
PREPARED: 2026/07/26

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.



155 Job Seamans Acres, New London, NH

Basement (Below Grade) Finished Area 310.93 sq ft
Unfinished Area 430.59 sq ft



PREPARED: 2026/07/26

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.



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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:** Bonnie E. Gill, Brian C Lull, Benjamin S Lull, and Brandon K Lull

2. **PROPERTY LOCATION:** 155 Job Seamans Acres, 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 ____ 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: _____
 Installed By: _____ Date of Installation: _____
 What is the source of your information? _____

c. **USE:** Number of persons currently using the system: _____
 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: _____
 IF YES to any question, please explain in Comments below or with attachment.
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☐ No
 IF YES, are test results available? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____
COMMENTS:

6. **SEWAGE DISPOSAL SYSTEM**

a. **TYPE OF SYSTEM:** Public: ☒ Yes ☐ No Community/Shared: ☐ Yes ☐ No
 Private: ☐ Yes ☐ No ☐ Unknown
 Septic Design Available: ☐ Yes ☐ No

b. **IF PUBLIC OR COMMUNITY/SHARED**
 Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No
 What steps were taken to remedy the problem? _____

c. **IF PRIVATE:**
TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
 Tank Size: _____ Gal. ☐ Unknown ☐ Other _____
 Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: _____ ☐ Location Unknown. Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No
COMMENTS:

SELLER(S) INITIALS

BEG BCL BKL BSL

BUYER(S) INITIALS

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d. LEACH FIELD: ☐ Yes ☒ No ☐ Other _____
 IF YES, Location: _____ Size: _____ ☐ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
 IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
 Date of Evaluation: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. 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 _____ ☐ 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    

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: _____ 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? _____

i. Heating System Age: 2-3 years Type: _____ Fuel: Oil Tank Location: Grage

Owner of Tank: Irving

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? 2025

Secondary Heat Systems: Fireplaces

Comments: _____

j. Roof Age: 10-12 ye Type of Roof Covering: Shingles

Moisture or leakage: _____

Comments: _____

SELLER(S) INITIALS

BEG BCL BKL BSL

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage: _____
Comments: _____
- l. Chimney(s)** How Many? 2 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. Plumbing** Type: Unknown Age: _____
Comments: _____
- n. Domestic Hot Water** Age: _____ Type: _____ Gallons: _____
- o. Electrical System** # of Amps _____ ☒ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
Comments: _____
- p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
If Yes, please explain: _____
- q. Pest Infestation:** Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
Comments: _____
- r. Methamphetamine Production** Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: _____
- s. Air Conditioning** Type: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- t. Pool** Age: _____ Heated: ☐ Yes ☒ No Type: _____ Last Date of Service: _____
By Whom: _____
- u. Generator** Portable: ☒ Yes ☐ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: 2025
If Portable: ☐ Included ☐ Negotiable
Comments: _____
- v. Internet** Type Currently Used at Property: TDS/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

BEJ
08/07/26
dotloop verified

BCL
08/09/26
dotloop verified

BKL
08/07/26
dotloop verified

BSL
08/07/26
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: 155 Job Seamans Acres, 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.

Bonnie E. Gill dotloop verified
07/25/26 4:03 PM EDT
IDWD-MUTC-SO65-OYPO

Seller Date

Purchaser Date

Agent Date

Brian C Lull dotloop verified
08/09/26 7:30 AM EDT
FRVW-7106-MIZ7-UL7E

Seller Date

Purchaser Date

Agent Date

Benjamin S Lull dotloop verified
08/07/26 11:38 AM EDT
G229-HBWY-KWP3-05FR

Brandon K Lull dotloop verified
08/07/26 6:05 PM PDT
ZDTR-70SW-SAOH-PVOJ

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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).

Bonnie E. Gill

dotloop verified
08/07/26 11:04 AM EDT
NTYT-D4ZK-S26L-PSFH

SELLER

DATE

Benjamin S. Lull

dotloop verified
08/07/26 11:38 AM EDT
DYQF-YG9-F5EC-HKLR

Brian C. Lull

dotloop verified
08/09/26 7:31 AM EDT
9VQU-IG0Y-YKTN-WCVT

SELLER

DATE

Brandon K. Lull

dotloop verified
08/07/26 6:04 PM PDT
BEUQ-E11M-JH62-8XBB

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

BEG

08/07/26
11:04 AM EDT
dotloop verified

BCL

08/09/26
7:31 AM EDT
dotloop verified

BKL

08/07/26
6:04 PM PDT
dotloop verified

BSL

08/07/26
11:38 AM EDT
dotloop verified

BUYER(S) INITIALS

/

B 1455P0307

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Angus M. Brooks and Kathleen T. Brooks, husband and wife, of 21 Piscataqua Road, Concord, County of Merrimack and State of New Hampshire for consideration paid, grant to Steven C. Lull and Lisa K. Lull, husband and wife, of Stocker Pond Road, Grantham, County of Sullivan and State of New Hampshire with warranty covenants to the said Steven C. Lull and Lisa K. Lull as joint tenants with rights of survivorship, the following:

A certain tract or parcel of land with the buildings thereon, situated westerly of Pleasant Street in the Town of New London, County of Merrimack and State of New Hampshire, being Lot No. 27 as shown on a plan entitled "Seamans Acres, New London, N.H.", Lloyd M. Littlefield, August, 1964, bounded and described as follows, to wit:

Beginning at the southwest corner of the tract at an iron pipe at the northwest end of the Seamans Acres Road Circle at a point 1,660 feet, more or less, northwesterly from Pleasant Street; thence North 39° 20' West, 106 feet to an iron pipe in a stone wall at land of Clough; thence North 47° East, 140 feet by land of Clough and said stone wall to an iron pipe at the corner of land of Littlefield; thence North 47° East, 55 feet by land of Littlefield and blazed trees to an iron pipe; thence South 41° East 253 feet by blazed trees and other land of Margaret L. Moreland to an iron pipe on the northwest side of Woodland Way; thence South 53° West, 195 feet along the northwest side of said Woodland Way to an iron pipe on the northeast side of the Seamans Acres Road; thence northerly and westerly by the said Seamans Acres Road Circle to the point of beginning; containing 0.9 acres, more or less.

Also conveying the certain tract or parcel of land situated in that part of said New London known as Seamans Acres Extension, bounded and described as follows, to wit:

Beginning at an iron pipe in the ground on the northerly side of Woodland Way, said point of beginning being the southeast corner of the tract and the southwest corner of land of Pearl M. Clark; thence North 40° 26' West, 262 feet, more or less, along land of said Clark to an iron pipe in the ground at land of Littlefield; thence South 47° West, 75 feet, more or less, along land of said Littlefield to an iron pipe in the ground; thence South 40° East, 253 feet, more or less, along land of Margaret L. Moreland to an iron pipe in the ground on the northerly side of said Woodland Way; thence Easterly 77 feet, more or less, along the northerly side of Woodland Way to the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to the grantors by deed of Frederick R. Brown, Jr. and Evelyn M. Brown by deed dated January 12, 1972 and recorded in Merrimack County Registry of Deeds, Vol. 1120, Page 395.

Subject to all the covenants, restrictions and reservations, which are all recited in several paragraphs in a warranty deed from Audeco Real Estate Co., Inc. to James W. and Margaret L. Moreland dated October 2, 1964, recorded in said

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590.00
590.00

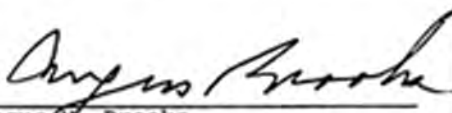


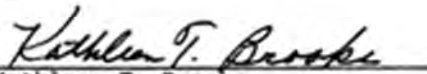
B 1455P0308

Registry of Deeds at Book 950, Page 92, and in a warranty deed from Audeco Real Estate Co., Inc. to Woodmore Development Corporation dated March 30, 1965, recorded in said Registry of Deeds at Book 959, Page 1, to which deeds the grantees herein are referred to for more particulars.

The grantors release to said grantees all rights of homestead and other interests therein.

Witness our hands this 23rd day of September, 1983.


Angus M. Brooks

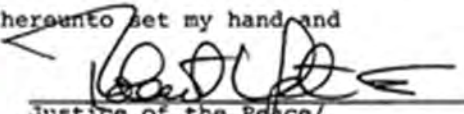

Kathleen T. Brooks

STATE OF NEW HAMPSHIRE

COUNTY OF MERRIMACK

On this the 23rd day of September, 1983, before me the undersigned officer, personally appeared Angus M. Brooks and Kathleen T. Brooks known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

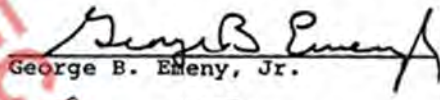

Justice of the Peace/
~~Notary Public~~

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B 1455P0309

WAIVER

We, George B. Emeny, Jr. and Anne P. Emeny, owners of Lot 26 in Seamans Acres, New London, New Hampshire, do hereby waive the right of first refusal set forth in deed of Audeco Real Estate Co., Inc. to James W. and Margaret L. Moreland dated October 2, 1964, recorded in said Registry of Deeds at Book 950, Page 92, with respect to the pending sale of Lot 27 in said Seamans Acres by Argus M. Brooks and Kathleen T. Brooks to Steven C. Lull and Lisa K. Lull.

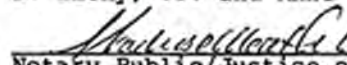

George B. Emeny, Jr.

DATED: 9/22/83


Anne P. Emeny

State of New Hampshire
County of Merrimack

The foregoing instrument was acknowledged before me this day of September, 1983 by George B. Emeny, Jr. and Anne P. Emeny.


Notary Public/Justice of the Peace
My Commission Expires:

WADE B.C. WEATHERS, JR., Notary Public
My Commission Expires October 10, 1984



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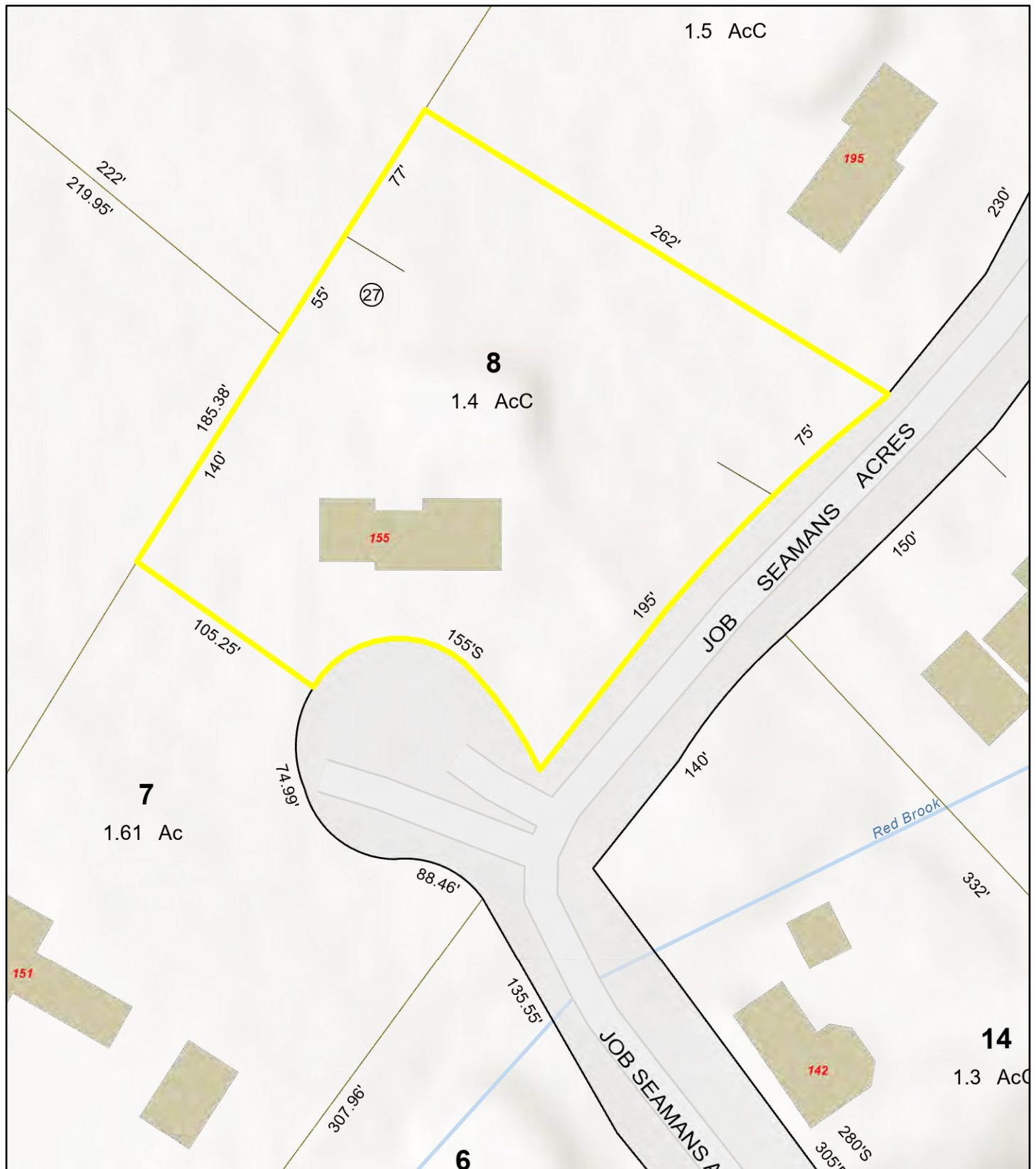
Tri-Town, NH

1 inch = 69 Feet



www.cai-tech.com

July 19, 2026



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