



470 Newmarket Road, Warner

Offered at \$585,000

Back on the market due to the previous buyers being unable to proceed with financing. Set on 1.80 acres in Warner, this inviting 3-bedroom, 2-bathroom home has a warm rustic feel with beautiful wood beams, floors, walls, and ceilings throughout that give the home cozy, timeless character. The newly redone kitchen features white cabinetry, soapstone countertops, a farmhouse sink, and stainless steel appliances. A separate dining area and living room provide comfortable gathering spaces, highlighted by a cathedral ceiling, stone fireplace, and pellet stove that make the home especially welcoming in the colder months. The bright sun porch is a peaceful place to sit back and relax while enjoying your surroundings. There are also 2 bedrooms and a full bathroom on the first level. On the second level, the loft includes a primary bedroom with an ensuite bathroom, a sitting area that could serve as a game room, and above the garage is a bonus attic space that adds even more flexibility for storage or living space.

Outside, the property offers a wonderful place to enjoy the seasons with a gunite in-ground pool, beautiful perennial gardens, and a detached two-car garage with lean-to for storage, hobbies, or storing wood pellets. Just minutes from downtown Warner, the home offers easy access to local dining, coffee shops, and community activities. It is also close to Mount Kearsarge and 20 minutes to Mount Sunapee for scenic hiking and Interstate 89 for convenient travel. Concord is about 30 minutes away for additional shopping, dining, healthcare, and entertainment, and Boston is approximately 1.5 hours from the property.



3 Bedrooms



2 Bathrooms



Approx. 2,088 SF

Acres: 1.80 | Property Taxes: \$9,254 | Year Built: 1972

Residential 5104734	Single Family Active	470 Newmarket Road Warner	NH 03278	Unit/Lot	Listed: 8/12/2026 Closed:	\$585,000	
		County NH-Merrimack Village/Dist/Locale Property Condition Existing Year Built 1972 Architectural Style Cape Color Total Stories 1.75 Zoning R2 - Residential Taxes TBD No Tax Annual Amount \$9,254.08 Tax Year 2026 Tax Year Notes Owned Land Lot Size Acres 1.80 Lot Size Square Feet 78,408 Common Land Acres Garage Yes Basement Yes Basement Access Type Interior Activation Date		Rooms Total 8 Bedrooms Total 3 Bathrooms Total 2 Bathrooms Full 1 Bathrooms Three Quarter 1 Bathrooms Half 0 Bathrooms One Quarter 0 Above Grade Finished Area 2,088 AGFinSrc Measured Above Grade Unfinished Area 91 AGUnfinSrc Measured Below Grade Finished Area 0 BGFinSrc Public Records Below Grade Unfinished Area 1,136 BGUnfinSrc Measured Total Finished Area 2,088 Footprint Road Frontage Yes Road Frontage Type Paved, Public Road Frontage Length 500		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 36	
Virtual Tour URL Unbranded 1							

Public Remarks Back on the market due to the previous buyers being unable to proceed with financing. Set on 1.80 acres in Warner. this inviting 3-bedroom. 2-bathroom home has a warm rustic feel with beautiful wood beams. floors. walls. and ceilings throughout that give the home cozy. timeless character. The newly redone kitchen features white cabinetry. soapstone countertops. a farmhouse sink. and stainless steel appliances. A separate dining area and living room provide comfortable gathering spaces. highlighted by a cathedral ceiling. stone fireplace. and pellet stove that make the home especially welcoming in the colder months. The bright sun porch is a peaceful place to sit back and relax while enjoying your surroundings. There are also 2 bedrooms and a full bathroom on the first level. On the second level. the loft includes a primary bedroom with an ensuite bathroom. a sitting area that could serve as a game room. and above the garage is a bonus attic space that adds even more flexibility for storage or living space. Outside. the property offers a wonderful place to enjoy the seasons with a private in-ground pool. beautiful perennial gardens. and a detached two-car garage with lean-to for storage. hobbies. or storing wood pellets. Just minutes from downtown Warner. the home offers easy access to local dining. coffee shops. and community activities. It is also close to Mount Kearsarge and 20 minutes to Mount Sunapee for scenic hiking and Interstate 89 for convenient travel. Concord is about 30 minutes away for additional shopping. dining. healthcare. and entertainment. and Boston is approximately 1.5 hours from the property.

Directions From exit 9 off of I-89 head west on Rt. 103. In 0.9 miles turn left onto Newmarket Road. 470 will be on your right after 2.2 miles.

Kitchen 1 13'11" x 11'9" Dining Room 1 9'11" x 11'9" Living Room 1 21'7" x 23'8" Bedroom 1 9'7" x 11'7" Bedroom 1 9'7" x 11'6" Bathroom Full 1 7'5" x 8'6" Sunroom 1 13' x 11'5" Primary BR 2 16'6" x 11'8" Bathroom Three 2 9'4" x 8'4" Family Room 2 26'2" x 11'5"	Map 12 Block 00 Lot 19 SPAN Number Property ID	DeedRecTy Warranty Deed Book 3555 Deed Page 1361 Covenants No Seasonal No PlanUrbDev	SchDistrict Kearsarge Sch Dst SAU #65 SchElem Simonds Elementary SchMiddle Kearsarge Regional Middle Sch SchHigh Kearsarge Regional HS
Lot Features Country Setting, Landscaped, Rolling, Sloping, Wooded Construction Materials Wood Frame Foundation Details Concrete Flooring Carpet, Softwood, Tile, Wood Exterior Features Deck, Partial Fence, Garden Space, Outbuilding, In-Ground Pool, Enclosed Porch, Screened Porch, Shed, Storage Roof Metal Driveway Gravel, Paved			
Interior Features Cathedral Ceiling, Ceiling Fan, Dining Area, 1 Fireplace, Hearth, Kitchen Island, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Natural Woodwork, Walk-in Closet, Basement Laundry Appliances Dishwasher, Dryer, Microwave, Gas Range, Refrigerator, Washer Other Equipment Pellet Stove, Portable Generator Utilities Propane Heating Oil, Pellet Stove, Baseboard, Hot Water Electric 200+ Amp Service, Circuit Breaker(s) Cooling None Water Source Drilled Well, Private Sewer 1000 Gallon, Concrete, Leach Field, Private, Septic			
Exclusions Right of First Refusal			
Fuel Company HR Clough Electric Company Water Company Cable Company Phone Company Internet Service Provider TDS			
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			

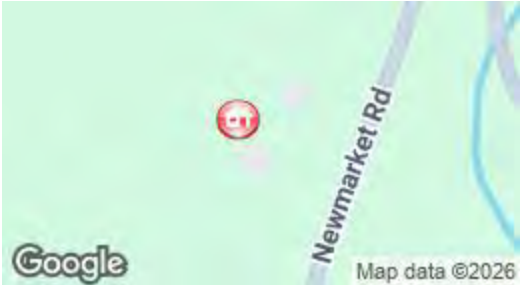


O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

Off: 603-526-8600



470 Newmarket Rd, Warner, NH

Main Floor Finished Area 1365.94 sq ft



PREPARED: 2026/08/12



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.

470 Newmarket Rd, Warner, NH

2nd Floor Finished Area 722.66 sq ft
Unfinished Area 91.42 sq ft

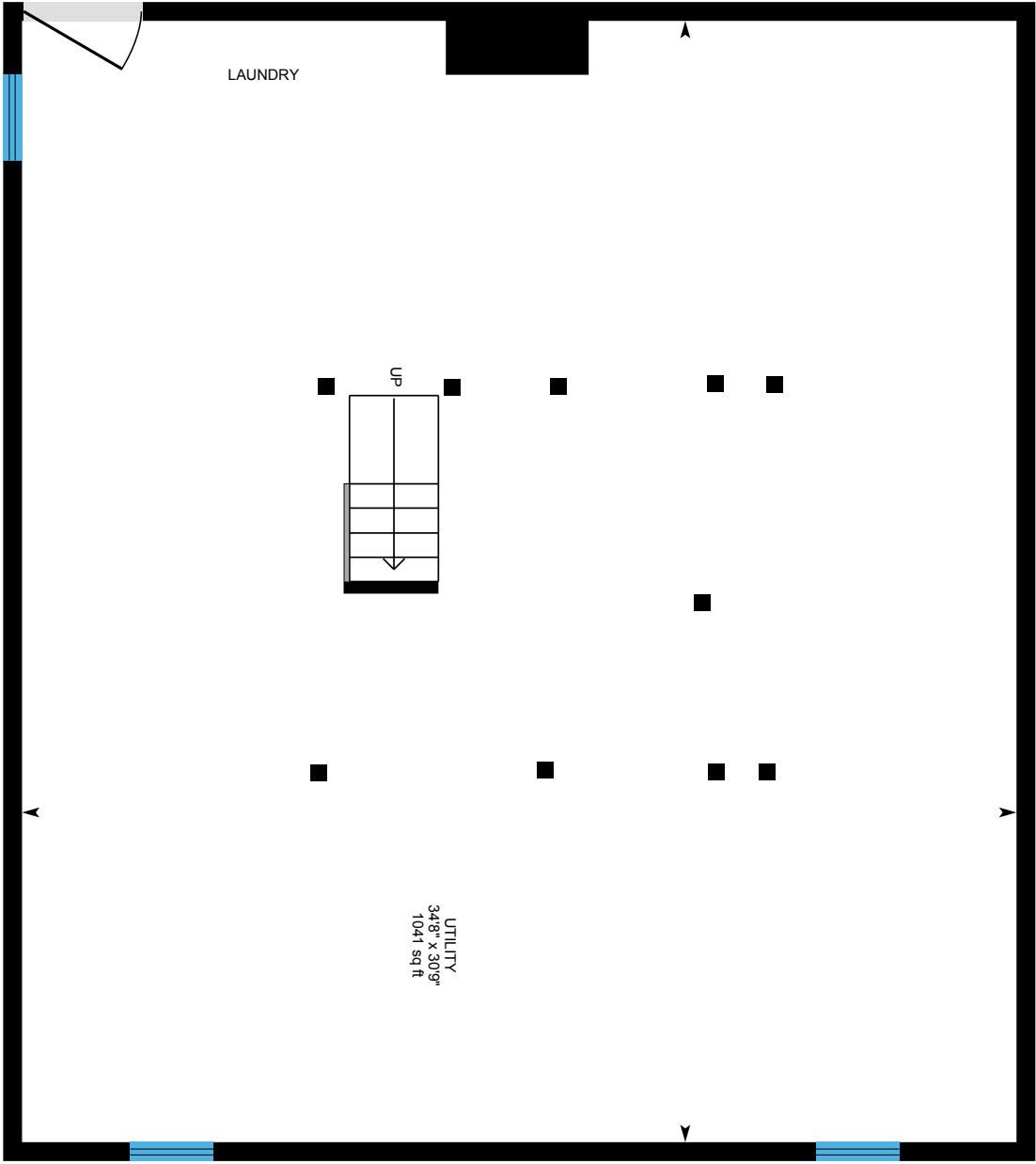


PREPARED: 2026/08/12



470 Newmarket Rd, Warner, NH

Lower Level (Below Grade) Unfinished Area 1136.40 sq ft



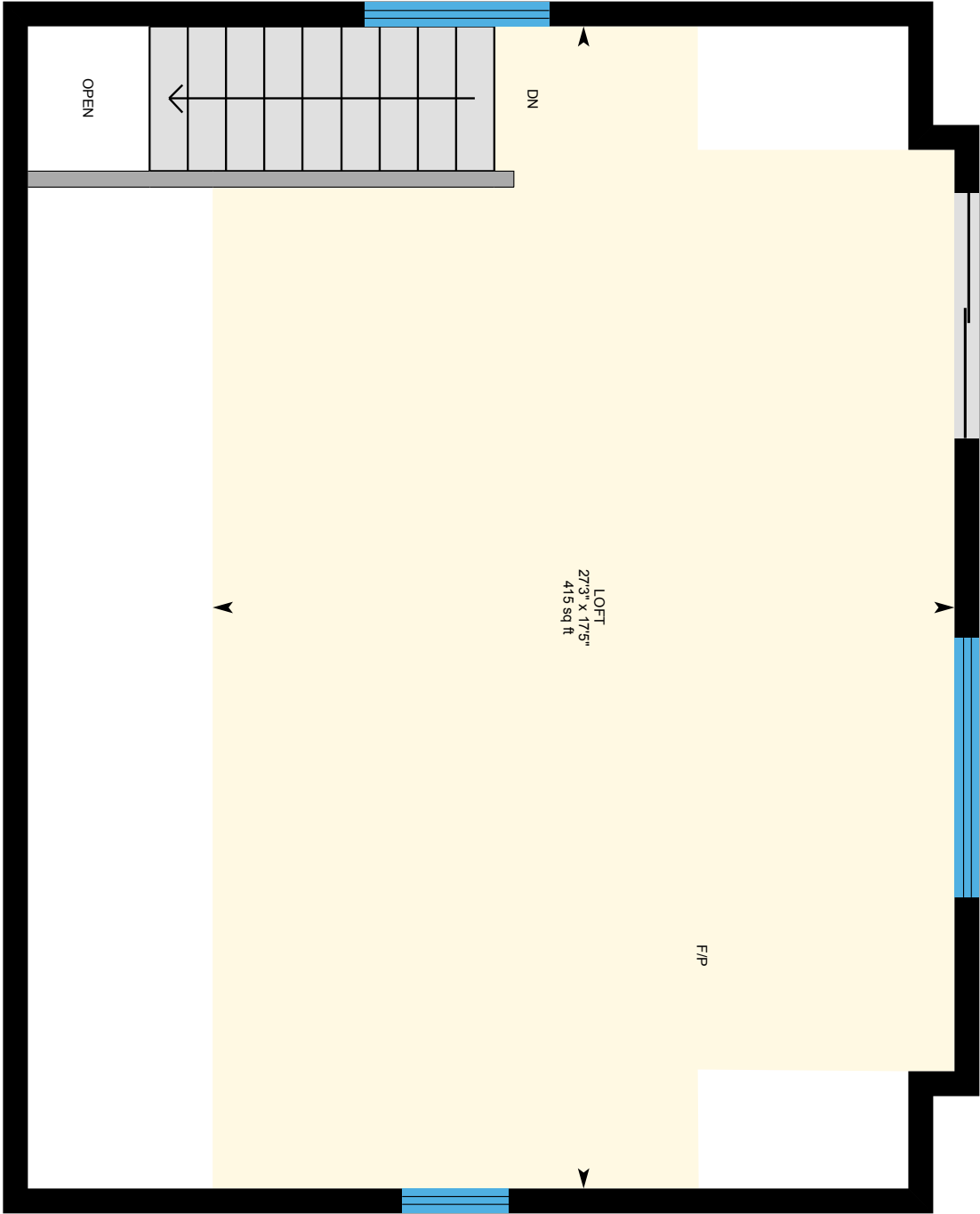
PREPARED: 2026/08/12



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.

470 Newmarket Rd, Warner, NH

Detached Garage Upper Finished Area 473.93 sq ft
Unfinished Area 156.85 sq ft



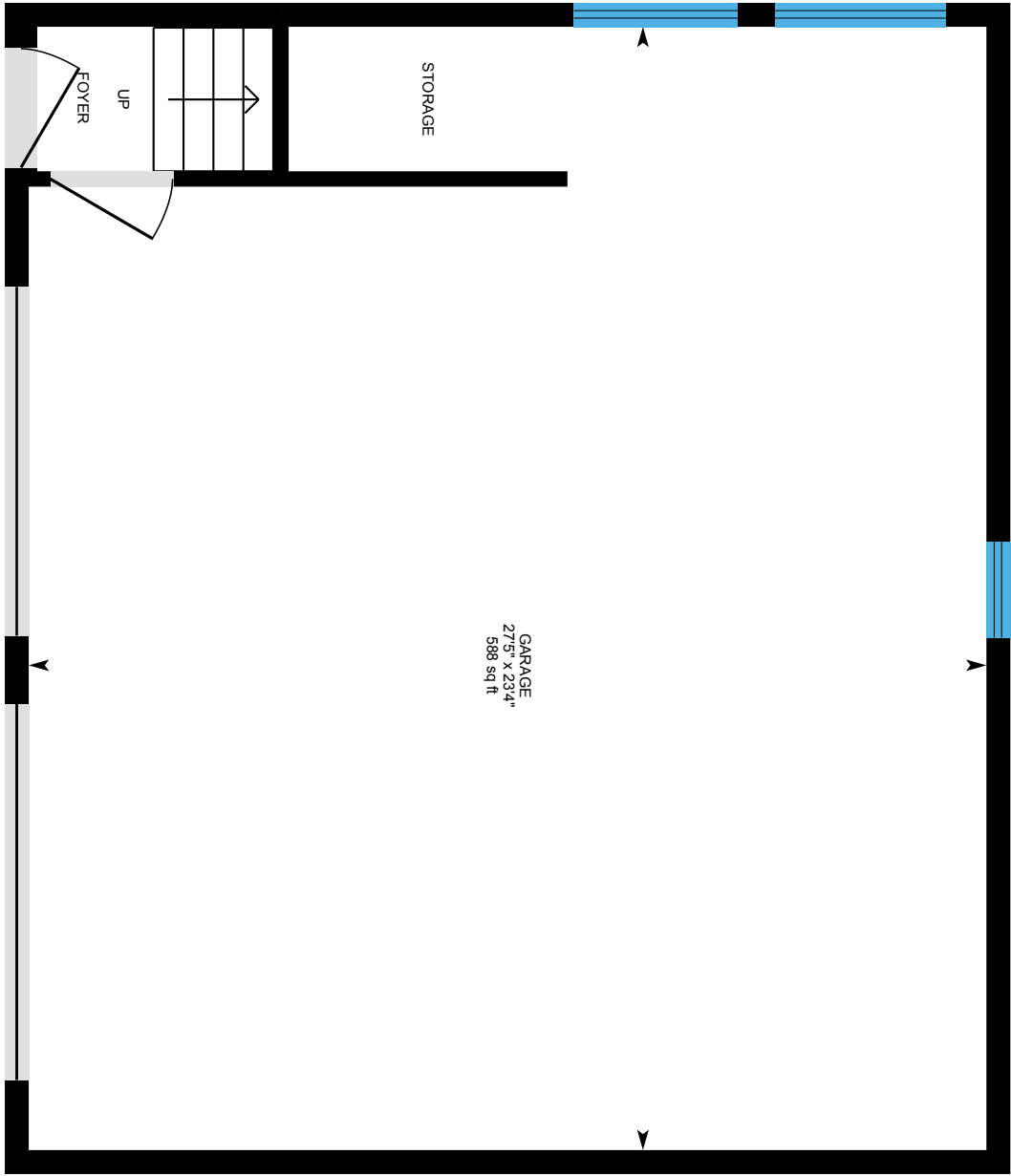
PREPARED: 2026/08/12



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470 Newmarket Rd, Warner, NH

Detached Garage Unfinished Area 698.56 sq ft



0 2 4
ft

PREPARED: 2026/08/12

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:** Christopher Collins

2. **PROPERTY LOCATION:** 470 Newmarket Road, Warner, NH 03278

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 9 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: Under manhole cover in front of garage

Installed By: Unknown

Date of Installation: Unknown

What is the source of your information? _____

c. USE: Number of persons currently using the system: 7

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 2017

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? A reverse osmosis system was installed

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: by stairs off deck ☐ Location Unknown. Date of Installation: Unknown

Date of Last Servicing: 7/2026 Name of Company Servicing Tank: Henniker Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS: a dry well was in place when we purchased the property and takes gray water

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Under garden beds Size: Unknown ☒ Unknown
 Date of installation of leach field: Unknown Installed By: Unknown
 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	☒	☐	☐	Fiberglass		☒
	Crawl Space	☒	☐	☐	Fiberglass		☒
	Exterior Walls	☒	☐	☐	Fiberglass		☒
	Floors	☒	☐	☐	Fiberglass		☒
		☐	☐	☐			☐

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: _____

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PROPERTY LOCATION: 470 Newmarket Road, Warner, NH 03278

d. RADON/WATER - Current or previously existing:

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

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: _____

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

Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☐ Yes ☒ No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?

☐ Yes ☒ No If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?

☐ Yes ☒ No ☐ Unknown Comments: _____

g. Has the property been surveyed?

☐ Yes ☐ No ☒ Unknown If YES, By: _____

If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

h. How is the property zoned? Residential

i. Heating System Age: Unknow Type: FHW Fuel: Oil Tank Location: Basement

Owner of Tank: owner

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? HR Clough

Secondary Heat Systems: Pellet Stove

Comments: _____

j. Roof Age: N/A Type of Roof Covering: Metal

Moisture or leakage: No

Comments: _____

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PROPERTY LOCATION: 470 Newmarket Road, Warner, NH 03278

- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Concrete
 Moisture or leakage: No
 Comments: _____
- l. Chimney(s)** How Many? 1 Lined? Yes Last Cleaned: _____ Problems? No
 Comments: _____
- m. Plumbing** Type: PVC Age: Unknown
 Comments: _____
- n. Domestic Hot Water** Age: Unknown Type: Electric or Off Boiler Gallons: _____
- 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: N/A Age: _____ Date Last Serviced and by whom: _____
 Comments: _____
- t. Pool** Age: N/A Heated: ☐ Yes ☒ No Type: Gunitite Last Date of Service: Annual
 By Whom: Owner
- u. Generator** Portable: ☒ Yes ☐ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
 If Portable: ☒ Included ☐ Negotiable
 Comments: _____
- v. Internet** Type Currently Used at Property: TDS Fiber Optic
- 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.

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☒ Yes ☐ No

b. ADDITIONAL COMMENTS:

Water Test was performed when we bought the property in 2007, had a slight elevation of arsenic and a Reverse Osmosis system was recommended and subsequently installed.

Hot Tub recently serviced and new cover installed

Pool has new filter and pump

Wood Pellets in basement come with the property

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).

Christopher W Collins

dotloop verified
08/18/26 8:15 AM EDT
7QMF-YOCY-TFYJ-ER7U

SELLER

DATE

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

CWC
08/18/26
8:15 AM EDT
dotloop verified

[Signature]

BUYER(S) INITIALS

[Signature]

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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: 470 Newmarket Road, Warner, NH 03278

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).

No Knowledge

(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).

No Knowledge

(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.

Christopher W Collins dotloop verified
08/06/26 11:03 PM EDT
UDUU-T01C-XEQL-FDCX

Seller Date

Seller Date

Purchaser Date

Purchaser Date

Jason Bell dotloop verified
03/25/26 11:36 AM EDT
OZ0H-IVRA-NKB1-RTQL

Agent Date

Agent Date

(4)

Return to:
Mr. Christopher Collins
470 Newmarket Road
Warner, NH 03278

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

1449
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25-

4251.00

WARRANTY DEED

WE, ROBERT J. DEANGELIS and PATRICIA M. DEANGELIS, husband and wife, of 470 Newmarket Road, Warner, New Hampshire 03278, for consideration paid, do hereby grant to

CHRISTOPHER COLLINS, of 11 Mill Street, Warner, New Hampshire 03278,

with **WARRANTY COVENANTS**

A certain tract or parcel of land with the buildings thereon, situate in the Town of Warner, County of Merrimack and State of New Hampshire, on the northerly side of Waterloo Road, so-called, bounded and described as follows:

Beginning at a point marking the intersection of the said Waterloo Road and the old Waterloo Road right of way; thence southwesterly along the northerly line of said Waterloo Road 500 feet, more or less, to a point at a corner of stone walls; thence North 14° West by said wall 151 feet, more or less, to a point; thence North 06° West still by said wall 122 feet, more or less, to a point on the southerly line of said Old Waterloo Road right of way; thence easterly by the southerly line of Old Waterloo Road right of way; thence easterly by the southerly line of Old Waterloo Road right of way 389 feet, more or less, to the point of beginning.

Meaning and intending to describe the premises conveyed to the Grantors by Fiduciary Deed from Louise Hirshberg, Executrix of the Estate of James Hirschberg, which deed is dated August 30, 2002 and recorded with the Merrimack County Registry of Deeds at Book 2398, Page 1705.

We, Robert J. Deangelis and Patricia M. Deangelis, husband and wife, hereby release all rights of homestead and all other interests herein.

Executed under seal this 11 day of May, 2017.

Robert J. DeAngelis
ROBERT J. DEANGELIS

Patricia M. DeAngelis
PATRICIA M. DEANGELIS

STATE OF NEW HAMPSHIRE

Merrimack, ss. May 11, 2017

Then personally appeared the above named Robert J. DeAngelis and Patricia M. DeAngelis and acknowledged the foregoing instrument to be their free act and deed before me.



Ronald A. Ouellette
Notary Public:
My commission expires:

