

470 Newmarket Road, Warner

Offered at $575,000

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

O'Halloran Group
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

kw LAKES AND MOUNTAINS
KELLERWILLIAMS REALTY

256 Main Street, New London, NH
C: 603-877-1031, O: 603-526-8600, ohgrp.com

Residential	Single Family	**470 Newmarket Road**			Listed: 8/12/2026	$575,000
5104734	Active	**Warner**	**NH 03278**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded 1

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 49

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 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.
Directions From exit 9 off of I-89 head 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"

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

Exclusions
Right of First Refusal

Map 12
Block 00
Lot 19
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 3555
Deed Page 1361
Covenants No
Seasonal No
PlanUrbDev

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

Fuel Company HR Clough
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider TDS

SchDistrct Kearsarge Sch Dst SAU #65
SchElem Simonds Elementary
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS

Fees - Condo - Mobile

Condo Fees
Fee
Fee 2
Fee 3

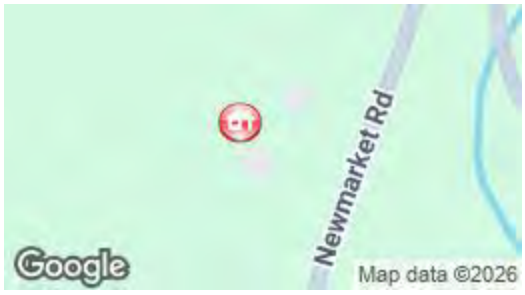
Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

ParkName
Mobile Co-Op
MobPkApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

O'Halloran Group

listings@ohgrp.com

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

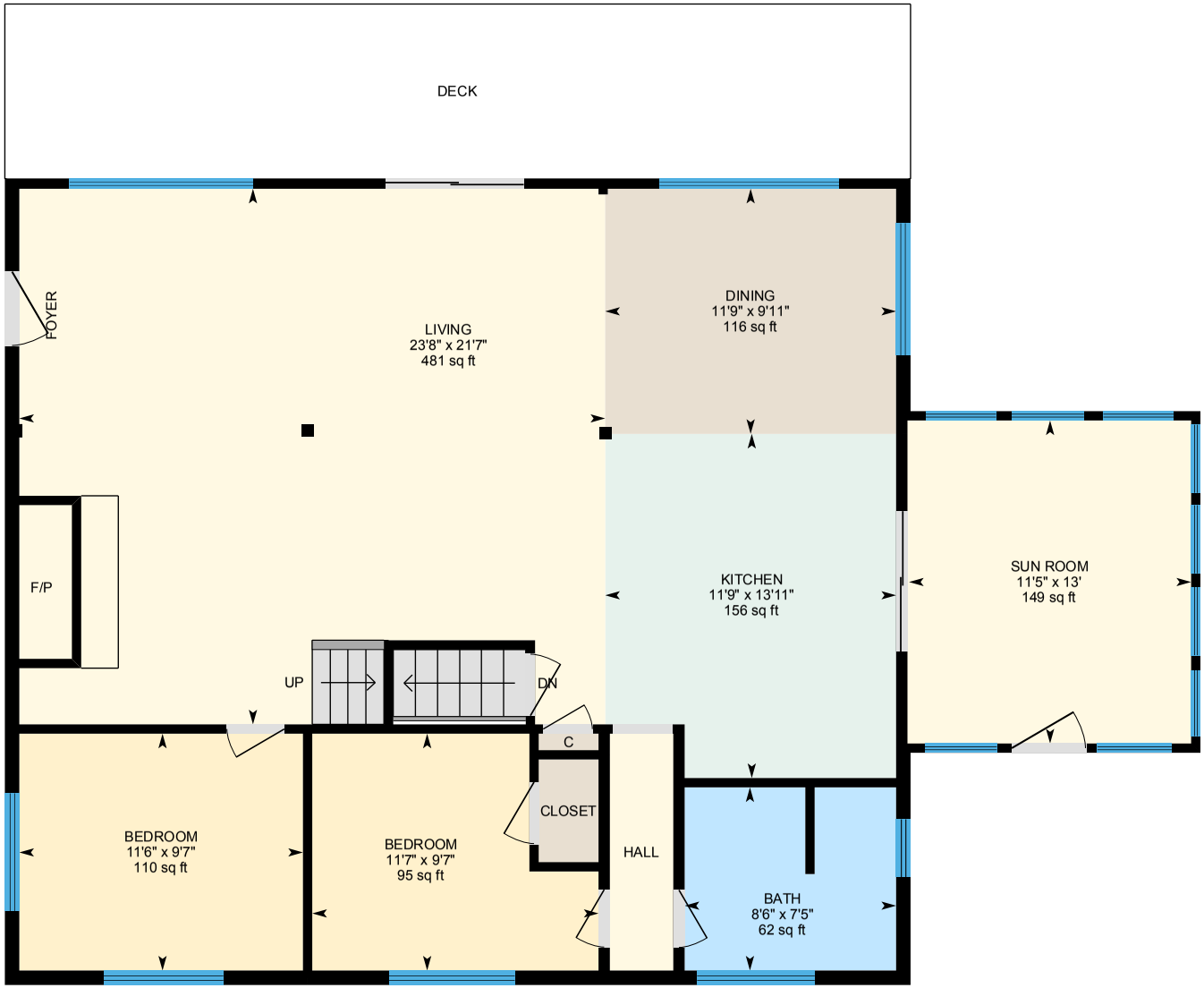


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Listed By:
O'Halloran Group - KW Coastal and Lakes & Mountains

470 Newmarket Rd, Warner, NH

Main Floor Finished Area 1365.94 sq ft



0 4 8 ft

PREPARED: 2026/08/12

N

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.

iGUIDE

470 Newmarket Rd, Warner, NH

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



0 3 6 ft

PREPARED: 2026/08/12

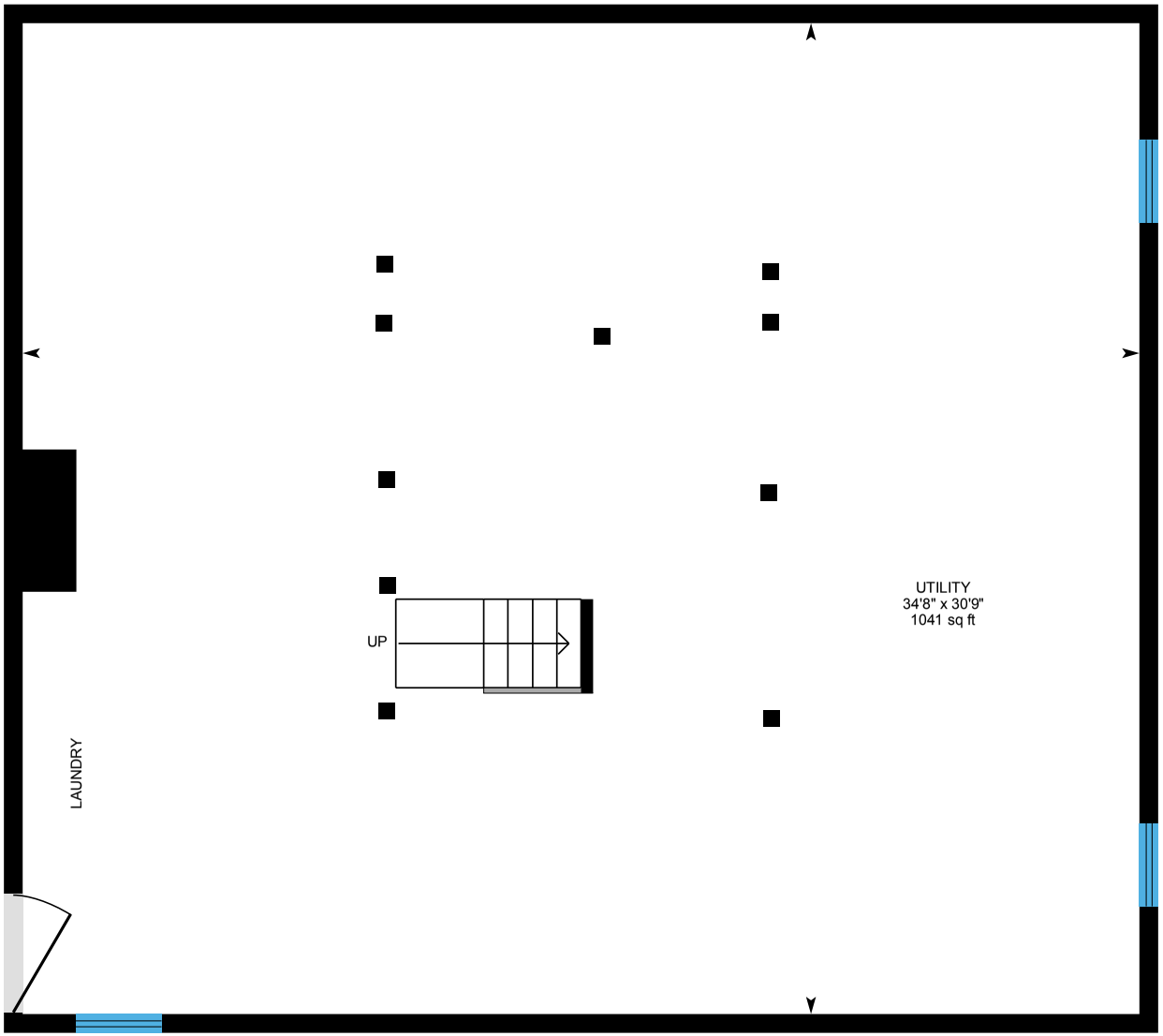
N

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iGUIDE

470 Newmarket Rd, Warner, NH

Lower Level (Below Grade) Unfinished Area 1136.40 sq ft



0 3 6 ft

PREPARED: 2026/08/12

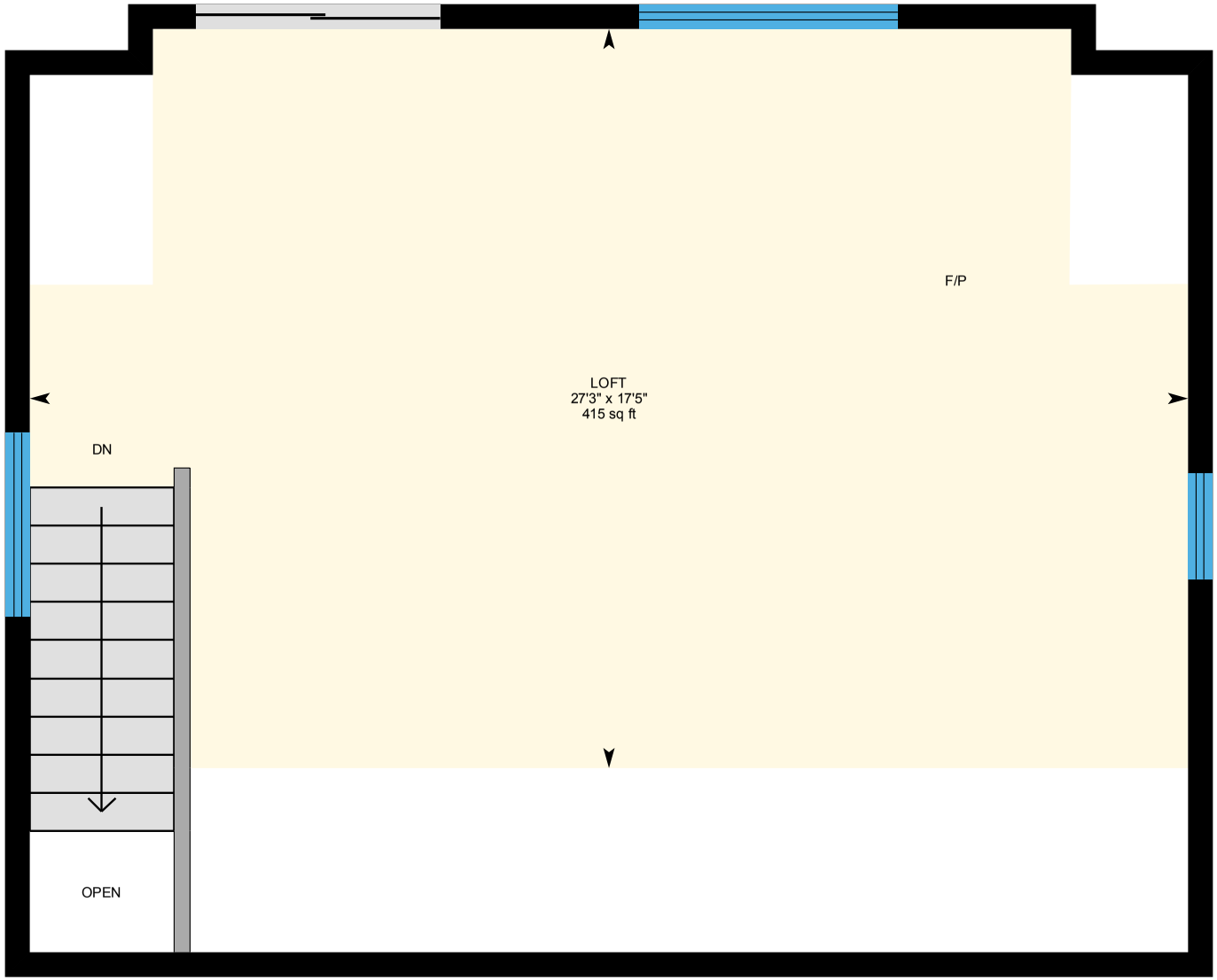
N

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iGUIDE

470 Newmarket Rd, Warner, NH

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



0 2 4 ft

PREPARED: 2026/08/12

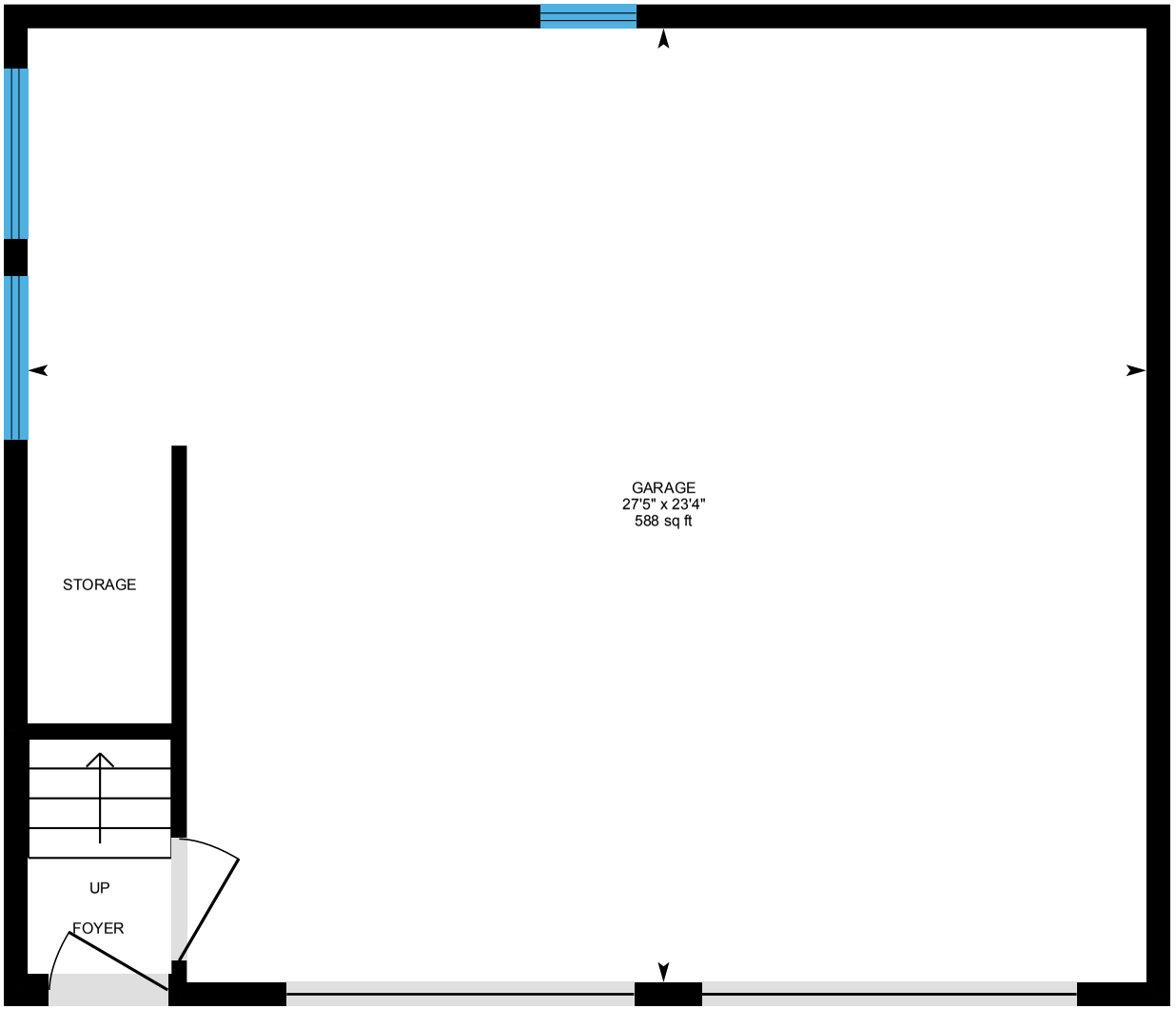
N

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iGUIDE

470 Newmarket Rd, Warner, NH

Detached Garage Unfinished Area 698.56 sq ft



0 2 4 ft

PREPARED: 2026/08/12

N

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.

iGUIDE

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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

SELLER(S) INITIALS CMC 08/18/26 8:45 AM EDT / BUYER(S) INITIALS / /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 470 Newmarket Road, Warner, NH 03278

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

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
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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NEW HAMPSHIRE REALTORS® EQUAL HOUSING OPPORTUNITY

TO BE COMPLETED BY SELLER

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: Gunite 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.

SELLER(S) INITIALS CWC 08/18/26 8:15 AM EDT dotloop verified / _____ BUYER(S) INITIALS _____ / _____

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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 / _____

BUYER(S) INITIALS _____ / _____

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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) JB 03/25/26 11:36 AM EDT dotloop verified ____ 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-TO1C-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

201700008031 Recorded in Merrimack County, NH In the Records of Kathi L. Guay,CPO, Register
BK: 3555 PG: 1361, 5/11/2017 2:17 PM LCHIP $25.00 TRANSFER TAX $4,251.00 RECORDING $14.00 SURCHARGE $2.00

(4)

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

MERRIMACK COUNTY RECORDS Kathi L. Guay CPO, Register

1449
2-
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.

201700008031 Recorded in Merrimack County, NH In the Records of Kathi L. Guay,CPO, Register
BK: 3555 PG: 1362, 5/11/2017 2:17 PM LCHIP $25.00 TRANSFER TAX $4,251.00 RECORDING $14.00 SURCHARGE $2.00

Executed under seal this 11 day of May, 2017.

Robert J. DeAngelis
ROBERT J. DEANGELIS

Patricia M. DeAngelis
PATRICIA M. DEANGELIS

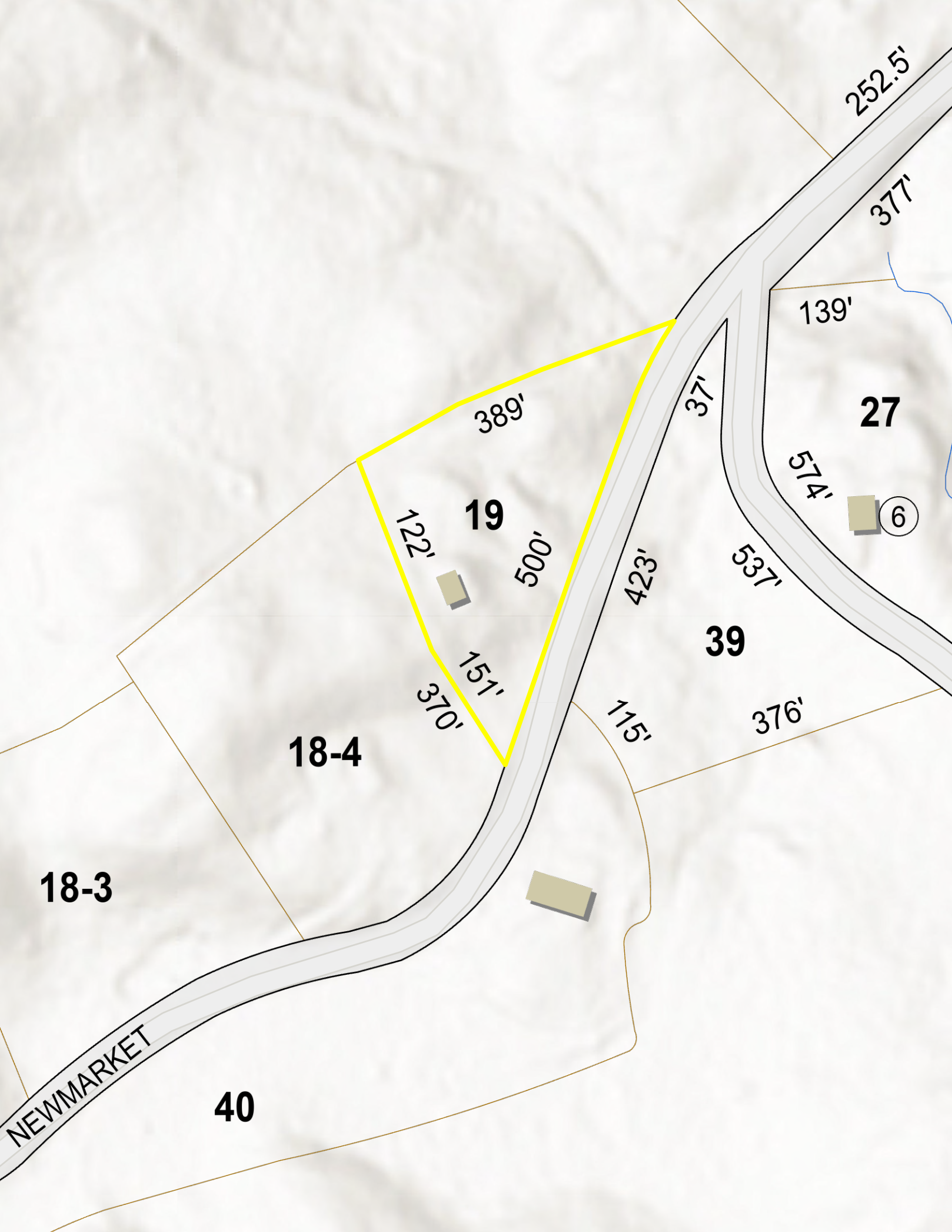
STATE OF NEW HAMPSHIRE

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:

RONALD A. OUELLETTE
STATE OF
- MY -
COMMISSION
EXPIRES
DECEMBER 5,
2017
NEW HAMPSHIRE
NOTARY PUBLIC


252.5'
377'
139'
37'
27
574'
6
389'
19
122'
500'
423'
537'
39
151'
370'
115'
376'
18-4
18-3
NEWMARKET
40