

# 97 Cash Street, Croydon

Offered at $335,000

**About This Home**

Enjoy quiet New England living in this well-maintained 3-bedroom, 2-bathroom home in Croydon with convenient access to the area's lakes, trails, and recreation. With a first-floor bedroom, full bathroom, and laundry, the home has the potential for easy one-level living. The kitchen features a brand new floor, beautiful wood cabinetry, and an island that provides additional workspace and a natural gathering spot for entertaining. Just off the kitchen, the formal dining room has a welcoming setting for nightly meals, with views overlooking Spectacle Pond and a wood stove to keep the home cozy during the cold winter months. The living room opens directly onto the deck, making it easy to step outside for grilling and relaxing in your surroundings. On the second level, there are two additional bedrooms and a 3/4 bathroom, the primary bedroom has a nice walk-in closet. The property also includes a detached two-car garage with workshop, barn and shed that give plenty of storage space, and a generator. A new furnace installed in 2025 provides added peace of mind.

**Location Details**

Located across Spectacle Pond, a 38-acre stocked pond ideal for kayaking and fishing, the property is also less than five minutes from Rockybound Pond, where you can swim, boat, and fish for bass, perch, and catfish. I-89 is under 10 minutes away, giving quick access to Dartmouth Health and the Upper Valley for dining, shopping, entertainment. Downtown Newport is approximately 10 minutes away for shopping, restaurants, and healthcare. Mount Sunapee Resort is just 20 minutes away, while Sunapee Harbor is about 15 minutes away for lakeside dining, summer concerts, boating, and recreation. Nearby golf courses and the Sugar River Rail Trail offer even more opportunities for hiking, biking, and snowmobiling. A comfortable home in a peaceful setting, conveniently located to enjoy all that the Lake Sunapee region has to offer.

3 Bedrooms | 2 Bathrooms | Approx. 1,338 SF

Acres: 1.11 | Year Built: 1950

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 | **97 Cash Street** | | | Listed: 9/16/2026 | $335,000 |
|---|---|---|---|---|---|---|
| 5110133 | Active | **Croydon** | **NH 03773** | Unit/Lot | Closed: | |



Virtual Tour URL Unbranded 1

**County** NH-Sullivan
**Village/Dist/Locale**
**Property Condition** Existing
**Year Built** 1950
**Architectural Style** Cape
**Color**
**Total Stories** 1.5
**Zoning** RR - Rural Residential
**Taxes TBD** Yes
**Tax Annual Amount** $2,946.34
**Tax Year** 2026
**Tax Year Notes**
**Owned Land**
**Lot Size Acres** 1.11
**Lot Size Square Feet** 48,352
**Common Land Acres**
**Garage** Yes
**Basement** Yes
**Basement Access Type** Interior
**Activation Date**

**Rooms Total** 6
**Bedrooms Total** 3
**Bathrooms Total** 2
**Bathrooms Full** 1
**Bathrooms Three Quarter** 1
**Bathrooms Half** 0
**Bathrooms One Quarter** 0
**Above Grade Finished Area** 1,338
**AGFinSrc** Measured
**Above Grade Unfinished Area** 32
**AGUnfinSrc** Measured
**Below Grade Finished Area** 0
**BGFinSrc** Public Records
**Below Grade Unfinished Area** 952
**BGUnfinSrc** Measured
**Total Finished Area** 1,338
**Footprint**
**Road Frontage** Yes
**Road Frontage Type** Paved, Public
**Road Frontage Length** 315

**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** 19

**Public Remarks** Enjoy quiet New England living in this well-maintained 3-bedroom, 2-bathroom home in Croydon with convenient access to the area's lakes, trails, and recreation. With a first-floor bedroom, full bathroom, and laundry, the home has the potential for easy one-level living. The kitchen features a brand new floor, beautiful wood cabinetry, and an island that provides additional workspace and a natural gathering spot for entertaining. Just off the kitchen, the formal dining room has a welcoming setting for nightly meals, with views overlooking Spectacle Pond and a wood stove to keep the home cozy during the cold winter months. The living room opens directly onto the deck, making it easy to step outside for grilling and relaxing in your surroundings. On the second level, there are two additional bedrooms and a 3/4 bathroom, the primary bedroom has a nice walk-in closet. The property also includes a detached two-car garage with workshop, barn and shed that give plenty of storage space, and a generator. A new furnace installed in 2025 provides added peace of mind. Located across Spectacle Pond, a 38-acre stocked pond ideal for kayaking and fishing, the property is also less than five minutes from Rockybound Pond, where you can swim, boat, and fish for bass, perch, and catfish. I-89 is under 10 minutes away, giving quick access to Dartmouth Health and the Upper Valley for dining, shopping, entertainment. Downtown Newport is approximately 10 minutes away for shopping, restaurants, and healthcare. Mount Sunapee Resort is just 20 minutes away, while Sunapee Harbor is about 15 minutes away for lakeside dining, summer concerts, boating, and recreation. Nearby golf courses and the Sugar River Rail Trail offer even more opportunities for hiking, biking, and snowmobiling. A comfortable home in a peaceful setting, conveniently located to enjoy all that the Lake Sunapee region has to offer. *Showings begin at the open house on Saturday, September 19th from 10:00 am - 12:00 pm.
**Directions** Near the General Store, turn onto Pine Street. Turn right onto Cash Street and go about half a mile, house will be on the left.

| | | |
|---|---|---|
| **Kitchen** | 1 | 12'5" x 16'9" |
| **Dining Room** | 1 | 12'5" x 19'8" |
| **Living Room** | 1 | 16'10" x 11'5" |
| **Office/Study** | 1 | 8' x 9'4" |
| **Bathroom Full** | 1 | 8' x 8'2" |
| **Mudroom** | 1 | 6'7" x 7'5" |
| **Primary** | 2 | 13' x 13'10" |
| **Bedroom** | 2 | 12'10" x 11'4" |
| **Bathroom Three** | 2 | 7'11" x 8'8" |

**Lot Features** Country Setting, Sloping, View, Wooded
**Construction Materials** Wood Frame
**Foundation Details** Block
**Flooring** Hardwood, Laminate, Tile
**Exterior Features** Barn, Deck, Outbuilding, Poultry Coop
**Roof** Asphalt Shingle
**Driveway** Dirt, Gravel

**Exclusions**
**Right of First Refusal**

**Map** 12
**Block** 00
**Lot** 90
**SPAN Number**
**Property ID**

**DeedRecTy** Warranty
**Deed Book** 2231
**Deed Page** 233
**Covenants** No
**Seasonal** No
**PlanUrbDev**

**SchDistrct** Croydon
**SchElem** Croydon Village School
**SchMiddle** Choice
**SchHigh** Choice

**Interior Features** Ceiling Fan, Dining Area, Kitchen Island, Laundry Hook-ups, Natural Light, Walk-in Closet, Wood Stove Hook-up, 1st Floor Laundry
**Appliances** Dishwasher, Dryer, Range Hood, Gas Range, Refrigerator, Washer, Electric Water Heater
**Other Equipment** Smoke Detector, Standby Generator
**Utilities** Propane
**Heating** Oil, Wood, Hot Water, Wood Stove
**Electric** Circuit Breaker(s)
**Cooling** None
**Water Source** Drilled Well
**Sewer** 1000 Gallon, Leach Field, Private, Septic

**Fuel Company** Eastern Propane & Oil
**Electric Company** Eversource
**Water Company**
**Cable Company**
**Phone Company** Hughesnet
**Internet Service Provider** Hughesnet

**Fees - Condo - Mobile**

**Condo Fees**
**Fee**
**Fee 2**
**Fee 3**

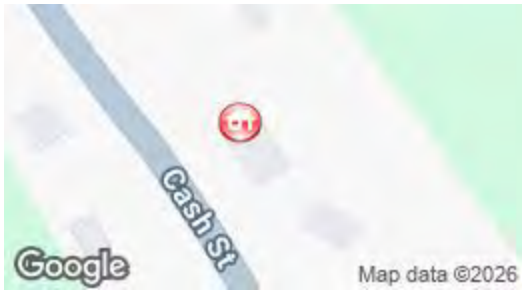
**Condo Name**
**Building Number**
**Floor Number**
**Units Per Building**
**LmtComArea**
**SpecAssmt**

**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

# 97 Cash St, Croydon, NH

**Main Floor** Finished Area 1046.58 sq ft




0 4 8 ft

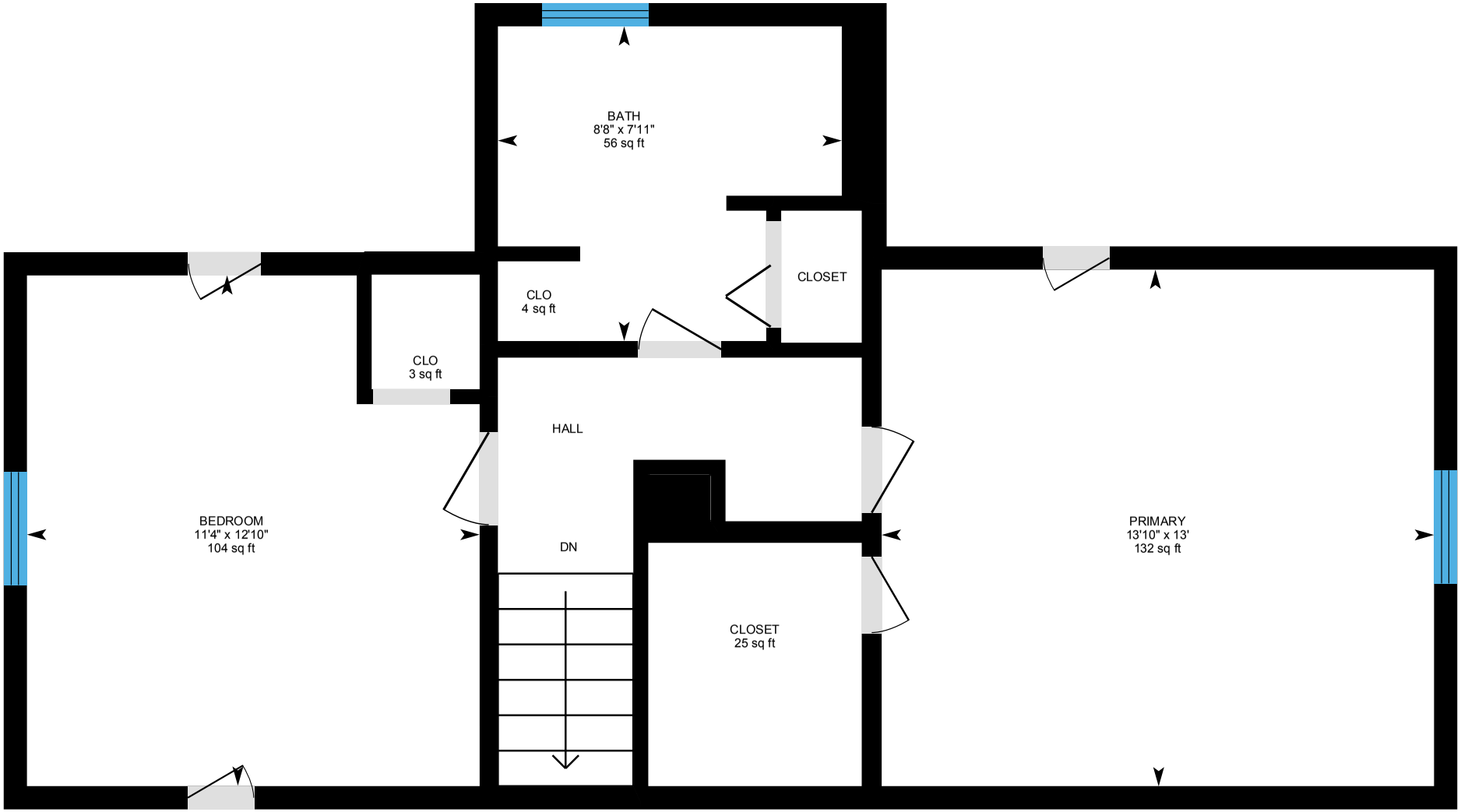
PREPARED: 2026/09/11

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

# 97 Cash St, Croydon, NH

**2nd Floor** Unfinished Area 574.30 sq ft




0 3 6 ft

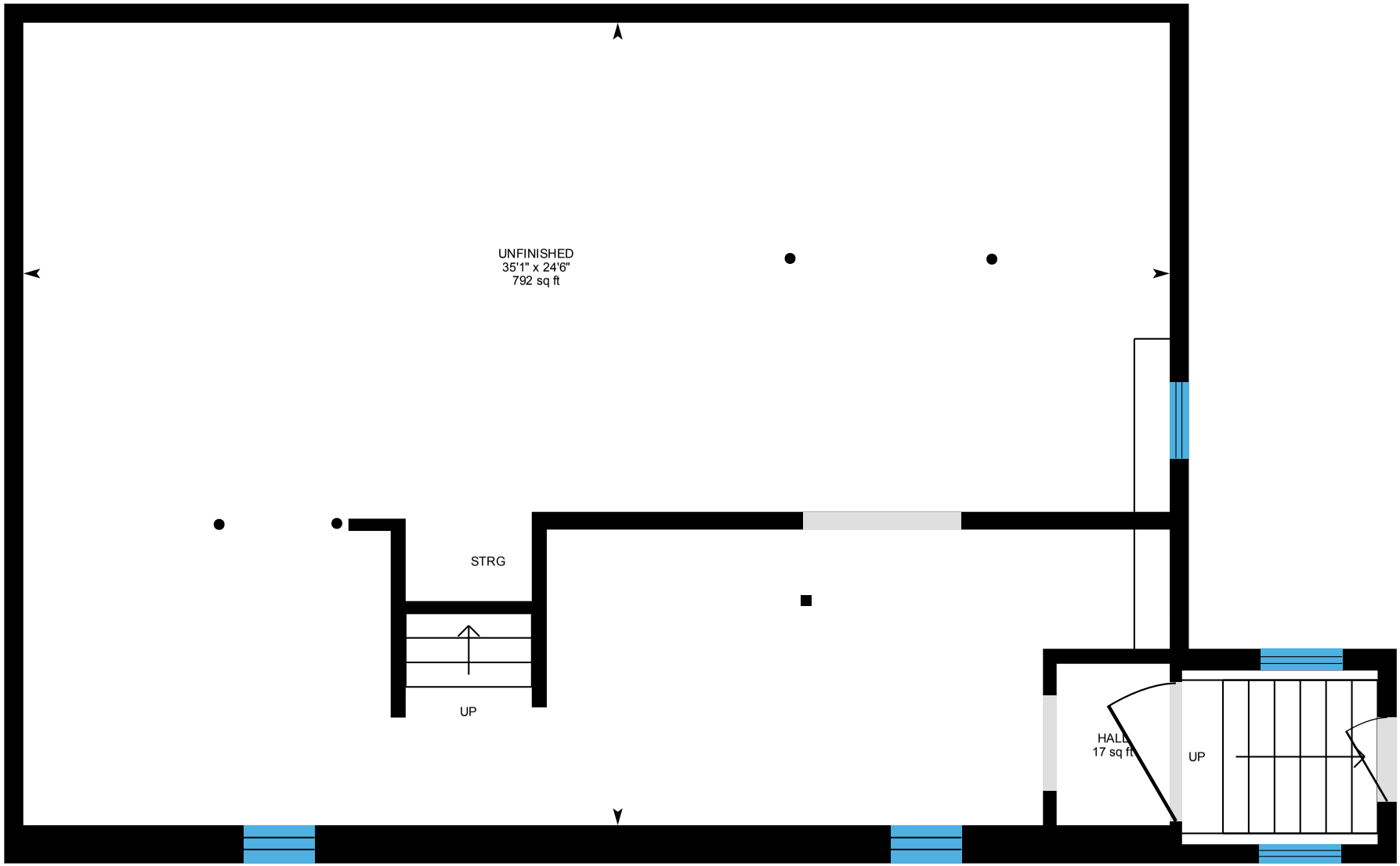
PREPARED: 2026/09/11

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

# 97 Cash St, Croydon, NH

**Lower Level (Below Grade)** Unfinished Area 952.88 sq ft




0 3 6 ft

PREPARED: 2026/09/11

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

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

**New Hampshire Association of REALTORS® Standard Form**

NEW HAMPSHIRE REALTORS EQUAL HOUSING OPPORTUNITY

**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:** Donald & Charlene Davis
2. **PROPERTY LOCATION:** 97 Cash Street Croydon, N.H 03773
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 3 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: left of the house
Installed By: unknown Date of Installation: Dont know
What is the source of your information? _____

**c.** USE: Number of persons currently using the system: 2
Does system supply water for more than one household? ☐ Yes ☒ No

**d.** MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: ☐ Yes ☒ No ☐ N/A Quantity: ☐ Yes ☒ No
Quality: ☐ Yes ☒ No ☐ Unknown
If YES to any question, please explain in Comments below or with attachment.

**e.** WATER TEST: Have you had the water tested? ☐ Yes ☒ No Date of most recent test _____
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 ☐ 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: right side of house ☐ Location Unknown. Date of Installation: unknown
Date of Last Servicing: 5/17/23 Name of Company Servicing Tank: Henniker Septic Service, Inc.
Have you experienced any malfunctions? ☐ Yes ☒ No
COMMENTS: _____

SELLER(S) INITIALS DCD / CD BUYER(S) INITIALS _____ / _____

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**d.** LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: _____ Size: _____ ☐ Unknown
Date of installation of leach field: Not Known Installed By: Not Known
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 | ☒ | ☐ | ☐ | | | ☒ |
| 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 (NO)
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 N/A
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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**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: 10 months Type: oil furnace Fuel: oil Tank Location: Basement
Owner of Tank: we do
Annual Fuel Consumption: unknown Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: wood stove
Comments: _____

**j.** **Roof** Age: unknown Type of Roof Covering: shingles
Moisture or leakage: no
Comments: _____


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**k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage: _____
Comments: 2 subpumps that takes care of water that comes in

**l. Chimney(s)** How Many? 2 Lined? yes Last Cleaned: Dec. 2025 Problems? NO
Comments: both have new liners - one in Dec 2025 - one in 2023

**m. Plumbing** Type: copper Age: Dec. of 2025
Comments: replaced most of it

**n. Domestic Hot Water** Age: 5 years Type: electric Gallons: 40

**o. Electrical System** # of Amps unknown ☒ Circuit Breakers ☐ Fuses
Comments: all outlets are 3 yrs old we replaced all of them.
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: window Age: 3yrs. Date Last Serviced and by whom: never
Comments: works great - used very little - in bedroom

**t. Pool** Age: N/A Heated: ☐ Yes ☒ No Type: _____ Last Date of Service: ~~12/25~~
By Whom: _____

**u. Generator** Portable: ☐ Yes ☐ No Whole House: ☒ Yes ☐ No Kw/Size: unknown Last Date of Service: Dec. 2025
If Portable: ☐ Included ☐ Negotiable
Comments: works great - we had it serviced every year.

**v. Internet** Type Currently Used at Property: Satellite

**w. Other** (e.g. Alarm System, Irrigation System, etc.) smoke & fire alarms -
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 DCD / CD 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:

New furnace 2025 (Dec.)
~~New hot water heater~~ hot water tank 5 yrs old
New kitchen floor and new paint

**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).**

| | | | |
|---|---|---|---|
| Donald C. Davis | 9-7-26 | Charlene Davis | 9/7/26 |
| 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** DCD / CD

**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: **97 Cash Street, Croydon, NH 03773**

## 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) BLW 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.

| | | | |
|---|---|---|---|
| Donald C Davis | 9/8/26 | Charlene D Davis | 9/8/26 |
| Seller | Date | Seller | Date |
| | | | |
| Purchaser | Date | Purchaser | Date |
| | | Brandy Waters | 9/8/26 |
| Agent | Date | Agent | Date |

E Doc # 2302597 06/23/2023 10:22:59 AM
Book 2231 Page 233 Page 1 of 3
Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA077182 25.00
TRANS TAX SU022149 4,095.00

Return to:
Donald C. Davis and Charlene P Davis
97 Cash Street
Croydon, NH 03773

TT: $4,095.00

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Jed Aubertin and Brianna Aubertin, Husband and Wife of 97 Cash St, Croydon, NH 03773, for consideration paid grant(s) to Donald C. Davis and Charlene P Davis, Husband and Wife, of 84 Liberty Hill Road, Henniker, NH 03242, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

TRACT 1:

A tract of land, with the buildings thereon, situated in Croydon, Sullivan County, New Hampshire, bounded and described as follows:

Beginning at a four inch iron pipe filled with concrete on the easterly side of the road leading from Croydon Village to Ryder Corner, said pipe being approximately 15 feet southerly of a cement culvert;

Thence easterly 100 feet, more or less, along land now or formerly of Reney to an iron pin:

Thence southerly 222 feet, more or less, again along land now or formerly of said Reney to an iron pin;

Thence westerly 120 feet, more or less, again along said land of Reney to a four inch iron pipe filled with concrete on the easterly side of the road leading from Croydon Village Ryder Corner;

Thence northerly 222 feet, more or less, along the easterly side of the road to the point of beginning.

Also the right to draw water from an existing spring located about 250 feet, more or less, southwesterly from the house on the above premises, near the shore of Spectacle Pond and behind a poultry house, together with the right to construct and maintain an underground pipe line from said spring to said house, it being understood that the intake line from said spring to said house, it being understood that the intake pipe shall be at least two inches above any intake pipes that are used by the owner of the land on which said spring is located and that in

excavating and maintenance of this pipe line no unnecessary damage shall be caused and the land filled, leveled and smoothed to such an extent that grass may be mowed by ordinary lawnmower. It is further understood that Dana Davidson has a right (oral or permissive at the present time) to draw water from said spring and that primarily said spring serves that premises on which it is located. This spring is located on the land which Harry L. Porter conveyed to Ronald H. Philbrick by deed dated December 1, 1967, and recorded in the Sullivan County Records, Volume 454, Page 297.

TRACT 2:

A certain tract or parcel of land, with any buildings or other improvements thereon, situated in Croydon, County of Sullivan and State of New Hampshire, being Tract A as shown on a certain Survey Plan entitled "Plan Showing Proposed Annexations for Ironwood Development - Cash Street - Croydon," dated March, 1988, prepared by Allen L. Wilson, L.L.S., approved by the Croydon Planning Board April 4, 1988, recorded in Planfile 2, Pocket 13, Folder 4, Number 13 of the Sullivan County Registry of Deeds, to which Plan reference may be made for a more particular description.

Subject to the following:

1. Subject to easements, facts, issues, and notations as shown on Planfile 2, Pocket 13, Folder 4, Number 13.

2. The premises have the below spring right, which is subject to the rights of others to use said spring, specifically: "Also the right to draw water from an existing spring located about 250 feet, more or less, southwesterly from the house on the above premises, near the shore of Spectacle Pond and behind a poultry house, together with the right to construct and maintain an underground pipe line from said spring to said house, it being understood that the intake line from said spring to said house, it being understood that the intake pipe shall be at least two inches above any intake pipes that are used by the owner of the land on which said spring is located and that in excavating and maintenance of this pipe line no unnecessary damage shall be caused and the land filled, leveled and smoothed to such an extent that grass may be mowed by an ordinary lawnmower. It is further understood that Dana Davidson has a right (oral and permissive at the present time) to draw water from said spring and that primarily said spring serves the premises on which it is located. This spring is located on the land which Harry L. Porter conveyed to Ronald H. Philbrick by deed dated December 1, 1967, and recorded in the Sullivan County Records, Volume 454, Page 297."

3. Rights and restrictions pertaining to the use of the well on property on the opposite side of the road.

Meaning and intending to describe and convey the same premises conveyed to Jed Aubertin and Brianna Aubertin by virtue of a deed dated August 23, 2019 and recorded with the Sullivan County Registry of Deeds at Book 2080, Page 329.

We, the grantor(s) hereby release all rights of homestead in the above-described premises.

Executed this 23rd day of June, 2023.

Jed Aubertin

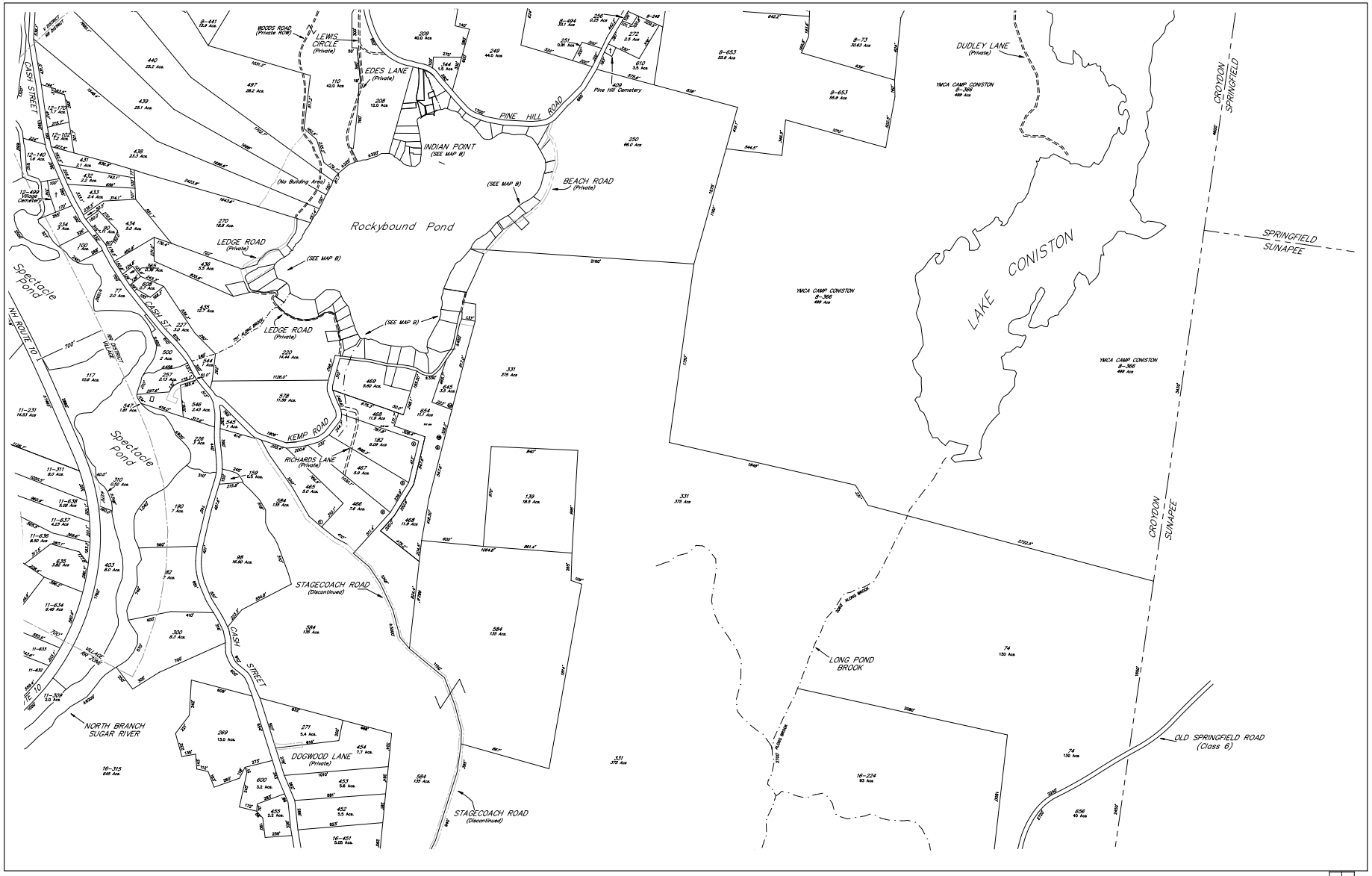
Brianna Aubertin

State of New Hampshire
County of Rockingham June 23, 2023

Then personally appeared before me on this 23rd day of June, 2023, the said Jed Aubertin and Brianna Aubertin and acknowledged the foregoing to be their voluntary act and deed.

~~Notary Public~~/Justice of the Peace
Commission expiration: May 4, 2027






# ASSESSORS MAPS CROYDON, N.H.

SCALE = 0' 800' 1600' / 400' 1200'

100.0' DISTANCE DESCRIBED BY PREVIOUS SURVEY
100.0' DISTANCE DESCRIBED BY DEED OR EARLIER TAX MAPS
8.05 Acs. AREA DESCRIBED BY SURVEY
8.0 Acs. AREA FROM DEED OR EARLIER TAX MAPS

APPROXIMATE LOCATION BROOK OR STREAM
EDGE POND
EASEMENT LINE
TOWN LINE
APPROXIMATE ZONING BOUNDARY

NOTE: ALL BOUNDARIES AND FEATURES SHOWN ON THESE MAPS ARE APPROXIMATE AND THE INFORMATION PROVIDED ON THESE PLANS IS FOR LAND ASSESSMENT PURPOSES ONLY.

PREPARED BY PENNYROYAL HILL LAND SURVEYING AND FORESTRY, SPRING, 2004
BASE MAP AND PREVIOUS TAX MAPPING BY WALTER BRECKENRIDGE
LAST UPDATED FEBRUARY 2023

MAP 12

| | |
|---|---|
| 7 | 8 |
| 11 | 12 |
| 15 | 16 |

SOURCE