



11 Ives Road, Andover

Offered at \$425,000

About This Home

Set on 2.40 acres in Andover, this 3-bedroom, 1.5-bathroom home combines classic character with comfortable living spaces and easy access to year-round recreation. The exterior was recently painted, and the roof is approximately five years old. Built in the 1920s, the home showcases beautiful original wood floors and decorative wood beams that add warmth and timeless appeal. Lots of natural light fills the interior, creating a bright and inviting atmosphere. The kitchen and dining area flow nicely together, offering a comfortable setting for everyday meals and entertaining. Just off the kitchen are a convenient half bathroom and laundry room. The living room features a wood burning fireplace with a classic mantel, providing a cozy gathering spot during the cold New England winter months. From the living room, step into the screened porch and enjoy the peaceful surroundings. Three bedrooms and the full bathroom are located on the second level. A detached garage offers additional storage, while the finished space above includes electricity and could make an excellent recreation room, studio, office, or hobby space. Outside, there is a patio, gorgeous mature gardens add beauty and privacy, and walking trails located just behind the house provide convenient access to the outdoors.

Location Details

The location is ideal for enjoying the best of the Lake Sunapee region. Ragged Mountain Resort is about 20 minutes away for winter skiing, while local golf courses and hiking trails are nearby. Highland Lake's public boat launch and town beach are less than 10 minutes away, and the Northern Rail Trail provides year-round opportunities for snowmobiling, hiking, and biking. Downtown New London is approximately 15 minutes away, with Tilton about 20 minutes and Concord about 30 minutes for dining, shopping, theater, healthcare, and additional amenities.



3 Bedrooms



1.5 Bathrooms



Approx. 1,540 SF

Acres: 2.40 | Property Taxes: \$5,576 | Year Built: 1920

Residential 5113265	Single Family Coming Soon	11 Ives Road Andover	NH 03216	Unit/Lot	Listed: 10/7/2026 Closed:	\$425,000	
		County NH-Merrimack Village/Dist/Locale Property Condition Existing Year Built 1920 Architectural Style Gambrel Color Total Stories 2 Zoning 01 - V / Village Taxes TBD No Tax Annual Amount \$5,576.00 Tax Year 2026 Tax Year Notes Owned Land Lot Size Acres 2.40 Lot Size Square Feet 104,544 Common Land Acres Garage Yes Basement Yes Basement Access Type Interior Activation Date 10/10/2026		Rooms Total 8 Bedrooms Total 3 Bathrooms Total 2 Bathrooms Full 1 Bathrooms Three Quarter 0 Bathrooms Half 1 Bathrooms One Quarter 0 Above Grade Finished Area 1,540 AGFinSrc Measured Above Grade Unfinished Area 165 AGUnfinSrc Measured Below Grade Finished Area 0 BGFinSrc Public Records Below Grade Unfinished Area 577 BGUnfinSrc Measured Total Finished Area 1,540 Footprint Road Frontage TBD Road Frontage Type Public Road Frontage Length		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	

 Virtual Tour URL Unbranded 1

Public Remarks Set on 2.40 acres in Andover, this 3-bedroom, 1.5-bathroom home combines classic character with comfortable living spaces and easy access to year-round recreation. The exterior was recently painted, and the roof is approximately five years old. Built in the 1920s, the home showcases beautiful original wood floors and decorative wood beams that add warmth and timeless appeal. Lots of natural light fills the interior, creating a bright and inviting atmosphere. The kitchen and dining area flow nicely together, offering a comfortable setting for everyday meals and entertaining. Just off the kitchen are a convenient half bathroom and laundry room. The living room features a wood burning fireplace with a classic mantel, providing a cozy gathering spot during the cold New England winter months. From the living room, step into the screened porch and enjoy the peaceful surroundings. Three bedrooms and the full bathroom are located on the second level. A detached garage offers additional storage, while the finished space above includes electricity and could make an excellent recreation room, studio, office, or hobby space. Outside, there is a patio, gorgeous mature gardens add beauty and privacy, and walking trails located just behind the house provide convenient access to the outdoors. The location is ideal for enjoying the best of the Lake Sunapee region. Raquet Mountain Resort is about 20 minutes away for winter skiing, while local golf courses and hiking trails are nearby. Highland Lake's public boat launch and town beach are less than 10 minutes away, and the Northern Rail Trail provides year-round opportunities for snowmobiling, hiking, and biking. Downtown New London is approximately 15 minutes away, with Tilton about 20 minutes and Concord about 30 minutes for dining, shopping, theater, healthcare, and additional amenities. Showings begin at the open house on Saturday, October 10th, from 10:00 - 12:00.

Directions From Main Street in Andover, turn onto Ives Road. House will be the first house towards the left.

Kitchen 1 14'9" x 13'3" Dining Room 1 8'6" x 11'11" Living Room 1 16'1" x 21'4" Bathroom Half 1 6'6" x 4' Sunroom 1 17'7" x 7'8" Primary 2 18'11" x 12' Bedroom 2 11'6" x 14'2" Bathroom Full 2 12'8" x 6'6" Rec Room 2 16' x 16'9"	Map 20 Block 29 Lot 412 SPAN Number Property ID	DeedRecTy Warranty Deed Book 3741 Deed Page 614 Covenants No Seasonal No PlanUrbDev	SchDistrict Andover School District SchElem Andover Elem/Middle School SchMiddle Andover Elem/Middle School SchHigh Merrimack Valley High School
Lot Features Country Setting, Level, Sloping Construction Materials Wood Frame Foundation Details Stone Flooring Carpet, Softwood Exterior Features Garden Space, Patio, Enclosed Porch, Screened Porch Roof Asphalt Shingle Driveway Gravel			
Interior Features Kitchen Island, Laundry Hook-ups, Wood Stove Insert, 1st Floor Laundry Appliances Dryer, Range Hood, Refrigerator, Washer, Electric Stove, Water Heater Other Equipment Wood Stove Utilities Cable Available Heating Oil, Wood, Forced Air, Hot Air, Wood Stove Electric 100 Amp Service, Circuit Breaker(s) Cooling None Water Source Public Sewer 1000 Gallon, Concrete, Leach Field, Private, Septic			
Exclusions Right of First Refusal			
Fuel Company Electric Company Water Company Cable Company Phone Company Internet Service Provider Comcast			
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			

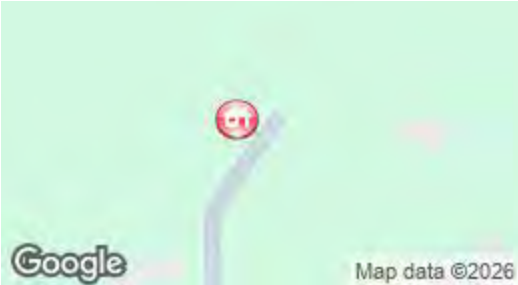


O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

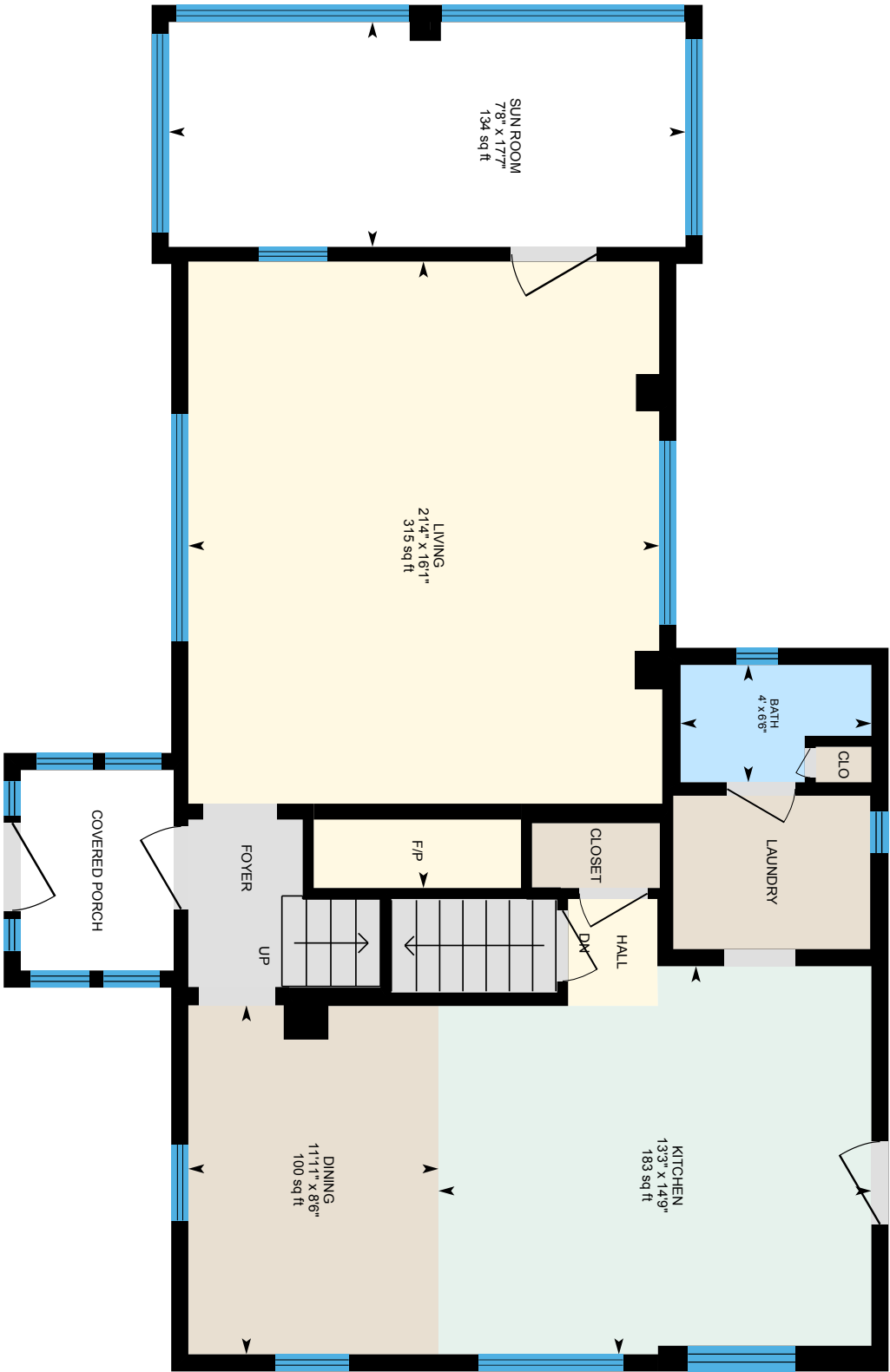
Off: 603-526-8600



Google Map data ©2026

11 Ives Rd, Andover, NH

Main Floor Finished Area 835.65 sq ft
Unfinished Area 156.04 sq ft

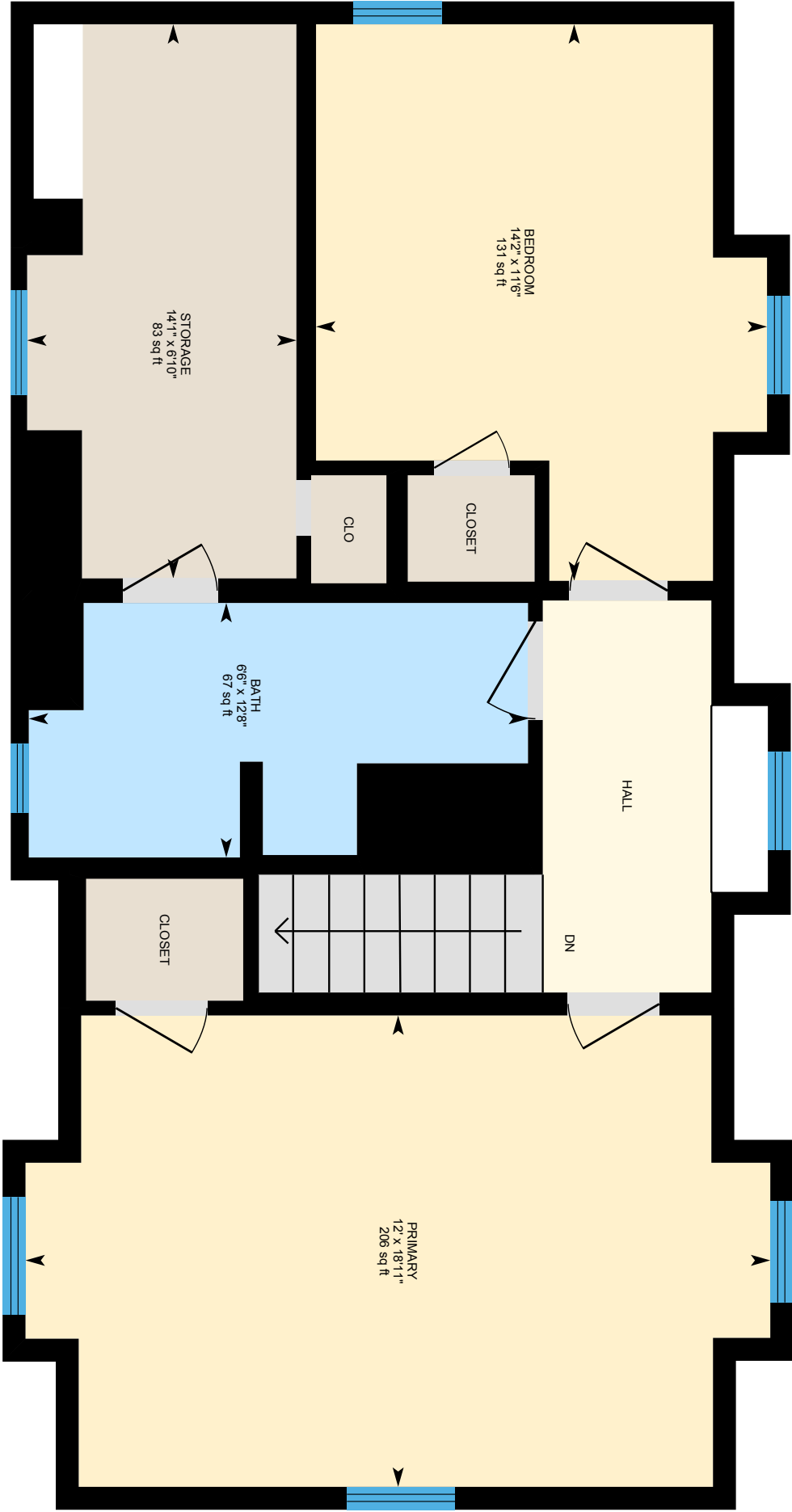


PREPARED: 2026/10/06



11 Ives Rd, Andover, NH

2nd Floor Finished Area 704.78 sq ft
Unfinished Area 9.32 sq ft



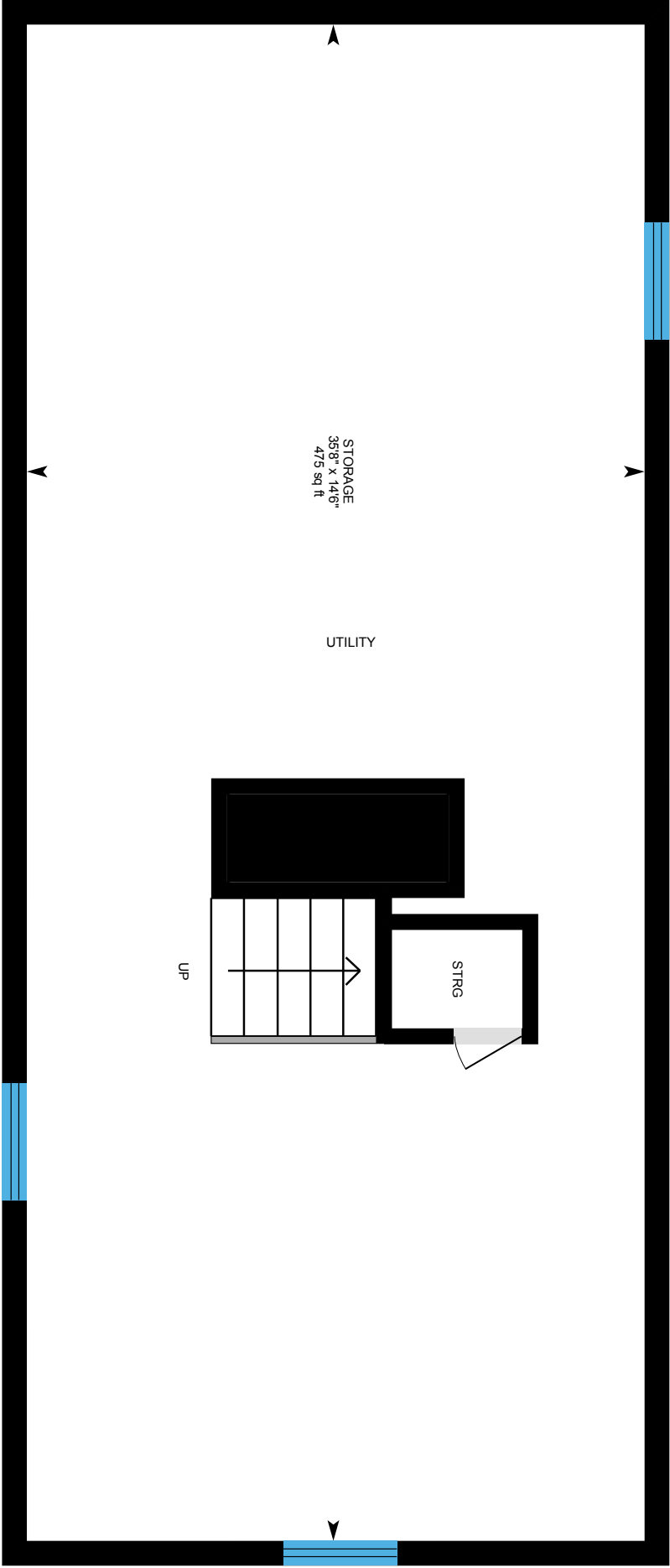
PREPARED: 2026/10/06



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.

11 Ives Rd, Andover, NH

Lower Level (Below Grade) Unfinished Area 577.24 sq ft



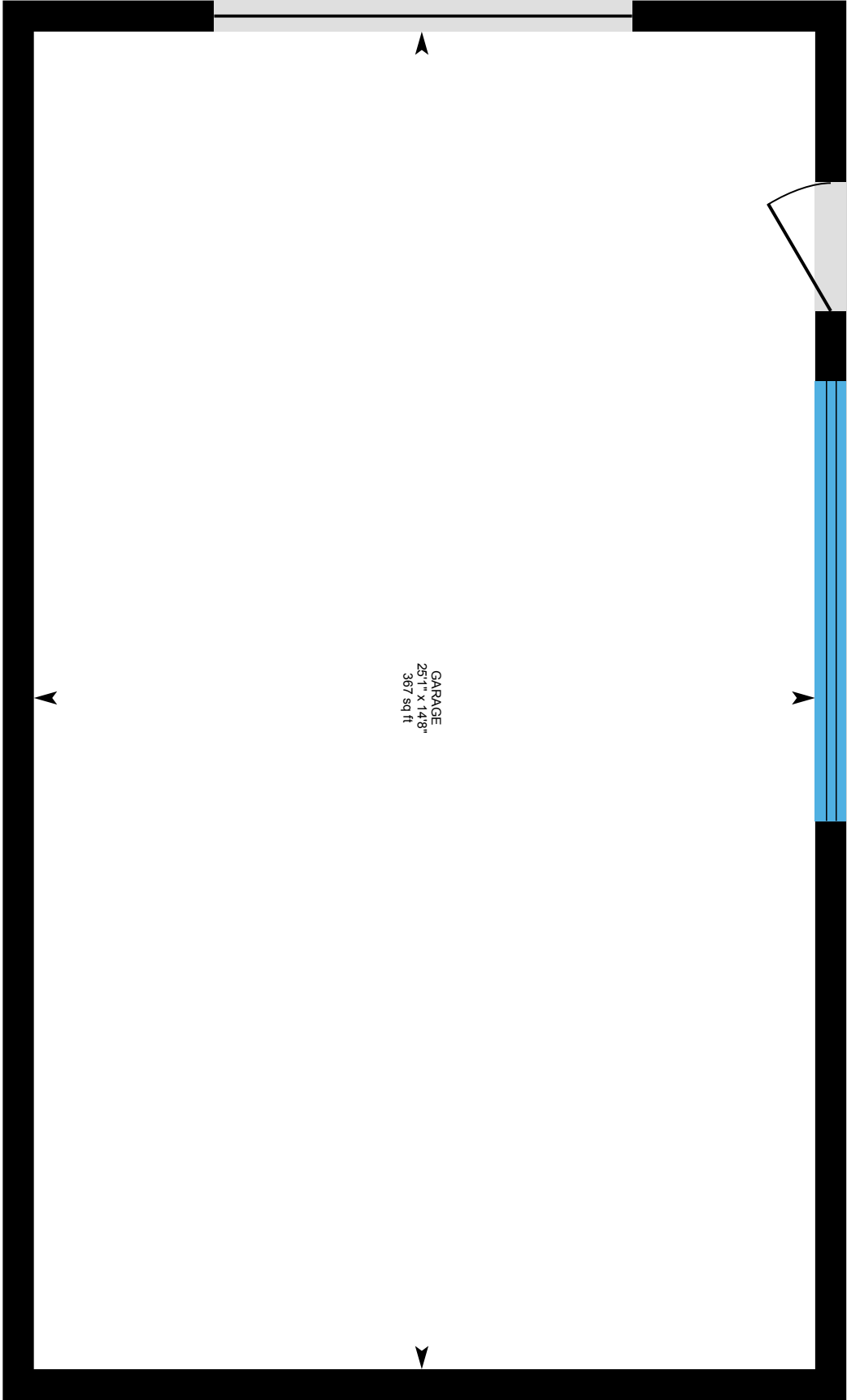
PREPARED: 2026/10/06



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.

11 Ives Rd, Andover, NH

Detached Garage First Floor Unfinished Area 415.13 sq ft



GARAGE
25'1" x 14'8"
367 sq ft



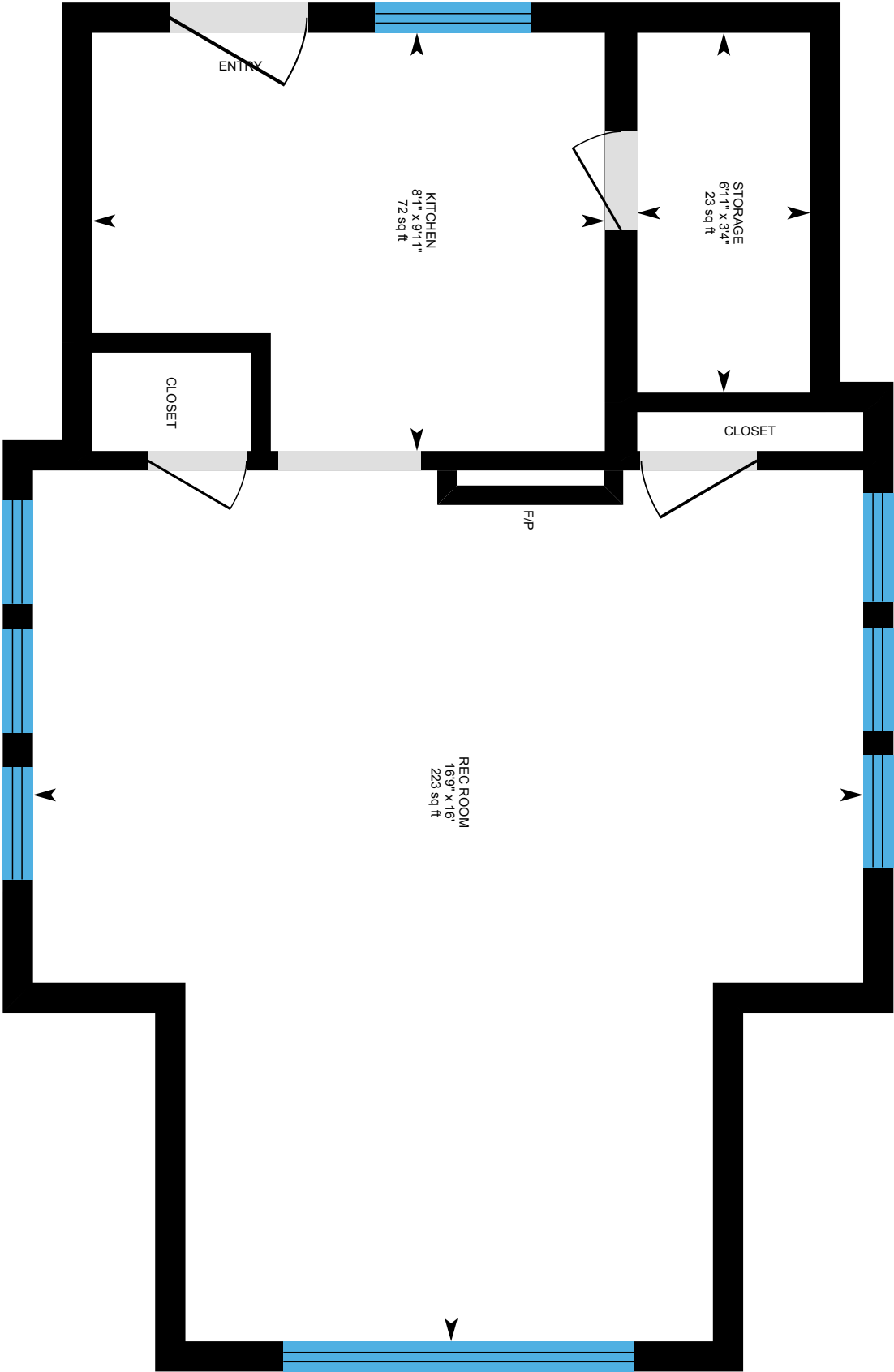
PREPARED: 2026/10/06



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11 Ives Rd, Andover, NH

Detached Garage Second Level Unfinished Area 395.79 sq ft



PREPARED: 2026/10/06



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

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

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

1. **SELLER:** Joseph M Vercellotti and Nancy S Witherspoon

2. **PROPERTY LOCATION:** 11 Ives Road, Andover, NH 03216

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 34 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: Andover Village District - town water system
 Installed By: n/a Date of Installation: _____
 What is the source of your information? _____

c. USE: Number of persons currently using the system: 2 in household / approximately 650 services
 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 Andover Village District te
 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 1000 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: 40 feet W of western corner of house ☐ Location Unknown. Date of Installation: unknown
 Date of Last Servicing: Aug 2026 Name of Company Servicing Tank: Byron's Septic Service Andover, NH
 Have you experienced any malfunctions? ☐ Yes ☒ No
 COMMENTS: _____

SELLER(S) INITIALS

JMV / NSW

BUYER(S) INITIALS

____ / _____

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PROPERTY LOCATION: 11 Ives Road, Andover, NH 03216

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other
IF YES, Location: W side of driveway at corner Size: 3 bedroom ☐ Unknown
Date of installation of leach field: replaced @ 2002 Installed By: Thompson & Sons of Andover
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	☐	☐	☐			☐
	Exterior Walls	☒	☐	☐	fiberglass		☐
	Floors	☐	☒	☐			☐

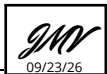
8. HAZARDOUS MATERIAL

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: 1992 By: state of NH
Results: not detected 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



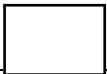
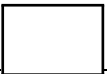

09/23/26

12:23 PM EDT

09/23/26

12:15 PM EDT

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10.2025

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PROPERTY LOCATION: 11 Ives Road, Andover, NH 03216

d. RADON/WATER - Current or previously existing:

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

If YES: Date: town water

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? Village

i. Heating System Age: @25 yrs Type: Forced hot air Fuel: oil Tank Location: basement

Owner of Tank: self

Annual Fuel Consumption: 500 gallons Price: varies Gallons: _____

Date system was last serviced and by whom? August 2026

Secondary Heat Systems: wood stove insert LR fireplace

Comments: stainless steel lined chimney

j. Roof Age: 5 yrs Type of Roof Covering: asphalt shingles

Moisture or leakage: none

Comments: _____

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GMV / ASW
09/23/26 09/23/26

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PROPERTY LOCATION: 11 Ives Road, Andover, NH 03216

- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: concrete and stone
 Moisture or leakage: spotty moisture after Heavy rain
 Comments: _____
- l. Chimney(s)** How Many? 1 Lined? stainless steel Last Cleaned: 2025 Problems? no
 Comments: chimney has 2 flues
- m. Plumbing** Type: copper Age: unknown
 Comments: unknown
- n. Domestic Hot Water** Age: @3years Type: oil fired Gallons: 40
- o. Electrical System** # of Amps 100 ☒ 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: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: _____
- v. Internet** Type Currently Used at Property: 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

GMV ASW
 09/23/26 09/23/26

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PROPERTY LOCATION: 11 Ives Road, Andover, NH 03216

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).

Joseph M Vercellotti, Trustee

dotloop verified
09/23/26 12:23 PM EDT
FXJF-XVO4-OIYQ-C9QD

SELLERDATE

Nancy S Witherspoon, Trustees

dotloop verified
09/23/26 12:15 PM EDT
OYFT-COPM-SWBK-UCYL

SELLERDATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYERDATE

BUYERDATE

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JMV

09/23/26
12:23 PM EDT
dotloop verified

/

NSW

09/23/26
12:15 PM EDT
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: 11 Ives Road, Andover, NH 03216

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.

Joseph M Vercellotti, Trustee dotloop verified
10/06/26 5:29 PM EDT
ZRYM-2ANP-BE6R-UG82

Seller Date

Purchaser Date

Lori L Meding dotloop verified
09/24/26 12:13 PM EDT
1QUP-YFJW-09EA-50LG

Agent Date

Nancy S Witherspoon, Trustees dotloop verified
09/23/26 12:15 PM EDT
FDZN-HD4M-JGWP-DLFT

Seller Date

Purchaser Date

Agent Date

EFiled 202100013835 Recorded in Merrimack County, NH In the Records of Susan Cragin, Register
BK: 3741 PG: 614, 5/27/2021 3:07 PM LCHIP \$25.00 RECORDING \$18.00 SURCHARGE \$2.00

Michael J Work

TT: None

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that we, JOSEPH M. VERCELLOTTI and NANCY S. WITHERSPOON, married, of Andover, New Hampshire, for consideration paid, grant to JOSEPH M. VERCELLOTTI and NANCY S. WITHERSPOON, as co-Trustees of THE VW-11 LIVING TRUST, whose present mailing address is PO Box 58, Andover, New Hampshire 03216, with **WARRANTY COVENANTS:**

A certain tract of land, with the buildings thereon, situated in the town of Andover, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at a stone post at the Northwesterly corner of land, now or formerly, of George Rounds on line of a stone wall;

thence running Westerly on line of said wall along line of land, now or formerly, of C. E. Stevens twenty-five (25) feet, more or less, to a corner of said wall;

thence Northerly along line of said Stevens land, following said stone wall, one hundred fifty (150) feet, more or less, to a corner;

thence Westerly or Southwesterly, still following the said stone wall and along the line of said Stevens land three hundred seventy-six (376) feet, more or less, to another corner;

thence Southerly along the said Stevens land still following said stone wall two hundred fifty-one (251) feet, more or less, to the southwest corner of said conveyed premises;

thence running Easterly along line of land, now or formerly, of Lizzie W. Elkins one hundred fifty-eight (158) feet, more or less, to a right of way from the Mascoma Highway, so-called, to the premises herein conveyed;

Vercellotti/Witherspoon to Trust WD - 11 Ives Road - Andover, NH

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thence continuing in the same general direction Easterly across said right of way and following along the top of a face wall bordering land, now or formerly, of Adele Glaubet, one hundred eighty-five (185) feet, more or less, to an iron pipe driven in the ground adjacent to said face wall;

thence running Northerly along line of land of said Glaubet sixty (60) feet, more or less, across said right of way again to the stone post at the point of the Southwest corner of said Rounds land;

thence continuing Northerly in the same direction, along line of said Rounds premises, following the remains of a stone wall, one hundred fourteen (114) feet, more or less, to the point of beginning.

Together with the right of way or use thereof, as same now runs and is used, extending from said Mascoma Highway to and across the premises herein conveyed.

Reserving, however, to the owners or occupants of said Rounds premises on the East, full enjoyment of said right of way as now used to and from said Rounds premises;

also reserving to the occupants of a camp on said Stevens premises, the right to use said right of way as now is used and located.

Granting herewith to said grantees, their heirs and assigns, the right to cross premises, now or formerly, of Adele Glaubet, on the South with sewer and water pipe, as now laid, and the right to enter said premises whenever and only as necessary in order to maintain, repair or relay said pipes; said grantees, their heirs, and assigns, doing no unnecessary damage thereby.

MEANING AND INTENDING to describe and convey all and the same premises as contained in a warranty deed from JAMES C. BRYANT to JOSEPH M. VERCELLOTTI and NANCY S. WITHERSPOON, dated June 15, 1992 and recorded in Volume 1886, Page 1270 of the Merrimack County Registry of Deeds on June 16, 1992.

This conveyance constitutes a non-contractual transfer and is therefore exempt from the payment of New Hampshire transfer tax pursuant to RSA 78-B:2(XXII).

[The balance of the page intentionally left blank; signatures to follow:]

Vercellotti/Witherspoon to Trust WD – 11 Ives Road – Andover, NH

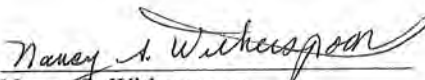
2

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Signed this 26th day of May, 2021



Joseph M. Vercellotti



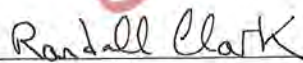
Nancy S. Witherspoon

STATE OF NEW HAMPSHIRE
COUNTY OF SULLIVAN

May 26, 2021

Personally appeared Joseph M. Vercellotti and Nancy S. Witherspoon known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,



Notary Public



Randall L. Clark
My commission expires: **5/16/2023**

Vercellotti/Witherspoon to Trust WD – 11 Ives Road – Andover, NH

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