

11 Ives Road, Andover

Offered at $415,000

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

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	**11 Ives Road**				Listed: 10/7/2026	$415,000
5113265	Active	**Andover**	**NH 03216**	Unit/Lot		Closed:	



Virtual Tour URL Unbranded 1

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

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 18

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. 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. 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 Bedroom	2	18'11" x 12'
Bathroom Full	2	12'8" x 6'6"
Rec Room	2	16' x 16'9"

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

Exclusions
Right of First Refusal

Map 20
Block 29
Lot 412
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 3741
Deed Page 614
Covenants No
Seasonal No
PlanUrbDev

SchDistrct Andover School District
SchElem Andover Elem/Middle School
SchMiddle Andover Elem/Middle School
SchHigh Merrimack Valley High School

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

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

Fees - Condo - Mobile

Condo Fees
Fee
Fee 2
Fee 3

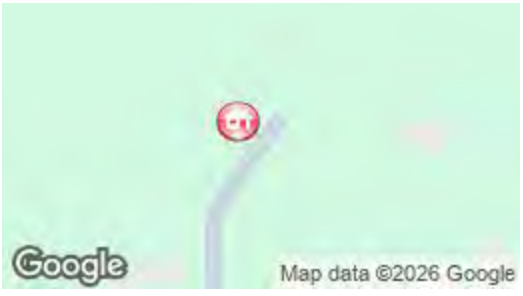
Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

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

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listings@ohgrp.com

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

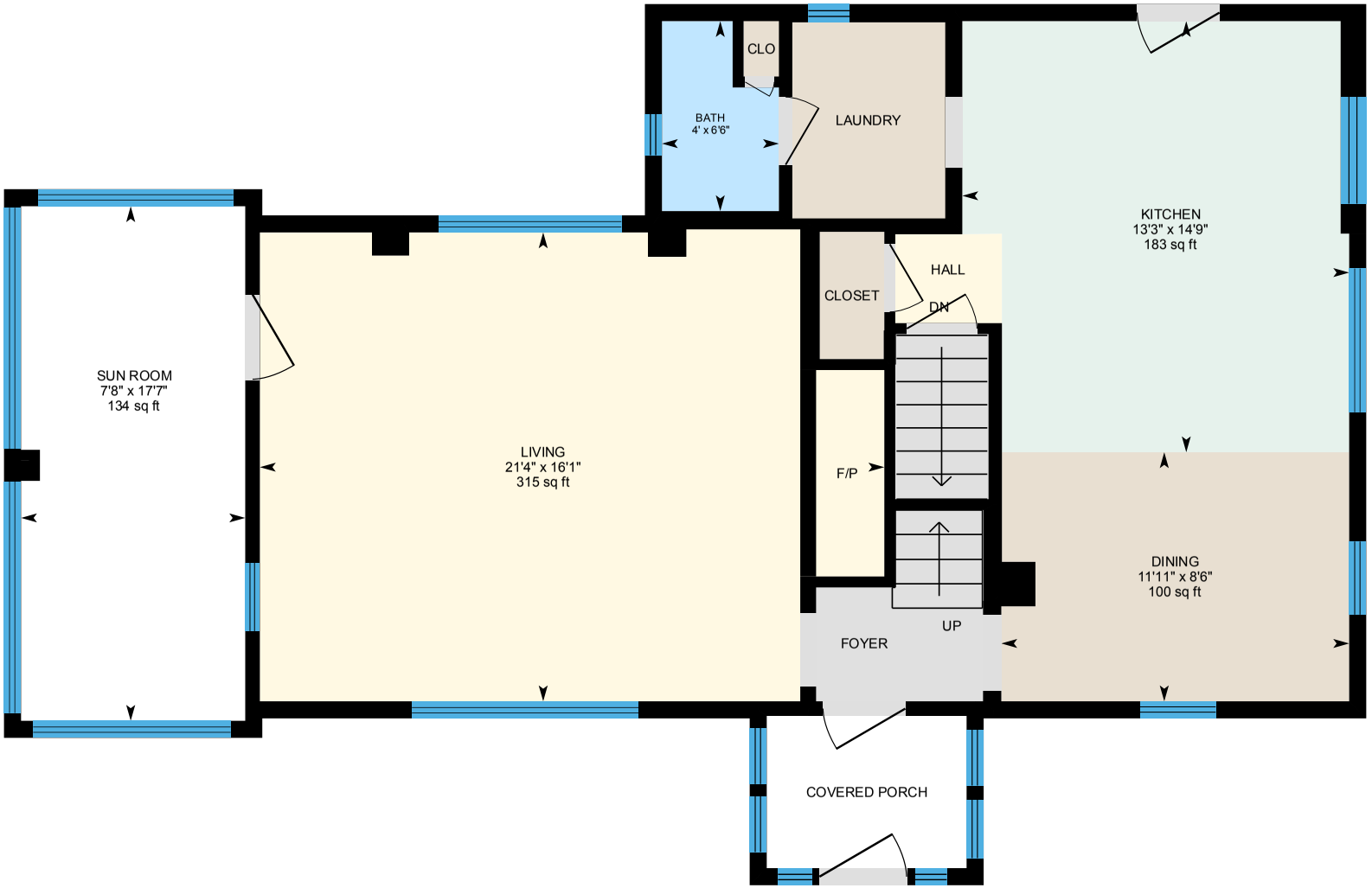


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Listed By:
O'Halloran Group - KW Coastal and Lakes & Mountains

11 Ives Rd, Andover, NH

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



0 4 8 ft

PREPARED: 2026/10/06

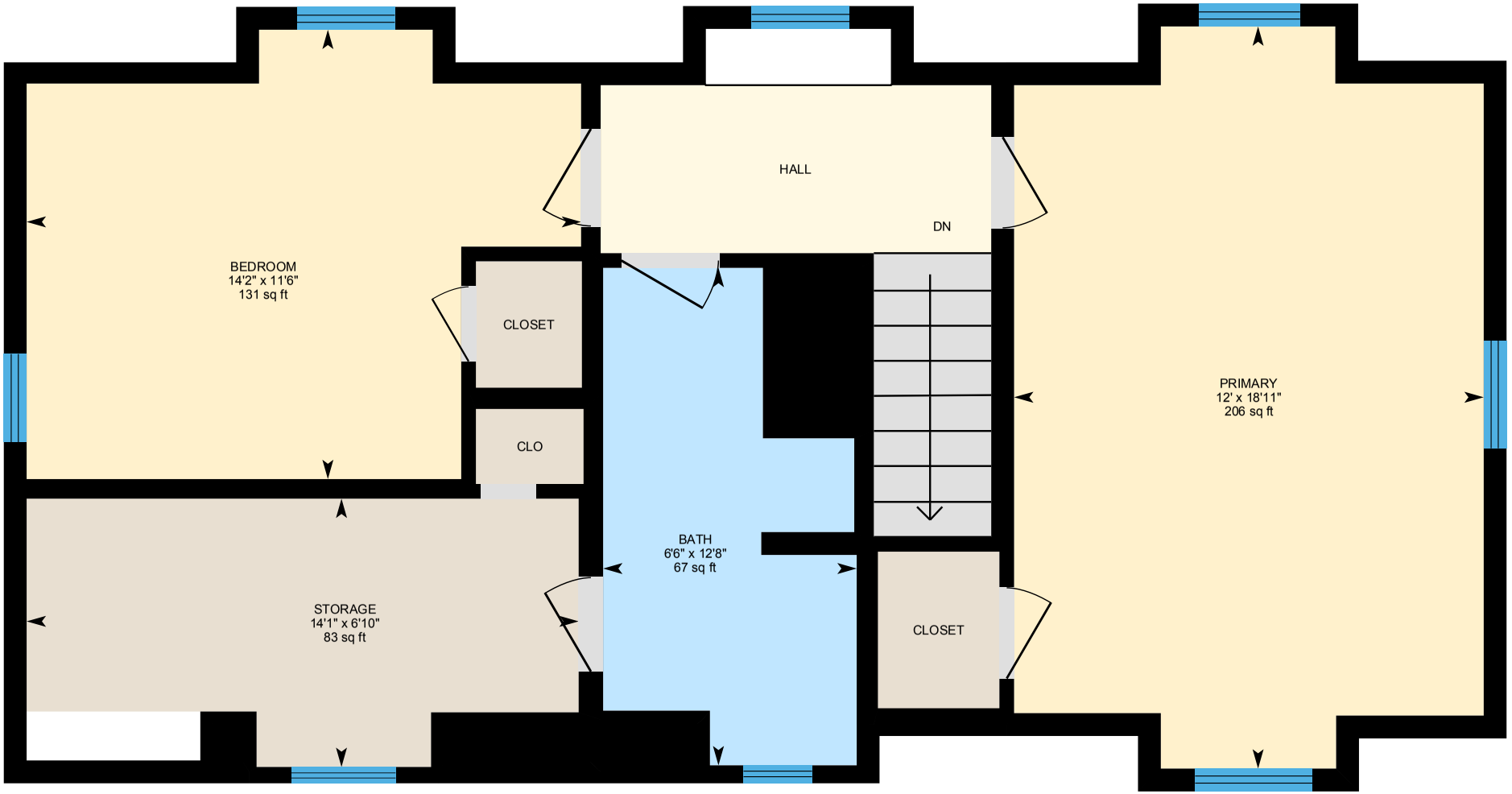
N

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

11 Ives Rd, Andover, NH

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



0 3 6 ft

PREPARED: 2026/10/06

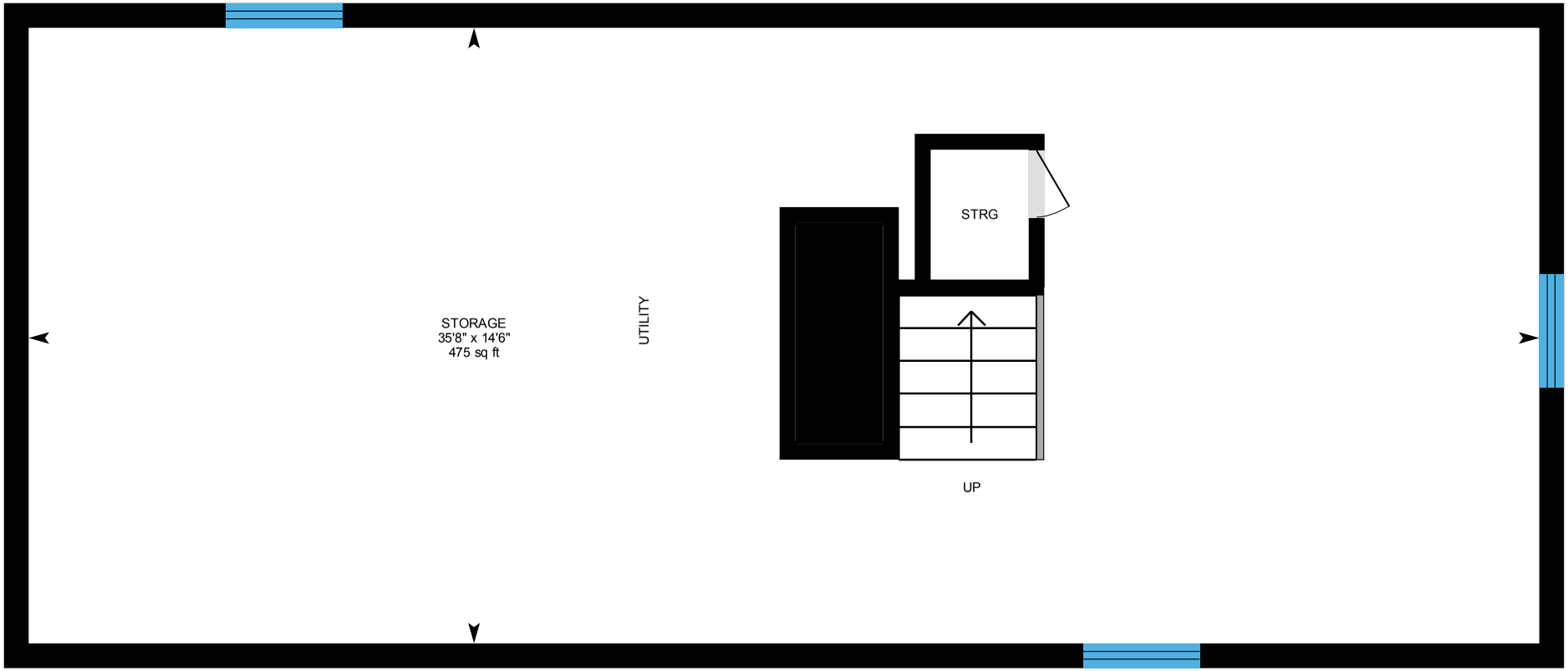
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iGUIDE

11 Ives Rd, Andover, NH

Lower Level (Below Grade) Unfinished Area 577.24 sq ft



0 3 6 ft

N

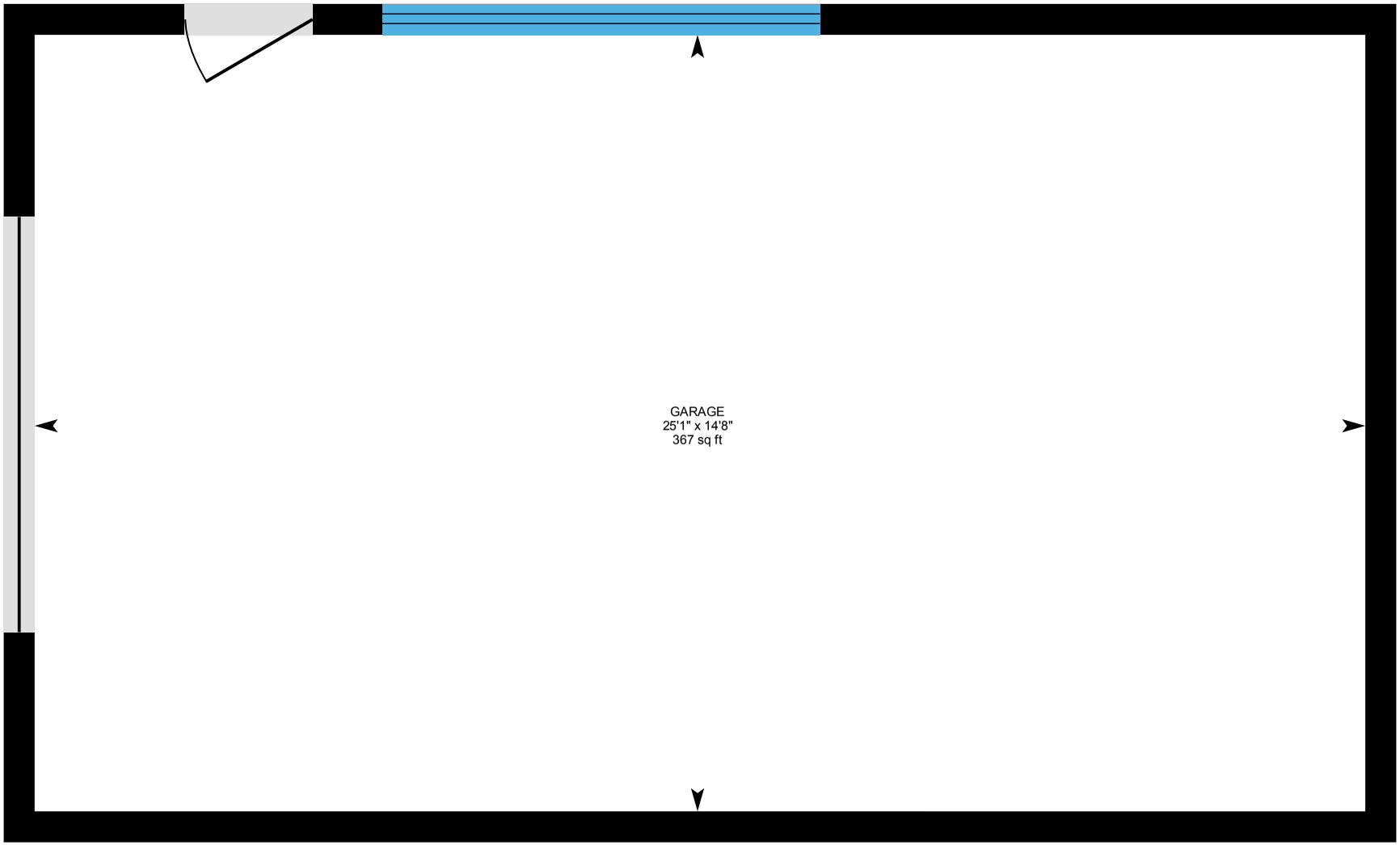
PREPARED: 2026/10/06

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.

iGUIDE

11 Ives Rd, Andover, NH

Detached Garage First Floor Unfinished Area 415.13 sq ft



0 2 4 ft

PREPARED: 2026/10/06

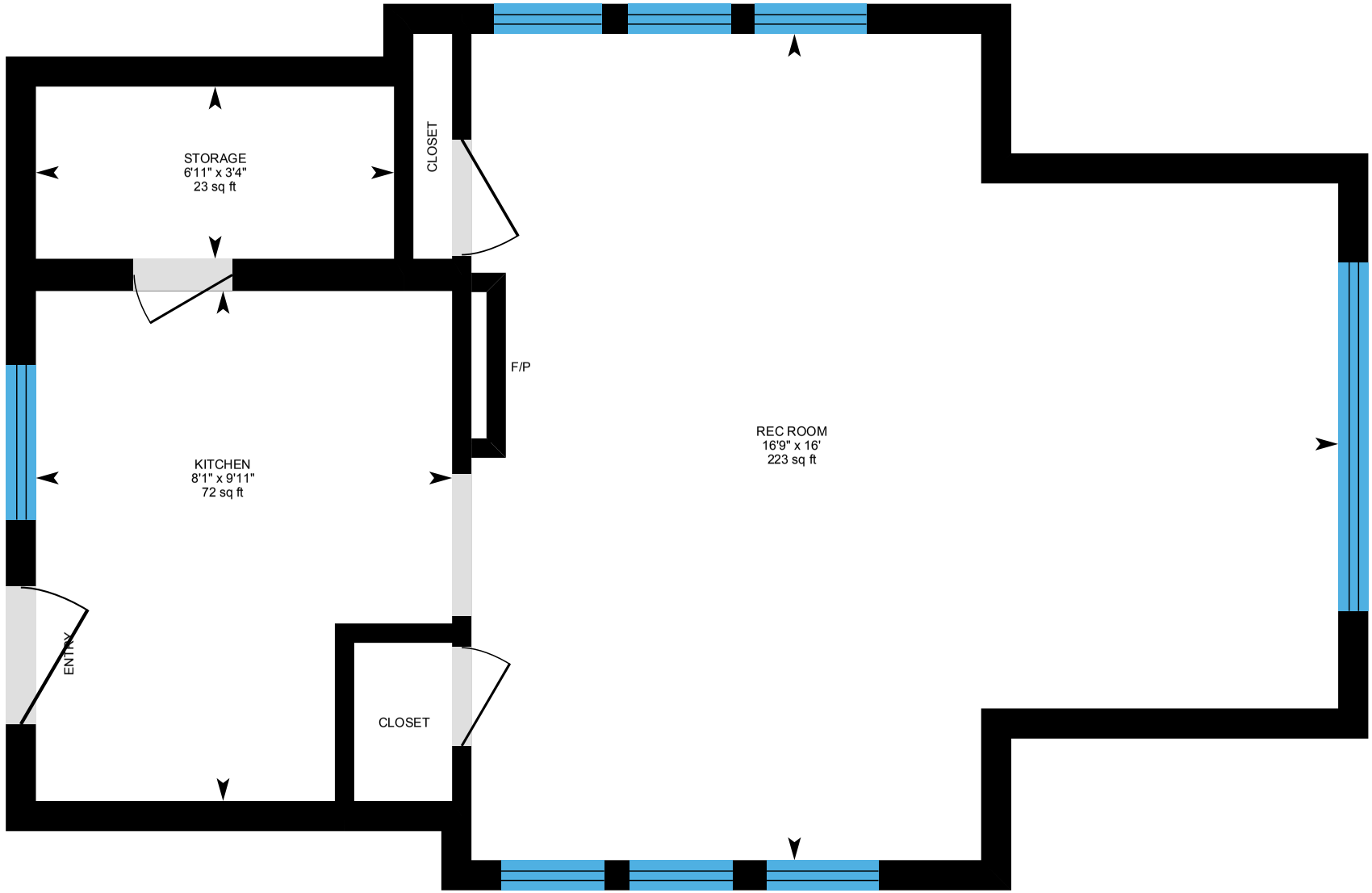
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iGUIDE

11 Ives Rd, Andover, NH

Detached Garage Second Level Unfinished Area 395.79 sq ft



0 2 4 ft

PREPARED: 2026/10/06

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

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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:** 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:

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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 JMV 09/23/26 12:23 PM EDT / MSW 09/23/26 12:15 PM EDT

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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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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 09/23/26 12:23 PM EDT dotloop verified / 09/23/26 12:15 PM 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:

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
SELLER DATE

Nancy S Witherspoon, Trustees — dotloop verified 09/23/26 12:15 PM EDT 0YFT-C0PM-SWBK-UCYL
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 JMV 09/23/26 12:23 PM EDT dotloop verified / NSW 09/23/26 12:15 PM 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: **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) LM 09/24/26 12:13 PM 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.

Joseph M Vercellotti, Trustee — dotloop verified 10/06/26 5:29 PM EDT ZRYM-2ANP-BE6R-UG82		Nancy S Witherspoon, Trustees — dotloop verified 09/23/26 12:15 PM EDT FDZN-HD4M-JGWP-DLFT	
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Lori L Meding — dotloop verified 09/24/26 12:13 PM EDT 1QUP-YFJW-O9EA-50LG			
Agent	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

PUBLIC RECORD

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;

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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:]

PUBLIC RECORD

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BK: 3741 PG: 616, 5/27/2021 3:07 PM LCHIP $25.00 RECORDING $18.00 SURCHARGE $2.00

Signed this 26th day of May, 2021

Joseph M. Vercellotti

Nancy S. Witherspoon

PUBLIC RECORD

STATE OF NEW HAMPSHIRE
COUNTY OF SULLIVAN

May 26, 2021

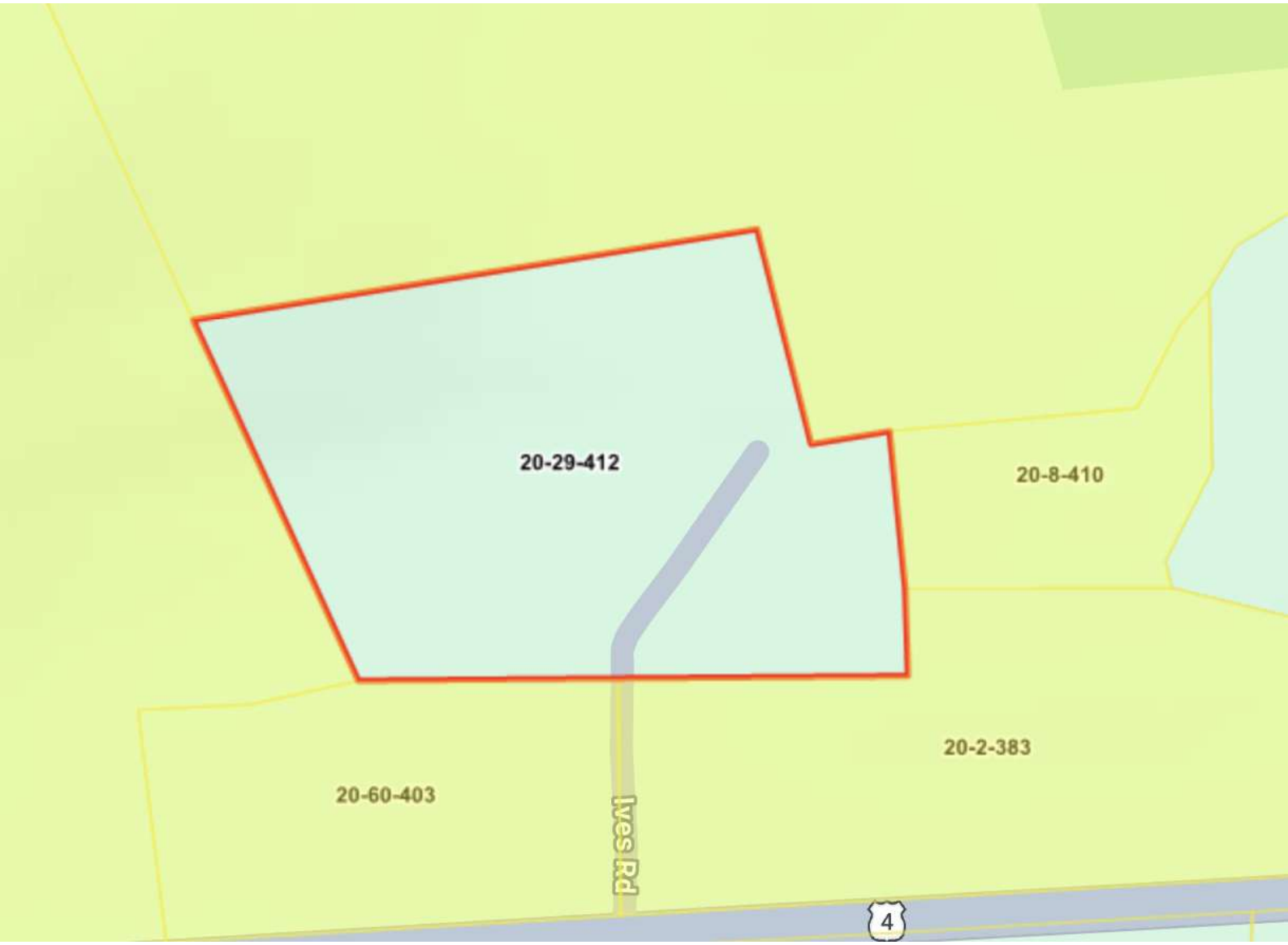
Personally appeared Joseph M. Vercellotti and Nancy S. Witherspoon known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,

RANDALL L. CLARK STATE OF -MY- COMMISSION EXPIRES MAY 16, 2023 NEW HAMPSHIRE NOTARY PUBLIC

Notary Public

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


20-29-412
20-8-410
20-2-383
20-60-403
Ives Rd
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