

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: Judith AnnLodge, Katie AnnManita

2. PROPERTY LOCATION: 251 Hadley Road, Sugar Hill, NH 03586

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

4. SELLER: has has not occupied the property for 28 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: Backyard
 Installed By: UNKNOWN Date of Installation: UNKNOWN
 What is the source of your information? N/A

c. USE: Number of persons currently using the system: 6
 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 11/2025
 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/N/A
 What steps were taken to remedy the problem?
 COMMENTS: Water tested after new pump installed

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 N/A
 What steps were taken to remedy the problem? _____

c. IF PRIVATE:
 TANK: Septic Tank Holding Tank Cesspool Unknown Other
 Tank Size 1250 Gal. Unknown Other
 Tank Type Concrete Metal Unknown Other
 Location: front yard Location Unknown. Date of Installation: 2016
 Date of Last Servicing: 05/2024 Name of Company Servicing Tank: Presby
 Have you experienced any malfunctions? Yes No
 COMMENTS: _____

SELLER(S) INITIALS JAL 1KM

BUYER(S) INITIALS _____

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d. LEACH FIELD: Yes No Other _____
 IF YES, Location: Front yard Size: _____ Unknown
 Date of installation of leach field: 2016 Installed By: PRESO
 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. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	—	—	<input checked="" type="checkbox"/>			
	Crawl Space	<input checked="" type="checkbox"/>	—	<input checked="" type="checkbox"/>			
	Exterior Walls	—	—	—	<u>unknown</u>		<input checked="" type="checkbox"/>
	Floors	—	—	<input checked="" type="checkbox"/>			

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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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: Town of Sugar Hill

If YES, is survey available? ___Yes ___No ___Unknown

h. How is the property zoned? Residential

i. Heating System Age: ~14-15 Type: oil furnace Fuel: oil Tank Location: basement

Owner of Tank: Belongs to house

Annual Fuel Consumption: _____ Price: _____ Gallons: 145g/month avg

Date system was last serviced and by whom? 2025 - Presley

Secondary Heat Systems: wood stoves x 2

Comments: _____

j. Roof Age: 5y Type of Roof Covering: Shingles

Moisture or leakage: None

Comments: repaired in 2021

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PROPERTY LOCATION: 251 Hadley Road, Sugar Hill, NH 03586

- k. Foundation/Basement Full Partial Other: _____ Type: _____
Moisture or leakage: NONE
Comments: _____
- l. Chimney(s) How Many? 2 Lined? yes Last Cleaned: 08/2005 Problems? none
Comments: _____
- m. Plumbing Type: copper/PVC Age: PVC in bathroom 1 year
Comments: copper (1989)
- n. Domestic Hot Water Age: ~18y Type: off boiler Gallons: UNK
- o. Electrical System # of Amps 220 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: _____ 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: installed 2022
- v. Internet Type Currently Used at Property: NH broadband fiber
- w. Other (e.g. Alarm System, Irrigation System, etc.) none
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 jal 12/10

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 Deck 2023
- Painted 2021
- New water softener 2024
- New well pump 2025 with pressure tank
- All three bathrooms remodeled in 2024, plumbing updated

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).

SELLER Judith Ann Lodge

3/26/26
DATE

SELLER Katie Ann Manita

3/26/26
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 SA KM

BUYER(S) INITIALS _____

Return to:
 Eric Neal Lodge
 Judith Ann Lodge
 Katie Manita
 251 Hadley Road
 Sugar Hill, NH 03586

4417-0574

02/20/2019 12:19 PM Pages: 2
 REGISTER OF DEEDS, GRAFTON COUNTY




QUITCLAIM DEED
 (NON-CONTRACTUAL TRANSFER)

KNOW ALL MEN BY THESE PRESENTS: That Eric Neal Lodge, married, of 251 Hadley Road, Sugar Hill, NH 03586 for consideration paid grant(s) to Eric Neal Lodge and Judith Ann Lodge, Husband and Wife, of 251 Hadley Road, Sugar Hill, NH 03586, and Katie Manita, Single, of 251 Hadley Road, Sugar Hill, NH 03586, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain parcel land, together with the buildings thereon, situated southerly of Hadley Road, so-called, in the Town of Sugar Hill, County of Grafton, State of New Hampshire, more particularly described as follows:

BEGINNING at an iron pin in the southerly side of Hadley Road, so-called, said iron pin being the northeasterly corner of the herein described premises; thence running South 23 degrees 55 minutes 04 second East five hundred twenty-six and ninety-three hundredths (526.93) feet along Lot No. 4 to an iron pin; thence turning and running South 18 degrees 55 minutes 31 seconds West one hundred eighty-two and sixty-three hundredths (182.63) feet along said Lot No. 4 to an iron pin; thence turning and running North 70 degrees 50 minutes 53 seconds West five hundred ninety-three and eighty-five hundredths (593.85) feet along Lot No. 6 to an iron pin in the easterly side of Hadley Road; thence turning and running six hundred seventy-one and eight hundredths (671.08) feet along said Hadley Road to the point of beginning.

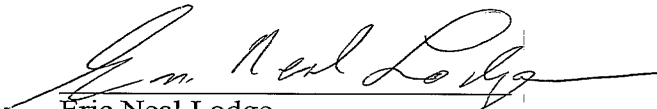
The above-described Premises are shown as Lot No. 5 on a certain plan entitled "Final Plan of Subdivision, Nason Farm, Hadley Road, Sugar Hill, New Hampshire", prepared by William S. Smith, June 1985, and recorded in the Grafton County Registry of Deeds as Plan #2792.

SUBJECT TO the conditions and restrictions as contained in a certain Declaration of Restrictive Covenants dated August 23, 1985, and recorded in the Grafton County Registry of Deeds at Volume 1557, Page 524, rerecorded Volume 1566, Page 62, as amended by Amendment dated March 5, 1986, recorded Volume 1587, Page 750.

TOGETHER WITH the benefit of a certain covenant that Robert C. Cournoyer and Gerard Warlop, d/b/a Sugar Hill Associates will, at their expense, bring overhead power and telephone lines to the boundary of said lot.

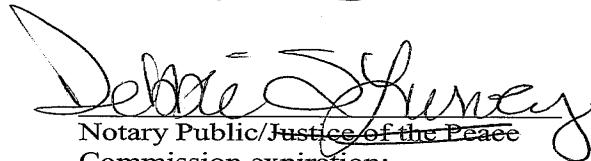
Meaning and intending to describe and convey the same premises conveyed to Eric Neal Lodge by virtue of a deed from Judith Lodge dated April 7, 2015 and recorded in the Grafton County Registry of Deeds at book 4124 and page 583.

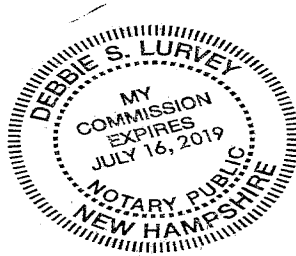
Executed this 14th day of February, 2018.


Eric Neal Lodge

State of NH
County of Grafton

Then personally appeared before me on this 14th day of February, 2018 the said Eric Neal Lodge and acknowledged the foregoing to be his voluntary act and deed.


Notary Public/Justice of the Peace
Commission expiration:



Town of Sugar Hill, New Hampshire

Printed on 03/26/2026

Displaying results for Invoice: 2025P02006004.

Data last updated on Mar 20 2026.

Due amounts reflect interest as of 3/26/2026.

Invoice Number: 2025P02006004

[Print Now](#)

Owner	LODGE, ERIC N & JUDITH ANN	Due Date	12/16/2025
Owner 2	MANITA, KATIE	Bill Amount	\$3,681.00
Location	251 HADLEY ROAD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	12/16/2025	Penalties	\$0.00
Map - Lot - Sub	223001400000000000	Total Due	\$0.00
Acres	5.59		

The Net Assessment was \$594,700 at the time of this bill.

Assessments:

Land	\$134,200
Buildings	\$460,500
Total	\$594,700

Net Assessment \$594,700

Transaction Detail

Date	Description	Amount	Balance
12/11/2025	Payment (LODGE, ERIC N & JUDITH ANN)	\$3,681.00	\$0.00

[Close](#)

Town of Sugar Hill, New Hampshire

Printed on 03/26/2026

Displaying results for Invoice: 2025P01005806.
Data last updated on Mar 20 2026.
Due amounts reflect interest as of 3/26/2026.

Invoice Number: 2025P01005806

[Print Now](#)

Owner	LODGE, ERIC N & JUDITH ANN	Due Date	7/1/2025
Owner 2	MANITA, KATIE	Bill Amount	\$3,420.00
Location	251 HADLEY ROAD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/1/2025	Penalties	\$0.00
Map - Lot - Sub	223001400000000000	Total Due	\$0.00
Acres	5.59		

The Net Assessment was \$594,700 at the time of this bill.

Assessments:

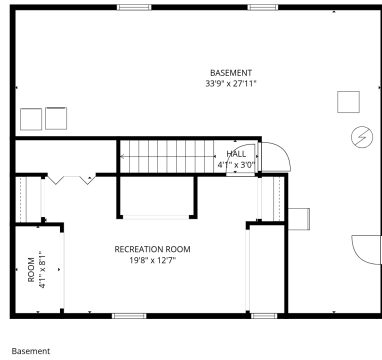
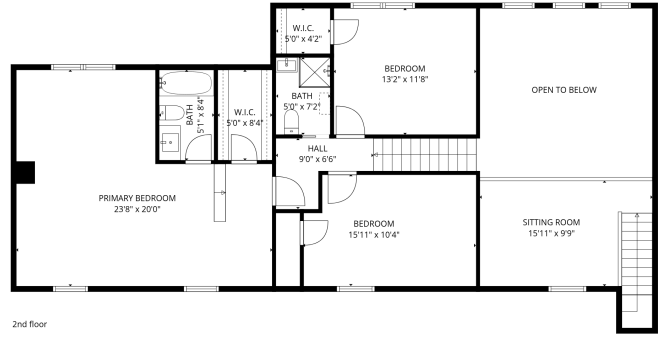
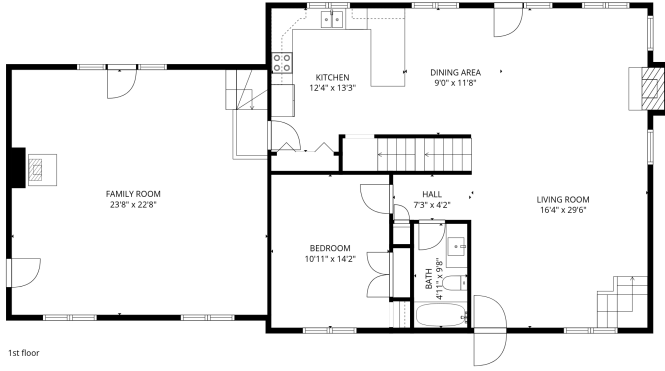
Land	\$134,200
Buildings	\$460,500
Total	\$594,700

Net Assessment \$594,700

Transaction Detail

Date	Description	Amount	Balance
6/16/2025	Payment (LODGE, ERIC N & JUDITH ANN)	\$3,420.00	\$0.00

[Close](#)



TOTAL: 3627 sq. ft
 Basement: 945 sq. ft, 1st floor: 1573 sq. ft, 2nd floor: 1109 sq. ft
 EXCLUDED AREAS: FIREPLACE: 8 sq. ft, OPEN TO BELOW: 250 sq. ft, LOW CEILING: 23 sq. ft,
 WALLS: 241 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

