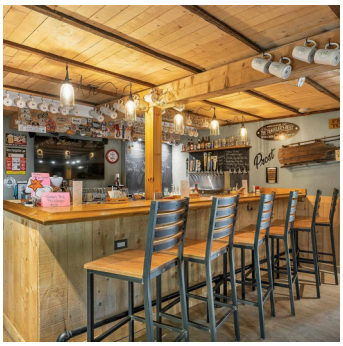
BERKSHIRE HATHAWAY HOMESERVICES
VERANI REALTY



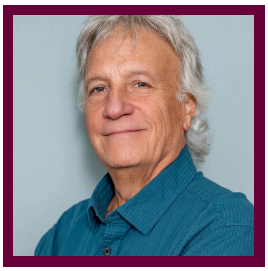






22 HEMPHILL ROAD, BRISTOL
$3,100,000

6	8	5,108	Farmhouse
BEDS	BATHS	SQ. FT.	STYLE



Mitch Hamel
Realtor
603-387-7027

PLEASANT VIEW BED & BREAKFAST

A rare opportunity to own a piece of NH history while continuing a successful hospitality tradition. This historic Colonial dates back to 1832, set on 9.3 acres in the scenic town of Bristol. Today, the inn offers 5,108 square feet of living space with 6 bedrooms and 8 baths, combining historic character with thoughtful updates and modern amenities. With a proven history as a destination for overnight guests, established amenities, expansive grounds, and a location surrounded by four-season recreation, Pleasant View offers an exceptional opportunity for an owner-operator, hospitality entrepreneur, or buyer looking for a distinctive New Hampshire property with income potential.

Berkshire Hathaway HomeServices Verani Realty • 287 Daniel Webster Hwy. Belmont, NH 03220
(603) 527-1111 • http://www.verani.com

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Commercial Sale | **22 Hemphill Road** | **Listed: 9/17/2026** | **$3,100,000**
5110362 | **Bristol** | **NH 03222** | **Closed:**
Coming Soon | **Unit/Lot...** | **DOM: 0**



County	NH-Grafton	**Taxes TBD**	No
VillDstLoc		**Tax Year Notes**	
Year Built	1832	**Tax Annual Amount**	$13,486.00
Building Area Total	5,108	**Tax Year**	2025
Building Area Source	Public Records	**Gross Income**	
Total Available Area	5,108	**Operating Expense**	
Total Available Area Source	Public Records	**Net Income**	
Zoning	R		
Road Frontage	Yes		
Road Frontage Length	320		
Lot Size Acres	9.30		
Traffic Count			
Loss Factor Percentage			
Vacancy Factor			

Virtual Tour URL Unbranded 1

Date Initial Showings Begin

Business Type Business, Hospitality, Opportunity
Business Type Use Bed/Breakfast

Directions

Public Remarks A rare opportunity to own a piece of New Hampshire history while continuing a successful hospitality tradition in the heart of the Newfound Lake Region. Pleasant View Bed & Breakfast is a historic Colonial dating to 1832, set on 9.3 acres in the scenic town of Bristol. Built by local blacksmith Edmund Brown and later passed through generations of the Brown family, the property has a remarkable history of welcoming guests that dates back to around 1900. Once a working farm and boarding house, Pleasant View evolved into a bed and breakfast in the late 1980s and has continued to welcome visitors ever since. Today, the inn offers 5,108 square feet of living space with 6 bedrooms and 8 baths, combining historic character with thoughtful updates and modern amenities. Current owners have made extensive improvements over the years, including more than 90% new windows, replacement of nearly all roofs, new vinyl siding, a farmer's porch, mature perennial gardens, an extensive vegetable garden, an above-ground pool, and a Hot Springs hot tub. The property also features a 24-seat, one-barrel brewpub opened in 2021, adding another unique dimension to the existing hospitality operation. The inn's rooms blend historic charm with modern comfort, while guests enjoy homemade breakfasts and peaceful surroundings in the Newfound Lake Region. With a proven history as a destination for overnight guests, established amenities, expansive grounds, and a location surrounded by mountains, lakes, and four-season recreation, Pleasant View offers an exceptional opportunity for an owner-operator, hospitality entrepreneur, or buyer looking for a distinctive New

STRUCTURE

Construction Materials	Wood Frame, Vinyl Siding	**Building Number**	
Foundation Details	Fieldstone	**Total Units**	
Roof	Metal, Asphalt Shingle	**# of Stories**	2
		Divisible SqFt Min	
Basement	Yes	**Divisible SqFt Max**	
Basement Access Type	Interior	**List $/SqFt Total Available**	$606.89
Basement Description	Partial		

Ceiling Height | **Total Drive-in Doors** | **Total Loading Docks**
Total Elevators | **Door Height** | **Dock Levelers**
Dock Height

LEVEL	TYPE	DESCRIPTION
UNIT 1		
UNIT 2		
UNIT 3		
UNIT 4		
UNIT 5		
UNIT 6		
UNIT 7		
UNIT 8		

FINANCIAL DETAILS

Expenses - CAM
Expenses - Taxes
Expense - Utility
Expenses - Insurance
Expenses - Management
Expenses - Maintenance

UTILITIES

Heating	Hot Air, Hot Water, Wood Stove, Propane, Wood	**Utilities**	Cable Available, Telephone Available
GasNatAval		**Internet**	High Speed Intrnt Avail
Cooling	Other		
Water Source	Community, Drilled Well, Public		
Sewer	1000 Gallon, 1500+ Gallon, Leach Field On-Site, Septic	**Fuel Company**	
Electric	100 Amp Service, 200+ Amp Service, Circuit Breaker(s)	**Phone Company**	
		Cable Company	
		Electric Company	
		Internet Service Provider	

LOT & LOCATION

Submarket
Project Building Name

ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

Surveyed
Surveyed By

Lot Features Country Setting, Neighbor Business
Zoning Description Residential

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

FEATURES

Parking Features Off Street, On-Site, Parking Spaces 6+

Building Features Additional Outbuildings

Air Conditioning Percent
Sprinkler
Signage Adequate

Railroad Available
Railroad Provider

Green Verification Body
Green Building Verification Type
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

PUBLIC RECORDS

Deed Recorded Type Warranty
Total Deeds
Deed Book 3228
Deed Page 0943

Map 214
Block 0
Lot 37
SPAN#

Tax Rate
Tax Class

Property Tax Relief Program
Land Gains

Assessment Year
Assessment Amount

Property ID
Plan Survey Number

DISCLOSURES

Foreclosed/Bank-Owned/REO (Legacy)
Sale Includes Land/Building/Business, Outbuilding
Exclusions
Investment Info
Flood Zone
Seasonal No
Easements No
Covenants No

Financing-Current
Financing-Possible Opt

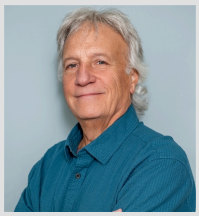
Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

PREPARED BY

Mitch Hamel
Cell: 603-387-7027
mitch.hamel@verani.com

My Office Info:
BHHS Verani Belmont
287 Daniel Webster Highway.

Belmont NH 03220
Off: 603-527-1111



BERKSHIRE HATHAWAY HomeServices Verani Realty

Listed by: Mitch Hamel/ BHHS Verani Belmont

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A Brief History of Pleasant View B&B

Pleasant View Bed and Breakfast was built prior to 1832 by Edmund Brown, a local blacksmith. It was deeded to Reverend Amos Brown, son of Edmund Brown, and then passed down to his son, Silas Brown. In a deed dated from 1832, "with cleared land extending to the shores of pristine Newfound Lake", located over 1 mile away, Pleasant View was one of the seven biggest 7 farms in New Hampshire. Although not a working farm anymore, and over time the land reduced to 9.2 acres, the character of Pleasant View remains while keeping up with today.

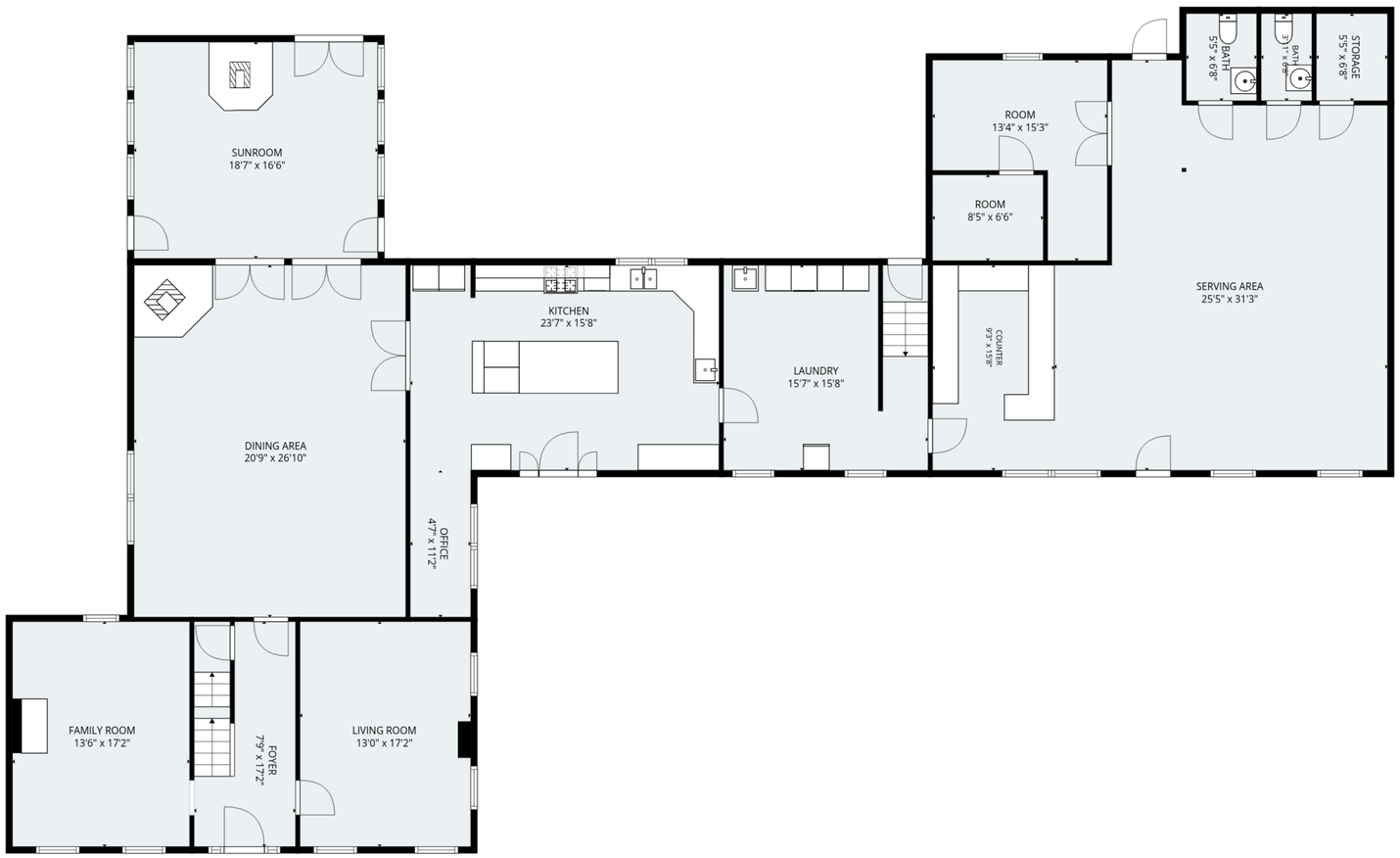
Pleasant View has been in the business of putting up guests since the turn of the last century (1900 that is); when two men came over the mountain from Dartmouth and asked if they could stay the night.

From the early 1920's to as recent as the late 1960's, the Eisnor family operated Pleasant View as a working farm, and to supplement their income, ran a boarding house as well. Several people who were children when they stayed here in the 40's and 50's have come back to stay today.

From the late 60's to 1988, Pleasant View went through a few owners and changes until Dave and Sue Appeleton purchased the property in 1988 and worked on making it a bed and breakfast in 1989. They sold in 2000. In the years between 2000 and 2004, 2 individual single women owned it for approximately 2 years each. I purchased it in 2004 and completely updated the b&b. Over 90% new windows, a Hot Springs hot tub, 18' above ground pool, extensive vegetable garden, mature perinneal gardens, all roofs have been replaced exceed the barn roof, new vinyl siding, the farmer's porch was added in 2006, and a 24-seat brewpub (1 barrel) opened in November 2021, and several other improvements.

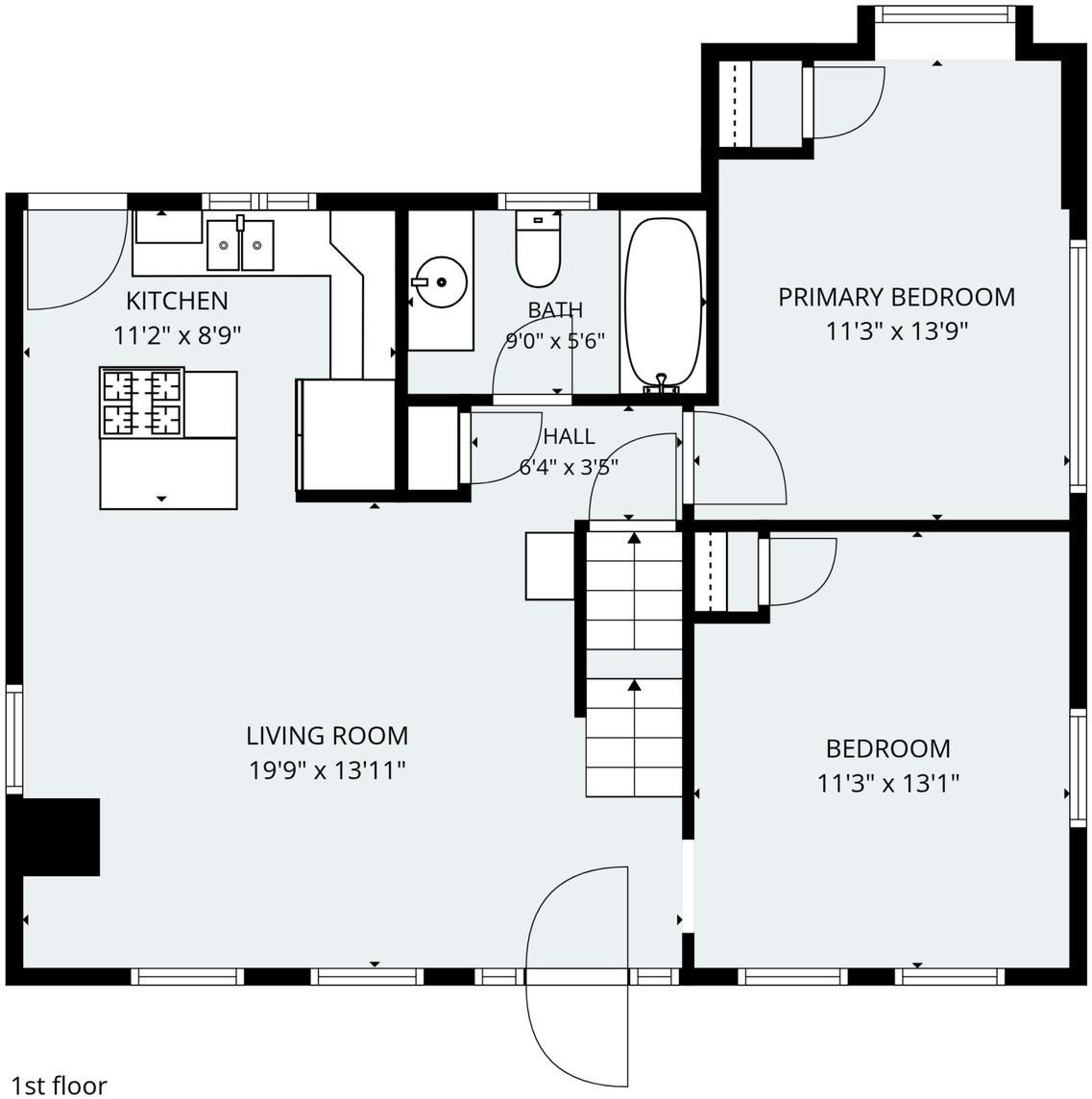


2nd floor

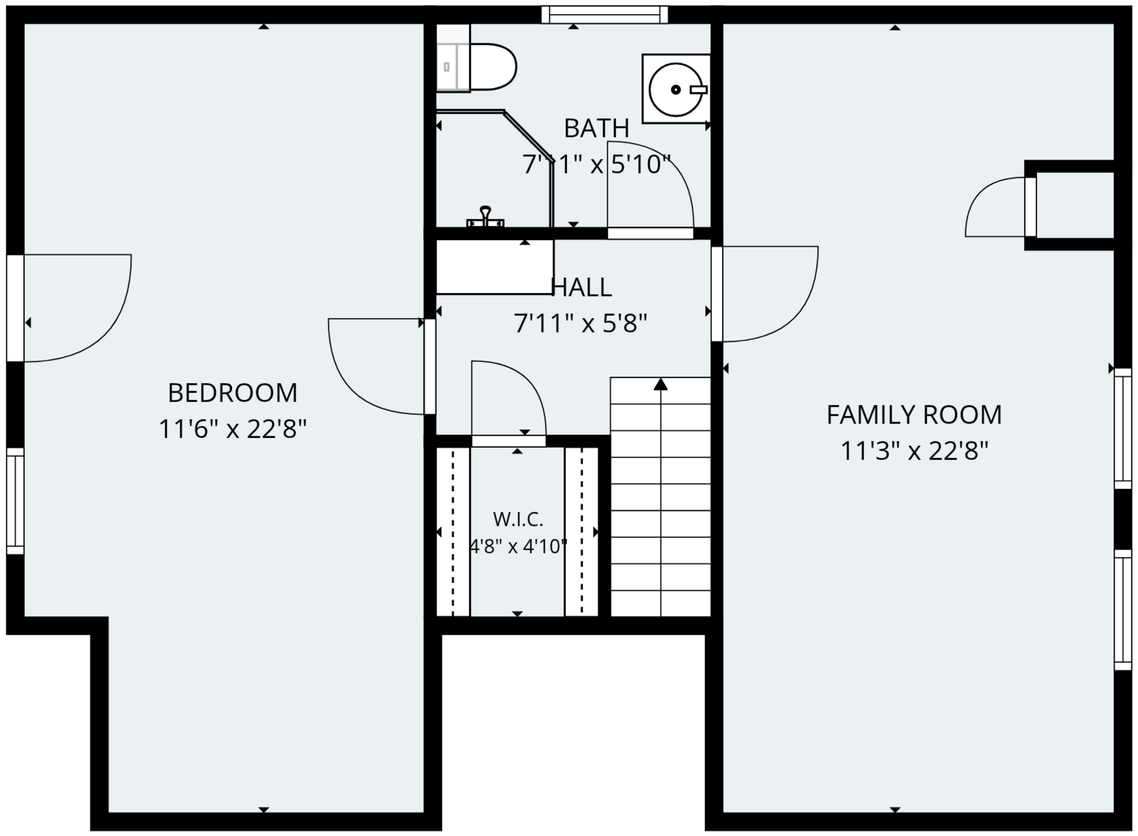


1st floor

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



1st floor



2nd floor

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

Property Card: 22 HEMPHILL RD

Town of Bristol, NH



Parcel ID: 214-037
PID: 000214000037000000

Owner: MILBRAND, JR, DONALD W
Co-Owner:
Mailing Address: 22 HEMPHILL RD

BRISTOL, NH 03222

General Information

Map: 000214
Lot: 000037
Sub: 000000

Land Use: 1F RES
Zone: R
Land Area in Acres: 9.3
Current Use: N
Neighborhood: N-E
Frontage: 0
Waterfront: 0
View Factor: N

Assessed Value

Land: 162200
Buildings: 830100
Extra Features: 32500
Total: $1,024,800

Sale History

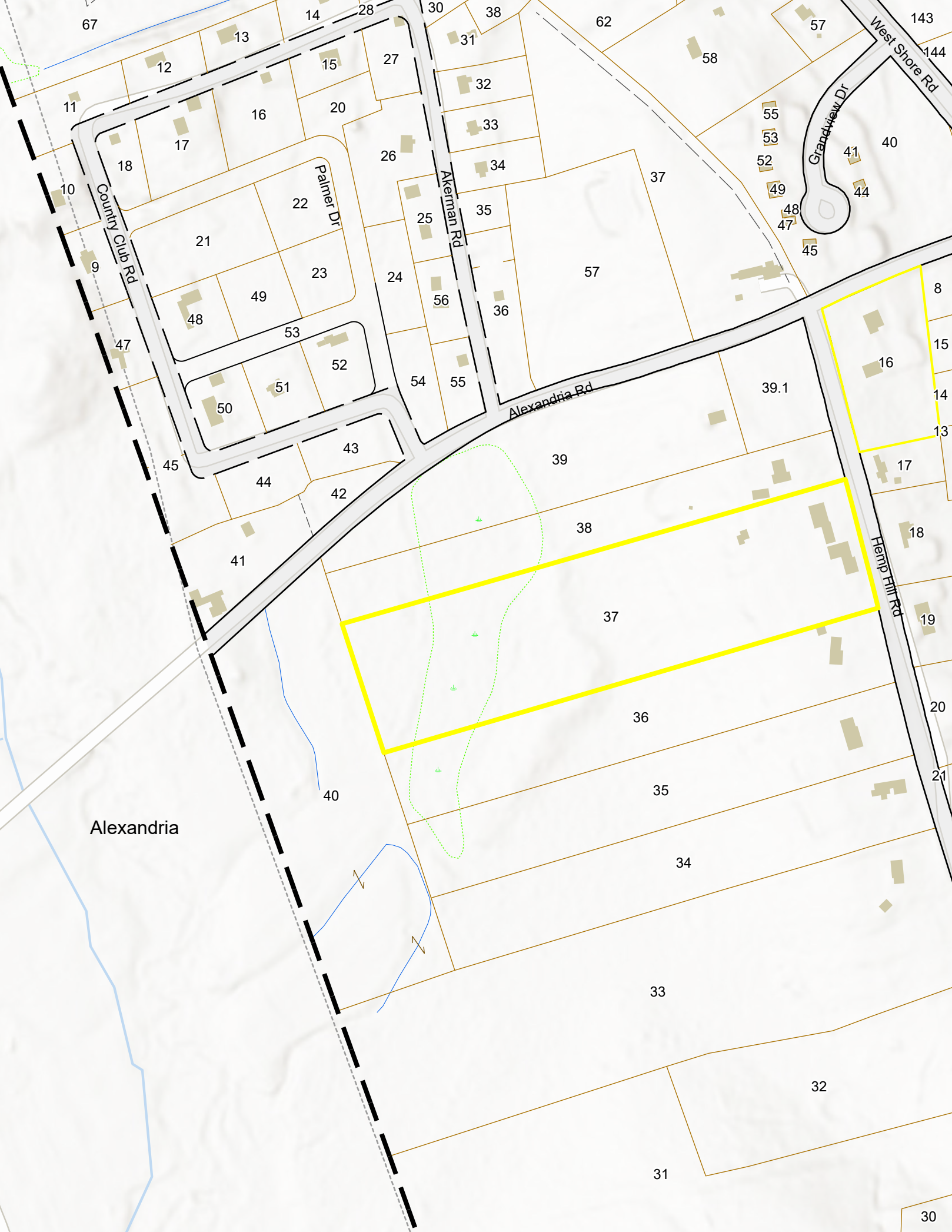
Book/Page: ADD-EIDI
Sale Date: 12/14/2005 12:00:00 AM
Sale Price: $0

Building Details

Model Description: COLONIAL
Living Area: 5108
Year Built: 1832
Building Grade: AVG+10
Stories: 2.00 STORY

Condition: VERY GOOD
Depreciation: 0
No. Bedrooms: 6
No. Baths: 8
Adj Bas: 0

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.


Alexandria Rd
Country Club Rd
Palmer Dr
Akerman Rd
Grandview Dr
West Shore Rd
Hemp Flm Rd
Alexandria

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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 W Milbrand Jr and Heidi H Milbrand
2. **PROPERTY LOCATION:** 22 Hemphill Road, Bristol, NH 03222
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 22+ 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 NH registered non-communal public water system

   b. INSTALLATION: Location: Well house
   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: 4+ varies
   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 August 2026 (tested quarterly)
   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: NHDES # CB08070; Bactona tests quarterly + nitrate/nitrite annually.

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 ____ Gal. ☐ Unknown ☒ Other 1500 gallon; 1000 gallon; 3000 gallon
   Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
   Location: See attachment ☐ Location Unknown. Date of Installation: 1988
   Date of Last Servicing: ____ Name of Company Servicing Tank:
   Have you experienced any malfunctions? ☐ Yes ☒ No
   COMMENTS: 2 seperate systems on property

SELLER(S) INITIALS DM / Tmm BUYER(S) INITIALS ____ / ____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____

IF YES, Location: See attachment Size: _____ ☐ Unknown

Date of installation of leach field: _____ Installed By: _____

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	☒	☐	☐	Blown in foam		☐
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: _____ 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? Rural district

i. **Heating System** Age: _____ Type: Hot air Fuel: Propane Tank Location: Outside
Owner of Tank: Irving
Annual Fuel Consumption: 1500 gallons Price: $2.32 Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: Woodstove in dining room
Comments: smaller woodstove in bonus/comman/sunroom

j. **Roof** Age: less than 10 years Type of Roof Covering: Metal & asphalt shingles
Moisture or leakage: NO
Comments: _____

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k. **Foundation/Basement** ☐ Full ☒ Partial ☐ Other: _____ ☐ Type: Fieldstone
Moisture or leakage: _____
Comments: _____

l. **Chimney(s)** How Many? 3 Lined? Yes Last Cleaned: n/a Problems? NO
Comments: Chimneys are not in use

m. **Plumbing** Type: Copper Age: _____
Comments: _____

n. **Domestic Hot Water** Age: 10 years Type: Propane Gallons: 40

o. **Electrical System** # of Amps 200 ☒ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
Comments: _____

p. **Modifications**: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
If Yes, please explain: _____

q. **Pest Infestation:** Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
Comments: _____

r. **Methamphetamine Production** Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: _____

s. **Air Conditioning** Type: Window units Age: _____ Date Last Serviced and by whom: _____
Comments: 7 units

t. **Pool** Age: 38 years Heated: ☐ Yes ☒ No Type: Above ground Last Date of Service: Daily
By Whom: _____

u. **Generator** Portable: ☒ Yes ☐ No Whole House: ☐ Yes ☒ No Kw/Size: 5500 Last Date of Service: Checked monthly
If Portable: ☒ Included ☐ Negotiable
Comments: _____

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

w. **Other** (e.g. Alarm System, Irrigation System, etc.) Mango Security for fire alarm
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.

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PROPERTY LOCATION: 22 Hemphill Road, Bristol, NH 03222

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).

		Heidi M Millard	Sept 10, 2026
SELLER	DATE	SELLER	DATE

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BUYER	DATE	BUYER	DATE

SELLER(S) INITIALS DM / HM

BUYER(S) INITIALS _____ / _____

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DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES

REALTOR® EQUAL HOUSING OPPORTUNITY

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: Hemphill Road, Bristol, NH 03222

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.

[signature] 9-10-26		[signature] Sept 10, 2026	
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

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 W Milbrand Jr and Heidi H Milbrand
2. **PROPERTY LOCATION:** 24 Hemphill Road, Bristol, NH 03222
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 22+ 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 NH registered non-communal public water system

b. INSTALLATION: Location: Well house
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: 2 full time
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 August 2026 (tested quarterly)
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:
System is a registered with NHDES. It is a transient non-communal public water system/source. Bacteria tests quarterly & nitrate/nitrite annually.

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: Back yard ☐ Location Unknown. Date of Installation: 1988
Date of Last Servicing: Name of Company Servicing Tank: Byrons Septic Service
Have you experienced any malfunctions? ☐ Yes ☐ No
COMMENTS: 2 separate systems on property

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____

IF YES, Location: Back Yard Size: _____ ☐ Unknown

Date of installation of leach field: 1988 Installed By: Unknown

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown

IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown

Date of Evaluation: _____

Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	☒	☐	☐	Fiberglass		
Crawl Space	☐	☒	☐			
Exterior Walls	☒	☐	☐	Blown in foam		
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: _____ 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: _____

SELLER(S) INITIALS PM / MM BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 24 Hemphill Road, Bristol, NH 03222

d. RADON/WATER - **Current or previously existing:**
Has the property been tested? ☒ Yes ☐ No ☐ Unknown
If YES: Date: _____ By: NHDES
Results: Negative 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? Rural district

i. **Heating System** Age: _____ Type: Hot air Fuel: Propane Tank Location: Outside
Owner of Tank: Irving
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: _____
Comments: _____

j. **Roof** Age: 10 yrs Type of Roof Covering: Metal
Moisture or leakage: NO
Comments: _____

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k. Foundation/Basement ☐ Full ☒ Partial ☐ Other: _____ ☐ Type: Fieldstone
Moisture or leakage: Every spring
Comments: _____

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: n/a Problems? No
Comments: Chimney is not in use

m. Plumbing Type: Copper Age: Unknown
Comments: _____

n. Domestic Hot Water Age: _____ Type: Propane Gallons: On demand

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: 38 years Heated: ☐ Yes ☒ No Type: Above ground Last Date of Service: Daily
By Whom: Serviced by owner

u. Generator Portable: ☒ Yes ☐ No Whole House: ☐ Yes ☒ No Kw/Size: 5500 Last Date of Service: Checked Monthly
If Portable: ☒ Included ☐ Negotiable
Comments: _____

v. Internet Type Currently Used at Property: Starlink

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 _____ / TMM 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).

		Heidi M Millard	Sept 10, 2024
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 DH / HM **BUYER(S) INITIALS** ____ / ____

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(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).

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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.

[signature] 9-10-26		[signature] Sept 10, 2026	
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

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2005 DEC 13 AM 10:03
AM 10:03
GRAFTON COUNTY
REGISTRY OF DEEDS

Warranty Deed

KNOW ALL MEN BY THESE PREMISES, that I, Donald W. Milbrand Jr., being married, of 22 Hemp Hill Road, Bristol, County of Grafton, New Hampshire, 03222, FOR CONSIDERATION PAID, grants to **Donald W. Milbrand Jr. and Heidi H. Milbrand**, husband and wife, as joint tenants with rights of survivorship, of 22 Hemp Hill Road, Bristol, County of Grafton, New Hampshire, 03222, **WITH WARRANTY COVENANTS,** the following described premises:

A certain tract or parcel of land, with any buildings thereon, situate on the westerly side of Town Road formerly known as Hastings Road, now known as 22 Hemphill Road, and situate in the Town of Bristol, County of Grafton and State of New Hampshire, being more particularly described as follows:

Commencing at an iron pipe on the westerly side of Hemphill Road, at the intersection of the northeasterly corner of the premises herein conveyed and the southerly boundary of land now or formerly of Gerald R. Sargent and Carolyn T. Sargent;

thence South 89° West along the southerly boundary of land now or formerly of said Sargent, 1,262 feet more or less, to an iron pipe at the easterly boundary of land now or formerly of Wesley Platts;

thence South 8 1/2° East along the easterly boundary of land now or formerly of said Platts, 325 feet, more or less, to an iron pipe (#3 steel rebar) at the northerly boundary of land now or formerly of Keenan;

thence North 80° 50' East along the northerly boundary of land now or formerly of said Keenan, 1,243 feet, more of less, to a steel shaft on the westerly side of said Hastings Road;

thence North 1/4° West along the westerly side of said Hastings Road, 321.4 feet, more of less, to an iron pipe at the point of beginning.

MEANING AND INTENDING to describe and convey the same premises conveyed to the grantor herein by deed of Deborah L. Burns, by deed record at the Grafton County Registry of Deeds at Book 2991, Page 0903.

WITNESS my hand this day of October, 2005.

THIS IS A NON_CONTRACTUAL TRANBFER , NO TAX STAMPS REQUIRED.

Witness

Donald W. Milbrand Jr.

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

On the day of October, 2005, personally appeared the above named, Donald W. Milbrand Jr., known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,

Justice of the Peace/ Notary Public

Joel A. Dupuis REGISTER
GRAFTON COUNTY REGISTRY OF DEEDS

22 Hemp Hill Road, Bristol, Count y of Grafton, New Hampshire, 03222