Book: 3601 Page: 14

2109817 06/29/2021 08:33:02 AM
Book 3601 Page 14 Page 1 of 2
Register of Deeds, Carroll County

Lisa Scott

LCHIP CAA133995 25.00

FIDUCIARY
CONDOMINIUM UNIT DEED
UNIT 35, Rocky River Resort Condominium
35 Marsden Drive, Bartlett, NH 03838

Andrew S. Goldberg as Personal Administrator of the Estate of Allan H. Goldberg, Ossipee Probate No. 312-2020-ET-00465 and as Trustee of the Allan H. Goldberg Living Trust u/d/t/d May 26, 2019 (of 43 Spyglass Drive, Ashland, MA 01721), and Marc Goldberg, Trustee of the Allan H. Goldberg Living Trust u/d/t/d May 26, 2019 (of 35 Marsden Drive, Unit 35, Bartlett NH 03838) for nominal consideration, grants to Marc Goldberg and Monique Baranyai, husband and wife, as tenants by the entirety of 35 Marsden Drive, Unit 35, Bartlett, NH 03838, the following property:

Unit No. 35 Rocky River Resort Condominium, defined, described and identified in the Rocky River Resort Declaration dated February 13, 1987, recorded in the Carroll County Registry of Deeds, Book 1193, page 451.

Also conveying an undivided interest in the Common Area as defined, described and identified in the Declaration and Plans recorded therewith

The Unit is conveyed together with any exclusive easements to use the Limited Common Area appurtenant to the Unit, as defined and described in the Declaration and on the Plans, and an easement in common with other Unit Owners to use the Common Area, as set forth in the Declaration.

The Unit is conveyed subject to any outstanding real estate taxes and common area fees as of the date of this Deed.

For title see Deed dated September 18, 2007 recorded with Carroll County Registry of Deeds in Book 2661, page 531.

Pursuant to RSA Chapter 78-B(XI) this transfer is exempt from tax on transfer.

In witness whereof, the undersigned has executed this Deed under seal this 10th day of June, 2021.

Andrew S. Goldberg
Administrator and Trustee

Marc Goldberg
Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss June 10, 2021

On this 10th day of June, 2021, before me, the undersigned notary public, personally appeared Andrew S. Goldberg, who proved to me through satisfactory evidence of identification, which was drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that the contents are truthful and accurate, that he signed it voluntarily for its stated purpose, and as his free act and deed.

STEVEN H. GREENBERG NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES 1-25-2024

Notary Public Steven H. Greenberg
My commission expires: 1/25/2024

STATE OF ~~NEW HAMPSHIRE~~ Maine

Waldo
~~Carroll~~, ss June , 2021

On this 24 day of June, 2021, before me, the undersigned notary public, personally appeared Marc Goldberg, who proved to me through satisfactory evidence of identification, which was ME State Drivers License 1761363, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that the contents are truthful and accurate, that he signed it voluntarily for its stated purpose, and as his free act and deed.

CAITLIN B. MERITHEW NOTARY PUBLIC STATE OF MAINE

Notary Public

Caitlin B. Merithew
Notary Public, State of Maine
My Commission Expires September 5, 2026

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:** Marc Goldberg, Monique Baranyai
2. **PROPERTY LOCATION:** 35 Marsden Drive, Glen, NH 03838
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ___Yes ___No
4. **SELLER:** X has ___has not occupied the property for 5 years.
5. **WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ___Public ___Private ___Seasonal ___Unknown
___Drilled ___Dug X Other Community

b. INSTALLATION: Location: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? Seller

c. USE: Number of persons currently using the system: _____
Does system supply water for more than one household? X Yes ___No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: ___Yes X No ___N/A Quantity: ___Yes ___No
Quality: X 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? X Yes ___No Date of most recent test _____
IF YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ___Yes ___No
IF YES, are test results available? X Yes ___No
What steps were taken to remedy the problem? Community well tested positive for cloriform. Problem is being corrected by the HOA.
COMMENTS: _____

6. **SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public: ___Yes ___No Community/Shared: X 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 X 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
Tank Type ___Concrete ___Metal ___Unknown ___Other _____
Location: _____ ___Location Unknown. Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? ___Yes ___ No
COMMENTS: Septic is pumped and managed by the HOA

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PROPERTY LOCATION: **35 Marsden Drive, Glen, NH 03838**

d. LEACH FIELD: ___Yes ___No ___Other _____

IF YES, Location: _____ Size: _____ ___Unknown

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

Have you experienced any malfunctions? ___Yes X 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	___	___	X			
Crawl Space	___	___	X			
Exterior Walls	___	___	X			
Floors	___	___	X			
_____	___	___				

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? X Yes ___No ___Unknown
IF YES: Are tanks currently in use? X Yes ___No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? Propane
Age of tank(s): _____ Size of tank(s): _____
Location: Right of the front door
Are you aware of any past or present problems such as leakage, etc? ___Yes X 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 X Unknown
In the siding? ___Yes ___No X Unknown In the roofing shingles? ___Yes ___No X Unknown
In flooring tiles? ___Yes ___No X Unknown Other _____ ___Yes ___No ___Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - **Current or previously existing:**

Has the property been tested? ___Yes X 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: _____

Initial Initial

SELLER(S) INITIALS MSG / SMG **BUYER(S) INITIALS** _____ / _____

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d. RADON/WATER - **Current or previously existing:**
Has the property been tested? ___Yes ___No X Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? ___Yes X 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 X No
If YES: Source of information: Seller
Are you aware of any cracking, peeling, or flaking lead-based paint? ___Yes X No
Comments: _____

f. Are you aware of any other hazardous materials? ___Yes X 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?
X Yes ___No ___Unknown If YES, Explain: Association members may walk through the back treeline to access river.
What is your source of information? Association

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
X Yes ___No ___Unknown If YES, Explain: New roof project
What is your source of information? HOA

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
___Yes X No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?
___Yes X 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 X No ___Unknown If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?
___Yes X No ___Unknown Comments: _____

g. Has the property been surveyed?
___Yes ___No X Unknown If YES, By: _____
If YES, is survey available? ___Yes ___No X Unknown

h. How is the property zoned? Res

i. **Heating System** Age: 20 +/- Type: FHA Fuel: Propane Tank Location: Basement Closet
Owner of Tank: Propane Company
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? Unknown
Secondary Heat Systems: Electric Baseboard and Wood Burning Stove
Comments: _____

j. **Roof** Age: Ukn Type of Roof Covering: Shingles
Moisture or leakage: None
Comments: Roof to be replaced by HOA

Initial MSG / Initial SMG
SELLER(S) INITIALS _____ / _____ **BUYER(S) INITIALS** _____ / _____

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PROPERTY LOCATION: 35 Marsden Drive, Glen, NH 03838

k. Foundation/Basement X Full ___Partial ___Other: _____ ___Type: _____
Moisture or leakage: There was a leak in the storage area under the stairs. That was fixed in 2021.
Comments: _____

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: Annually Problems? No
Comments: _____

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

n. Domestic Hot Water Age: Unknown Type: Electric Gallons: _____

o. Electrical System # of Amps 200 X 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 X__No
If Yes, please explain: _____

q. Pest Infestation: Are you aware of any past or present pest infestations? ___Yes _XNo Type: _____
Comments: _____

r. Methamphetamine Production Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) ___Yes X__No If YES, please explain: _____

s. Air Conditioning Type: Wall Age:Unknown Date Last Serviced and by whom: _____
Comments: _____

t. Pool Age: Ukn Heated: ___Yes X No Type: In Ground Last Date of Service: _____
By Whom: _____

u. Generator Portable: ___Yes X No Whole House: ___Yes ___No Kw/Size: _____ Last Date of Service: _____
If Portable: ___Included ___Negotiable
Comments: _____

v. Internet Type Currently Used at Property: Spectrum

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.

Initial Initial
SELLER(S) INITIALS MSG / SMG **BUYER(S) INITIALS** _____ /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: **35 Marsden Drive, Glen, NH 03838**

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
___Yes _X_No

b. ADDITIONAL COMMENTS:

The cabinet door under the kitchen sink has broken hinges. The wood floor outside of the basement storage area was damaged before the leak was fixed.

Seller to contribute $5000 towards upcoming HOA assessments.
RRR Assessment Schedule
As per HOA President, 2026 $2000 (paid), 2027 $2500, 2028 $2500, 2029 estimate of $3000.

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).

Signed by: Marc S Goldberg — 11/6/2026
B6CE02EF33924F7...
SELLER **Marc Goldberg** DATE

Signed by: Sion M Goldberg — 11/6/2026
E6A26D3A175342F...
SELLER **Monique Baranyai** 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 ____/____ **BUYER(S) INITIALS** ____/____

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PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
(To be used in conjunction with Property Disclosure - Residential)
New Hampshire Association of REALTORS® Standard Form

In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

1. Seller and Property Address: **Monique Baranyai** **35 Marsden Drive** **Marc Goldberg** **Glen, NH 03838**
2. Association Name (if applicable): Rocky River Resort
3. Property Manager/Agent: Kate Maggi, President Phone: katemaggi4@gmail.com
4. GENERAL AND LEGAL
   - **a.** Are there any Association or Corporation approvals required for transfer of Ownership? __ Yes X No __ Unknown
   - **b.** Is there a time share operation existing at Property? __ Yes X No __ Unknown
   - **c.** Is there a vacation rental operation or other organized rental program at Property? __ Yes X No __ Unknown
   - **d.** Are you aware of any rental, use or age restrictions? __ Yes X No __ Unknown
   - **e.** Number of allocated parking spaces available for this unit: 2
   - **f.** Are you aware of any pending or existing litigation? __ Yes X No If Yes, please explain: _____
   - **g.** Are the minutes of the Condominium Association annual meeting available? X Yes __ No __ Unknown
   - **h.** Are there any pet policies? Restrictions: X Yes __ No Dogs/Cats Allowed: X Yes __ No
5. MASTER INSURANCE POLICY
   - a. Name of Company: Infinger Insurance
   - b. Name of Agent: Kayla Shafer Phone: 603-447-5123
6. FINANCIAL
   - **a.** Monthly maintenance fee(s): $_____
   - **b.** What do the monthly fees include?

__ Air Conditioning	__ Hot Water	X Road Maintenance
__ Cable TV Signal	X Landscaping	X Sewer
__ Electricity	__ Lot Rent	X Snow Removal
X Garage/Parking	__ Real Property Tax	X Trash Removal
__ Gas	X Recreation/Community Association Dues	X Water
__ Other: _____		

   - **c.** Are there any additional fees? If so, please specify: Annual Chimney Cleaning $100
   - **d.** Are you aware of any special assessments or loans in effect at this time? X Yes __ No
     If Yes, explain: Roof replacement started 6/26, Decks and parking being discussed to be done in the next few years.

Additional Comments: _____

7. **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.

Signed by: Marc S Goldberg 11/6/2026
SELLER **Marc Goldberg** B6CE02EF33924F7... DATE

Signed by: Sion M. Goldberg 11/6/2026
SELLER **Monique Baranyai** E6A3CD3A1783542F... 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 AND OTHER ADVISORS.

BUYER DATE BUYER DATE

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