Doc # 0014339 Nov 14, 2008 4:29 PM

Register of Deeds, Carroll County

C/H
L-CHIP
CAA003685

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
****3 THOUSAND 7 HUNDRED AND 05 DOLLARS
MO DAY YR AMOUNT
11/14/2008 861376 $ ****3705.00
VOID IF ALTERED

3705 -

The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that we, **RICHARD A. GILL** and **ANGELA A. GILL,** husband and wife, both of 9 Dimitrios Circle, Peabody, County of Essex, Commonwealth of Massachusetts (01960), for consideration paid, grant to **GARY D. THORUP** and **PATRICIA H. THORUP**, husband and wife, both of 454 So. Orleans Road, Orleans, County of Barnstable, Commonwealth of Massachusetts (02653), as joint tenants with rights of survivorship and not as tenants in common, with WARRANTY COVENANTS, the following:

A certain tract of land, together with any improvements thereon and any appurtenances thereto situated in the Town of Bartlett, County of Carroll and State of New Hampshire, particularly described as LOT #163 as described and depicted on a plan entitled "Mountain View Section, Linderhof Resort, Glen, N.H." dated April 1974, which plan was prepared by Jason R. Blais, and recorded at Carroll County Registry of Deeds, Plan Book 27, Page 42.

This conveyance is expressly made SUBJECT TO all conditions, reservations, restrictions, and easements of record, including a certain "Certificate of Restrictive Covenants, Common Easements, Exceptions, and Reservations applicable to lots in Bartlett, New Hampshire, conveyed by Linderhof Resorts, Inc." dated May 27, 1974, and recorded at Carroll County Registry of Deeds, Book 571, Page 10.

MEANING AND INTENDING to convey the same premises conveyed to Richard A. Gill and Angela A. Gill by Warranty Deed of Michael T. Annese and Mary R. Annese, Trustees of The M & T Revocable Realty Trust dated November 27, 2007 and recorded in the Carroll County Registry of Deeds in Book 2677, Pages 368 & 369.

BK2749PG0051

The above described property is not part of the homestead of the grantor(s).

EXECUTED, this 14 day of November, 2008.

Richard A. Gill (BLACK INK)
Richard A. Gill

Angela A. Gill
Angela A. Gill

STATE OF NEW HAMPSHIRE COUNTY OF CARROLL

The foregoing instrument was acknowledged before me this 14 day of November, 2008 by Richard A. Gill known to me or satisfactorily proven by photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Katharine Penny Yeo
Notary Public/~~Justice of the Peace~~
My Commission Expires: 10/05/2011

KATHARINE PENNY YEO NOTARY PUBLIC STATE OF NEW HAMPSHIRE

COMMONWEALTH OF MASSACHUSETTS COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 13 day of November, 2008 by Angela A. Gill known to me or satisfactorily proven by photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Stuart H. Whitlock
Notary Public/Justice of the Peace
My Commission Expires:

STUART H. WHITLOCK
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 18, 2012

BK2749PG0552

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:** Gary Thorup, Patricia Thorup
2. **PROPERTY LOCATION:** 32 Karwendal Strasse, Bartlett, NH
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ___Yes ✓No
4. **SELLER:** ✓has ___has not occupied the property for 18 years. – VACATION HOME
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: _____
   Installed By: _____ Date of Installation: _____
   What is the source of your information? _____

   c. USE: Number of persons currently using the system: 3
   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 10/16/2008
   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: WATER TESTED FINE

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: SIDE OF HOUSE (Right) ___Location Unknown. Date of Installation: _____
   Date of Last Servicing: _____ Name of Company Servicing Tank: HAVE HAD TANK PUMPED – DATE ?
   Have you experienced any malfunctions? ✓Yes ___No
   COMMENTS: ROOTS REMOVED FROM PUMP CHAMBER

SELLER(S) INITIALS G.T. / P.T BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 32 Karwendal Strasse, Bartlett, NH

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 ___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	✓	✓				
Crawl Space	✓				FIBERGLASS	
Exterior Walls	✓					✓
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: METAL ROOFING

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

Has the property been tested? ✓Yes ___No ___Unknown

If YES: Date: 10/2008 By: RADON DETECTIVE

Results: 3.0 pCi/L 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 Q.T. / PT **BUYER(S) INITIALS** _____ /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 32 Karwendal Strasse, Bartlett, NH

d. RADON/WATER - **Current or previously existing:**
Has the property been tested? ✓Yes ___No ___Unknown
If YES: Date: 10/2008 By: RADON DETECTIVE
Results: 3.34 PCi/L 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: ASSOCIATION
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: ANNUAL ASSOC. FEE
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? RESIDENTIAL

i. **Heating System** Age: APR. 20 YEARS Type: PROPANE RADIANT Fuel: LP Tank Location: REAR OF HOUSE
Owner of Tank: WHITE MOUNTAIN FUEL CO.
Annual Fuel Consumption: _____ Price: _____ Gallons: 300 g.
Date system was last serviced and by whom? 1/2026
Secondary Heat Systems: ELECTRIC
Comments: _____

j. **Roof** Age: 10y. Type of Roof Covering: METAL
Moisture or leakage: NONE
Comments: _____

SELLER(S) INITIALS GL / PL **BUYER(S) INITIALS** _____ / _____

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 32 Karwendal Strasse, Bartlett, NH

k. Foundation/Basement __Full ✓Partial __Other: _____ __Type: CEMENT
Moisture or leakage: No
Comments: _____

l. Chimney(s) How Many? ONE Lined? YES Last Cleaned: _____ Problems? NONE
Comments: USED CLEANING LOGS

m. Plumbing Type: COPPER WATER ~ PVC WASTE Age: 1985
Comments: _____

n. Domestic Hot Water Age: 5 YEARS Type: ELEC. Gallons: 50

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: ALWAYS HAVE USED MODERN PEST CO.

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: WALL MOUNT Age: 3 Y. 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: WiFi

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 G.T. / P.T BUYER(S) INITIALS _____ / _____

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 32 Karwendal Strasse, Bartlett, NH

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
___Yes ✓No

b. ADDITIONAL COMMENTS:

INITIALLY NOT AWARE WE HAD A SUMP PUMP LOCATED IN CRAWL SPACE WHICH HAD A TRIMMED FLOAT SWITCH AND CAUSED WATER DAMAGE TO LOWER LEVEL. ALL REPAIRS HAVE BEEN MADE REPLACED PUMP - CHECK PERIODICALLY

IMPROVEMENTS MADE -
UPPER DECK COMPLETELY REBUILT
LOWER DECK TREX DECKING
UPDATED BATHROOMS
NEW SLIDERS TO UPPER DECK
NEW METAL ROOF
UPPER PORTION OF CHIMNEY REPLACED
UPGRADE DRAINAGE AT REAR AND SIDE OF PROPERTY

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 Gary Thorup	DATE	SELLER Patricia Thorup	DATE
[signature]	10/13/2006	[signature]	10-13-26

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

REALTOR® EQUAL HOUSING OPPORTUNITY

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: **Patricia Thorup** / **Gary Thorup** — **32 Karwendal Strasse** / **Bartlett, NH**
2. Association Name (if applicable): Linderhof Mountainside Property Owners Assoc.
3. Property Manager/Agent: DAWNA DeWire Phone: 781.454.6873
4. GENERAL AND LEGAL
   - **a.** Are there any Association or Corporation approvals required for transfer of Ownership? __ Yes __ No ✓ Unknown
   - **b.** Is there a time share operation existing at Property? __ Yes ✓ No __ Unknown
   - **c.** Is there a vacation rental operation or other organized rental program at Property? __ Yes ✓ No __ Unknown
   - **d.** Are you aware of any rental, use or age restrictions? __ Yes ✓ No __ Unknown
   - **e.** Number of allocated parking spaces available for this unit: _____
   - **f.** Are you aware of any pending or existing litigation? __ Yes ✓ No If Yes, please explain: _____
   - **g.** Are the minutes of the Condominium Association annual meeting available? ✓ Yes __ No __ Unknown
   - **h.** Are there any pet policies? Restrictions: __ Yes ✓ No Dogs/Cats Allowed: ✓ Yes __ No
5. MASTER INSURANCE POLICY
   - a. Name of Company: _____
   - b. Name of Agent: _____ Phone: _____
6. FINANCIAL
   - **a.** Monthly maintenance fee(s): $ ANNUAL Assoc. fee App. $1594.00 — full fiscal year has to be paid
   - **b.** What do the monthly fees include? 250.00 transfer fee — New owners CAN file for non-Membership
     - __ Air Conditioning
     - __ Cable TV Signal
     - __ Electricity
     - __ Garage/Parking
     - __ Gas
     - __ Other: _____
     - __ Hot Water
     - __ Landscaping
     - __ Lot Rent
     - __ Real Property Tax
     - __ Recreation/Community Association Dues
     - __ Road Maintenance
     - __ Sewer
     - ✓ Snow Removal
     - ✓ Trash Removal — Neighborhood Dumpster
     - __ Water
   - **c.** Are there any additional fees? If so, please specify: _____
   - **d.** Are you aware of any special assessments or loans in effect at this time? __ Yes ✓ No
     If Yes, explain: _____

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.

Gary Thorup — SELLER **Gary Thorup** — 10/13/2021 — DATE
Patricia Thorup — SELLER **Patricia Thorup** — 10.13.2021 — 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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CONDOMINIUM AREA
STATE APPROVAL (NO. 7529) HAS BEEN GRANTED FOR CONDOMINIUM SITES.

STATE APPROVAL NO. 7635 (66 LOTS)

J. R. BLAIS ASSOCIATES
surveyors + engineers
MEREDITH, N. H.

THE STATE OF NEW HAMPSHIRE
JASON R. BLAIS No. 13
REGISTERED LAND SURVEYOR

Approved
Planning Board
June 4, 1974
Joseph L. Dunn Chm.

CARROLL CO. REGISTRY
Rec'd at 4:45 o'clock P M
JUN - 5 1974
Recorded Book 27 Page 042
Attest: Tracy Beale
REGISTER

MOUNTAIN VIEW SECTION
LINDERHOF RESORT
GLEN, N.H.

APRIL 1974 • • • SCALE: 1" = 100'

73-125