

Doc # 0014339 Nov 14, 2008 4:29 PM

Don P. Quinn
Register of Deeds, Carroll County



STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****3 THOUSAND 7 HUNDRED AND 05 DOLLARS	
NO. 11/14/2008	AMOUNT
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.

BK2749PG0591

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

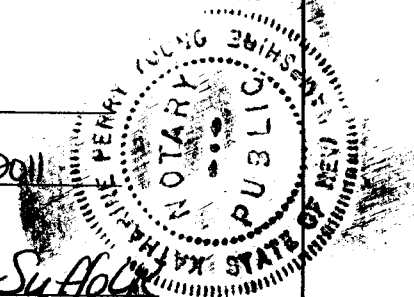
Angela A. Gill
Angela A. Gill

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 Penney
Notary Public/Justice of the Peace
My Commission Expires: 10/05/2011

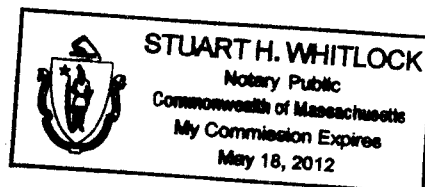


COMMONWEALTH OF MASSACHUSETTS

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: _____



BK2749PG0592

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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- 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. <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	☒	☒				
	Crawl Space	☒				<u>FIBERGLASS</u>	
	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 GT, PT

BUYER(S) INITIALS _____

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: 10/2008

By: RADON DETECTIVE

Results: 334 PC/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: FREEDONE RIVOLI 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? 1/2006

Secondary Heat Systems: ELECTRIC

Comments: _____

j. Roof Age: 10y Type of Roof Covering: METAL

Moisture or leakage: NONE

Comments: _____

SELLER(S) INITIALS G.T. / Pt.

BUYER(S) INITIALS _____

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- 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: 3y 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+

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:

INITIALLY NOT AWARE WE HAD A SUMP PUMP LOCATED IN
CRAWL SPACE WHICH HAD A TRIPPED 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 REPAIRED
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).

Gary Thorup 10/13/2026 Patricia Thorup 10-13-26
SELLER Gary Thorup DATE SELLER Patricia Thorup 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 _____ / _____

REALTOR®
EQUAL HOUSING
OPPORTUNITY

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.

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

6. FINANCIAL

a. Monthly maintenance fee(s): \$ ANNUAL Assoc. Fee App. \$1594.00

b. What do the monthly fees include?

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

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: _____

full fiscal year has to be
250.00 transfer fee
New owners CAN file for no memb
NEIGHBORHOOD

SELLER Gary Thorup DATE 10/13/2026 SELLER Patricia Thorup DATE 10.13.2026

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 Badger Peabody & Smith Realty - North Conway, 2633 White Mountain Hwy North Conway NH 03860 Phone: (603) 387-3749 Fax: (603) 388-9000 32 Karwendal
 Linda Walker Produced with Lone Wolf Transactions (zipform Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com

701B

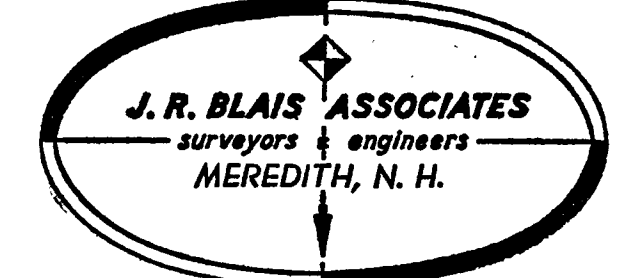
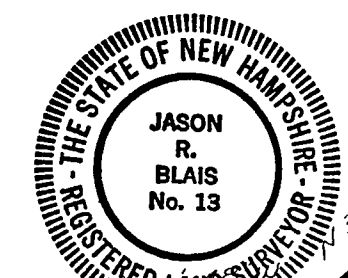
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CONDOMINIUM AREA
STATE APPROVAL (NO. 7529) HAS BEEN
GRANTED FOR CONDOMINIUM SITES.

STATE APPROVAL NO. 7695 (66 Lots)



Approved
Blais Planning P.C.
June 4, 1974
Joseph & Deann Chm.

MOUNTAIN VIEW SECTION LINDERHOF RESORT GLEN, N.H.

APRIL 1974 • • • SCALE: 1" = 100'

CARROLL CO. REGISTRY
Rec'd at 4:45 o'clock P.M.

JUN - 5 1974
Recorded Book 27 Page 142
Attesti *Terry Beah*
REGISTER