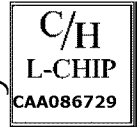


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 B: 3326 P: 348 PAGE 1 OF 4
 REGISTER OF DEEDS, CARROLL COUNTY
 LISA SCOTT

Lisa Scott



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That we, **Gabriel S. Bernson and Lisa A. Bernson**, Husband and Wife, having a mailing address of 57 Pike Street, Salisbury, Essex County, Massachusetts (01952), for consideration paid grant(s) to **Gregory Marshall and Mary Marshall**, Husband and Wife, both having a mailing address of 62 Chestnut Road, Tyngsborough, Middlesex County, Massachusetts (01879), as Joint Tenants With Rights of Survivorship, *with* **WARRANTY COVENANTS**:

A parcel of land located in Conway, Carroll County, New Hampshire, being **lot numbered J123** on a plan entitled, "SECTION J, ROCKHOUSE MOUNTAIN, GREAT NORTHERN LAND CORPORATION, CONWAY, NEW HAMPSHIRE," recorded in Plan Book 20, Pages 34-38, to which plan reference may be made for a more particular description.

This conveyance is made subject to the following uses, conditions, and provisions, of all of which shall remain in full force and effect until December 31, 1985 and shall be considered as Buyer's covenants running with the land until that date:

1. That no structure, other than docks and boat-houses, shall be erected closer than 25 feet from the shore or front line, nor closer than 15 feet from adjoining property lines. No driveway shall be nearer than 15 feet from a lot line unless used to serve adjoining lots. In the case of multiple lot sales to one owner this restriction shall refer to the outside boundary lines of the tract being purchased.
2. That any structure erected on the lot being conveyed, shall be finished on the exterior with clapboard, log siding, stone, masonry, or similar so-called finish sidings in such a manner as shall be compatible with surrounding structures. No signs shall be placed on the lot without the written consent of the seller. Any dwelling erected shall be maintained in good repair appearance and Buyer agrees to submit all building plans to seller for written approval, said approval not to be unreasonably withheld.

3. That all residential structures shall be equipped with an adequate disposal system consisting of a septic tank adequate for proper sewage disposal in accordance with local regulations.
4. The premises being conveyed contain a minimum of 100 feet of shore or road frontage. The premises shall not be subdivided or sold in portions by the lot owner and shall be used only for residential purposes.
5. No more than one dwelling unit may be erected on the premises being conveyed and no livestock, animals, or poultry shall be kept or maintained on the premises except household pets.
6. That no shacks, trailers, unsightly structures, trash, or other unsightly items or items tending to cause a nuisance shall be placed on the premises being conveyed. Seller, its agents and employees shall have the right to enter upon the premises at Grantee's cost to remove or correct the same or any other violation of a covenant without being guilty of a trespass or otherwise being liable to the Buyer who shall save them harmless in respect to any cost or liability in such respect if Seller, its agents or employees are acting reasonably for the protection of other owners at Eidelweiss in such respect.
7. No outdoor fires permitted without permit from Town of Conway, and no use of said premises shall be permitted that is not in full compliance with applicable Federal, State, and Local regulations and which shall be a nuisance or annoyance to the neighborhood.
8. Damage by fire, hurricane, tornado, and other weather or natural condition, calamity of act of other than Seller's is the sole risk of Buyer. Conveyance is made subject to existing flowage rights, easements of record, and subject to the right of the seller to improve or lay out anew, or discontinue any street, road, or way not necessary for the convenient ingress or egress to and from the granted premises, to lay water pipes, gas lines, telephone lines, conduits, catchbasins, drainage, and other like improvements within 10 feet of any boundary lines of lots.
9. Any dwelling to be erected on the lot being conveyed shall have a minimum of 576 square feet of living space per floor, exclusive of porches or garages. Each dwelling shall have a cost (labor and materials) of \$8,000 exclusive of land and foundation. Each dwelling shall be erected on piers with the approval of seller or on a proper enclosed foundation. The exterior of any dwelling erected shall be completed within three months after commencement of construction: the entire dwelling shall be substantially completed within nine months from commencement of construction.
10. The use of the premises conveyed or the occupation thereof contrary to the intent of the above covenants or any part of them shall not subject the buyer to forfeiture of his estate of said land but such use or occupancy may be deemed to be a nuisance by the seller and the seller may have remedy by due process of law or may at its option exercise the rights set forth in 6 above. Buyer shall be responsible for payment of reasonable attorney fees incurred by seller if such action become necessary.
11. Buyer agrees to give seller immediate notice of any sale of this property, including name and address of purchaser.

12. Buyer agrees to pay seller for maintenance and administrative costs of roads, tennis courts, beaches, playground, and outdoor pool, but only so long as seller elects to provide reasonable maintenance, a sum of \$95.00 per annum per lot purchased or 175.00 per annum per lot with dwelling thereon, including water service, once construction is commenced effective for the year 1970, and thereafter such maintenance fee shall be adjusted annually in accordance with the consumer cost of living index for the area, but in no event shall it be less than such amounts and any unpaid amounts shall constitute a lien against the land. Such sum shall be due and payable on January 2 of each year for such year. Buyer agrees to pay a later charge of one and one half per cent per month on any amount unpaid after January 31 of each such year. Buyer agrees that after 1985 should the Public Utilities Commission assume jurisdiction over rates for water service, buyer will pay maintenance and administrative expenses on a pro rata basis with other lot owners sufficient to pay the reasonable costs thereof as determined by Seller. Any mortgage bank, building, and loan association or lending institution granting a first mortgage shall have full and unrestricted power of foreclosure as regards to premises conveyed by the grantor and without being subject to such lien, but such foreclosure shall be subject to these covenants.

13. Buyer agrees to pay \$1,000 per lot upon completion of regular payments, but in not more than seven years for a residential commencement charge including hook-up right to water system, or in equal monthly payments of \$50.00, if buyer elects, commencing at such time. Seller may assign the obligation and rights of maintenance and water service under paragraph 12 above without assigning its rights under this paragraph 13. Each paragraph of these covenants shall be deemed an independent covenant.

14. In the event of Buyer's default under, or violation of any of these covenants, Seller shall have the right of enforcement in any court of jurisdiction, and shall be entitled to reasonable attorney's fees in addition to any other appropriate remedy.

15. The terms "Seller" or "Grantor" herein shall always mean its successors and assigns, and the terms "Buyer" or "Grantee" herein shall always mean it's, his, her, or their lessees, licensees, successors, heirs, representatives of estates, and assigns, notwithstanding the gender or singular usage herein.

There is conveyed herewith, in common with others entitled thereto, a right of way for all purposes over and along the access road which leads easterly from the public highway known as Route 113 to the premises conveyed herein using existing roads for this purpose and subject to the rights of the developer as provided in Item 5 and 8 above. Also granted in common with the all others lawfully entitled thereto is a right of way along existing roads to all areas presently designated by the developer as common beach or recreational areas and also all areas to be set out in the future as beach or recreational areas as designated by developer, subject to reasonable rules and regulations of seller, and such control of guests, lessees, invitees, and trespassers as seller from time to time deems appropriate in its sole business discretion.

The lot(s) is/are to be served by a private street and it is not intended that the roads in Eidelweiss shall now become town roads.

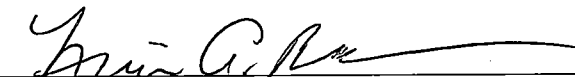
This is not homestead property.

Meaning and intending to describe and convey the same premises conveyed to Gabriel S. Bernson and Lisa A. Bernson by Warranty Deed of David L. Ludwig, dated November 10, 2001 and recorded with the Carroll County Registry of Deeds at Book 1976, Page 875.

Executed this 5th day of May, 2017.



Gabriel S. Bernson

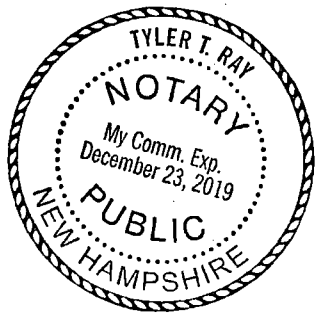


Lisa A. Bernson

**STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL**

On this 5th day of May, 2017, before me, the undersigned notary public, personally appeared **Gabriel S. Bernson and Lisa A. Bernson** who proved to me through satisfactory evidence of identification, which was ☒ a valid Driver's License or ☐ _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Seal:



T. T. Ray
Notary Public

Notary Public (Printed Name)

My commission expires: _____

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:** Gregory Marshall, Mary Marshall

2. **PROPERTY LOCATION:** 178 Highlands Drive, Conway, NH 03818

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

4. **SELLER:** X has has not occupied the property for 9 years.

5. **WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public X Private Seasonal Unknown
 X 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:
 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 X No
 Quality: Yes X 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 X 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? Yes No
 What steps were taken to remedy the problem?
 COMMENTS:

6. **SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
 Private: X Yes No Unknown
 Septic Design Available: Yes X 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: X Septic Tank Holding Tank Cesspool Unknown Other
 Tank Size 1200 Gal. Unknown Other
 Tank Type X Concrete Metal Unknown Other
 Location: in front of home on RHS Location Unknown. Date of Installation:
 Date of Last Servicing: 2023 Name of Company Servicing Tank: Turner Septic - 603-733-8667
 Have you experienced any malfunctions? Yes X No
 COMMENTS: The property has been rarely used during the past 9 years. Septic was pumped - no iss
we declined having it pumped annually as it was used for 2 -3 long weekends during the past year

SELLER(S) INITIALS GM MM

BUYER(S) INITIALS /

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New Hampshire Association of REALTORS® Standard Form

**TO BE COMPLETED BY SELLER**

PROPERTY LOCATION: 178 Highlands Drive, Conway, NH 03818

d. LEACH FIELD: ☐ Yes ☐ No ☐ Other not sure of leach field
 IF YES, Location: in front of house Size: _____ ☒ Unknown
 Date of installation of leach field: 2017 Installed By: during initial build
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: never any problems with septic or leach field

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	☒	☐	☐	Fiberglass	_____	_____
	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

BUYER(S) INITIALS

_____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 178 Highlands Drive, Conway, NH 03818

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? _____

i. Heating System Age: 4 months Type: hot water baseboard Fuel: oil Tank Location: in basement

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? New Install in April 2026 Acqtech Plumbing 16039885760

Secondary Heat Systems: none

Comments: _____

j. Roof Age: ~5yrs Type of Roof Covering: Asphalt shingles

Moisture or leakage: None

Comments: New roof was installed around Fall 2021

SELLER(S) INITIALS

DS Initial

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 178 Highlands Drive, Conway, NH 03818

- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ Type: _____
 Moisture or leakage: none
 Comments: _____
- l. Chimney(s)** How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
 Comments: No chimneys
- m. Plumbing** Type: PEX/Copper/PVC Age: _____
 Comments: all plumbing was recently pressure tested and confirmed OK
- n. Domestic Hot Water** Age: ~3 years Type: Indirect / Oil Gallons: ~80 gallons
- o. Electrical System** # of Amps Not sure ☒ 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: _____ 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: yes
- w. Other** (e.g. Alarm System, Irrigation System, etc.) no - Nest camera
 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

DS Initial

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 178 Highlands Drive, Conway, NH 03818

10. ADDITIONAL INFORMATION

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

 Yes No

b. ADDITIONAL COMMENTS:

Summer 2017 - Basement was sheet rocked and finished, Bathroom in basement completed

April 2018 - 2019: Existing wood decking and railing was removed and replaced with Trex

Transcend Decking and Railing materials. Also the deck was water proofed with Trex materials

This allows for rain water to be collected and drained leaving the patio below dry. Eliminates

Rotting of joists etc.

Summer/Fall 2021 - New asphalt shingled roof installed

September 2024 - Landscaping completed with the installation of shrubs in front of home

and a hedge of Canadian Fir trees planted on the Left hand side of the home

April 2026 - New furnace and new Laminate flooring installed in the entire basement

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).

DocuSigned by:

 SELLER Gregory Marshall
 6/15/2026
 DATE

Signed by:

 SELLER Gregory Marshall
 6/15/2026
 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

/

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:** Mary Marshall 178 Highlands Drive
Gregory Marshall Conway, NH 03818
- 2. Association Name (if applicable):** Rockhouse Mountain
- 3. Property Manager/Agent:** _____ **Phone:** _____
- 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: _____
- 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: ___ Yes x No Dogs/Cats Allowed: x Yes ___ No
- 5. MASTER INSURANCE POLICY**
- a.** Name of Company: _____
- b.** Name of Agent: _____ **Phone:** _____
- 6. FINANCIAL**
- a.** Monthly maintenance fee(s): \$ 116.67
- b.** What do the monthly fees include?
- | | | |
|----------------------|---|---------------------------|
| ___ Air Conditioning | ___ Hot Water | <u>x</u> Road Maintenance |
| ___ Cable TV Signal | ___ Landscaping | ___ Sewer |
| ___ Electricity | ___ Lot Rent | <u>x</u> Snow Removal |
| ___ Garage/Parking | ___ Real Property Tax | ___ Trash Removal |
| ___ Gas | ___ Recreation/Community Association Dues | <u>x</u> Water |
| ___ Other: _____ | | |
- c.** Are there any additional fees? If so, please specify: No
- d.** Are you aware of any special assessments or loans in effect at this time? ___ Yes x 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.

Signed by: Mary Marshall 6/15/2026
 SELLER Gregory Marshall DATE

Signed by: Mary Marshall 6/15/2026
 SELLER Mary Marshall 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 _____

178 Highlands Drive — Features-at-a-Glance

Contemporary Chalet | Mountain Views | Rock House Mountain Community

Property

- Built **2002** | **2,152 sq ft**
- **3 bedrooms + bonus room, 4 baths**
- Private **.65-acre** wooded lot
- Offered **fully furnished** and move-in ready

Interior

- Floor-to-cathedral-ceiling **Pella windows** with mountain views
- Open living & dining area with abundant natural light
- Quality finishes: **granite, marble, tile**, detailed woodwork, **knotty pine ceilings**
- Newly finished **lower level** for flexible living or recreation
- Warm, modern chalet style ideal for gathering and entertaining

Recent Improvements

- **New heating system (2026)**
- **New flooring**
- **Newer hot water heater**
- **4-year-old asphalt shingle roof**
- **Trex Transcend deck (2019)** with professional waterproofing
- **Septic pumped 2023**
- State-regulated, well-maintained **public water system**

Outdoor & Community

- Expansive deck + covered porch with **mountain views**
- Quiet, low-traffic neighborhood with clean air and wooded surroundings
- **Year-round private road maintenance**
- Access to **Pea Porridge Pond** beaches:
 - Swimming, kayaking, canoeing, fishing

Location

- Minutes to **North Conway**, skiing, hiking, shopping, and dining
- Peaceful setting in the heart of the **White Mountains**