

(6/4/2002)

RECEIVED
CARROLL COUNTY REGISTRY

009395

2002 JUN 04 AM 10:58

Laurea O. Brookes
REGISTER OF DEEDS DEED

40- (W) (4/8/26)

We, James J. Nugent (a/k/a James J. Nugent, Jr.) and Laurea L. Nugent, husband and wife, as joint tenants with rights of survivorship, both of Reading, Middlesex County, Massachusetts,

for the consideration paid in the amount of \$1.00

grant to James J. Nugent, Jr. and Laurea L. Nugent as Co-Trustees of the NUGENT FAMILY REALTY TRUST, a declaration of trust dated May 3, 2002, and recorded herewith. The mailing address of the trust is 11 Nugent Lane, Reading, MA 01867.

with WARRANTY COVENANTS

A certain lot of parcel of land located in Hales Location in the County of Carroll and State of New Hampshire, and being Lot No. 78 as shown on certain plans entitled "Hale's Location County Club", prepared for Hale's Locations Realty Trust, Mirror Lake, N.H. as prepared by G. & Underwood Engineers, Inc., recorded at Book 118, Pages 67-72 of the Carroll County Registry of Deeds, to which a more particular description of said lot may be had.

TOGETHER WITH the right to pass and repass over the access road situated on the aforesaid tract as shown on the above-mentioned plan, for all purposes for which roads are commonly used, in common with all others lawfully entitled thereto. The same is subject to a reservation of a right to pass and repass over for similar purposes benefiting other land the grantor may acquire abutting the subdivision. There is also granted, specifically, a right to pass and repass over the road leading from West Side Road to property of Hale's Location Realty Trust over land of the State of New Hampshire. The same shall be appurtenant to this lot only.

THIS CONVEYANCE IS SUBJECT TO easements, restrictions, payment of charges, reservations for utilities, and all other covenants, conditions, agreements and provisions as contained in a certain Declaration of Covenants, Restrictions and Easements of Hale's Location Estates and recorded in Carroll County Registry of Deeds, Book 1387, Page 953, which may be amended from time to time.

This conveyance is specifically made subject to rights reserved by the developer in the said Declaration of Covenants, Restrictions and Easements to operate the golf course as provided for therein.

The above Grantee(s), their heirs, successors, or assigns, are automatically members of the Hales Location Estates, a New Hampshire Non-Profit Corporation, and there shall be one vote for the lot.

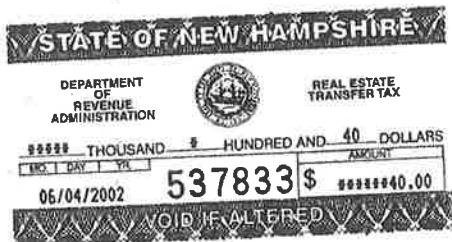
The covenants, Restrictions and Easements of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or

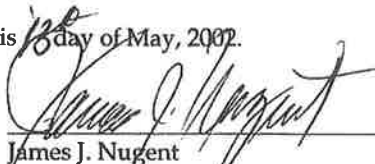
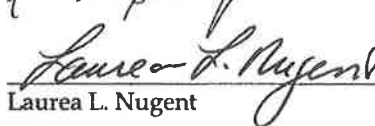
8X2030 PG 494

the Owner of any land subject to this Declaration or any declaration supplemental hereto, their respective legal representatives, heirs, successors and assigns.

For title see deed dated September 28, 1999, and recorded with said Carroll County Registry of Deeds in Book 1831, Page 967.

WITNESS our hands and seals this 13th day of May, 2002.




James J. Nugent

Lauree L. Nugent

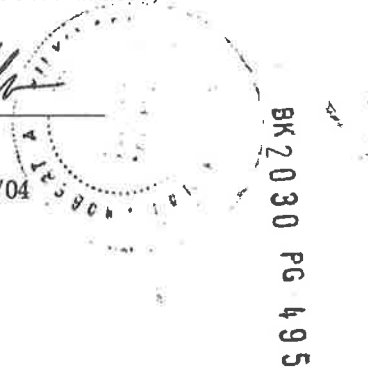
Commonwealth of Massachusetts

Middlesex, ss

May 13 2002

Then personally appeared the above named James J. Nugent and Lauree L. Nugent and acknowledged the foregoing instrument to be their free act and deed, before me.


Robert A. Wilkinson
Notary Public
My Comm expires: 11/19/04



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: Superior Family Realty Trust
2. PROPERTY LOCATION: 132 Summit Lake Dr Lakes Location, NH
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No
4. SELLER: has has not occupied the property for 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
- b. INSTALLATION: Location: UNKNOWN
 Installed By: Date of Installation:
 What is the source of your information?
- c. USE: Number of persons currently using the system: 1
 Does system supply water for more than one household? Yes No UNKNOWN
- 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
 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: ☒ 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 UNKNOWN
 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:

SELLER(S) INITIALS

Initial DS
[Signature] [Signature]

BUYER(S) INITIALS

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PROPERTY LOCATION: _____

- 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 site assessment been done? ☐ Yes ☐ No ☐ Unknown
 Source of Information: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

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	☐	☐	☒	_____	_____	☐
	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: _____

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

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: _____

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. Street (check one): ☐ Public ☐ Private ☐ Association

If private, is there a written road maintenance agreement? ☐ Yes ☐ No

Additional Information: Unknown

j. Heating System Age: _____ **Type:** _____ **Fuel:** _____ **Tank Location:** _____

Owner of Tank: _____

Annual Fuel Consumption: Unknown Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

SELLER(S) INITIALS

DP [Signature] [Signature]

BUYER(S) INITIALS _____

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PROPERTY LOCATION:

- k. Roof Age: 18 Type of Roof Covering: Asphalt Shingle
 Moisture or leakage: _____
 Comments: _____
- l. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ Type: Poured Concrete
 Moisture or leakage: _____
 Comments: _____
- m. Chimney(s) How Many? 1 Lined? _____ Last Cleaned: _____ Problems? _____
 Comments: _____
- n. Plumbing Type: Unknown Age: _____
 Comments: _____
- o. Domestic Hot Water: Age: Unknown Type: _____ Gallons: _____
- p. Electrical System: # of Amps Unknown Circuit Breakers _____ Fuses _____
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: No Solar
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____
- r. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
 Comments: _____
- s. 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: _____
- t. Air Conditioning: Type: _____ Age: _____ Date Last Serviced and by whom: _____
 Comments: Unknown
- u. Pool: Age: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: Unknown
 By Whom: _____
- v. Generator: Portable: Yes ☐ No ☐ Whole House: Yes ☒ No ☐ Kw/Size: _____ Last Date of Service: Unknown
 If Portable: ☐ Included ☐ Negotiable
 Comments: _____
- w. Internet: Type Currently Used at Property: Spectrum
- x. Other (e.g. Alarm System, Irrigation System, etc.) Alarm, cameras, Irrigation for lawn
 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

Initial DS

BUYER(S) INITIALS

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PROPERTY LOCATION: 138 Spruce / Maple Dr. Lakes Location NH

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

Unknown

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).

[Signature]
SELLER

7/27/2026
DATE

Signed by:

[Signature]
Chris Nugent

7/28/2026

DATE
7/28/2026

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

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: _____
2. Association Name (if applicable): _____
3. Property Manager/Agent: _____ Phone: _____
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: N/A
 - b. Name of Agent: _____ Phone: _____
6. **FINANCIAL**
 - a. Monthly maintenance fee(s): \$ N/A
 - 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: N/A
 - 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.

Signed by: _____		DocuSigned by: _____
SELLER	<u>7/28/2026</u>	<u>Chris Nugent</u>
DATE	7/28/2026	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 AND OTHER ADVISORS.

BUYER	DATE	BUYER	DATE
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