

E Doc # 1904431 05/17/2019 08:05:10 AM
Book 3443 Page 277 Page 1 of 5

Register of Deeds, Carroll County

Lisa Scott

LCHIP CAA106888 25.00
TRANS TAX CA918344 9,750.00

T/S \$9750

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that ATTITASH MOUNTAIN SERVICES COMPAY, LLC, a Limited Liability Company, having a mailing address of P.O. Box 826, North Conway, Carroll County, New Hampshire (03860), for consideration paid, grants to QUEENELLE MINET, TRUSTEE of the QUEENELLE MINET LIVING TRUST, of 51 Ridge Road, Fairfax, Marin County, California (94930), with WARRANTY COVENANTS:

A certain lot or parcel of land located at Stillings' Grant in Bartlett, County of Carroll, State of New Hampshire, and being lot No. B-9 as shown on a certain plat entitled "Blocks B and C, Stillings' Grant, A Subdivision for Cave Mountain Associates, Inc." prepared by White Mountain Survey Co., Inc., dated September 5, 1989 and recorded at the Carroll County Registry of Deeds at Plan Book 124, Page 71 and 72 and as more particularly described as follows:

Beginning at a point on the Cul-De-Sac at the end of the Table Rock Road being the southeasterly most point of the within described Lot B-9; thence running N 81° 10' 37" W, along the northerly boundary of Lot B-8 for a distance of 342.21 feet to a point, said point being the southwesterly most point of Lot B-9; thence turning and running N 08° 47' 02" E, for a distance of 131.78 feet to a point; thence turning and running N 84° 56' 35" E, for a distance of 314.09 feet to a point; thence running N 58° 51' 49" E, a distance of 49.31 feet to a point, said point being the northeasterly most corner of Lot B-9 and the northwesterly corner of Lot B-10; thence turning and running S 10° 53' 18" E, for a distance of 157.44 feet to a point; thence turning and running southwesterly along the arc of a curve on the Cul-De-Sac at the end of Table Rock Road with a radius of 60.00 feet for a distance of 128.29 feet to the point and place of beginning. Containing 1.47 acres, more or less.

Subject to a sewer easement beginning at a point on the northerly sideline of a Cul-De-Sac at the terminus of Table Rock Road and being the easterly most point of Lot B-9; thence following an arc to the left with a radius of 60.00 feet to a point; thence turning and running N 10° 53' 18" W along a line 20 feet westerly of and parallel to the easterly boundary of the lot herein conveyed a distance of 137.44 feet to a point; thence S 58° 51' 49" W a distance of 29.31 feet; thence S 84° 56' 35" W a distance of 125 feet; thence turning north and running perpendicular to the line last described a distance of 20 feet to a point on the northerly boundary of Lot B-9; thence turning easterly and following the northerly and easterly boundaries of the lot herein conveyed to the point of beginning. The description contained herein is a 20 foot strip parallel to the easterly and northerly boundaries of the lot herein conveyed and specifically intended to supersede any easement as shown on the plan herein above referenced.

Together with and subject to reciprocal easements in favor of Lots B-9 and B-10 as set forth on the above referenced plan to use a common driveway which shall be situated entirely within the sewerage easement as above described. Lots B-9 and B-10 shall equally shall all costs of maintain the common driveway area. All cost of maintaining those portions of the driveway which serve only Lot B-9 and B-10 shall be borne by the respective owners of those lots.

Together with the right to pass and repass over the access road situated on the aforesaid tract as shown on the above-mentioned plan, and on the "Road and Drainage Easement Plan" as recorded and amended from time to time, for the purposes for which roads are commonly used in the Town of Bartlett, in common with all other lawfully entitled thereto, together with the easement and right of way for access to and from the within described premises over the driveways, parking areas, and walkways as presently constructed and to be constructed leading from the access road to the within described premises.

Together with an easement for encroachment as follows: If any portion of the common properties existing presently or hereafter designated by said association encroaches upon any unit of land on which it is situated, or if the unit as constructed encroaches upon any other unit or portion of common property existing presently or hereafter designated, or any such encroachment shall occur hereafter as a result of (A) Settling of the building, or (B) Alterations or repairs to the common property made by or with the consent of the directors of the Stillings' Grant Association, or (C) as a result of repair or restoration of the building after damage by fire or other casualty, or (D) As a result during ordinary repair and maintenance of the exterior structure of the building, appurtenances thereto, or utilities serving same, or (E) As a result of condemnation of eminent domain proceedings; thence in such instance a valid easement shall exist for such encroachment and for the maintenance of same as long as the building stands.

And

A certain Lot or parcel of land located at Stillings' Grant in Bartlett, County of Carroll, State of New Hampshire, and being "Area F" of Block D as depicted on a certain plan entitled "Plan of Boundary Line Adjustments for Stanton Farm Realty Trust" as prepared by White Mountain Survey Co., Inc., dated July 14, 1998, approved by the Bartlett planning board and recorded on August 25, 1998 at Carroll County Registry of Deeds at Plan Book 164, Page 57. "Area F" is more particularly depicted on said plan as follows:

Warranty Deed

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Beginning on a point on the southwesterly sideline of area F and at the westerly most common corner of area F and Lot B-9:

Thence running north 12° 53' 24" West along the easterly sideline of land shown as "Common Open Space" on said plan, a distance of 244.26 feet to a point;

Thence turning and running south 89° 36' 07" East a distance of 233.63 feet to a point;

Thence turning and running along an arc or curve having a radius of 458.00 feet a distance of 88.82 feet to a point;

Thence turning and running north 82° 46' 25" east a distance of 66.00 feet to a point;

Thence turning and running along an arc of a curve having a radius of 392.00 feet a distance of 57.85 feet to a point;

Thence turning and running south 88° 46' 16" east a distance of 20.00 feet to a point;

Thence turning and running south 29° 35' 58" east a distance of 184.23 feet to a point;

Thence turning and running south 58° 51' 49" west a distance of 49.31 feet to a point;

Thence turning and running south 84° 56' 35" west a distance of 314.09 feet to the point and place of beginning.

See approval conveyance by the office of the New Hampshire Attorney General dated September 18, 1998 by letter ruling recorded with the Carroll County Registry of Deeds, by the Town of Bartlett planning board on August 31, 1998. See plan recorded at plan Book 164, Page 57.

Together with the right to pass and repass over the access road as shown on the master plan of Stillings' Grant recorded at Plan Book 124, Page 66, and as shown on the above-mentioned plan, and also on a certain "Road and Drainage Easement Plan" as recorded and amended from time to time, for all purposes for which roads are commonly used in the Town of Bartlett, in common with all others lawfully entitles thereto, together within easement and right of way for access to and from the within described premises over the driveways, parking areas, and walkways as presently constructed, and to be constructed leading from the access road to the within described premises.

Together with an easement for encroachment as follows: if any portions of the common properties existing presently or hereafter designated by said association encroaches upon any unit of land on which it is situated, or if the unit as constructed encroaches upon any other unit or portion of common property existing presently or hereafter designated, or any such encroachment shall occur hereafter as a result of (A) settling of the building, or (B) alterations or repairs to the common property made by or with the consent of the directors of the Stillings' Grant Association, or (C) as a result of repair or restoration of the building after damage by fire

Warranty Deed

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or other casualty, or (D) as a result of ordinary repair or maintenance of the exterior structure of the building, appurtenances thereto, or utilities servicing same, or (E) as a result of condemnation of eminent domain proceedings; thence in such instance a valid easement shall exist for such encroachment and for the maintenance of same as long as the building still stands.

This is not homestead property.

Meaning and intending to describe and convey the same premises conveyed to Attitash Mountain Service Company, LLC by Warranty Deed of U.S. Bank National dated March 8, 2018 and recorded at the Carroll County Registry of Deeds in Book 3379, Page 1016.

<SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE>

Warranty Deed

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Executed this 15th day of MAY, 2019.

Attitash Mountain Service Company, LLC

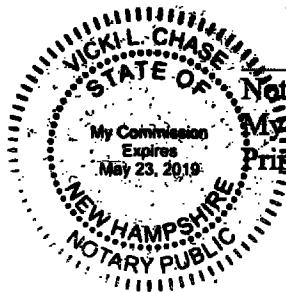
By:

Joseph L. Berry, Manager

**STATE / NEW HAMPSHIRE
COUNTY OF CARROLL**

On this 15th day of MAY, 2019 before me, the undersigned notary public, personally appeared, **Joseph L. Berry in his capacity as Manager of Attitash Mountain Service Company, LLC**, and being duly authorized, who proved to me through satisfactory evidence of identification, which was ☒ a valid Driver's License or ☐ ~lt, to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be his and the company's voluntary act and deed.

Seal:



Vicki R. Chase
Notary Public:

My Comm. Expires: 05-23-19

Print or Type Name: Vicki L. Chase

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: Queenelle Minet
2. PROPERTY LOCATION: 38 Table Rock Rd, Bartlett, NH 03812
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ☒ Yes ☐ No
4. SELLER: ☒ has ☐ has not occupied the property for 7 years. since 2019

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

- a. TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown ☐ Private Community Well
☐ Drilled ☐ Dug ☒ Other

- b. INSTALLATION: Location: Located on common association land
 Installed By: _____ Date of Installation: _____
 What is the source of your information? HOA, owner knowledge and previous owner disclosure

- c. USE: Number of persons currently using the system: Two in our household. Unsure how many in the community
 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 Annually
 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: See annual consumer confidence water test and report available through HOA

We were told water system was upgraded

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 ☐ Gal. ☐ Unknown ☐ Other

Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other

Location: back yard area Location Unknown: _____ Date of Installation: original

Date of Last Servicing: 2024 Name of Company Servicing Tank: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS: _____

Septic tank has been pumped during our ownership every 2 years. Owner will have pumped before closing

SELLER(S) INITIALS QDM

BUYER(S) INITIALS _____ / _____

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**TO BE COMPLETED BY SELLER**

PROPERTY LOCATION: 38 Table Rock Rd, Bartlett, NH 03812

- d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Common Land Size: _____ ☐ Unknown
 Date of installation of leach field: original Installed By: Developer
 Have you experienced any malfunctions? ☐ Yes ☐ No
 Comments: Shared community leach field system, see HOA for further information

- 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>Assumed to be adequate fiberglass throughout</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? Liquid Propane

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): 2015 Size of tank(s): 500 gal

Location: side yard

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: Observation

Comments: None known to us

c. RADON/AIR - Current or previously existing:

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

If YES: Date: when purchased By: Home Inspector

Results: satisfactory limits If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☒ No

Are test results available? ☐ Yes ☒ No

Comments: tested when purchased. No issues that we are aware of

SELLER(S) INITIALS CTM

BUYER(S) INITIALS I

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**TO BE COMPLETED BY SELLER****PROPERTY LOCATION:** 38 Table Rock Rd, Bartlett, NH 03812**d. RADON/WATER - Current or previously existing:**Has the property been tested? ☐ Yes ☐ No ☐ Unknown

If YES: Date: _____ By: _____

Results: See HOA water report

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ NoAre test results available? ☐ Yes ☐ No Comments: See HOA water report**e. LEAD-BASED PAINT - Current or previously existing:**Are you aware of lead-based paint on this property? ☐ Yes ☒ NoIf YES: Source of information: house post 1978Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No

Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ NoIf YES: Source of information: observationComments: None that are known to us**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: Stillings' Grant Home Owners Covenants & Right of First RefusalWhat is your source of information? HOA**b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?**☒ Yes ☐ No ☐ Unknown If YES, Explain: Association Annual DuesWhat 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 ☒ NoIf YES, Explain: some yard drainage repairs during our ownership**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 ☒ UnknownIf YES, Explain: Maybe? if age or homestead related applies**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: Developer White Mt Survey Co or Horizons EngineeringIf YES, is survey available? ☐ Yes ☐ No ☒ Unknown**h. How is the property zoned?** residential**i. Heating System** Age: ?? Type: FHA and FHW Fuel: Oil Tank Location: BasementOwner of Tank: OwnerAnnual Fuel Consumption: see report Price: varies Gallons: see reported averagesDate system was last serviced and by whom? White Mountain HVACSecondary Heat Systems: Mini Split in sunporch Woodstove in kitchen propane stoves in office & bsmt studioComments: winter 2024 a heating issue was reported by winter tenant, repaired immediately. serviced regularly**j. Roof** Age: ? Type of Roof Covering: Architectural ShinglesMoisture or leakage: none observed by usComments: repaired a seam issue above upstairs bathroom When solar panels were installed in 2024, in very good shape
roofer said looked to be a lot of life left in the roofSELLER(S) INITIALS QmBUYER(S) INITIALS /

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PROPERTY LOCATION: 38 Table Rock Rd, Bartlett, NH 03812

- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ Type: _____
 Moisture or leakage: No
 Comments: none observed by us
- l. Chimney(s)** How Many? 2 Lined? _____ Last Cleaned: _____ Problems? _____
 Comments: woodstove in family room, fireplace in living room. No issues observed by us
- m. Plumbing** Type: copper & pvc Age: original
 Comments: no issues observed by us
- n. Domestic Hot Water** Age: since 2019 Type: off boiler Gallons: see tank
- o. Electrical System** # of Amps 200 A ☒ Circuit Breakers ☐ Fuses
 Comments: subpanels added
 Solar Panels: ☐ Leased ☒ Owned If leased, explain terms of agreement: _____
 Comments: Solar pays a good amount of our electricity, except in winter months. Panels on roof of house & shed.
- 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: some ant activity in the past. not many were seen and not regular.
- 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: Yes Age: _____ Date Last Serviced and by whom: _____
 Comments: central A/C for main house and Sanyo minisplit for porch
- 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: Spectrum internet and cable
- w. Other** (e.g. Alarm System, Irrigation System, etc.) _____
 Comments: Alarm system is not currently hooked up to Fire department or PD, but could be

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

BUYER(S) INITIALS

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PROPERTY LOCATION: 38 Table Rock Rd, Bartlett, NH 03812

10. ADDITIONAL INFORMATION

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

X Yes No

b. ADDITIONAL COMMENTS:

Owner recently noticed one cracked window pane in basement. Owner will replace before closing

Solar panels were installed in 2024. A large Reed Ferry shed was installed during ownership

Exterior washed, sanded & repainted, including windows and decks by Parker Haynes 2025, invoice available

Some wood rot in/around window frames repaired/replaced by Brant Structures 2025, invoice available

~~Some additional wood rot and loose rails recently noticed on upstairs balcony. Will not be addressed by owner~~

Raised garden boxes we used for growing vegetables are rotted and need to be replaced or rebuilt, not by owner

Not all windows have screens, however some screens are in basement as owner prefers not to shade views with screens.

Some of the home's upgrades were done during prior ownership by Joe Berry's company

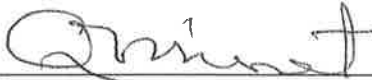
Owners have done EXTENSIVE landscaping, garden designs and tree work during their ownership, including stumping and developing mature lawn & gardens. Fruit trees and bushes include: apple, pear, plum, cherry, peach and blueberries.

Additional information on attached Feature Sheets and noted invoices of recent work

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 Queenelle Minet

7-7-26
DATE

SELLER

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

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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.

38 Table Rock Rd
Bartlett, NH 03812

1. Seller and Property Address: Queenelle Minet
2. Association Name (if applicable): Stillings Grant Home Owner Association
3. Property Manager/Agent: Jim Wilson, President 5253jw@gmail.com Phone: 419-460-2935
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: N/A
 - f. Are you aware of any pending or existing litigation? ☐ Yes ☒ No If Yes, please explain: we are unaware of any. See HOA resources for buyer due diligence
 - 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: See HOA resources for common area related questions
 - b. Name of Agent: _____ Phone: _____
6. **FINANCIAL**
 - a. ~~Monthly maintenance~~ fee(s): \$ 2026 Annual Fee: HOA = \$229.74, Water Fee = \$520.37, Septic Fee = \$500.52
 - b. What do the monthly fees include? Totals \$1,250.63

☐ 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
 - c. ☒ Other: Common areas includes walking trails & conservation easement areas
 - d. Are there any additional fees? If so, please specify: _____
 - e. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☒ No
If Yes, explain: HOA has a \$300 Transfer Fee due at time of closing

Additional Comments: Rental restrictions. No rentals less than 30 days. HOA fee includes water and leachfields

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.

Queenelle Minet

7-7-26

SELLER Queenelle Minet

DATE

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