

E Doc # 2013136 10/29/2020 11:08:02 AM
 Book 3541 Page 1056 Page 1 of 4
 Register of Deeds, Carroll County

Alpine Title Services
 6 Pleasant Street
 Conway, NH 03818

Lisa Scott

LCHIP CAA123718 25.00
 TRANS TAX CA923271 6,750.00

T/S \$6750

The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **WILLIAM B. MARKHARD** and **JO-ANN T. MARKHARD**, husband and wife, having a undivided one-third interest in the within described premises, both with a mailing address of 4 Doctor Stanton Road, Dennis, Massachusetts, 02638 and **CHRISTINE A. BAILEY**, a married woman, having a undivided one-third interest in the within described premises with a mailing address of 39 Myrtlebank Avenue, Boston, Massachusetts, 02124, and **DEREK A. MCCLEARY** and **CHRISTINE J. MCCLEARY**, husband and wife, having a undivided one-third interest in the within described premises both with a mailing address of 82 Cedar Street, Quincy, Massachusetts, 02170, for consideration paid, grant to **WILLIAM BENJAMIN WILSON** and **AMBER M. WILSON**, both having a mailing address of 20 College Avenue, Gorham, Maine, 04038, as joint tenants with rights of survivorship, and not as tenants in common, with WARRANTY COVENANTS, the following:

A certain tract of land located south and east of Glen Ledge Road in the Town of Bartlett, Carroll County, State of New Hampshire, being Lot No. 2 on a plan entitled "Property of Sandra L. and Anne D. Prinn Subdivision Plan" recorded in Carroll County Registry of Deeds in Book 37, Page 79.

Said Lot No. 2 is shown on said plan and is more particularly bounded and described as follows: Beginning at the southeasterly corner of Lot No. 1 on said plan, thence

South 11 degrees 57 feet West by land now or formerly of Jefferson, one hundred and sixteen (116) feet; thence

North 45 degrees 37 feet West by Lot No. 3, four hundred seventy-seven and 2/10 (477.20) feet; thence

On an arc whose radius is 234.6 feet along Glen Ledge Road, a distance of one hundred and fifty (150) feet; thence

South 38 degrees 41 feet East along Lot No. 1, three hundred ninety-three and 5/10 (393.5) feet to the point of beginning.

This deed is conveyed subject to and with the benefit of a Cross Easements for the driveway as duly recorded in Carroll County Records Book 1201, Page 380.

This deed is further conveyed subject to and with the benefit of an Easement for a water well pipes and pumps as duly recorded with Carroll County Records on December 5, 1991 at Book 1467, Page 826.

Meaning and intending to describe and convey those premises conveyed by Quitclaim Deed of William B. Markhard, Jo-Ann T. Markhard, Christine A. Bailey, Derek A. McCleary and Christine J. McCleary to the within Grantor recorded in Carroll County Registry of Deeds at near or even date.

The above described is not homestead property of the grantors, nor that of their spouses.

EXECUTED, this 26th day of October, 2020.



William B. Markhard

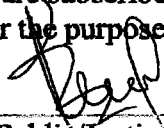


Jo-Ann T. Markhard

STATE OF MA

COUNTY OF Barnstable

The foregoing instrument was acknowledged before me this 26th day of October, 2020 by William B. Markhard and Jo-Ann T. Markhard known to me or satisfactorily proven by photo identification to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.



Notary Public/Justice of the Peace

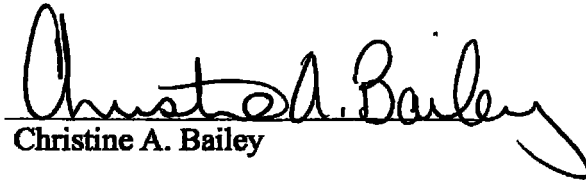
Printed Name:

My Commission Expires:



YOANA Z. MCCARTHY
Notary Public
Commonwealth of Massachusetts
My Commission Expires Jan. 6, 2023

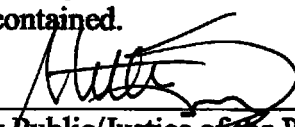
EXECUTED, this 25th day of October, 2020.


Christine A. Bailey

STATE OF Massachusetts

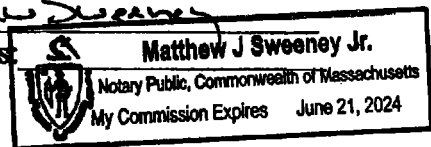
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 25th day of October, 2020 by Christine A. Bailey 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.

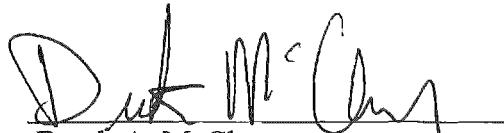

Notary Public/Justice of the Peace

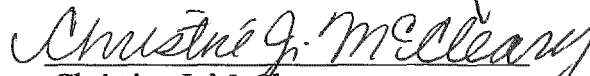
Printed Name: Matthew Sweeney

My Commission Expires



EXECUTED, this 27 day of October, 2020.

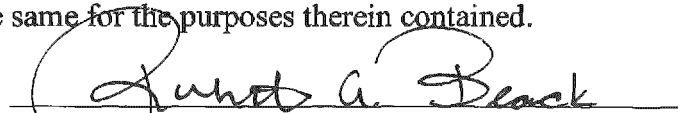

Derek A. McCleary

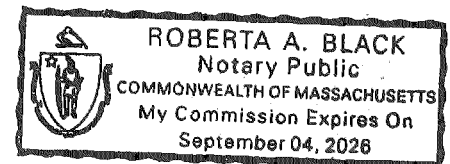

Christine J. McCleary

STATE OF MA

COUNTY OF Norfolk

The foregoing instrument was acknowledged before me this 27 day of Oct, 2020 by Derek A. McCleary and Christine J. McCleary known to me or satisfactorily proven by photo identification to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.


Notary Public/Justice of the Peace
Printed Name: Roberta Black
My Commission Expires: 9/4/26



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: William B Wilson, Amber M Wilson

2. PROPERTY LOCATION: 275 Glen Ledge Road, Bartlett, Nh 03838

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

4. SELLER: ☒ has ☐ has not occupied the property for 6 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: Top of driveway between houses.

Installed By: Unknown Date of Installation: Unknown

What is the source of your information?

c. USE: Number of persons currently using the system: 2 Households

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 Unknown

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? Radon Mitigation

COMMENTS: Radon and additional capacity installed in 2021.

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 1250 Gal. ☐ Unknown ☐ Other

Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other

Location: Yard between house + road ☐ Location Unknown. Date of Installation: Unknown

Date of Last Servicing: 12/2021 Name of Company Servicing Tank: Turner Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS:

SELLER(S) INITIALS WBW, AMW

BUYER(S) INITIALS /

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: Between house + road Size: unknown ☐ Unknown
Date of installation of leach field: unknown Installed By: unknown
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	☒	☐	☐	<u>Fiberglass</u>		
	Crawl Space	☒	☐	☐	<u>Closed Cell foam</u>		
	Exterior Walls	☒	☐	☐	<u>Fiberglass</u>		
	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 WBW, amw

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: _____ By: _____

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

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

Are test results available? ☐ Yes ☐ No Comments: Neighbors tested, installed AirWell mitigation.

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: 16 yrs Type: Rinnai (2) Fuel: propane Tank Location: Left of House

Owner of Tank: White Mountain

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: woodstove

Comments: House used primarily on weekends in winter

j. Roof Age: 9 Type of Roof Covering: Asphalt Shingle

Moisture or leakage: No

Comments: _____

SELLER(S) INITIALS WBN, amw

BUYER(S) INITIALS _____

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- k. **Foundation/Basement** ☐ Full ☒ Partial ☐ Other: Crawl Space Type: _____
Moisture or leakage: Some water in Spring melting
Comments: Basement encapsulated with sump pump in 2021
- l. **Chimney(s)** How Many? 1 Lined? yes Last Cleaned: Nov 2025 Problems? Loaded fire
Comments: Two wood stoves in one chimney, advised not to use downstairs stove.
- m. **Plumbing** Type: Copper Age: 1986
Comments: _____
- n. **Domestic Hot Water** Age: 10 Type: On-Demand Gallons: _____
- o. **Electrical System** # of Amps _____ ☒ 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: Cable -> Fiber Available
- 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 WGW, QMW

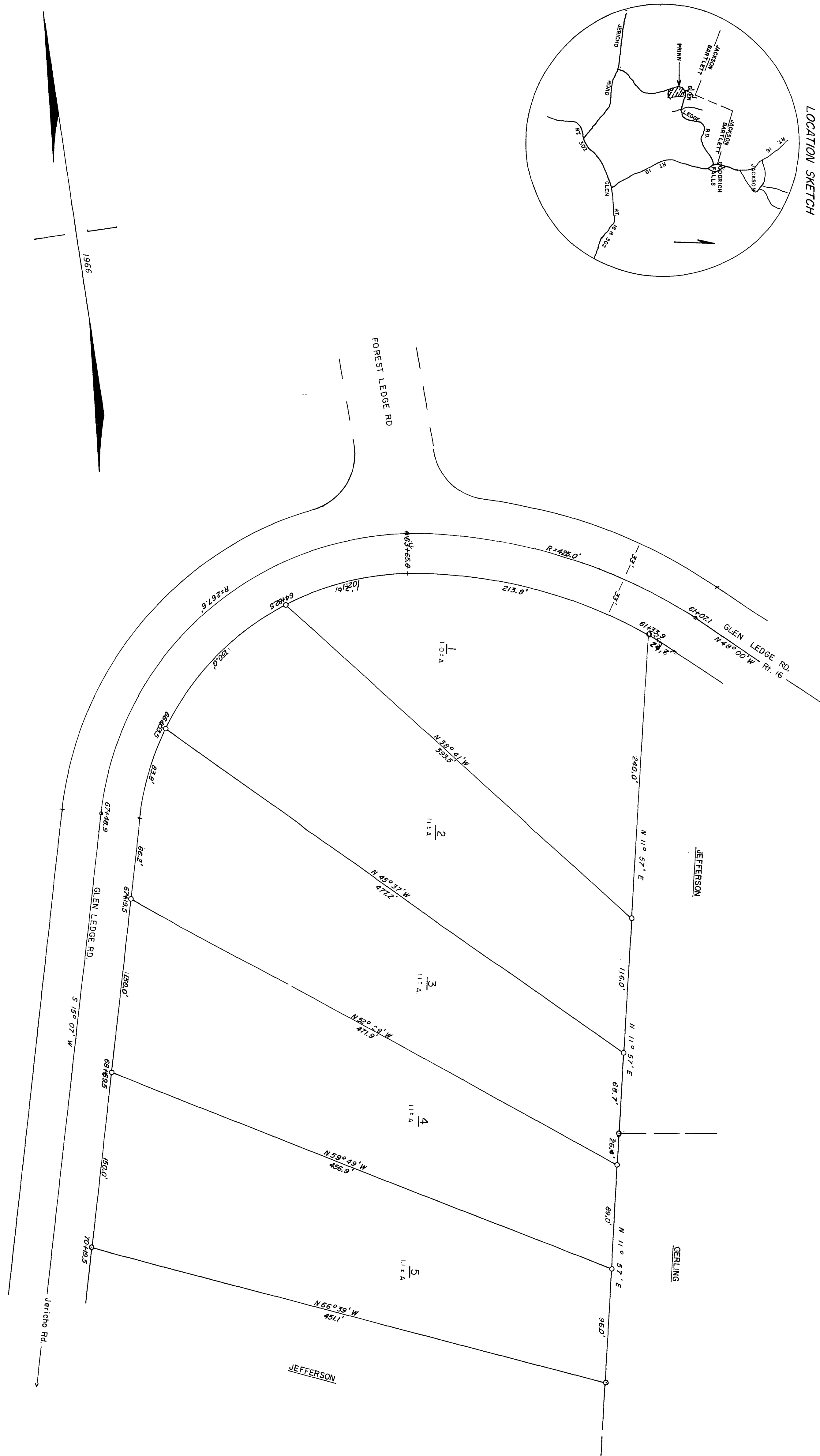
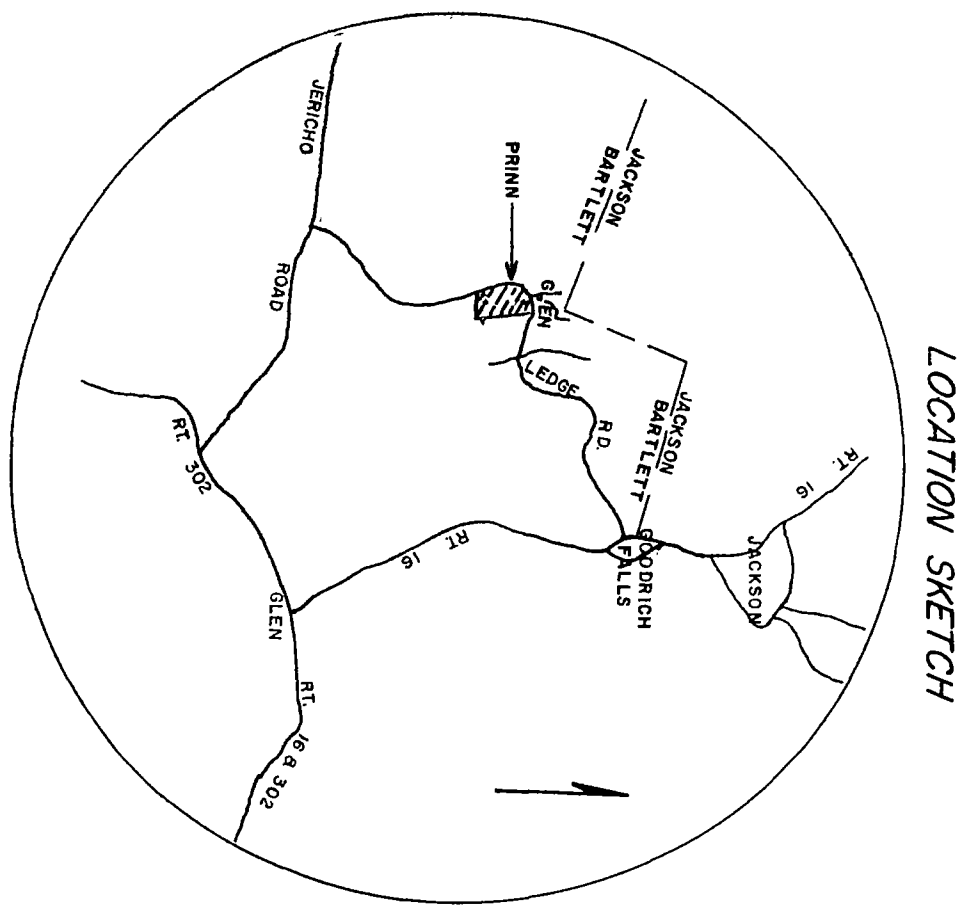
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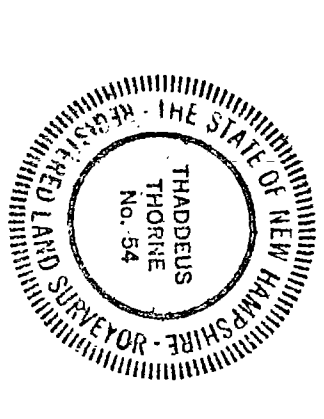
PROPERTY LOCATION: 275 Glen Ledge Road, Bartlett, Nh 03838

 Yes No

275 Glen Ledge Road



N. H. Water Supply & Pollution Control Comm.
Approval No. 5902 12/13/75



FINAL
APPROVAL BY THE
BARTLETT PLANNING
BOARD ON May 27, 1977
BY: *[Signature]*

THIS IS NOT A FINAL
APPROVAL OF THE
TOWN OF JERICHO
OR ANY OTHER
SUBDIVISION
REGULATIONS

CARROLL CO. REGISTRY
Rec'd at 830 o'clock AM
AUG 22 1977
Record Book 37 Page 019
Attest: *[Signature]*
Register

PROPERTY OF SANDRA L. B
ANNE D. PRIMM
SUBDIVISION PLAN

LOCATION: BARTLETT, N. H.
THADEUS THORNE - SURVEYS, INC.
CENTER CONWAY, NEW HAMPSHIRE, 03813

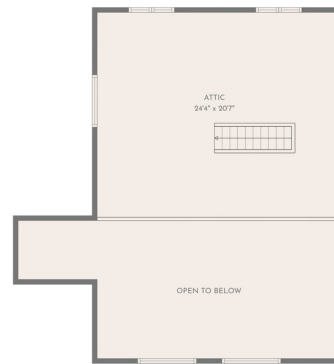
SURVEYED: DATE 1975 BY LEB JLS DRAFTED: DATE JUNE 28, 1976 BY J.L.D.

SCALE: 1" = 50' 0" 1" = 50' 0" 1" = 50' 0"

REFERENCES / REMARKS: Corners are iron pipe.
Roadside corners are perpendicular from road center-line at stations noted.



2nd floor



3rd floor



1st floor

TOTAL: 2074 sq. ft

1st floor: 1059 sq. ft, 2nd floor: 1015 sq. ft, 3rd floor: 0 sq. ft

EXCLUDED AREAS: OPEN TO BELOW: 428 sq. ft, LOW CEILING: 128 sq. ft, ATTIC: 381 sq. ft,
WALLS: 205 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.