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RECEIVED
CARROLL COUNTY REGISTRY
2004 APR 19 PM 4:28
Arlene G Chase, Deputy
REGISTER OF DEEDS

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
*****1 THOUSAND 8 HUNDRED AND 75 DOLLARS
MO. | DA. | YR. | AMOUNT
04/19/2004 651165 $ *****1875.00
VOID IF ALTERED

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I, DIANA TEMPLE, single, of 10 Bishop's Forest, Waltham. Massachusetts 02454, for consideration paid, grant to MARC F. GEARIN and MASAKO NAKAMURA, husband and wife, of One Longfellow Place #2522, Boston, Massachusetts 02114, as JOINT TENANTS with rights of survivorship, with WARRANTY COVENANTS, the following:

A certain tract or parcel of land, together with any buildings or other improvements thereon, situated in the Town of Bartlett, County of Carroll and State of New Hampshire, being Lot No. 111 as shown on a plan entitled, "Plan of Land in Bartlett, N.H., Property of Frank Souliere, Inc., Subdivision Plan - Phases 3 & 4, Sheet 3 of 3", Thaddeus Thorne, Surveyor, recorded in Carroll County Registry of Deeds, Plan Book 18, Page 14, said lot being more particularly bounded and described as follows:

Lot No. 111: Beginning at an iron pipe on the westerly side of a right-of-way at the northerly corner of Lot No. 113 and running South 71 degrees 50' West along Lot No. 113 One Hundred Twenty-two (122) feet to an iron pipe at the common intersection of Lots no. 111, 112, and 113; thence turning and running North 08 degrees 20' East along Lot No. 112 One Hundred Seventy-five (175) feet to an iron pipe; thence continuing along the same course Eight (8) feet, more or less, to a point on the southerly side of a brook; thence turning and running northeasterly, following the thread of said brook, One Hundred Forty (140) feet, more or less, to a point at the northwesterly corner of the end of a right-of-way; thence turning and running South

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11 degrees 46' West along said right-of-way to a point; thence continuing along said right-of-way South 15 degrees 15' West to a iron pipe, the point of beginning.

Said lot is conveyed subject to the "Restrictions on Residential Lots, Property of Frank E. Souliere, Inc., Bartlett, Carroll County, New Hampshire", recorded February 7, 1967 in Carroll County Registry of Deeds, Book 411, Page 284.

Subject, also to a right and easement from Frank E. Souliere, Inc. to the White Mountain Power Company and the New England Telephone & Telegraph Company, dated July 7, 1967, recorded in Carroll County Registry of Deeds, Book 416, Page 454.

Subject also to a right and easement from Frank E. Souliere, Inc. to Lower Bartlett Water Precinct, dated November 18, 1970, recorded in Carroll County Registry of Deeds, Book 477, Page 110.

Together with a right-of-way, in common with others, over the rights-of-way throughout the development, until such time as the said rights-of-way are deeded to the Town of Bartlett, Mountain Village Realty Trust hereby reserving the right to convey said rights-of-way to the Town of Bartlett.

MEANING AND INTENDING to convey the same premises conveyed to William Temple and Diana Temple by Warranty Deed of James R. Collins and Jeanne C. Collins dated June 8, 1985 and recorded Carroll County Registry of Deeds at Book 1011, Page 268. Diana Temple is the surviving joint tenant of William Temple, see Death Certificate to be recorded herewith.

This is not homestead property.

EXECUTED this 19 day of April, 2004.

Diana Temple

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COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Suffolk, ss. April 19, 2004

Personally appeared DIANA TEMPLE and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me,

Notary Public

(type or print name of Notary)
My Commission Expires:

(SEAL)

JOHN WOODS SPENCER
Notary Public
Commonwealth of Massachusetts
My Commission Expires Mar 19, 2010

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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:** Zachary Michael Nault, Torri Lee Nault
2. **PROPERTY LOCATION:** 97 Washington Ave, Bartlett , NH 03845
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ___Yes ✓No
4. **SELLER:** ✓has ___has not occupied the property for 1.1 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: ~~ATTIC~~ BASEMENT
   Installed By: IDK Date of Installation: IDK
   What is the source of your information? _____

   c. USE: Number of persons currently using the system: 2
   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 _____
   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
   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: BACKYARD UNDER CARN ___Location Unknown. Date of Installation: IDK
   Date of Last Servicing: 11/25 Name of Company Servicing Tank: NORTH CONWAY DISPOSAL SERVICES
   Have you experienced any malfunctions? ___Yes ✓No
   COMMENTS: _____

SELLER(S) INITIALS ZN / FN **BUYER(S) INITIALS** _____ / _____

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d. LEACH FIELD: ___Yes ___No ___Other IDK

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. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
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 ZW / QW 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? _____
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: TOWN RIGHT OF WAY & TURN-AROUND
What is your source of information? DEED

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: DRAINAGE UNDER DRIVEWAY TO PREVENT MUD

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: 10K Type: ELECTRIC Fuel: _____ Tank Location: _____
Owner of Tank: _____
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: WOODSTOVE / MINI-SPLITS
Comments: WOODSTOVE & CHIMNEY INSPECTED & CLEANED '25 BY 'CHIMNEY MAN'

j. **Roof** Age: 7yrs Type of Roof Covering: METAL
Moisture or leakage: —
Comments: —

SELLER(S) INITIALS _____ **BUYER(S) INITIALS** _____

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k. Foundation/Basement ✓Full __Partial __Other: _____ __Type: CONCRETE
Moisture or leakage: -
Comments: _____

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: Nov. '25 Problems? _____
Comments: _____

m. Plumbing Type: COPPER Age: IDK
Comments: _____

n. Domestic Hot Water Age: IDK Type: TANK Gallons: 40

o. Electrical System # of Amps IDK __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: SPLIT UNIT Age: 4 yr. Date Last Serviced and by whom: '23 BY JEFF MOON HVAC
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: SPECTRUM HIGH SPEED

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 DN / DN 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:

DECK 2019
BACKYARD 2020
FINISH BASEMENT 2021
LAMINATE FLOOR 2022
SHED & DRIVEWAY 2023
NEW CUSTOM BLINDS 2021

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 Zachary Michael Nault — DATE 11/19/26 — SELLER Torri Lee Nault — DATE 11/19/26

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 ZA / TLN — **BUYER(S) INITIALS** _____ / _____

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DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES

REALTOR® EQUAL HOUSING OPPORTUNITY

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: **97 Washington Ave, Bartlett , NH 03845**

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) [ ] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) [✓] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) [ ] Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) [✓] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home.*

(e) Purchaser has (check (i) or (ii) below):

(i) [ ] received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) [ ] waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) GM Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller **Zachary Michael Nault**	11/17/26 Date	Seller **Torri Lee Nault**	11.17.2026 Date
Purchaser	Date	Purchaser	Date
Agent	11.17.26 Date	Agent	Date