

Return to: Marc Mehalakes
1475 Peconic Bay Blvd.
Laurel, NY 11948

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****1 THOUSAND 4 HUNDRED AND 84 DOLLARS	
MO. DAY YR.	AMOUNT
04/27/2004	651262 \$ ****1484.00
VOID IF ALTERED	

RECEIVED
CARROLL COUNTY REGISTRY

007610

2004 APR 27 PM 1:55

Julian Q. Brooks
REGISTER OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **Jean Jones, Trustee of the Ray-Cott Realty Trust**, a Nominee Trust created under Declaration of Trust dated October 13, 1994, with a mailing address of: 54 Depot Street, Dunstable, MA 01827, for consideration paid grants to **Gina P. Mehalakes and Mark G. Mehalakes**, a married couple, of mailing address: 1475 Peconic Bay Blvd., Laurel, New York 11948, husband and wife as joint tenants with rights of survivorship, with Warranty Covenants:

A certain tract or parcel of land located at Meadow View Village in Bartlett, County of Carroll, State of New Hampshire, and being Lot 8 as shown on a certain plan entitled "Meadow View Village, a Subdivision for Franchi Management Co., Inc. Previously of Meadow Green Realty Trust II, Route 16A, Bartlett, NH" surveyed and drawn by Thaddeus Thorne-surveys, Inc. dated September 27, 1999 revised through June 13, 2000 recorded at Carroll County Registry of Deeds in Plan Book 172, Page 20, said Lot 8 being more particularly bound and described as follows:

Beginning at a point on the easterly sideline of Wild View Drive, so-called, said point being the southwesterly corner of the lot herein conveyed;

Thence running South 73° 47' 01" East along land now or formerly of Cote & Doran, a distance of 150.74 feet to an iron pipe found;

Thence turning and running North 21° 54' 17" East along Lot 13 shown on the above referenced plan a distance of 188.50 feet to a point;

Thence running North 21° 57' 34" East along Lot 13, a distance of 103.85 feet to an iron pipe found;

Thence turning and running North 73° 47' 01" West along Lot 9, a distance of 150.84 feet to an iron pipe found on the easterly sideline of Wild View Drive;

Thence turning and running South 21° 54' 17" West along the easterly sideline of Wild View Drive, a distance of 292.44 feet to the iron pipe found at the point and place of beginning.

Containing 1.00 acres, more or less.

TOGETHER WITH the right to pass and repass over the access roads situated on the aforesaid tract as shown on the above-mentioned plan, for all purposes for which roads are commonly used in the Town of Bartlett, in common with all others lawfully entitled thereto.

BK2287PG0010

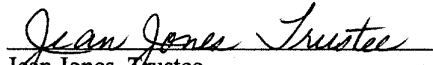
This conveyance is SUBJECT TO easements, restrictions, payment of charges, reservations for utilities, and all other covenants, conditions, agreements, and provision as contained in a certain Declaration of Covenants, Restrictions and Easements, Meadow View Village dated November 1, 1999 and recorded in Carroll County Registry of Deeds, Book 1891, Page 12, which may be amended from time to time, and shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any land subject to the Declaration or any declaration supplemental thereto, their legal representatives, heirs, successors and assigns.

The above-described land is not homestead premises.

Meaning and intending to describe and convey the same premises as conveyed to Jean Jones as Trustee of the Ray-Cott Realty Trust by Warranty Deed of Scott R. Jones dated August 12, 2003 and recorded with the Carroll County Registry of Deeds in Book 2192, Page 842.

This deed was prepared from information supplied by the grantor herein and the preparer has conducted no independent title examination.

Dated and signed this 16 day of April, 2004.

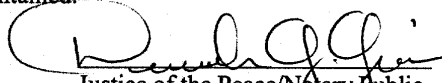

Jean Jones, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL, SS.:

April 16, 2004

Personally appeared **Jean Jones** known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged executing the same as a free and voluntary act for the purposes therein contained.

Before me,


Justice of the Peace/Notary Public
My Commission Expires:

DEBORAH G. GILMORE
Notary Public - New Hampshire
My Commission Expires April 16, 2008

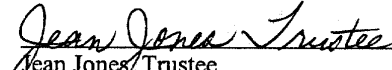
Trustee Certificate

The undersigned Trustee of the Ray-Cott Realty Trust, created under trust agreement dated October 13, 1994, and thereto have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is property exercising said power

BK2287PG0011

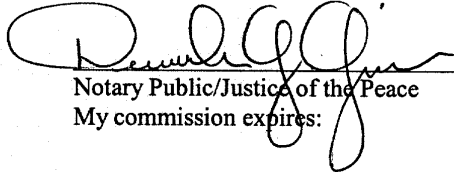
or to see to the application of any trust asset paid to the trustee for a conveyance thereon.

April 16, 2004


Jean Jones, Trustee

State of New Hampshire
County of Carroll

Acknowledged before me this 16 day of April, 2004 by Jean Jones, Trustee of the Ray-Cott Realty Trust.


Notary Public/Justice of the Peace
My commission expires:

Our file# 100099

DEBORAH G. GILMORE
Notary Public - New Hampshire
My Commission Expires April 16, 2008

BK 2287PG0012

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: Melinda, Marc & Regina
2. PROPERTY LOCATION: 91 Wildview Dr Bartlett NH
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No
4. SELLER: has has not occupied the property for 19 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: 91 Wildview Dr. Intervale NH
 Installed By: Lower Bartlett Water Date of Installation: 12/2006
 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: Lower Bartlett is public water. They test and maintain the water system

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: Front Left of House Location Unknown Date of Installation: 2006
 Date of Last Servicing: 10/23/25 Name of Company Servicing Tank: TURNER SEPTIC
 Have you experienced any malfunctions? Yes No
 Comments: _____

SELLER(S) INITIALS Melinda, Marc, Regina

BUYER(S) INITIALS _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 91 Wildwood Dr

d. LEACH FIELD: Yes No Other: _____
 IF YES, Location: LOWER LEFT SIDE OF PROP Size: 8'x36' Unknown: _____
 Date of installation of leach field: 2006 Installed By: STRICTLY SEPTIC SYSTEMS
 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>10" Fiberglass R-19</u>		<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>6" Fiberglass R-19</u>		<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>

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)? PROPANE
 Age of tank(s): 19 YEARS Size of tank(s): 500 GALLONS
 Location: LEFT SIDE OF HOUSE
 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 [Handwritten Signature]

BUYER(S) INITIALS _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 91 Wildview Drive

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: 1200.00 HOA FEE

What is your source of information? MEADOW-VIEW VILLAGE ASSOCIATION

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: THADDEUS TITORNE

If YES, is survey available? Yes ___ No ___ Unknown

SURVEYS, INC.

h. How is the property zoned? RESIDENTIAL

i. Street (check one): ___ Public ~~Private~~ Association

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

Additional Information: _____

j. Heating System Age: 1 YEAR Type: FORCED HOT AIR Fuel: PROPANE Tank Location: Outside -

Owner of Tank: MARC + GINA MEHALAKES

Annual Fuel Consumption: 1500 GALLONS Price: 2.91 PER GALLON Gallons: 25/26 YTD 1381 GALS 24/25 1595 GALLONS

Date system was last serviced and by whom? 2/18/26 GAYNOR HEATING + COOLING

Secondary Heat Systems: _____

Comments: _____

SELLER(S) INITIALS MGK MPK

BUYER(S) INITIALS _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION:

91 Wildwood Drive

- k. Roof Age: 19 Type of Roof Covering: EUK (ARCHITECTURAL) 30 YEAR SHINGLES
Moisture or leakage: NONE
Comments: _____
- l. Foundation/Basement: Full Partial Other: _____ Type: POURED
Moisture or leakage: NONE
Comments: GARAGE/BASEMENT
- m. Chimney(s) How Many? 1 Lined? YES Last Cleaned: N/A Problems? NONE
Comments: CHIMNEY IS 3 YEARS OLD
- n. Plumbing Type: COPPER / PVC UNDER SINKS Age: 19
Comments: _____
- o. Domestic Hot Water: Age: 19 Type: GAS Gallons: 65
- p. Electrical System: # of Amps 200 Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____
- 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: CENTRAL Age: 4 YRS Date Last Serviced and by whom: 2026 GAYNOR
Comments: ANNUAL TUNE-UP
- u. Pool: Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____
- v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: 20 Last Date of Service: JUNE 2025
If Portable: Included Negotiable
Comments: _____
- w. Internet: Type Currently Used at Property: Spectrum
- x. 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 [Handwritten initials]

BUYER(S) INITIALS [Handwritten initials]

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 91 Wilderwood Drive

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

Must see Feature sheet in Documents for time lines and additional information.

2006 construction, one owner, never rented.

Buildable lot across street, will not affect view, but will probably enhance view.

Town sewer a possibility in the future, has been budgeted for.

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] 4/21/26
SELLER DATE

[Signature] 4/21/26
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 _____

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: 91 Wildman Drive
 2. Association Name (if applicable): Meadow Village Association
 3. Property Manager/Agent: Bill Roberts Phone: 508-472-1014

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: _____
 b. Name of Agent: _____ Phone: _____

6. FINANCIAL

- a. Monthly maintenance fee(s): \$ 1200 per year
 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: drainage road system
 c. Are there any additional fees? If so, please specify: _____
 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.

Regina Michalek 4/20/26 Ann Tucker 4/20/26
 SELLER 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 AND OTHER ADVISORS.

BUYER _____ DATE _____ BUYER _____ DATE _____