

LCHIP	ROA605484	25.00
TRANSFER TAX	RO113109	6,885.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, Marcell A. Weare, unmarried, and Trustee of the **Weare Revocable Trust**, u/d/t dated October 24, 2013, with an address of 7 Revolution Drive, City of Dover, County of Strafford and State of New Hampshire 03820, for consideration paid grant(s) to **Carleton M. Peters and Linda L. Peters**, Husband and Wife, of 66A Lake Attitash Road, Town of Amesbury, County of Essex, and Commonwealth of Massachusetts 01913, as **joint tenants with rights of survivorship**, and with **WARRANTY COVENANTS**:

A certain tract of land with buildings thereon, located in Seabrook, County of Rockingham and State of New Hampshire, more particularly bounded and described as follows:

Beginning at a stake on the Easterly sideline of Forest Court so-called, at the Northwesterly corner of Lot #29 and running North 6° 30' West along the said Forest Court, a distance of 100 feet to a stake at the Southwest corner of Lot #31, thence turning and running North 87° 30' East along said Lot #31 a distance of 100 feet to a stake at the Northwest corner of Lot #33; thence turning and running South 6° 30' East along the said Lot #33 a distance of 100 feet to a stake at the Northeast corner of Lot #29; thence turning and running South 87° 30' West along said Lot #29 a distance of 100 feet to a stake at the point of beginning. Containing 10,000 square feet, more or less, and being Lot #30.

Meaning and intending to convey Lot #30 as shown on a Plan #1439 by T.W. Chesley Engineering Company, Northwood, New Hampshire, dated January 1962, and subject to restrictions contained in Book 1614, Page 281 of the Rockingham County Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to the Weare Revocable Trust dated October 24, 2013, from Everett A. Weare and Margaret B. Weare by virtue of a deed dated October 24, 2013, and recorded on November 4, 2020, in the Rockingham County Registry of Deeds at Book 6189, Page 2636.

This is not homestead property of the grantor.

The undersigned Marcell A. Weare, Trustee of the Weare Revocable Trust Under The Trust Dated October 24, 2013 hereby states pursuant to RSA 564-A:7, that said Trustee has full and absolute power in said Trust Agreement to sell, exchange, purchase, acquire, mortgage, refinance, encumber, discharge mortgages and pledge certain real estate situated at 30 Forest Court, Seabrook, NH 03874 and no third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the proceeds paid for any conveyance.

Marcell A. Weare, Trustee of the Weare Revocable Trust is duly authorized to execute such documents as may be necessary to complete the closing of said property and certifies that the trust is in full force and effect, that they are empowered to act as sole trustee on the date of this certificate, and that the trust has not been revoked or amended.

The Trustee further certifies that the undersigned is the sole Trustee of said Trust; that said Declaration of Trust has not been amended or revoked; that no successor Trustee has been appointed and that the undersigned has received all written authorizations from beneficiaries, if any, required by the terms of said Trust.

Executed this 31st day of January 2022.

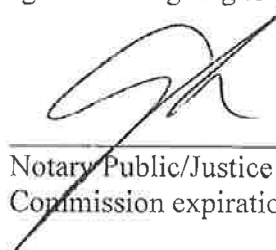
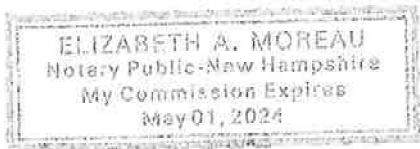
Weare Revocable Trust



Marcell A. Weare, Trustee

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 31st day of January, 2022, the said Marcell A. Weare, Trustee of the Weare Revocable Trust and acknowledged the foregoing to be his voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration: 5/1/2024

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: CARLETON M PETERS, LINDA L PETERS2. PROPERTY LOCATION: 30 Forest Ct, Seabrook, NH3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes ☒ No4. SELLER: ☒ has ☐ has not occupied the property for 5 years.**5. WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Otherb. INSTALLATION: Location: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____c. USE: Number of persons currently using the system: _____
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: The Seabrook water dept tests water**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: _____ 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 CP LP

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 30 Forest Ct, Seabrook, NH

- 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 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	☐	☐	☐	_____	_____	☐
	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: Seller has no knowledge of any Tanks

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

☐ Yes ☒ No ☐ Unknown

If YES, Source of information: _____

Comments: Home Mostly Redone

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 has never tested

SELLER(S) INITIALS VP, CP

BUYER(S) INITIALS 1

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 30 Forest Ct, Seabrook, NH

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. Heating System Age: 4yrs Type: Gas Fuel: _____ Tank Location: Basement

Owner of Tank: SELF

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? 2yrs

Secondary Heat Systems: Fireplace Electric

Comments: _____

j. Roof Age: 4yrs Type of Roof Covering: Shingles

Moisture or leakage: NO

Comments: _____

SELLER(S) INITIALS CP, LP

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 30 Forest Ct, Seabrook, NH

- k. Foundation/Basement ☒ Full ☐ Partial ☐ Other: _____ Type: _____
Moisture or leakage: NONE
Comments: _____
- l. Chimney(s) How Many? 1 Lined? never used Last Cleaned: _____ Problems? _____
Comments: NOT USED
- m. Plumbing Type: Copper-PVC Age: unk
Comments: _____
- n. Domestic Hot Water Age: 4 yrs Type: on demand gas Gallons: _____
- o. Electrical System # of Amps 200 ☒ 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: NA 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: May 2026
If Portable: ☐ Included ☐ Negotiable merrill electric services
Comments: _____
- v. Internet Type Currently Used at Property: Fidium
- w. Other (e.g. Alarm System, Irrigation System, etc.) Simply Safe
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 CP, CP

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 30 Forest Ct, Seabrook, NH

10. **ADDITIONAL INFORMATION**

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

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

All windows & siding replaced
new DECKS in front & rear
new gutters & roof
new Dishwasher
new Kitchen Cabinets & Counters
new flooring kitchen & dining room
new Shower unit & Vandy in upstairs
new Vandy in downstairs bath

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).

Carleton M Peters
SELLER CARLETON M PETERS

8-1-2026
DATE

Linda L Peters
SELLER LINDA L PETERS

8-1-2026
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 OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER _____

DATE _____

BUYER _____

DATE _____

SELLER(S) INITIALS _____

BUYER(S) INITIALS _____

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



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: **30 Forest Ct, Seabrook, NH**

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)  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.

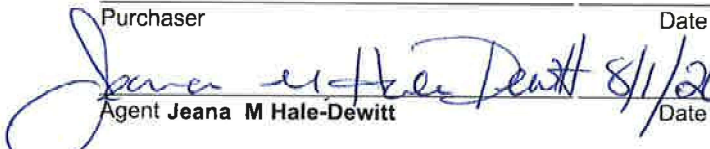
Certification of Accuracy

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 **CARLETON M. PETERS** Date **8-1-26**

 _____
Seller **LINDA L. PETERS** Date **8/1/26**

Purchaser Date _____

 _____
Agent **Jeana M. Hale-Dewitt** Date **8/1/26**

Purchaser Date _____

Agent Date _____