

STATE OF NEW HAMPSHIRE

DEPARTMENT
OF
REVENUE
ADMINISTRATION



REAL ESTATE
TRANSFER TAX

***** THOUSAND * HUNDRED AND 40 DOLLARS	
10/18/2013	897356 \$ *****40.00
VOID IF ALTERED	

Doc # 0012894 Oct 18, 2013 10:08 AM

Pamela C. Berkenb, Deputy
Register of Deeds, Carroll County



SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, **LESLEY HARDY**, having a mailing address of P.O. Box 1083, Glen, Carroll County, New Hampshire (03838) for consideration paid grant to **LESLEY A. HARDY, TRUSTEE OF THE LESLEY A. HARDY REVOCABLE TRUST u/d/t dated October 16, 2013**, having a mailing address of P.O. Box 1083, Glen, Carroll County, New Hampshire (03838), with WARRANTY COVENANTS:

Two certain tracts or parcels of land, with all improvements thereon, located in the Town of Bartlett, County of Carroll, and State of New Hampshire, more particularly bounded and described as follows:

PARCEL ONE:

A certain tract or parcel of land situate in the Town of Bartlett, County of Carroll and State of New Hampshire, located Easterly of Route #16 and being Lot #96 (Ninety-Six) in accordance with plan entitled "Linderhof Resort Area, Town of Bartlett, County of Carroll, State of New Hampshire, Drawing No. 3", surveyed and drawn by Tri-state Surveying and Engineering Co., Inc., on September 1, 1970, and recorded in Carroll County Records at Plan Book 18, Page 19. Particular reference is made to said plan for more complete description of the parcel of land herein conveyed, with its appurtenances, as though metes and bounds were taken from said plan and transcribed herein at length.

TOGETHER WITH all appurtenances thereto and SUBJECT TO certain rights, covenants and restrictions, and easements as stated in a certain deed dated October 13, 1979 from Alan J. Pitegotf and Lynn Pitegoff to Stephen V. Calabro and Barbara A. Calabro recorded in Carroll County Records, Book 766, Page 92. Reference may be had to said deed for a more complete description of said appurtenances, rights, covenants, restrictions and easements as though set forth at length herein.

BK3112PG158



COOPER CARGILL CHANT • ATTORNEYS AT LAW

2935 WHITE MOUNTAIN HIGHWAY, NORTH CONWAY, NEW HAMPSHIRE 03860

110 PLEASANT STREET, BERLIN, NEW HAMPSHIRE 03570

MEANING AND INTENDING to describe and convey the property as conveyed by Warranty Deed of C.C. Russo, Inc. to Lesley Hardy dated July 28, 2009 and recorded with the Carroll County Registry of Deeds at Book 2809, Page 721.

PARCEL TWO:

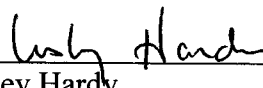
Location: Lot 99 – Linderhof Resort Area
Map/Parcel: 2LNDRH-99-0

MEANING AND INTENDING to describe and convey the property as conveyed by Quitclaim Deed of Board of Selectmen for the Town of Bartlett to Lesley Hardy dated August 30, 2013 and recorded with the Carroll County Registry of Deeds at Book 3106, Page 448.

MINIMUM TRANSFER TAX is due on this document pursuant to Rev. 802.02 because no monetary consideration was paid for the within transfer, which is to a revocable trust, which is not represented by transferable shares, and which was created and funded for estate planning purposes as a testamentary substitute.

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

WITNESS her hand and seal this 16th day of October, 2013.



Lesley Hardy

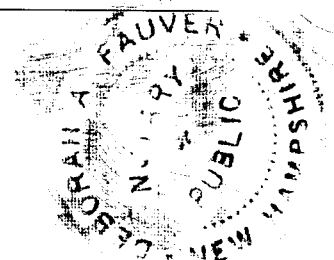
STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

Personally appeared the above named, Lesley Hardy, and acknowledged the foregoing instrument as her voluntary act and deed, before me this 16th day of October, 2013.

DEBORAH A. FAUVER
Notary Public • Justice of the Peace
State of New Hampshire
My Commission Expires November 18, 2014



Notary Public/Justice of the Peace
Print Name: _____
My Commission Exp: _____



Y:\ESTATE PLANNING\Client\15350 - Hardy, Lesley\001 - Estate Planning\warranty deed.docx



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2935 WHITE MOUNTAIN HIGHWAY, NORTH CONWAY, NEW HAMPSHIRE 03860
110 PLEASANT STREET, BERLIN, NEW HAMPSHIRE 03570

BK 3112 PG 159

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:** Lesley A Hardy Revocable Trust
2. **PROPERTY LOCATION:** 10 Wilhelm Place, 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 16 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: _____
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: lower Bartlett water
Full house water conditioner

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: 25

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

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS: new 3 bedroom 7/25
Tank in front of home in garden

SELLER(S) INITIALS LH

BUYER(S) INITIALS _____

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- d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: To Right front of home Size: _____ ☐ Unknown
Date of installation of leach field: 7/25 Installed By: Mckonky
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>unk</u>		
	Crawl Space	☒	☐	☐			
	Exterior Walls	☒	☐	☐	<u>unk</u>		
	Floors	☐	☐	☒	<u>unk</u>		

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): 2009 Size of tank(s): unk
Location: To Right behind generator
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: seller
Comments: New build 2009
- 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: PRC in garage for ventilation system if needed

SELLER(S) INITIALS 4H / _____

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: See lower Bartlett water

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: seller

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? seller

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☒ Yes ☐ No ☐ Unknown If YES, Explain: Association fee

What is your source of information? seller

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? Residential

i. Heating System Age: 2026 Type: FHA Fuel: Propane Tank Location: Buried

Owner of Tank: White Mtn oil

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? New

Secondary Heat Systems: gas fireplace - Elec baseboard in lower level

Comments: _____

j. Roof Age: 1yr Type of Roof Covering: Asphalt Shingle - landmark Pro

Moisture or leakage: NO

Comments: Transferable warranty

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- k. **Foundation/Basement** ☐ Full ☐ Partial ☒ Other: Slab Type: _____
Moisture or leakage: No
Comments: French drain installed
- l. **Chimney(s)** How Many? 1 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: propane fireplace
- m. **Plumbing** Type: pvc/pex Age: 17 yrs
Comments: _____
- n. **Domestic Hot Water** Age: 3 Type: on Demand 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: Central A/C Age: 5yrs Date Last Serviced and by whom: Air duct plus
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: 4 years old
- v. **Internet** Type Currently Used at Property: _____
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) Alarm system
Comments: Door security

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 LH

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:

outdoor shower

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).

Lesley Hardy 10/1/26
SELLER Lesley A Hardy Revocable Trust 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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