STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

***** THOUSAND * HUNDRED AND 40 DOLLARS

MO.	DAY	YR.		AMOUNT
02/06/2015			904410	$ ******40.00

VOID IF ALTERED

Doc # 0000960 Feb 6, 2015 2:10 PM

Lisa Scott

Register of Deeds, Carroll County

C/H
L-CHIP
CAA065659

QUITCLAIM DEED

We, **Donald L. Cote** and **Gloria R. Cote, f/k/a Gloria Dexter,** married couple, of PO Box 301, Madison, New Hampshire 03849, for consideration paid, grant to **Donald L. Cote and Gloria R. Cote, Trustees of the Donald L. Cote and Gloria R. Cote Revocable Trust,** dated December 4, 2014, of PO Box 301, Madison, New Hampshire 03849, with quitclaim covenants:

The following described real property situate in the Town of Madison, County of Carroll and State of New Hampshire, to wit:

A certain lot or parcel of land with the buildings thereon, located in Moores Pond Subdivision in the Town of Madison, County of Carroll, State of New Hampshire, and being Lot No. 38 as shown on a certain plan entitled "Plan of Two Lot Subdivision, Lot 6 at Moores Pond Subdivision, Madison, N.H.", prepared by D. David Douglass, Licensed Land Surveyor, dated August 1, 1990 and recorded in the Carroll County Registry of Deeds at Plan Book 132, Page 7, and as more particularly bounded and described as follows:

Beginning at an iron pipe on the easterly sideline of the access road serving said lot and being the westerly corner of Lot 38 and the southerly corner of Lot 31; thence turning and running along the sideline of Lot 31, North 38 degrees 10' 02" East, 238.00 feet to an iron pipe at the common corner of Lot 31, Lot 32 and Lot 33; thence turning and running along the sideline of Lot 33, South 51 degrees 49' 58" East, 336.48 feet to an iron pin at the common corner of Lot 33, Lot 34 and Lot 37; thence turning and running along the sideline of Lot 37, South 38 degrees 10' 02" West, 371.08 feet to an iron pipe on the easterly sideline of said access road, first clockwise along the arc of a curve with a centerline radius of 369.20 feet a lineal distance of 25.00 feet; thence North 26 degrees 29' 07" West, 179.97 feet; thence counterclockwise along the arc of a curve with a centerline radius of 535.58 feet a lineal distance of 161.37 feet to the point of beginning.

BK3186PG 185

→ RETURN BEASLEY & FERBER, P.A. - 55 HALL STREET - P. O. BOX 2463 - CONCORD, NEW HAMPSHIRE 03302-2463 - 603-225-5010

Containing 2.29 acres, more or less.

Said premises are conveyed subject to and with the benefit of rights, easements, restrictions, agreements and reservations of record, if any there be, insofar as the same may be in force and applicable, and said rights, easements, restrictions, agreements and reservations shall be deemed as much a part hereof as if stated in full herein.

Meaning and intending to convey the same premises conveyed to the Grantors herein by deed of Donald L. Cote dated September 10, 1994 and recorded in Carroll County Registry of Deeds at Book 1589, Page 221.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed this 27 day of JANUARY, 2015.

Patsy Hampton
Witness

Donald L. Cote
Donald L. Cote

Witness

Gloria R. Cote
Gloria R. Cote, f/k/a
Gloria Dexter

State of FLORIDA
County of SARASOTA

Before me, personally appeared Donald L. Cote and Gloria R. Cote, f/k/a Gloria Dexter, and acknowledged the foregoing instrument to be their free act and deed on this 27TH day of JANUARY, 2015, for the purposes therein contained.

Diane L Ballinger
Justice of the Peace/
Notary Public

DIANE L. BALLINGER
Notary Public - State of Florida
My Comm. Expires May 3, 2016
Commission # EE 195462

BK3186PG 186

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:** Donald L Cote & Gloria C Cote Revocable Trust
2. **PROPERTY LOCATION:** 657 Moores Pond Road, Madison, NH 03875
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ___Yes _X_No
4. **SELLER:** _X_has ___has not occupied the property for 33 years.
5. **WATER SUPPLY**

   Please answer all questions regardless of type of water supply.

   a. TYPE OF SYSTEM: ___Public _X_Private ___Seasonal ___Unknown
   _X_Drilled ___Dug ___Other _____

   b. INSTALLATION: Location: Right of driveway
   Installed By: _____ Date of Installation: 1993
   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 _X_No

   d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
   Pump: ___Yes _X_No ___N/A Quantity: ___Yes _X_No
   Quality: ___Yes _X_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 2025
   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: High IRON - filter installed

6. **SEWAGE DISPOSAL SYSTEM**

   a. TYPE OF SYSTEM: Public: ___Yes _X_No Community/Shared: ___Yes _X_No
   Private: _X_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: _X_Septic Tank ___Holding Tank ___Cesspool ___Unknown ___Other
   Tank Size 1250 Gal. ___Unknown ___Other
   Tank Type _X_Concrete ___Metal ___Unknown ___Other _____
   Location: Left of house ___Location Unknown. Date of Installation: 1993
   Date of Last Servicing: _____ Name of Company Servicing Tank: Otis Quint
   Have you experienced any malfunctions? ___Yes _X_No
   COMMENTS: _____

SELLER(S) INITIALS DC / GC **BUYER(S) INITIALS** _____ / _____

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Badger Peabody & Smith Realty - North Conway, 2633 White Mountain Hwy North Conway NH 03860 Phone: (603) 823-5700 Fax: (626) 387-1514 657 Moores Pond Road
Jeana Hale-Dewitt

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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PROPERTY LOCATION: 657 Moores Pond Road, Madison, NH 03875

d. LEACH FIELD: X Yes ___No ___Other _____

IF YES, Location: Left of house Size: _____ X Unknown

Date of installation of leach field: 1993 Installed By: _____

Have you experienced any malfunctions? ___Yes X No

Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ___Yes X 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	X	___	_____	_____	_____	X
Floors	___	X	_____	_____	_____	_____
_____	___	___	_____	_____	_____	_____

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 X No ___Unknown

IF YES: Are tanks currently in use? ___Yes X 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 X Unknown

In the siding? ___Yes X No ___Unknown In the roofing shingles? ___Yes X No ___Unknown

In flooring tiles? ___Yes X No ___Unknown Other _____ ___Yes X No ___Unknown

If YES, Source of information: _____

Comments: _____

c. RADON/AIR - **Current or previously existing:**

Has the property been tested? ___Yes X 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 DC / GC **BUYER(S) INITIALS** _____ / _____

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PROPERTY LOCATION: 657 Moores Pond Road, Madison, NH 03875

d. RADON/WATER - **Current or previously existing:**
Has the property been tested? __Yes _X_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 _X_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 _X_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?
_X_Yes _X_No __Unknown If YES, Explain: Association covenants
What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
_X_Yes __No __Unknown If YES, Explain: Common land BEACH AREA
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 _X_No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?
__Yes _X_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 _X_No __Unknown If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?
__Yes _X_No __Unknown Comments: _____

g. Has the property been surveyed?
_X_Yes __No __Unknown If YES, By: original subdivision
If YES, is survey available? _X_Yes __No __Unknown

h. How is the property zoned? Residential

i. **Heating System** Age: 2015 Type: forced HOT AIR Fuel: PROPANE Tank Location: Rear of home
Owner of Tank: Irving
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? 11/3/2026 IRVING
Secondary Heat Systems: _____
Comments: _____

j. **Roof** Age: 13 yrs Type of Roof Covering: Asphalt Shingle
Moisture or leakage: NO
Comments: _____

SELLER(S) INITIALS DC / GC **BUYER(S) INITIALS** _____ / _____

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k. **Foundation/Basement** X Full __Partial __Other: _____ __Type: _____
Moisture or leakage: NO
Comments: _____

l. **Chimney(s)** How Many? 1 Lined? unknown Last Cleaned: 2010 Problems? NO
Comments: HAVE NOT used wood stove in 16 yrs

m. **Plumbing** Type: copper + PVC Age: 33
Comments: NO problems

n. **Domestic Hot Water** Age: 8 yrs Type: Propane Gallons: 40

o. **Electrical System** # of Amps 200 X 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 X No
If Yes, please explain: _____

q. **Pest Infestation:** Are you aware of any past or present pest infestations? __Yes X No Type: _____
Comments: _____

r. **Methamphetamine Production** Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) __Yes X No If YES, please explain: _____

s. **Air Conditioning** Type: window 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: Spectrum

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 DC, JC 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:
Dishwasher - repair unsuccessful

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).

Donald Cote Trustee — SELLER Donald L Cote & Gloria C Cote — DATE 11/6/26
Gloria Cote trustee — SELLER — DATE 11/6/26

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 DC / GC **BUYER(S) INITIALS** ____ / ____

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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: Donald L Cote & Gloria C Cote Revocable Trust **657 Moores Pond Road** Madison, NH 03875
2. Association Name (if applicable): MOORES POND
3. Property Manager/Agent: NONE Phone: _____
4. GENERAL AND LEGAL
   a. Are there any Association or Corporation approvals required for transfer of Ownership? __ Yes X No __ Unknown
   b. Is there a time share operation existing at Property? __ Yes X No __ Unknown
   c. Is there a vacation rental operation or other organized rental program at Property? __ Yes X No __ Unknown
   d. Are you aware of any rental, use or age restrictions? __ Yes X No __ Unknown
   e. Number of allocated parking spaces available for this unit: _____
   f. Are you aware of any pending or existing litigation? __ Yes X No If Yes, please explain: _____
   g. Are the minutes of the Condominium Association annual meeting available? X Yes __ No __ Unknown
   h. Are there any pet policies? Restrictions: __ Yes __ No Dogs/Cats Allowed: X Yes __ No
5. MASTER INSURANCE POLICY
   a. Name of Company: _____
   b. Name of Agent: _____ Phone: _____
6. FINANCIAL
   a. Monthly maintenance fee(s): $ 100 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 X Recreation/Community Association Dues __ Water
      __ Other: _____
   c. Are there any additional fees? If so, please specify: NO
   d. Are you aware of any special assessments or loans in effect at this time? __ Yes X 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.

Donald Cote TRUSTEE — SELLER Donald L Cote & Gloria C Cote — DATE
Gloria Cote trustee — SELLER — DATE 11/6/2020

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 _____

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