

This document prepared by (and after recording return to):
Name: Elizabeth Blume
Firm/Company: PENSCO Trust Company
Address: P.O. Box 173859
City, State, Zip: Denver, CO 80217

2002503 03/13/2020 10:54:08 AM
Book 3494 Page 216 Page 1 of 5
Register of Deeds, Carroll County

Lisa Scott

LCHIP CAA115610 25.00

-----Above This Line Reserved For Official Use
Only-----

QUITCLAIM DEED

This deed is exempt from Transfer Tax. The transfer is a transfer of title from the IRA to the IRA owner.
78-B: 22 (XXII)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS (\$0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **PENSCO Trust Company Custodian FBO Joseph Haepers IRA**, of Denver County, State of Colorado, hereinafter referred to as "Grantor", does hereby grant, with quitclaim covenants, unto **Joseph Haepers as to undivided 100% interest**, of Denver County, State of Colorado, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **Carroll**, State of New Hampshire, to-wit:

Being a certain lot or parcel of land located in the Town or City of **Madison**, **Carroll** County, New Hampshire and being further described as:

See Exhibit "A"

AKA: 278 Moores Pond Road, Madison, NH 03849

Prior instrument reference: Book 3481, Page 601-604, Document No. 1913517 of the Recorder of **Carroll** County, New Hampshire.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Documentary Transfer Tax is \$0.00
Grantor(s) and Grantee(s) in this conveyance are comprised of the same parties, who continue to hold the same proportionate interest in the property.

Send Tax Statement to Grantee

WITNESS Grantor(s) hand(s) this the March 12, 2020

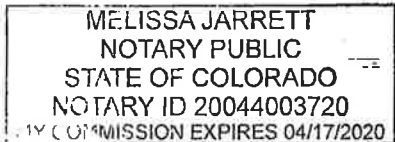
Dan Shaw

**Dan Shaw, Authorized Signer
PENSCO Trust Company Custodian FBO Joseph Haepers IRA**

STATE OF COLORADO
COUNTY OF DENVER

On 3/12/2020 before me, Melissa Jarrett, a Notary Public, personally appeared **Dan Shaw**, Authorized Signer for **PENSCO Trust Company Custodian FBO Joseph Haepers IRA**, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Melissa Jarrett
Notary Public

Print Name: Melissa Jarrett

Grantor(s) Name, Address, phone:
PENSCO Trust Company Custodian FBO
Joseph Haepers IRA
PO Box 173859
Denver, CO 80217
800-962-4238

Grantee(s) Name, Address, phone:
Joseph Haepers as to undivided 100% interest
11 GREENSIDE LN
ACTON, MA 01720-4096
978-935-8739

SEND TAX STATEMENTS TO GRANTEE

Exhibit A

A certain lot or parcel of land, with buildings thereon, located in Moores Pond Subdivision in the Town of Madison, County of Carroll, State of New Hampshire, and being Lot No. 28 as shown on a certain Plan entitled 'Moores Pond Subdivision, Madison, N.H., Map 4, Parcel 1,' prepared by Thaddeus Thorne-Survey, Inc., dated December 1, 1988, and recorded in the Carroll County Registry of Deeds at Plan Book 118, Page 17, and as more particularly described as follows:

Beginning at an iron pipe on the easterly sideline of the right-of-way serving said lot, said point being the northwesterly corner of the lot herein conveyed and the southwesterly corner of Lot No. 27; thence turning and running along the southerly sideline of Lot No. 27, North 84 degrees 54 minutes 34 seconds East, 407.54 feet to an iron pipe on the westerly sideline of land now or formerly of the Town of Madison; thence turning and running along said Town of Madison land, South 34 degrees 56 minutes 49 seconds West, 450.00 feet to an iron pipe at the northeasterly corner of Reserve Lot D; thence turning and running along the northerly sideline of Reserve Lot D, North 78 degrees 35 minutes 49 seconds West, 158.65 feet to an iron pipe on the easterly sideline of said right-of-way; thence turning and running along the easterly side of said right-of-way first counterclockwise along the arc of a curve with a centerline radius of 700.00 feet a lineal distance of 41.84 feet to a point; thence North 01 degrees 10 minutes 12 seconds East, 259.60 feet to the point of the beginning.

Containing 2.15 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 Madison, in common with all others lawfully entitled thereto, together with the easement and right of way for access to and from the within described premises over the driveways, parking areas, and walkways as presently constructed and to be constructed leading from the access road to the within described premises.

TOGETHER WITH an easement for encroachment as follows: If any portion of the common properties existing presently or hereafter designated by the said Association encroaches upon any unit or land on which it is situated, or if the unit as constructed encroaches upon any other unit or portion of common property existing presently or hereafter designated, or any such encroachment shall occur hereafter as a result of (a) settling of the building, or (b) alterations or repairs to the common property made by or with the consent of the Directors of the Moores Pond Association, or (c) as a result of repair or restoration of the building after damage by fire or other causality, or (d) as a result of ordinary repair and maintenance of the exterior structure of the building, appurtenances thereto, or utilities servicing same, or (e) as a result of condemnation or eminent domain proceedings: thence in such instance a valid easement shall exist for such encroachment and for the maintenance of same as long as the building stands.

Each Lot Owner shall obtain, and maintain in effect fire and appropriate extended insurance coverage and other appropriate damage and physical loss insurance, all in an amount equal to the then current full replacement value of all improvements on Lot owned by such Owner, which insurance shall be subject to such additional requirements as may be established from time to time by the Directors of the Association by resolution. Such additional insurance requirements may be set forth in the agreements or other undertakings which the Directors of the Association may enter into with or for the benefit of holders or insurers of mortgages secured upon portions of the development. SUBJECT ONLY to the rights of an institutional holder of a first mortgage lien on damaged improvements, the insurance proceeds from any insurance policy covering a Lot shall be first applied to the repair, restoration, or replacement of such improvements on the Lot. Each Lot Owner shall be responsible for the repair, restoration, or replacement of the same owned by such Owner pursuant to the terms hereof. Any such repair, restoration, or replacement shall (subject to advances and changes in construction, techniques and material generally used in such construction and then current design criteria pursuant to the Declaration) be generally harmonious with the other homes, and reconstruction must be consistent with plans approved by the appropriate Directors of the Association. If the proceeds of the insurance are insufficient to pay for the cost of repair, restoration, or replacement of the same, the Owner of such lot shall be responsible for the payment of any such deficiency necessary to complete the repair, restoration or replacement. If the insurance proceeds are in excess of the amount necessary for the repair, restoration, or replacement of the same, the Owner of such Lot shall be entitled to such excess in accordance with the provisions of the applicable insurance policy, or policies, and subject to the terms of any mortgage covering such lot.

This conveyance is SUBJECT TO easements, restrictions, payment of charges, reservations for utilities, and all other covenants, conditions, agreements, and provisions as contained in a certain Declaration of Covenants, Restrictions and Easements, Moores Pond dated July 1, 1989 and recorded in the Carroll County Registry of Deeds, Book 1417, Page 852, which may be amended from time to time, from which the following excerpts are taken:

The above Grantee(s), his heirs, successors, or assigns is automatically a member of the Moores Pond Association, a New Hampshire Non-Profit Corporation, and there shall be one vote for the Lot. (See Article III in said Declaration).

The Association Land shall include Reserve Lots C and D, and may include Reserve Lots A-B and one or more of Home Lots 1-38, or such portion thereof, as may be transferred to the Association. By such transfer of the Reserve Lots or Home Lots, or portion thereof may be subject to particular uses, restrictions, easements, or servitudes, in addition to those generally contained herein, and which the Association is obligated to accept and enforce. It is intended, in particular, to locate on Reserved Lot C a beach and swimming area in the vicinity of Home Lot 7, that beach and swimming area to be maintained for the benefit of the Association members. The owner of the Home Lot 6, 8, 9, 10, 11, 12, 13, 14, will as well have granted within their deeds an exclusive right to use that portion of Reserve Area C which falls within a continuation of the sidelines of those Lots to Moores Pond. That exclusive right to use will be restricted to use of that area for bathing and the location of a removable wharf or pier, as permitted by the New Hampshire. No structures can be erected on those exclusive use areas, and the same shall be subject to the right of the Association and its members to pass and repass over the same. It is also intended to locate on Home Lot 7 a parking area for the use of the Association and its members while using the beach area. Upon conveyance of this easements/right, the association will be obligated to maintain the same. It is also contemplated that other improvements may be erected on other Reserve Lots. If conveyed to the Association, or Association Land, the rights and responsibilities of the Declarant and the Association will be addressed in the deed. (See Article VI.5 in said Declaration).

The Covenants, Restrictions, and Easements of this Declaration 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 this Declaration or any declaration supplemental hereto.

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: Joseph Haepers

2. PROPERTY LOCATION: 278 Moores Pond Road, Madison, NH 03849

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No

4. SELLER: has has not occupied the property for 9 years. (8/2017)

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: J.E. Thomas Artesian Well Co Date of Installation: 10/31/2007 What is the source of your information? Previous owner disclosure form

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 6/28/2017

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 1500 Gal. Unknown Other

Tank Type Concrete Metal Unknown Other

Location: Between House and Garage Location Unknown Date of Installation:

Date of Last Servicing: 4/15/26 Name of Company Servicing Tank: Turner Septic

Have you experienced any malfunctions? Yes No

COMMENTS:

SELLER(S) INITIALS JG

BUYER(S) INITIALS

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PROPERTY LOCATION: 278 Moores Pond Road, Madison, NH 03849

d. LEACH FIELD: Yes No Other _____
 IF YES, Location: Front yard Size: _____ Unknown
 Date of installation of leach field: 1994 Installed By: _____
 Have you experienced any malfunctions? Yes No
 Comments: pumped 2013, 2021, 2026

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Fiberglass</u>		<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Fiberglass</u>		<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input 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)? _____
 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: 9/2017 By: Self - using digital monitor
 Results: 74 pCi/L If applicable, what remedial steps were taken? SWAT Environmental installed blower
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No
 Comments: Digital monitor continuous results < 4 pCi/L

SELLER(S) INITIALS JH

BUYER(S) INITIALS _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 278 Moores Pond Road, Madison, NH 03849

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: 6/28/2017 By: Granite State Analytical Services
Results: 4566 +/- 170 pCi/L If applicable, what remedial steps were taken? N/A
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No Comments: Radon limit 10,000 pCi/L

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: Moores Pond Association Bylaws
What is your source of information? Carroll County Registry of Deeds

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

Yes No Unknown If YES, Explain: yearly MOA fee (\$100 for 2020)
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: Subdivision Survey
If YES, is survey available? Yes No Unknown

h. How is the property zoned? Residential

i. Heating System Age: 2019 Type: FHW boiler Fuel: Oil Tank Location: Basement
Owner of Tank: Home owner

Annual Fuel Consumption: _____ Price: _____ Gallons: ~500

Date system was last serviced and by whom? Feb 2020 Eastern Oil & Propane

Secondary Heat Systems: Propane stove in Living room

Comments: _____

j. Roof Age: Type of Roof Covering: Asphalt shingle

Moisture or leakage: No

* Comments: House: 2014 Garage & Sheds: 2023

SELLER(S) INITIALS JK

BUYER(S) INITIALS _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 278 Moores Pond Road, Madison, NH 03849

- k. **Foundation/Basement** Full Partial Other: _____ Type: Poured Concrete
Moisture or leakage: None
Comments: _____
- l. **Chimney(s)** How Many? 1 Lined? _____ Last Cleaned: _____ Problems? No
Comments: Inspected 2024 found good working order
- m. **Plumbing** Type: Copper & PVC Age: Original 1994
Comments: _____
- n. **Domestic Hot Water** Age: 2015 Type: Tankless Gallons: N/A
- o. **Electrical System** # of Amps 100 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: None Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- t. **Pool** Age: None 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: Switch box for portable generator
- v. **Internet** Type Currently Used at Property: Fidium
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) None
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 JL

BUYER(S) INITIALS _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 278 Moores Pond Road, Madison, NH 03849

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

Garage has electrical service and is insulated for heating. Propane heater is connected but was never used and may need servicing
Sky light has not been opened by current owners
Moores Pond Association requires notification of new owner contact information. Beach gate lock key is provided
Windows were replaced by previous owner, age not known
Gravel Driveway around house resurfaced 10/2023

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 _____ 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 _____

SELLER(S) INITIALS _____ / _____ BUYER(S) INITIALS _____ / _____

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Signed by: Jared Koen 6/25/2026
SELLER _____ DATE _____ SELLER _____ DATE _____

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BUYER _____ DATE _____ BUYER _____ DATE _____

SELLER(S) INITIALS _____ / _____ BUYER(S) INITIALS _____ / _____

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.

278 Moores Pond Road
Madison, NH 03849

1. Seller and Property Address: _____
 2. Association Name (if applicable): Moores pond Association
 3. Property Manager/Agent: _____ Phone: _____

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: N/A
 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: N/A
 b. Name of Agent: _____ Phone: _____

6. FINANCIAL

- a. Monthly maintenance fee(s): \$ N/A
 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: _____
 c. Are there any additional fees? If so, please specify: Annual association fee \$100 2026
 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.

Gard Hooper _____ June 28, 2026 _____
 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

