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RECEIVED
CARROLL COUNTY REGISTRY

2007 AUG 20 AM 10:48

REGISTER OF DEEDS

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION			REAL ESTATE TRANSFER TAX
***** THOUSAND	*	HUNDRED AND	40 DOLLARS
MO. DAY YR.		AMOUNT	
08/20/2007		840977 \$ *****40.00	
VOID IF ALTERED			

PLACE TRANSFER TAX STAMP ABOVE THIS LINE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, DONALD B. STACKHOUSE, a married man, with an address of P.O. Box 369, Jackson, County of Carroll, State of New Hampshire (03846), for consideration paid, grant to DONALD B. STACKHOUSE and JOAN E. STACKHOUSE, TRUSTEES of the DONALD B. STACKHOUSE TRUST, under declaration of trust dated October 1, 2003, with a mailing address of P.O. Box 369, Jackson, County of Carroll, State of New Hampshire (03846), with **WARRANTY COVENANTS**, the following:

A certain tract or parcel of land, with the buildings thereon, situated in Jackson, Carroll County, New Hampshire, on Tin Mine Road formerly Profile Drive and Vista Way, being Lot 113A as shown on a plan entitled, "Tyrol, A Development in Jackson, New Hampshire, Prepared for Leeland Realty Company" made by Gordon E. Ainsworth & Associates, duly recorded with the Carroll County Registry of Deeds in Book 7, Page 36, said Lot 113A being bounded and described as follows:

Southeasterly by Vista Way as shown on said plan one hundred eighty-six and 58/100 (186.58) feet;

Northeasterly by Tin Mine Road as shown on said plan, one hundred fifty-five and 27/100 (155.27) feet;

Southwesterly by Lot 13B and 13A as shown on said plan, one hundred forty and 8/100 (140.08) feet; and

Northwesterly by Lot 113 as shown on said plan, one hundred fifty-eight and 69/100 (158.69) feet.

Containing 25,238 square feet according to said plan.

BK2653PG0943

Be any or all of said measurements and contents, more or less, or however otherwise said premises may be bounded, measured or described.

Said premises are conveyed together with the right to use the streets, roads and ways as shown on said plan, in common with all persons, lawfully entitled thereto, for all purposes for which streets, roads and ways are commonly used in the Town of Jackson,

Said premises are conveyed subject also to easements and restrictions of record, if any there be, so far as the same are now in force and applicable.

MEANING AND INTENDING to describe and convey the same premises conveyed to Donald B. Stackhouse by Warranty Deed of Lydia M. Kuehnel dated September 24, 1986 and recorded in the Carroll County Registry of Deeds at Book 1142, Page 395; and Warranty Deed of Albert Benson, Donald B. Stackhouse and Lydia M. Kuehnel to Donald B. Stackhouse and Lydia M. Kuehnel dated May 16, 1978 and recorded in the Carroll County Registry of Deeds at Book 704, Page 179.

The north half of Lot 13B on Vista Way and Mountain Drive in the Tyrol Development, in the Town of Jackson, County of Carroll, and State of New Hampshire, as shown on an April 26, 2002 revision of a "Boundary Line Adjustment Plan of Land in Jackson, N.H. between Properties of Donald B. Stackhouse and James E. & Janet K. Kuhn," by H.E. Bergeron Engineers, recorded in the Carroll County Registry of Deeds at Plan Book 202, Page 26, and bounded and described as follows:

Beginning at an HEB disk on rebar set at the southwest corner of the right-of-way of said Vista Way (a Class V town road), at the south corner of other land of Donald B. Stackhouse known as Lot 113A, and on the north line of the parcel herein described;

Bearing S 37-00-00 E, by the endline of said Vista Way, 49.84 ft. to an HEB disk on rebar set at a west corner of said Mountain Drive, at the north corner of Lot 203 of James A. & Janet K. Kuhn, and at the northeast corner of the south half of said Lot 13B being conveyed to said Kuhn;

Thence S 76-45-51 W, severing said Lot 13B, 191.80 ft. to an iron pipe found at the north corner of Lot 204 of Marc S. James and at the east corner of Lot 14 and the south corner of Lot 13A of the McGrath Family Realty Trust;

Thence N 30-30-00 E, by said Lot 13A and the centerline of a 20'-wide water pipeline easement, 190.00 ft. to an HEB disk on rebar set on the southwest line of said Lot 113A of said Stackhouse;

Thence S 37-00-00 E, by said Lot 113A and continuing along the centerline of said 20'-wide water pipeline easement, 100.16 ft. to the bound of beginning.

Containing 13,165 sq. ft. = 0.30 acre. Bearings are magnetic 1967 per Tyrol Development plans by Gordon E. Ainsworth & Associates, recorded Carroll County Registry of Deeds Plan Book 7, Page 36 & Plan Book 14, Page 47.

It is a condition of the Jackson Planning Board approval that the last boundary above-described be extinguished and that this parcel be annexed to Lot 113A described above.

SUBJECT TO a water pipeline easement 10' wide along the northwest boundaries described above and Tyrol Development per Book 377, Page 151.

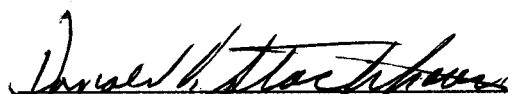
EXCEPTING, SAVING AND RESERVING, to The Littleton Savings Bank, its successors and assigns, the perpetual right and easement for a water pipeline and other water supply equipment and apparatus, and the right to enter upon the within-described premises for the purpose of relaying, replacing, repairing and maintaining the same.

TOGETHER WITH the right to pass and repass over the roads and proposed roads as shown on said plan and over all the streets, roads and ways as shown on said plan in common with others entitled thereto, for all purposes for which streets, roads and ways are commonly used in said Town of Jackson, and said right to pass and repass to be and the same is hereby conveyed to the grantee, their heirs, and assigns, and their servants, tenants, and licensees. No representation or warranty is made as to the status of said streets, roads and ways, or with regard to any public acceptance thereof, and The Littleton Savings Bank hereby expressly excepts, saves and reserves itself, its successors and assigns, the right without obligation to do so, to clear and improve said streets, roads and ways and to pass and repass over the same in common with the Grantee, their heirs, and assigns, and their servants, visitors, tenants and licensees, and all others entitled to use the same.

MEANING AND INTENDING to describe and convey the same premises conveyed to Donald B. Stackhouse by Warranty Deed of Donald B. Stackhouse, James E. Kuhn and Janet K. Roberts Kuhn dated October 6, 2002 and recorded in the Carroll County Registry of Deeds at Book 2196, Page 513.

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

EXECUTED this 8th day of August, 2007.


DONALD B. STACKHOUSE

BK2653PG0945

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

This instrument was acknowledged before me on August 9, 2007 by DONALD B. STACKHOUSE.

In witness whereof I hereunto set my hand and official seal.

Before me,

Pamela L. Smillie
Notary Public/Justice of the Peace

Print/Type name

My Commission Expires: _____

Pamela L. Smillie
~~Notary Public, State of New Hampshire~~
Justice of the Peace, State of New Hampshire
Commission Expires December 4, 2007

BK2653PG0946

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:** Jane McCahon - Successor TTEE, Lori J. Trearchis - TTEE

2. **PROPERTY LOCATION:** 6 Vista Way, Jackson, NH 03846

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 40+ 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: West of house in side yard
 Installed By: _____ Date of Installation: 15 years ago
 What is the source of your information? _____

c. **USE:** Number of persons currently using the system: 8 houses
 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: FX Lyons

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: 2025 Name of Company Servicing Tank: Turner
 Have you experienced any malfunctions? ☐ Yes ☒ No
 COMMENTS: _____

SELLER(S) INITIALS

JM LT

BUYER(S) INITIALS

/

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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. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	-X			Type Unknown		-
	Crawl Space						
	Exterior Walls	-X			Type Unknown		-
	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)? Propane
 Age of tank(s): _____ Size of tank(s): 500 gal
 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: White Mountain Oil & Propane

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 [Signature]

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 6 Vista Way, Jackson, NH 03846

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: Pump House / Tyrol Use restrictions. See Deed.

What is your source of information? Deed

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

☒ Yes ☐ No ☐ Unknown If YES, Explain: Water \$500 per year for water

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: 10+ year Type: FHW Fuel: Propane Tank Location: _____

Owner of Tank: White Mountain Oil & Propane

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: Fireplace

Comments: _____

j. Roof Age: Unknown Type of Roof Covering: Asphalt Shingles

Moisture or leakage: None

Comments: _____

SELLER(S) INITIALS [Initials]

BUYER(S) INITIALS _____ / _____

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- k. Foundation/Basement** ☒ Full ☒ Partial ☐ Other: _____ Type: _____
 Moisture or leakage: No
 Comments: _____
- l. Chimney(s)** How Many? One ☐ Lined? Unknown ☐ Last Cleaned: _____ Problems? _____
 Comments: _____
- m. Plumbing** Type: Copper & PVC Age: Varies
 Comments: _____
- n. Domestic Hot Water** Age: _____ Type: _____ Gallons: _____
- 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 ☒ 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: _____ 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: Serviced Annually
- v. Internet** Type Currently Used at Property: _____
- 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

Initial Initial

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:
_Painted in 2026 - 3 sides

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).

Signed by: [Signature] 10/2/2026
SELLER Jane McCahon - Successor TTEE DATE

Signed by: [Signature] 10/2/2026
SELLER Lori S. Trearchis - TTEE 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 [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: **6 Vista Way, Jackson, NH 03846**

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).

A a

(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

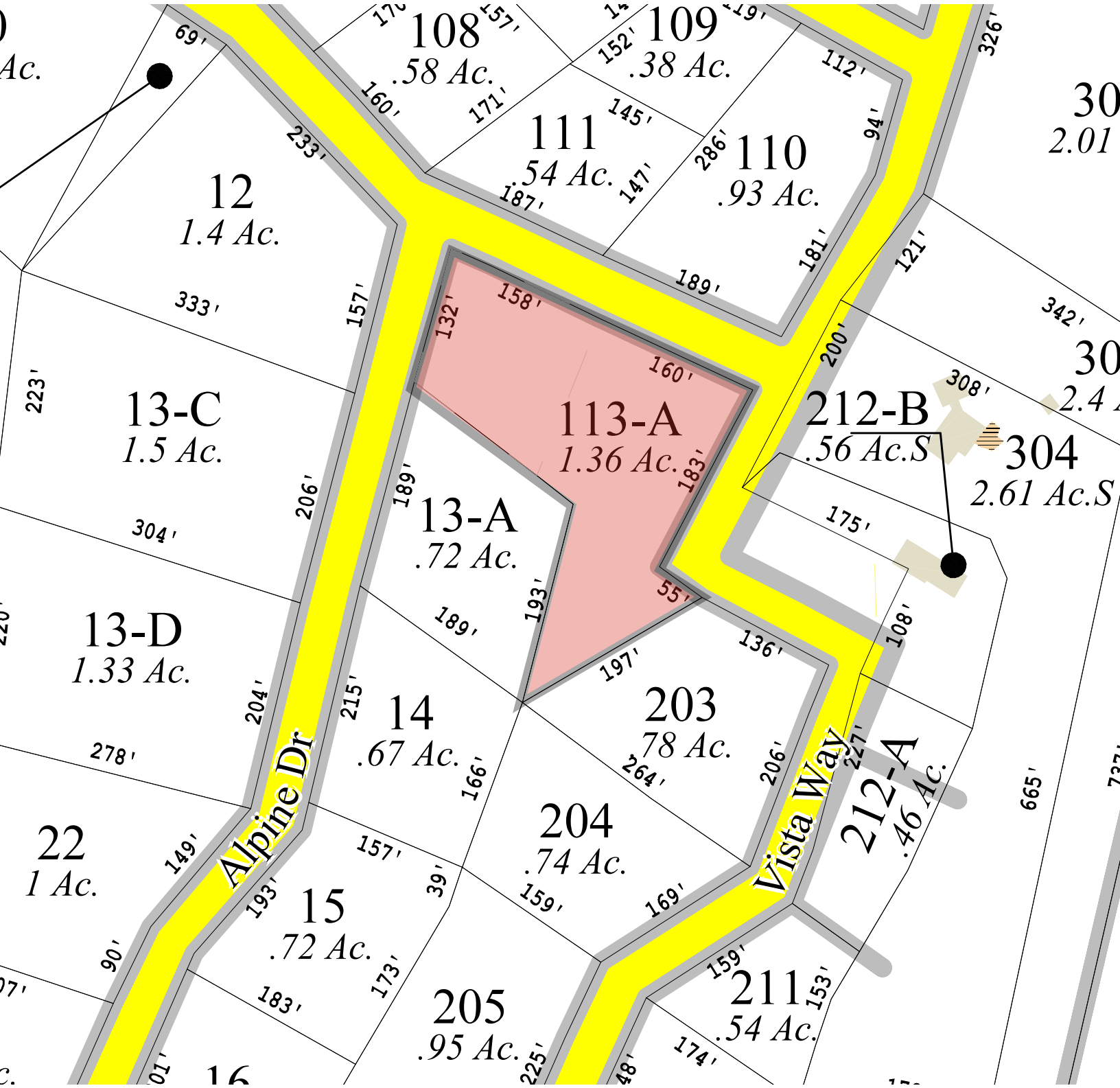
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

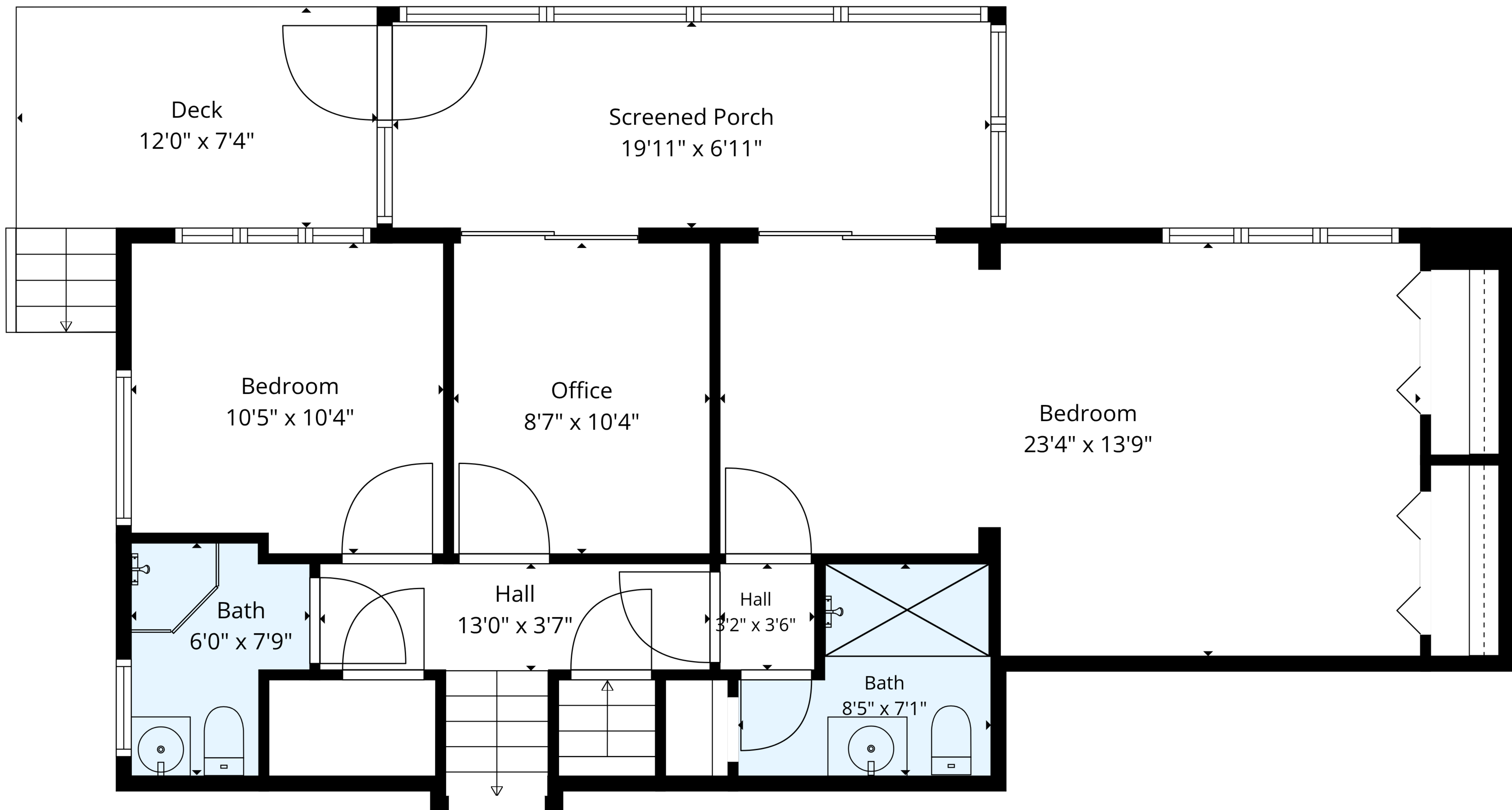
Signed by: Jane McCahon - Successor TTEE 9/25/2026
 Seller, Jane McCahon - Successor TTEE Date

Signed by: Lori Trearchis 9/25/2026
 Seller, Lori Trearchis - TTEE Date

Purchaser _____ Date _____
 DocuSigned by: Kevin J Killourie 9/24/2026
 Agent, Kevin J Killourie Date

Purchaser _____ Date _____
 Agent _____ Date _____

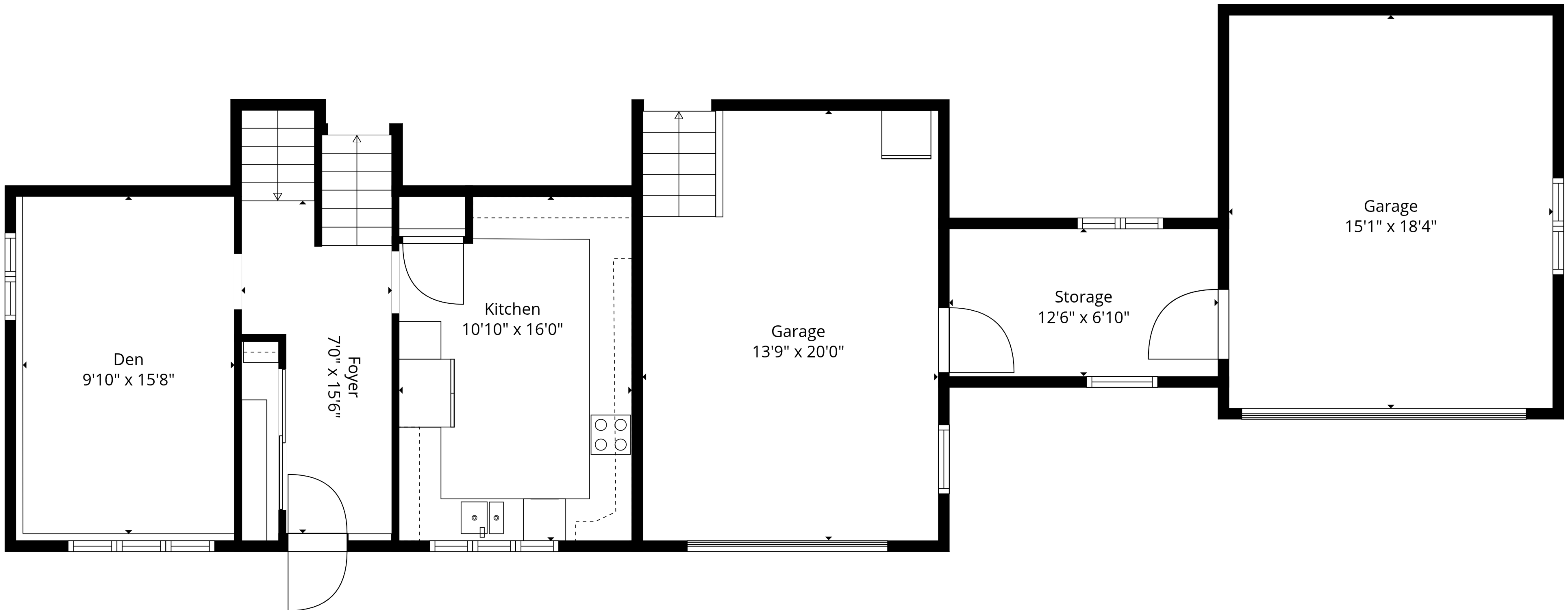




TOTAL: 2433 sq. ft

1st floor: 811 sq. ft, 2nd floor: 533 sq. ft, 3rd floor: 571 sq. ft, 4th floor: 518 sq. ft
 EXCLUDED AREAS: SCREENED PORCH: 155 sq. ft, DECK: 686 sq. ft, GARAGE: 612 sq. ft,
 STORAGE: 266 sq. ft, HALL: 78 sq. ft, LOW CEILING: 28 sq. ft

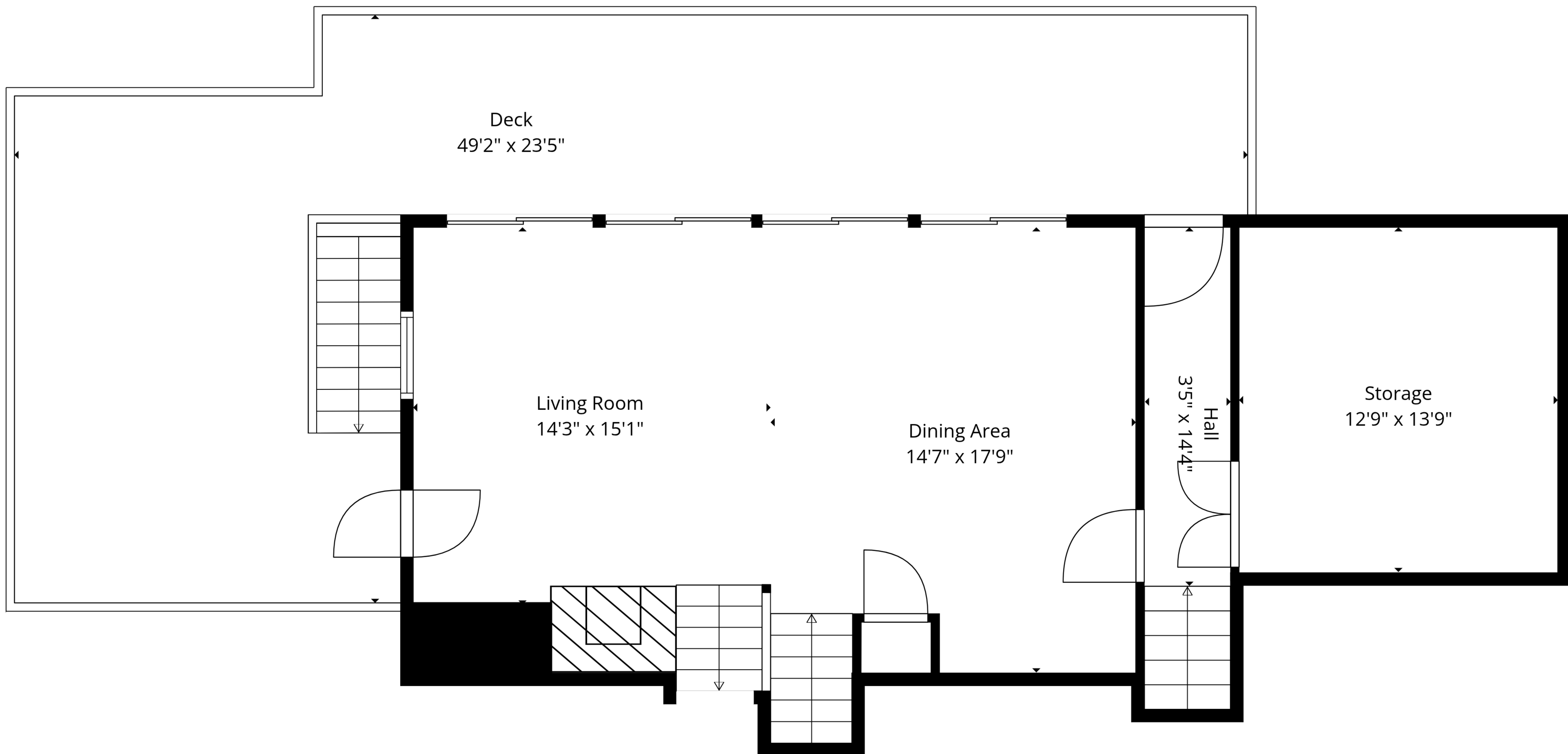




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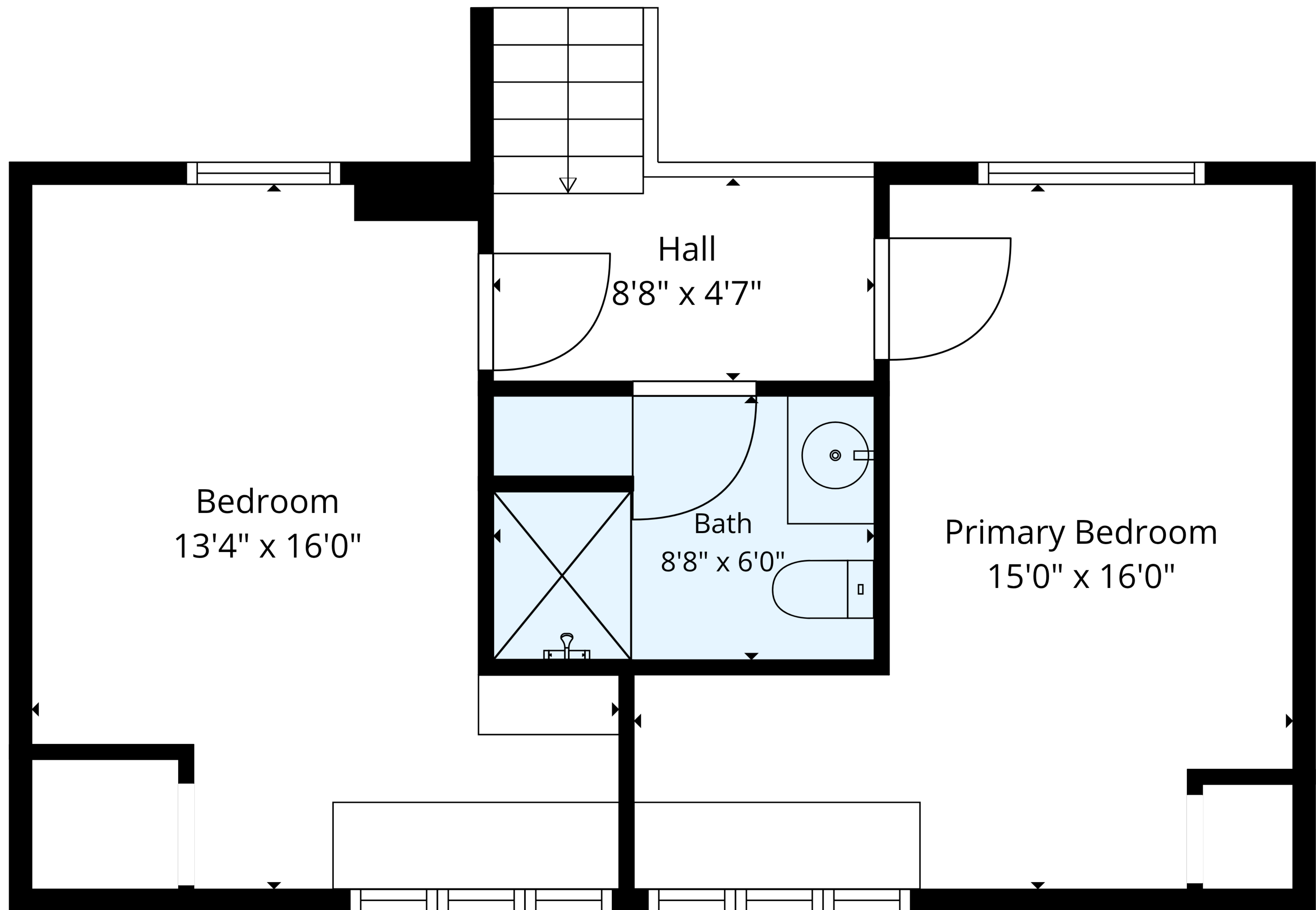




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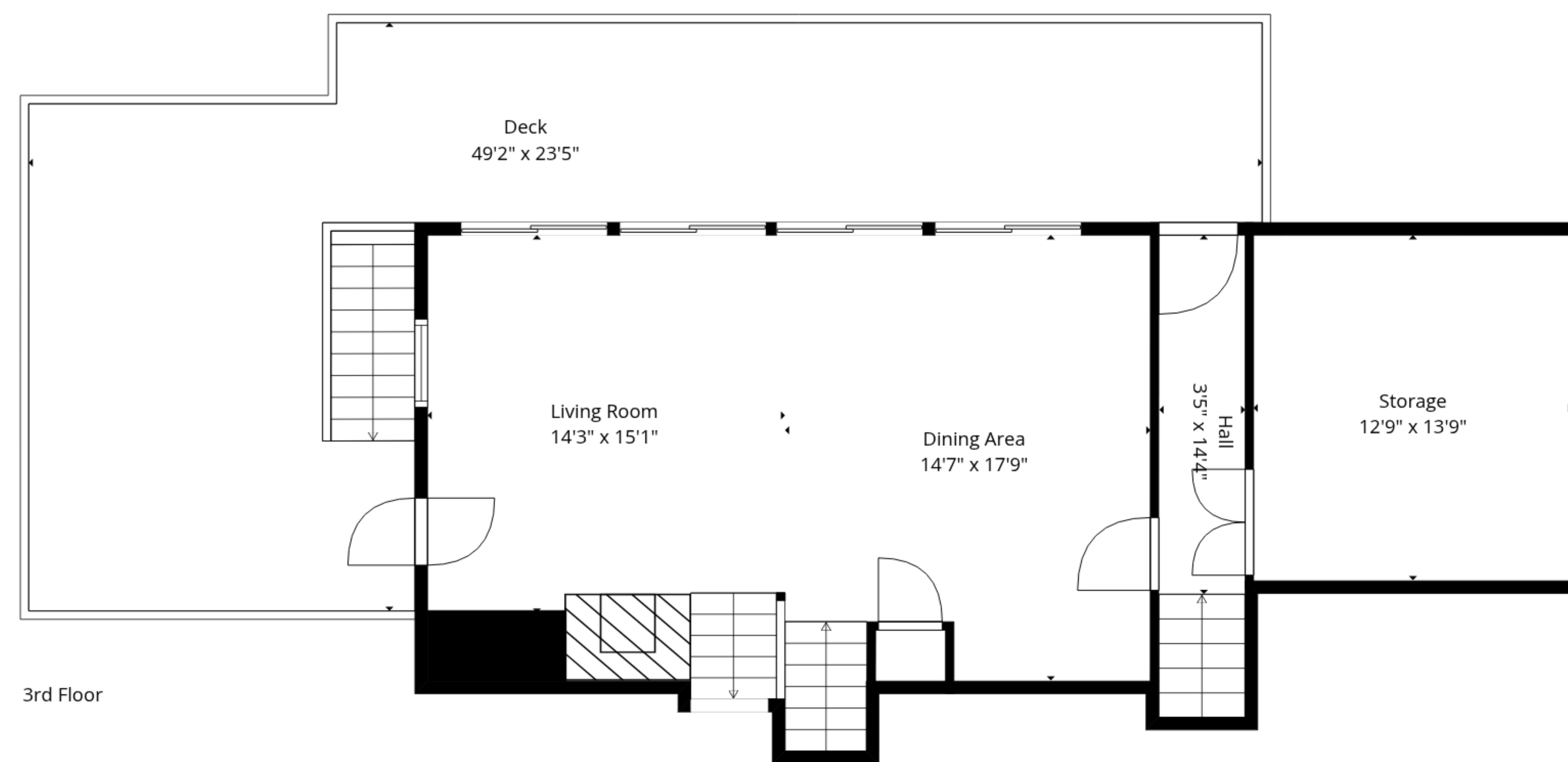
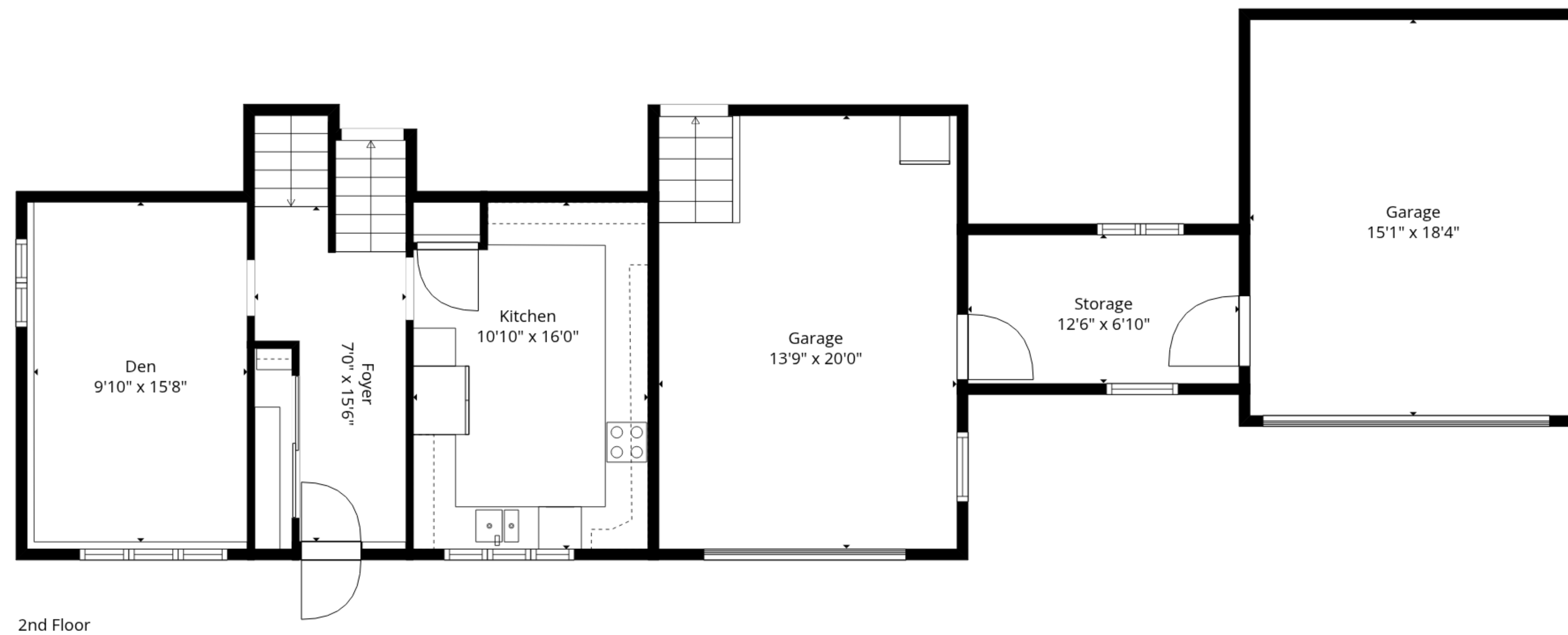
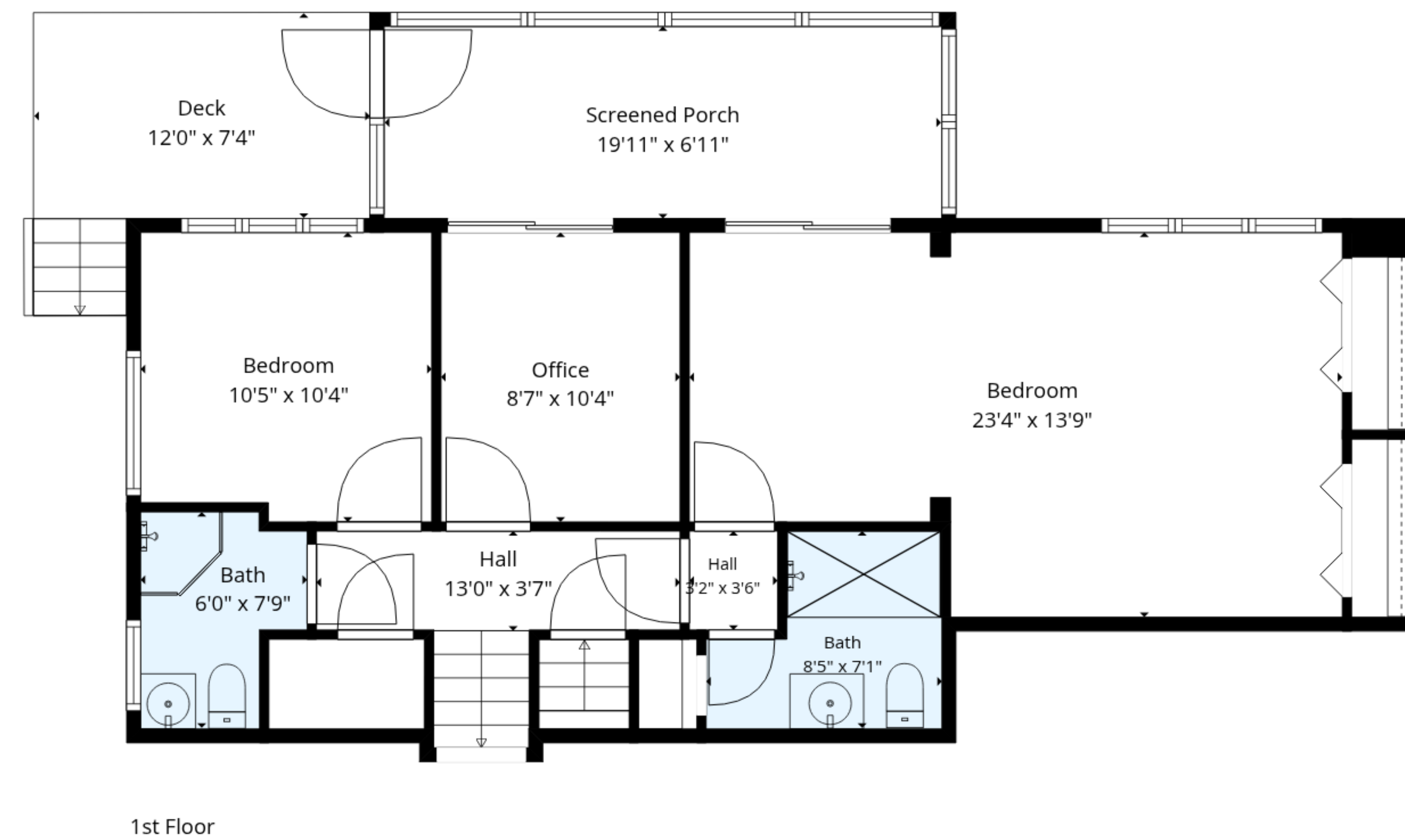
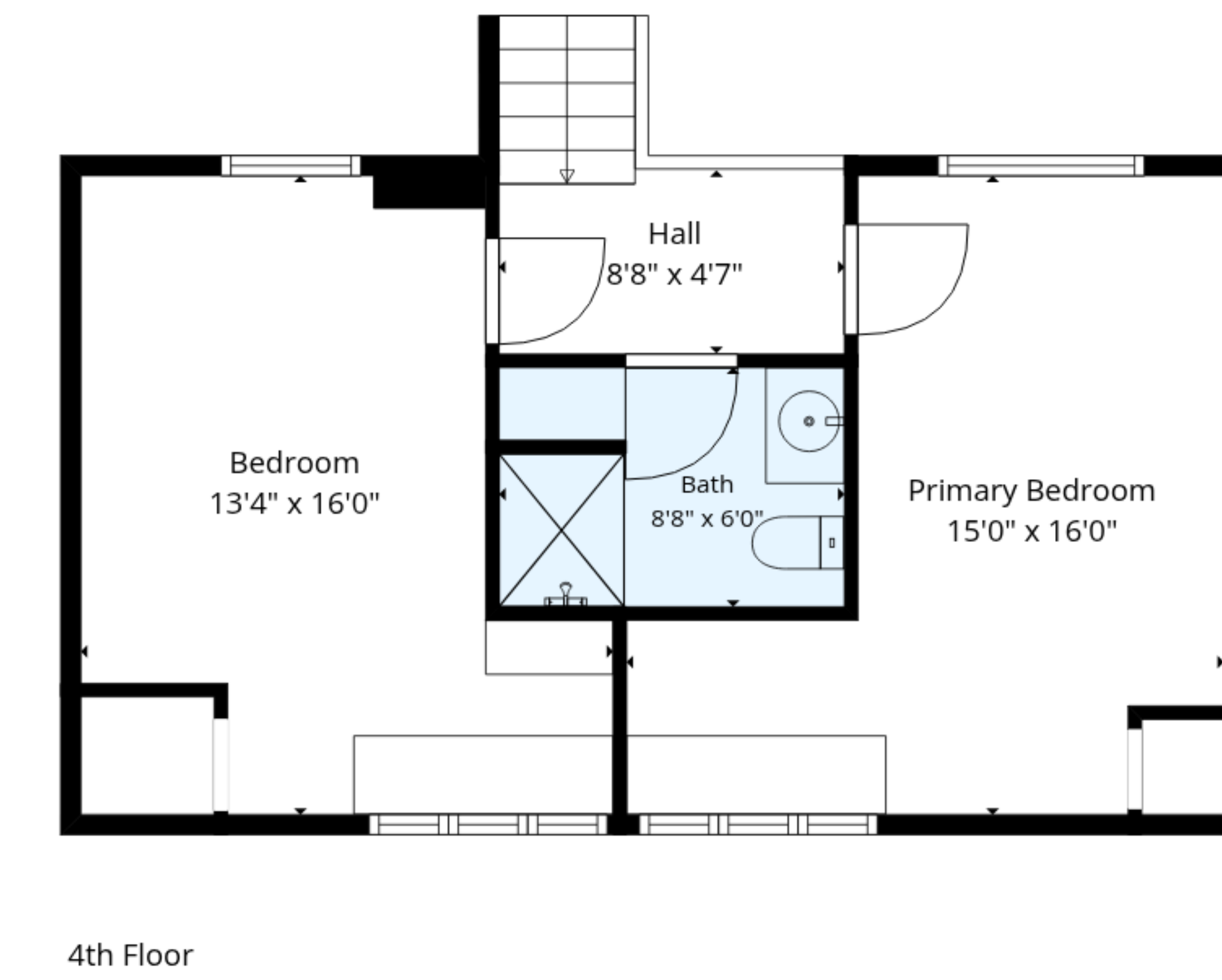




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