

Residential **Single Family** **300 Hillside Avenue**
5092787 **Berlin**
Active **Unit/Lot #**

NH 03570

Listed: 6/4/2026**\$169,900****Closed:****DOM: 43**

County NH-Coos
Village/Dist/Locale
Year Built 1910
Architectural Style Colonial
Color Blue
Taxes TBD No
Tax Annual Amount \$4,385.00
Tax Year 2025
Rooms Total 8
Bedrooms Total 4
Bathrooms Total 2
Bathrooms Full 1
Bathrooms Three Quarter 0
Bathrooms Half 1
Above Grade Finished Area 1,898
Below Grade Finished Area 0
Total Finished Area 1,898
Lot Size Acres 0.11
Lot Size Square Feet 4,792

Activation Date

Property Panorama VTour

Directions From the Notre Dame Arena , go straight up Hillside Avenue. Property will be on the right hand side. Sign out front. GPS friendly.

Public Remarks Spacious 4 bedroom, 2 bath home located in the heart of town. First floor kitchen , dining room and living room, with a half bath. Upstairs you'll find all 4 bedrooms and a full bathroom, Along with attic access with lots of room for storage or later renovated into more space. Much of the work has already been started, and this property is ready for its next owner to continue bringing it back to its full potential. Features include beautiful hardwood floors throughout, a recently renovated kitchen, and four good sized bedrooms upstairs with a full bath. Conveniently located close to schools, downtown, and all the amenities and recreational opportunities Berlin has to offer. Come check it out...

STRUCTURE**Construction Status** Existing**Estimated Complet...****List \$/SqFt Fin ABV Grade**

\$89.52

Construction Materials Vinyl Siding**Above Grade Unfinished Area**

1,106

Foundation Details Brick, Stone**Below Grade Unfinished Area**

939

Basement Yes**ROOMS****Basement Access Type** Interior

Bathroom Full 2 Dining Room 1

Roof Asphalt Shingle

Bedroom 2 Eat-in Kitchen 1

Garage No

Bedroom 2 Living Room 1

Garage Capacity

Bedroom 2

Bedroom 2

WATER**Waterfront Property****Water View****Water Body Access****Water Body Name****Water Body Type****Water Frontage Length****WaterFrRit****Water Body Restrictions****SCHOOLS, LOT AND LOCATION****SchDistrict** Berlin School District SAU #3**Deed Recorded Type** Warranty**SchElem** Berlin Elementary School**Total Deeds****SchMiddle** Berlin Junior High School**Deed Book** 1651**SchHigh** Berlin Senior High School**Deed Page** 805**Owned Land** Yes**Lot Features** Mountain View, In Town, Near ATV Trail, Near School(s)

UTILITIES AND FEATURES

Utilities Cable Available
Heating Oil, Radiator, Steam
Electric Circuit Breaker(s)
Cooling None
Water Source Public
Sewer Public

Interior Features Dining Area, Kitchen/Dining, Security Door(s), Walkup Attic
Flooring Hardwood
Appliances Dishwasher, Refrigerator, Electric Stove

CONDO/ASSOCIATION - MOBILE - AUCTION

Condo Name
Building Number
Units Per Building
Condo Fees

Mobile Park Name
Mobile Park Approval
Mobile Co-Op
Mobile Must Move

Auction No
Auction Date
Auction Time
Auctioneer Name

DISCLOSURES

Fee 2
Fee 3

Exclusions

Timeshare/Fract. Ownrshp No
Foreclosed/Bank-Owned/REO No
Flood Zone No
Seasonal No
Financing Options Cash, Conventional
Right of First Refusal No

PREPARED BY

Shayna Pryor
Phone: 603-728-5284
ShaynaP@BadgerPeabodySmith.com

My Office Info:

Badger Peabody & Smith Realty
603 Main Street

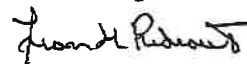
Gorham NH 03581
Off: 603-752-6000



Listed By:

Shayna Pryor / Badger Peabody & Smith Realty

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Doc # 2401871 05/20/2024 12:04:27 PM
Book 1651 Page 805 Pg 1 of 2

Register of Deeds,
Coos County
LCHIP COA062558 25.00
TRANS TAX CO022694 1,980.00

SPACE ABOVE THE LINE RESERVED FOR RECORDING INFORMATION ONLY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **CHRISTIAN HODGES**, single, of 300 Hillside Avenue, City of Berlin, County of Coos, State of New Hampshire, 03570, for consideration paid, grant to **OLD TRAPPER SAM LLC**, a Montana Limited Liability Company, with a mailing address of 1001 South Main Street, Suite 6486, City of Kalispell, County of Flathead, State of Montana, 59901, with **WARRANTY COVENANTS**, to the said grantee, *and its assigns*, the following described real estate:

A certain piece or parcel of land, together with the buildings therein, situated in the City of Berlin, County of Coos and State of New Hampshire, more particularly described as follows:

Lot numbered Eight (8) of Block numbered Four (4) of the Berlin Heights as appears by plan and description of the same made by A.M. Carter and J.A. Pike in August 1980, and recorded in Coos County Registry of Deeds, Volume 51, Pages 235, 236 and 244, but reserving and excepting from said lot fifty (50) feet from the southwesterly end as conveyed by Mary Farnham to Henry McCarthy, September 26, 1928, and recorded in said Registry, Volume 248, Page 246. This leaves a lot standing in the same of Merle E. Hagen of Seventy-Five (75) feet on Hillside Avenue and running back a depth of Sixty-Two (62) feet and Six (6) inches on Prospect Street.

SUBJECT TO and with the benefit of easements, restrictions and rights of way of record insofar as they are in force and applicable.

UNDER AND SUBJECT TO any existing covenants, easements, encroachments, conditions, restrictions and agreements affected this property.

TOGETHER WITH all and singular the improvements, ways, streets, alleys, passages, water, watercourses, right, liberties, privileges, hereditaments, and appurtenances whatsoever hereby belonging or in anywise appertaining and the reversions and remainders, rents, issues,

Law Office of John Riff

and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of and to the same and every part thereof.

MEANING AND INTENDING to convey all and the same premises conveyed to Christian Hodges by Warranty Deed of Shawn P. Cleary, dated January 14, 2019, and recorded in the Coos County Registry of Deeds at Volume 1504, Page 877.

DATED this 17 day of May, 2024.


CHRISTIAN HODGES

STATE OF NEW HAMPSHIRE
COUNTY OF COOS

May 17, 2024.

Personally appeared, **CHRISTIAN HODGES**, known to me or satisfactorily proven to be the individual whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.


Notary Public/Justice of the Peace
Commissioner of Deeds
Print Name: _____

My Commission Expires: _____



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:** Old Trapper Sam LLC
2. **PROPERTY LOCATION:** 300 Hillside Ave, Berlin, NH, 03570
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No
4. **SELLER:** ☐ has ☒ has not occupied the property for 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: Public
Installed By: City Date of Installation
What is the source of your information?

- c. USE: Number of Persons currently using the system: 0
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 comment section 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 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:
- 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 site assessment been done? ☐ Yes ☐ No ☐ Unknown
SOURCE OF INFORMATION:
COMMENTS:

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT
THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE
SYSTEMS BUREAU

7.	INSULATION	LOCATION	Yes	No	Unknown	IF YES, Type	Amount	Unknown
		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 problems, such as leakage, etc.? ☐ Yes ☐ No Comments:

If tanks are no longer in use, have tanks been removed? ☐ Yes ☐ No ☐ Unknown

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:

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?

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 for this property for any reasons? ☐ Yes ☒ No ☐ Unknown
If YES, Explain:
- f. Is any part of this property in Current Use? ☐ Yes ☒ No ☐ Unknown If YES, Explain:
- g. Is this property located in a Federally Designated Flood Zone? ☐ Yes ☒ No ☐ Unknown
- h. Has the property been surveyed? ☐ Yes ☒ No ☐ Unknown If YES, By:
IF YES, is survey available? ☐ Yes ☐ No ☐ Unknown
- i. How is the property zoned? Residential
- j. Heating System Age: 2 Type: Boiler Fuel: Gas Tank/Location:
Owner of Tank:
Annual Fuel Consumption: Price: Gallons:
Comments:
- k. Roof Age: 2 Type of Roof Covering: Asphalt Shingle
Moisture or leakage:
Comments:
- l. Foundation/Basement: ☐ Full ☒ Partial ☐ Other: ☐ Type:
Moisture or leakage:
Comments:
- m. Chimney(s) How Many? 1 Lined? Last Cleaned: Problems?
- n. Plumbing Type: Copper Age:
Comments:
- o. Domestic Hot Water: Age: Type: Gallons:
- p. Electrical System Amps: 100 ☒ Circuit Breakers ☒ Fuses
Comments:
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
IF YES, please explain:
- r. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No
Type:
Comments:
- s. 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:
- t. Other (e.g. Alarm System, Irrigation System, etc.) berlinhouseforsale@gmail.com

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.

10. ADDITIONAL INFORMATION

- a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
☐ Yes ☒ No
- b. ADDITIONAL COMMENTS:

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).

Signature Seller 1:

Paul B. McNiel

Seller 1's Name:

Old Trapper Sam LLC
Paul McNiel
CEO

Date Seller 1 Signed:

04/15/2026

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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**MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure -
Residential)**



New Hampshire Association of REALTORSÂ® Standard Form

SELLER:Old Trapper Sam LLCPaul McNielCEO(Further referred to as Seller)**1. Seller****2. PROPERTY LOCATION: 300 Hillside Ave****3. GENERAL INFORMATION:**

a. Number of city/town approved units: 1

b. Number and type of appliances included in sale: 3

c. Number and location of washer / dryer hookups: 1

d. Number and type of electrical service entrances: 1

e. Number and type of heating systems (note ages): 1

f. Any rented water heaters, burners or other equipment or appliances? ☐ Yes ☒ No

If yes, please explain:

g. Any other leases or contracts for services on the building? ☐ Yes ☒ No

If yes, please specify:

h. Is a municipal certificate of compliance required? ☐ Yes ☒ No

If yes, list date of expiration:

i. Are there any outstanding state or local lead based paint abatement orders or code enforcement orders? ☐ Yes ☒ No

If yes, please explain:

j. Smoke detectors: Locations Hard-wired? ☐ Yes ☐ No

Unit #	Lease (Y/N or Vacant?)	Length of Tenancy	Lease Expires?	Monthly Rent (See Below)	Is Rent Current?	Amount of Security Deposit	Tenant Pays (Check) See Legend Below	Landlord Pays (Check) See Legend Below
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S

							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
--	--	--	--	--	--	--	--	--

Monthly Rent: If vacant please enter most recent rent.

Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer

Have any tenants given notice or have you served notices to quit or started eviction proceedings against any tenants?

Comments:

5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): 0

6. EXPENSE INFORMATION:

- a. Annual real estate taxes and year: 4385 2025
- b. Annual hazard insurance:
- c. Annual snow removal expense:
- d. Annual lawn mowing, yard maintenance expense:
- e. Annual fuel consumption paid by landlord:
Gallons, cu.ft:
Cost:
- f. Annual electric costs paid by landlord:
- g. Annual trash removal expense:
- h. Other expenses:

7. ADDITIONAL INFORMATION:

- a. Attachment regarding expenses, rents, lease information or additional information? ☐ Yes ☒ No
- b. Additional comments:

8. 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.

Signature Seller 1:

Paul B. McNiel

Seller 1's Name:

Old Trapper Sam LLC
Paul McNiel
CEO

Date Seller 1 Signed:

04/15/2026

**BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND
HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY
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STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE
CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS
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PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY
INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.**

BUYER

DATE

BUYER

DATE

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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: **300 Hillside Ave, Berlin, NH 03570**

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.

Signed by: <u>Paul Meniel</u>		5/28/2026	
Seller <u>Old Trapper Sam LLC</u>	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent <u>Shayna Pryor</u>	5-18-26	Agent	Date