

E Doc # 2106982 05/07/2021 02:58:56 PM  
Book 3588 Page 883 Page 1 of 2  
Register of Deeds, Carroll County  
*Lisa Scott* LCHIP CAA131842 25.00  
TRANS TAX CA925240 4,350.00

T/S \$4350

PLACE TRANSFER TAX STAMP ABOVE THIS LINE

**WARRANTY DEED**

DAVID J. MONAHAN, a single man, of 114 Albany Avenue, Bartlett, Carroll County, State of New Hampshire 03812 (with a mailing address of P.O. Box 394, Bartlett, Carroll County, State of New Hampshire 03812), for consideration paid, grants to KENT W. LAM and LIAN C. LAM, husband and wife, of 18 Hillview Street, Canton, Norfolk County, Commonwealth of Massachusetts 02021, as joint tenants with rights of survivorship, with WARRANTY COVENANTS, the following described property:

A certain tract or parcel of land with the buildings thereon, situated in Bartlett, Carroll County, State of New Hampshire, on the West side of Albany Avenue bounded and described as follows, to wit:

Lot #2 containing 1.2 acres, more or less, as depicted on a certain Plan entitled "Subdivision of Land for Thomas J. & Phyllis E. Monahan" drawn by Steven J. Smith Associates, Inc., which Plan is dated January 18, 1995 and was approved by the Bartlett Planning Board on December 19, 1995 and recorded December 21, 1995 at the Carroll County Registry of Deeds Plan Book 155, Page 19.

The property herein conveyed, the aforesaid Lot #2, is more particularly depicted on said Plan as follows:

BEGINNING at a point on the westerly side of Albany Avenue, so-called, which point lies on the common boundary of Lot #1 and Lot #2, and then running the following courses and distances:

N 85° 26' 58" W, a distance of 390.01 feet, more or less;

S 25° 25' 41" W, a distance of 148.00 feet, more or less;

S 85° 45' 04" E, a distance of 347.30 feet, more or less;

N 32° 58' 55" E along the westerly side of Albany Avenue to the point of beginning.

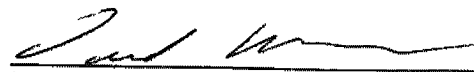
Said Lot is said to contain 1.2009± acres, according to said Plan.

Reference is made to said Plan for a more complete description hereof.

Grantor releases all rights of homestead and other interests herein,

MEANING AND INTENDING to convey the same premises described in a Warranty Deed from Thomas J. Monahan and Phyllis E. Monahan to the Grantor herein, which deed was recorded May 16, 1996 in the Carroll County Registry of Deeds Book 1656, Page 203.

EXECUTED this 7 day of May 2021.

  
David J. Monahan

STATE OF NEW HAMPSHIRE  
COUNTY OF CARROLL, SS.

Personally appeared before me this 7 day of May, 2021, the above-named DAVID J. MONAHAN, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,



  
Notary Public/Justice of the Peace  
Vicki L. Weegar  
[Print name]  
My Commission Expires: 2/3/26

**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:** Kent Lam, Lian Lam

2. **PROPERTY LOCATION:** 114 Albany Avenue, Bartlett, NH 03812

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

4. **SELLER:**    has       has not occupied the property for   3   years.

5. **WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM:    Public    Private    Seasonal    Unknown  
   Drilled    Dug    Other   

b. INSTALLATION: Location:     
 Installed By:    Date of Installation:     
 What is the source of your information?   

c. USE: Number of persons currently using the system:     
 Does system supply water for more than one household?    Yes    No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
 Pump:    Yes    No    N/A Quantity:    Yes    No  
 Quality:    Yes    No    Unknown  
 If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested?    Yes    No Date of most recent test     
 If YES to any question, please explain in Comments below or with attachment.  
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations?    Yes    No  
 If YES, are test results available?    Yes    No  
 What steps were taken to remedy the problem?     
 COMMENTS:   

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: Behind House    Location Unknown. Date of Installation:     
 Date of Last Servicing: 2021 Name of Company Servicing Tank: veno construction  
 Have you experienced any malfunctions?    Yes    No  
 COMMENTS:   

SELLER(S) INITIALS

KL, U

BUYER(S) INITIALS

  /  

© 2025 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 10.2025

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

**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 114 Albany Avenue, Bartlett, NH 03812

**d. LEACH FIELD:** ☒ Yes ☐ No ☐ Other \_\_\_\_\_  
 IF YES, Location: Behind house 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

| <b>7. INSULATION</b> | <b>LOCATION</b> | <b>Yes</b>                          | <b>No</b>                           | <b>Unknown</b>                      | <b>If YES, Type</b> | <b>Amount</b> | <b>Unknown</b>                      |
|----------------------|-----------------|-------------------------------------|-------------------------------------|-------------------------------------|---------------------|---------------|-------------------------------------|
|                      | Attic or Cap    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | _____               | _____         | <input checked="" type="checkbox"/> |
|                      | Crawl Space     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | _____               | _____         | <input type="checkbox"/>            |
|                      | Exterior Walls  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | _____               | _____         | <input checked="" type="checkbox"/> |
|                      | Floors          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | _____               | _____         | <input type="checkbox"/>            |
|                      | _____           | <input type="checkbox"/>            | <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: \_\_\_\_\_ 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**

KL U

**BUYER(S) INITIALS**

\_\_\_\_\_/\_\_\_\_\_

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 114 Albany Avenue, Bartlett , NH 03812

**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: \_\_\_\_\_

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 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: 3 Type: Forced Hot Air Fuel: Propane Tank Location: Outside

Owner of Tank: Eastern Propane

Annual Fuel Consumption: \_\_\_\_\_ Price: 1200 Gallons: 500

Date system was last serviced and by whom? \_\_\_\_\_

Secondary Heat Systems: \_\_\_\_\_

Comments: \_\_\_\_\_

**j. Roof** Age: 3 Type of Roof Covering: Meta1

Moisture or leakage: \_\_\_\_\_

Comments: \_\_\_\_\_

**SELLER(S) INITIALS** Initial Initial

**BUYER(S) INITIALS** \_\_\_\_\_ / \_\_\_\_\_

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 114 Albany Avenue, Bartlett, NH 03812

- k. Foundation/Basement** ☐ Full ☐ Partial ☐ Other: \_\_\_\_\_ **Type:** concrete  
 Moisture or leakage: \_\_\_\_\_  
 Comments: \_\_\_\_\_
- l. Chimney(s)** How Many? \_\_\_\_\_ Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
 Comments: \_\_\_\_\_
- m. Plumbing** Type: Pex Age: 3  
 Comments: \_\_\_\_\_
- n. Domestic Hot Water** Age: 3 Type: Propane Gallons: \_\_\_\_\_
- o. Electrical System** # of Amps 200 \_\_\_\_\_ Circuit Breakers \_\_\_\_\_ Fuses \_\_\_\_\_  
 Comments: \_\_\_\_\_  
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: \_\_\_\_\_  
 Comments: \_\_\_\_\_
- p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No  
 If Yes, please explain: \_\_\_\_\_
- q. Pest Infestation:** Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: \_\_\_\_\_  
 Comments: \_\_\_\_\_
- r. Methamphetamine Production** Do you have knowledge of methamphetamine production ever occurring on the property?  
 (Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: \_\_\_\_\_
- s. Air Conditioning** Type: Forced Hot Air Age: 3 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

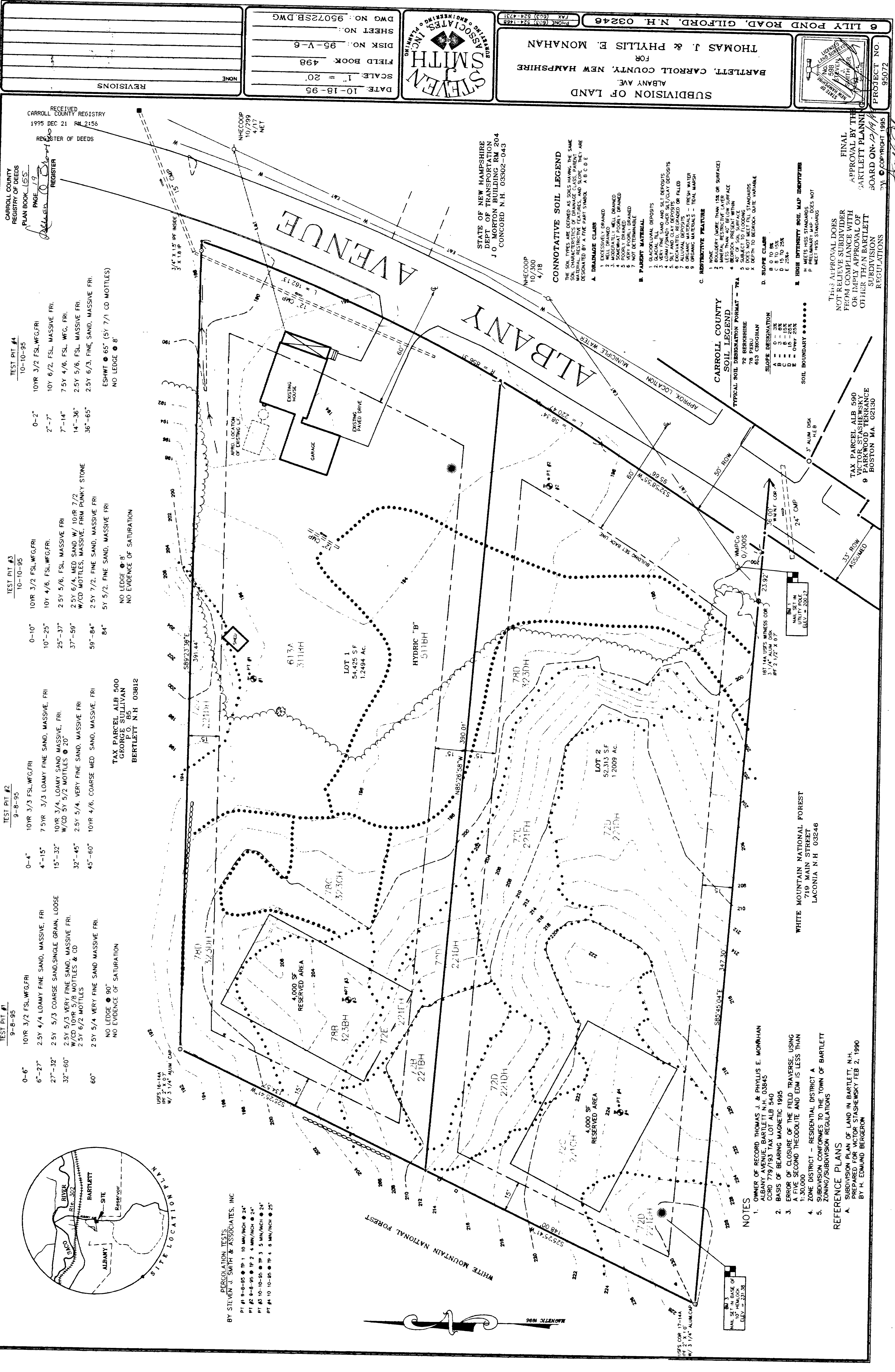
Initial Initial  
JKL, U

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

© 2025 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 10.2025



01457



| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|------|----|-------------|
|           |      |    |             |
|           |      |    |             |
|           |      |    |             |
|           |      |    |             |

DATE: 10-18-95  
SCALE: 1" = 20'  
FIELD BOOK: 498  
DISK NO.: 95-V-6  
SHEET NO.:  
DWG NO.: 95072SB.DWG



SUBDIVISION OF LAND  
ALBANY AVE.  
FOR  
THOMAS J. & PHYLLIS E. MONAHAN  
BARTLETT, CARROLL COUNTY, NEW HAMPSHIRE

PROJECT NO. 95072  
DATE: 10-18-95

| TEST PIT #1 | TEST PIT #2 | TEST PIT #3                             | TEST PIT #4                     |
|-------------|-------------|-----------------------------------------|---------------------------------|
| 9-8-95      | 9-8-95      | 10-10-95                                | 10-10-95                        |
| 0-6"        | 0-4"        | 10YR 3/2 FSL WFG, FRI                   | 10YR 3/2 FSL WFG, FRI           |
| 6"-27"      | 4"-15"      | 7.5YR 3/3 LOAMY FINE SAND, MASSIVE, FRI | 10YR 6/2 FSL WFG, FRI           |
| 27"-32"     | 15"-32"     | 10YR 3/4 LOAMY SAND MASSIVE, FRI        | 10Y 6/2 FSL, MASSIVE FRI        |
| 32"-60"     | 32"-45"     | W/CD 5Y 5/2 MOTTLES @ 20"               | 7.5Y 4/8 FSL, WFG, FRI          |
| 60"         | 45"-60"     | 2.5Y 5/4 VERY FINE SAND, MASSIVE FRI    | 2.5Y 5/6 FSL, MASSIVE FRI       |
|             |             | 2.5Y 6/2 MOTTLES                        | 2.5Y 5/6 FSL, MASSIVE FRI       |
|             |             | 2.5Y 5/4 VERY FINE SAND MASSIVE FRI     | 2.5Y 6/3 FINE SAND, MASSIVE FRI |
|             |             | NO LEDGE @ 90"                          | ESHWT @ 65" (5Y 7/1 CD MOTTLES) |
|             |             | NO EVIDENCE OF SATURATION               | NO LEDGE @ 8"                   |

PERCOLATION TESTS  
BY STEVEN J. SMITH & ASSOCIATES, INC.  
PT #1 9-8-95 @ TP 1 10 MM/MCH @ 24"  
PT #2 9-8-95 @ TP 2 4 MM/MCH @ 24"  
PT #3 10-10-95 @ TP 3 5 MM/MCH @ 24"  
PT #4 10-10-95 @ TP 4 8 MM/MCH @ 25"

STATE OF NEW HAMPSHIRE  
DEPT OF TRANSPORTATION  
JO MORTON BUILDING RM 204  
CONCORD N.H. 03302-043

CONNOTATIVE SOIL LEGEND  
THE SOIL TYPES ARE DEFINED AS SOILS HAVING THE SAME  
SOIL CHARACTERISTICS AND ARE DESIGNATED BY A FIVE PART SYMBOL A B C D E  
MATERIAL RESTRICTIVE FEATURES, AND SLOPE THEY ARE  
DESIGNATED BY A FIVE PART SYMBOL A B C D E

A. DRAINAGE CLASS  
1 EXCESSIVELY DRAINED  
2 WELL DRAINED  
3 MODERATELY DRAINED  
4 SOMEWHAT POORLY DRAINED  
5 POORLY DRAINED  
6 NOT DRAINED  
7 NOT ESTIMATABLE

B. PARENT MATERIAL  
1 GLACIAL TILL  
2 GLACIAL CLAY  
3 VERY FINE SAND AND SILT DEPOSITS  
4 SANDY SILT OVER SILT/CLAY DEPOSITS  
5 SILT OVER SANDY SILT/CLAY DEPOSITS  
6 EXCAVATED, REGRADED OR FILLED  
7 ALLUVIAL DEPOSITS  
8 FRESH WATER  
9 ORGANIC MATERIALS - TIDAL MARSH

C. RESTRICTIVE FEATURE  
1 NONE  
2 Boulders (more than 15% or surface)  
3 MINERAL RESTRICTIVE LAYER  
4 BEDROCK PRESENT ON SURFACE  
5 40% OF SOIL SURFACE  
6 DOES NOT FLOODING  
7 DEPTH TO BEDROCK QUITE VARIABLE

D. SLOPE CLASS  
A 0 TO 3%  
B 3 TO 15%  
C 15 TO 25%  
D 25%+

E. HIGH INTENSITY SOIL MAP IDENTIFIERS  
H MEETS HISS STANDARDS  
P MEETS HISS STANDARDS  
M MEETS HISS STANDARDS

CARROLL COUNTY  
SOIL LEGEND  
TYPICAL SOIL DESIGNATION FORMAT - 72A  
72 BERKSHIRE  
613 CROGHAN  
79 PERU  
0/300S  
SLOPE DESIGNATION  
A 0 TO 3%  
B 3 TO 15%  
C 15 TO 25%  
D 25%+

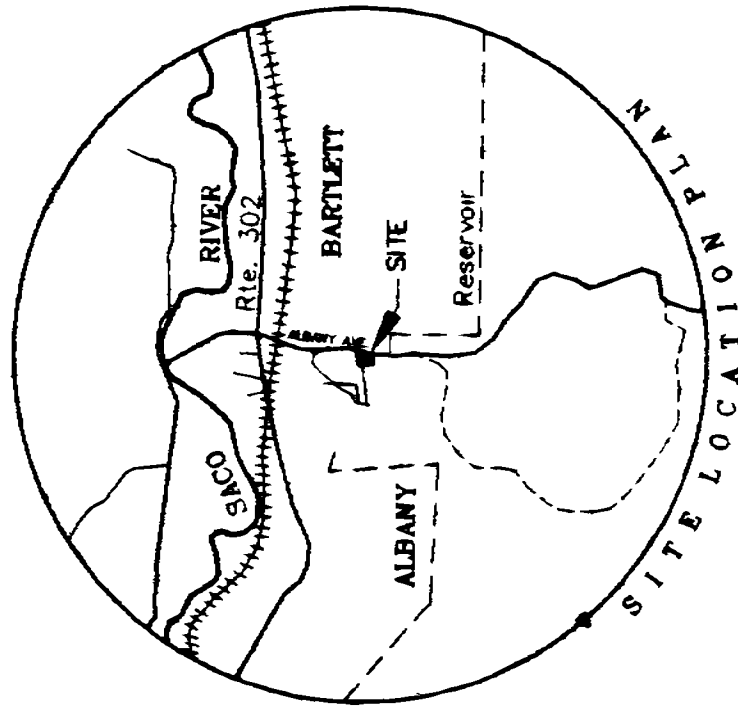
WHITE MOUNTAIN NATIONAL FOREST  
719 MAIN STREET  
LACONIA, N.H. 03246

NOTES  
1. OWNER OF RECORD THOMAS J. & PHYLLIS E. MONAHAN  
ALBANY AVENUE, BARTLETT, N.H. 03845  
CORD 779/193 TAX LOT ALB 540  
2. BASIS OF BEARING MAGNETIC 1995  
3. ERROR OF CLOSURE OF THE FIELD TRAVERSE, USING  
A FIVE SECOND THEODOLITE AND EDM IS LESS THAN  
1:30,000  
4. ZONE DISTRICT - RESIDENTIAL DISTRICT A  
5. SUBDIVISION CONFORMS TO THE TOWN OF BARTLETT  
ZONING/SUBDIVISION REGULATIONS

REFERENCE PLANS  
A. SUBDIVISION PLAN OF LAND IN BARTLETT, N.H.  
PREPARED FOR MR. STASHEWSKY FEB 2, 1990  
BY H. EDMUND BERGERON

TAX PARCEL ALB 590  
VICTOR STASHEWSKY  
9 PARKWOOD TERRACE  
BOSTON MA 02130

FINAL  
APPROVAL BY THE  
BARTLETT PLANNING  
BOARD ON 2/19/96  
BY © COPYRIGHT 1995



September 18, 2026

## 114 Albany Ave, Bartlett NH inventory list

### Negotiable:

#### *Lower Level front bedroom:*

Two queen beds  
one nightstand  
one lamp  
linens  
Full size crib  
three black-and-white large Mountain-scape wall art

#### *En-suite:*

*Wall art*  
Linens

#### *Lower Level rear bedroom en-suite:*

Wall art  
Linens

#### *Lower level living area:*

console table  
large Samsung flatscreen TV  
kids table, kids chair  
wooden side table  
wooden coffee table  
5 x 7 area rug  
Shelving unit with kids toys and board games  
pretend grocery checkout for kids  
foosball table

#### *Laundry area:*

laundry room rug  
two woven baskets

#### *Lower Entry Area:*

Rustic desk with black chair  
black arched mirror  
Artificial plant  
1 green and tan lamp  
one small trashcan  
5 x 7 area rug  
2 x 3 entry Rug  
Kangamangus Highway, New Hampshire moose sign

please remove shoes sign

*Upstairs main living area:*

Flatscreen television

one snake plant

one sitting chair

one marble top wooden side table

one sectional sofa six throw pillows

area rug

Throw blanket

black ottoman

One fold up desk set and galvanized steel chair

*Kitchen:*

one stainless steel trashcan

four white bar chairs at the island

one bar table with three barstool chairs

paper towel holder

artificial plant

dishes and hand soap wagon

Keurig

separate coffee pot machine

toaster oven

utensils on counter, knife block on counter

Drink ware in cabinets - mugs, water glasses, wine glasses

serving platters, cooking pans, sheet pans

cutlery

dinnerware sets and children's plates.

treescape photo hanging on the wall

*Upstairs Half Bath:*

framed flower photo

*Upstairs Front Bedroom:*

king-size bed frame and king mattress,

brown nightstands

two oat colored lamps

storage ottoman area

rug

plant and fruit framed photo

*En-suite:*

one ski photo

shower curtain  
linens

*Pantry closet*

miscellaneous household items  
highchair  
cleaning supplies

*Upstairs Rear Bedroom:*

Two queen size beds, queen mattresses x2, two white bedside tables, one artificial lemon tree,  
one watercolor painting wall art, one toddler bed, rug  
En-suite: linens and shower curtain area

*Outdoor area:*

X4 Adirondack chairs  
Fire pit  
Grill

EXCLUSIONS NON-NEGOTIABLE:

White hall tree in lower entry area

*Lower level:* sectional couch and 7 pillows

Arcade game systems: Mortal Kombat & The Simpsons

2 Faux Rubber Fig Trees

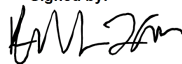
*Lower Level Back Bedroom:* King Bed, mattresses (king, twin x2), rug, twin bunk bed frame, 2  
side tables, 2 lamps, mountain wall art x2

*Upstairs Dining table and benches*

*Upstairs bedroom w/ King Bed:* ZERMATT Switzerland photo above bed, twin day bed and twin  
mattress

*Upstairs Living Area:* GSTAAD ski photo and the ECOLE DE SKI ski photo.

SELLER 1:

Signed by:  
  
61A56C2258C3477...

9/18/2026

SELLER 2:

Signed by:  
  
FD86B855EAFE4ED...

9/19/2026