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REGISTER
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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that It, **West Side Woods, Inc.**, a New Hampshire corporation having legal address of c/o Thomas E. Dewhurst III, Esquire, 45 Washington Street (Mailing Address: P.O. Box 949, Conway, NH 03818) Town of Conway, County of Carroll, State of New Hampshire, for consideration paid, grant to **Tom W. Sawyer and Diane D. Sawyer**, husband and wife, both of 1727 Islington Street, Town of Portsmouth, County of Strafford, State of New Hampshire 03801, as **Joint Tenants** with rights of survivorship with **WARRANTY COVENANTS**;

Certain tracts or parcels of land, situate in the Development known as West Side Woods, located on the westerly side of West Side Road, Town of Bartlett, County of Carroll, and State of New Hampshire, bounded and described as follows:

Lots #26 and #27 of West Side Woods, as depicted on plan entitled "Squires, Callahan and Kyle Proposed 29 Lots Bartlett, NH" dated December 3, 1987, surveyed by Thaddeus Thorne Surveys, Inc., approved by the Bartlett Planning Board on May 2, 1988, and recorded in Carroll County Registry of Deeds, Plan Book 111, Page 70, with bearings and distances shown thereon incorporated herein as if a metes and bounds description drawn in accordance with said plan was set forth at length herein.

TOGETHER WITH a right-of-way over all roadways shown on said plan, but **RESERVING** the right to convey any of said roadways for a public roadway.

TOGETHER WITH and **SUBJECT TO** the terms, conditions, rights and obligations as set forth in the Declaration of Covenants and Restrictions of West Side Woods, dated May 20, 1988 and recorded in the Carroll County Registry of Deeds, Book 1354, Page 516, and of the Rules and Regulations adopted from time to time, if any, pursuant thereto, all of which are incorporated herein as if the same were set forth at length herein.

SUBJECT TO the Bartlett Planning Board conditions of subdivision approval that any dwelling unit built upon the land herein conveyed shall be equipped with fire protection by providing the dwelling unit with residential sprinklers in accordance with Article III, Section 7 of the Bartlett Subdivision Regulations, which shall be installed in accordance with NFPA-13D Specifications, and that at the time of application for a building permit, a residential sprinkler system plan must be submitted and that a Permit to Occupy (PTO) will not be issued until the installed sprinkler system is approved by the Town of Bartlett Fire Chief or his representative.

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
COMMISSION
R.S.A. 78-B
504.00
NOV --90
PB. 1353

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RECEIVED
CARROLL COUNTY
REGISTRY

1990 NOV -5 PM 1:2

013377

THOMAS E. DEWHURST, III
ATTORNEY AT LAW
45 WASHINGTON STREET
P. O. BOX 949
CONWAY, N. H. 03818

BK 111 PG 516
431 PG 547

The Grantee(s), by the acceptance of this deed, acknowledge(s) the she/he/they has/have read the Declaration of Covenants and Restrictions of West Side Woods and agree(s) with the Grantor that said premises shall at all times thereafter be subject to the Covenants and Restrictions referred to above, and which shall be enforceable against the Grantee(s), his/her or their heirs, representatives and assigns and agree to be bound by provisions thereof and of their deed.

MEANING AND INTENDING to convey a portion of the same premises conveyed to Grantor herein by deed of Derrill O. Chandler and Mary Garland Chandler, dated December 17, 1987, recorded at Carroll County Records, Book 1289, Page 419.

EXECUTED this 1st ~~day of October~~ ^{November} day of ~~October~~ ^{November}, 1990.

WEST SIDE WOODS, INC.

BY: its duly authorized President

Howard A. Squires
Howard A. Squires, President
(Black ink only)

COMMONWEALTH/STATE OF New Hampshire
COUNTY OF Carroll SS.

Subscribed, sworn to and acknowledged before me by Howard A. Squires, duly-authorized President of West Side Woods, Inc. this 1st day of ~~October~~ ^{November}, 1990, the foregoing instrument to be his voluntary act and deed, acting in his said capacity.

Susan H. Lee
Notary Public (Black ink only)

(Typed or Printed Name)

My Commission Expires

SUSAN H. LEE, Notary Public
My Commission Expires September 6, 1994

PARTIAL RELEASE OF MORTGAGE

For value received, FIRST NH WHITE MOUNTAIN BANK, holder of a lien of mortgage from West Side Woods, Inc. to it, dated December 17, 1987, recorded Carroll County Registry of Deeds at Book 1289, Page 421, hereby discharges the premises conveyed by the hereinabove deed from the lien of said mortgage, provided however, that in all other respects said mortgage shall remain in full force and effect with their original priority as to the remainder of the premises covered thereby and as to the other rights described therein. This discharge does not discharge any obligations secured by said mortgage.

BK 1431 PG 548

THOMAS E. DEWHURST, III
ATTORNEY AT LAW
45 WASHINGTON STREET
P. O. BOX 949
CONWAY, N. H. 03818

IN WITNESS WHEREOF, First NH White Mountain Bank has caused its corporate name to be hereunto affixed by its duly authorized officer this 1 day of ~~October~~, 1990.
November

FIRST NH WHITE MOUNTAIN BANK

BY: its duly authorized officer

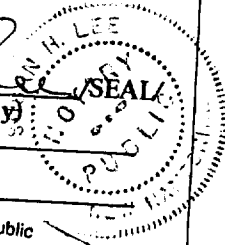
Susan H. Lee
Witness

Cullin Carpenter
Cullin Carpenter, duly authorized officer
(Black ink only)

STATE OF NEW HAMPSHIRE
CARROLL SS.

Subscribed, sworn to and acknowledged before me by Cullin Carpenter, duly authorized officer of First NH White Mountain Bank, this 1st day of ~~October~~, 1990, the foregoing instrument to be his voluntary act and deed, acting in his said capacity.

Susan H. Lee
Notary Public (Black ink only)
(Typed or Printed Name)
My Commission Expires: _____
SUSAN H. LEE, Notary Public
My Commission Expires September 6, 1994



BK 1431 PG 549

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: ^{Tom} Thomas Sawyer, Diane Sawyer

2. PROPERTY LOCATION: 24 Westside Woods Rd, 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 19 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: East side of House
 Installed By: Tasker's Well Company, Inc Date of Installation: 6/19/2008
 What is the source of your information? Proce Construction Invoice

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 12/4/2009

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: water was tested for radon by The Radon Detective on 12/1/2009 & found 1611pCi/L. NH allows a maximum of 4000pCi/L

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
 Private: Yes No Unknown
 Septic Design Available: Yes No

NA 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: South Side of House Location Unknown: Date of Installation:

Date of Last Servicing: 2025 Name of Company Servicing Tank: N. Conway Disposal Service

Have you experienced any malfunctions? Yes No

COMMENTS: Filter is cleaned annually & replaced every 10 yrs. Septic tank is pumped & inspected every 5 yrs. The house is unoccupied from Dec - Apr annually

SELLER(S) INITIALS TWS DS

BUYER(S) INITIALS _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 24 Westside Woods Rd, Bartlett, NH 03812

d. LEACH FIELD: Yes No Other _____
 IF YES, Location: South side of house Size: _____ Unknown
 Date of installation of leach field: 2008 Installed By: G.E Brown & Design
 Have you experienced any malfunctions? Yes No by Thorne Survey
 Comments: _____

NA 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"/>	_____	_____	_____
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
	Floors	<input type="checkbox"/>	<input checked="" 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: 6/13/2010-6/16/2010 By: Accu Star Labs
 Results: pCi/L 4.0 If applicable, what remedial steps were taken? This was after remediate
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No
 Comments: Radon Done Right did the mitigation. They installed a sub-slab depressurization system G-M configuration

SELLER(S) INITIALS MS 100

BUYER(S) INITIALS _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 24 Westside Woods Rd, Bartlett, NH 03812

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: 12/1/2005 By: The Radon Detective
Results: 1.61 pCi/L 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: HOA Fees
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: The original developer There are boundary markers on the property
If YES, is survey available? Yes No Unknown
- h. How is the property zoned? Either TRDA or TRDB - unsure which
- i. Heating System Age: 19 Type: Forced Hot Air Fuel: Propane Tank Location: South Side of House
Owner of Tank: owner?
Annual Fuel Consumption: 542.5 gal Price: \$3.41/gal Gallons: _____
Date system was last serviced and by whom? never
Secondary Heat Systems: none
Comments: _____
- j. Roof Age: 19 Type of Roof Covering: Asphalt Shingles
Moisture or leakage: no
Comments: _____

SELLER(S) INITIALS JWS RODA

BUYER(S) INITIALS _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 24 Westside Woods Rd, Bartlett, NH 03812

- k. **Foundation/Basement** Full Partial Other: _____ Type: concrete
Moisture or leakage: No except small trickie seepage observed along small crack
Comments: Small crack back wall will be sealed
- l. **Chimney(s)** How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. **Plumbing** Type: unknown Age: 19
Comments: _____
- n. **Domestic Hot Water** Age: 19 Type: On Demand Gallons: _____
- o. **Electrical System** # of Amps unknown 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: Propane Age: 19 Date Last Serviced and by whom: never
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.) Sprinkler System - This has been
Comments: disconnect. Some pipes still remain but are dry.

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 JWS RDD

BUYER(S) INITIALS 1

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 24 Westside Woods Rd, Bartlett, NH 03812

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

 Yes No

b. ADDITIONAL COMMENTS:

No repairs

- Central Vac. needs to be serviced. It works but must be unplugged & replugged in each time.
- Hot Tub is old & needs repair.

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 Thomas Sawyer

DATE _____

SELLER Diane Sawyer

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 TWS DS

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.

1. Seller and Property Address: Diane Sawyer 24 and/or Lot 26, Westside Woods Rd
Tom Sawyer Bartlett, NH 03812
 2. Association Name (if applicable): Westside Woods HOA
 3. Property Manager/Agent: NA 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: NA
- 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: Foremost Ins. Group by M+M Assurance Group Inc.
 b. Name of Agent: From Intervale, NH Phone: 1-800-435-7764

6. FINANCIAL

- a. Monthly maintenance fee(s): \$ _____ There is an annual HOA fee of \$575 at present
- b. What do the monthly fees include? This fee pays for the items checked below
 - 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: _____ Liability Ins.
- c. Are there any additional fees? If so, please specify: _____
- 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.

Tom Sawyer 6/3/2026 Diane Sawyer 6/3/2026
 SELLER Tom Sawyer DATE SELLER Diane Sawyer 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.

Tom _____ 6/3/2026 _____
 BUYER DATE BUYER DATE