

Carroll County New Hampshire Registry of Deeds
Book 3750 Page 0117 Page 1 of 3
eRecorded on 11/30/2023 at 10:19 AM
TID: 4271072 Doc # 202300106910
TT: 6,225.00 CA933293 LCHIP: 25.00 CAA158643

After Recording Return To:
William C. Nichols, Sr.

~~246 Strawberry Hill Road, Centerville, MA 02632~~

PO BOX 1089, Intervale, NH 03845



6225.00

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS: That **Troy D. Harrison and Robyne M. Harrison, Trustees of The Harrison Family Revocable Trust dated February 27, 2017 of 312 South Road, Rye Beach, NH 03871**, for consideration paid, grant to **William C. Nichols, Sr., a single person of 925 Tarpon Ave, #15, Fernandina Beach, FL 32034**, with **WARRANTY COVENANTS:**

UNIT 4 of Building G, also known as Unit 60 of Eagle Ridge Resort at Intervale Condominiums, together with any improvements thereon located in Bartlett, Carroll County, New Hampshire and described and identified in the Eagle Ridge Resort at Intervale Condominiums Declaration dated December 9, 1987 and recorded at the Carroll County Registry of Deeds on December 23, 1987 at Book 1292, Page 153, as amended through Amendment dated January 20, 1995 and recorded at Book 1610, Page 102, (which Declaration, together with amendments, By-Laws and other appendices thereto, is sometimes hereinafter referred to as the "Declaration"), further being depicted upon as-built site plan entitled "AS-BUILT SITE PLAN OF EAGLE RIDGE RESORT AT INTERVALE BARTLETT, NEW HAMPSHIRE A RESIDENTIAL CONDOMINIUM SUBDIVISION BY NORTHBROOK PROPERTIES, INC." and floor plans for Eagle Ridge Resort at Intervale Condominiums recorded at Plan Book 149, Page 13 and Plan Book 149, Page 14, respectively. Also conveyed is an undivided interest in the Common Area, as defined and identified in the Declaration and on the Plan.

Also conveying the following rights and easements:

1. An exclusive easement to use the Limited Common Area, if any, appurtenant to the Unit conveyed herein, as defined and described in the Declaration and on the Plan.
2. Easements in common with others to use the Common Area, excepting the Limited Common Area, as set forth in the Declaration.

3. Non-exclusive easements for structural support and encroachments as set forth in the Declaration.

This conveyance is subject to the following:

1. There is excepted from the Unit conveyed herein the Common Area lying within the Unit as set forth in the Declaration.

2. Non-exclusive easements for structural support, encroachments and for repair in favor of the Owners of other Units in the Condominium, as set forth in the Declaration, and other easements, covenants and restrictions of record including without limitation the easements, covenants and restrictions specifically referred to in the Declaration.

3. The other provisions of the Declaration as amended from time to time by instruments recorded in the Carroll County Registry of Deeds, all of which provisions together with any amendments thereto shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the said Unit, as though such provisions were recited and stipulated at length herein, and the provisions of the Condominium Rules, adopted pursuant to the Declaration and the New Hampshire Condominium Act.

4. Real estate taxes attributable to the granted premises for the current year as are now due and payable, and for all taxes from and by the Town of Bartlett based upon the assessment of the fee simple ownership of the Condominium Unit herein described, together with the proportional assessment of taxes with respect to the Common Areas described and identified in the Declaration and on the Plans, all of which the Grantee (jointly and severally if more than one) by the acceptance hereof assumes and agrees to pay.

The Grantee, by acceptance of this deed, agrees that neither he, nor his successors or assigns, shall execute any deed conveying his Unit without including herein the percentage interest of such Unit in the Common Area, it being the intention hereof to prevent any severances of such combined ownership. Any such deed purporting to affect such title of one or more of such interests without including all such title or interests shall be deemed and taken to include the interest so omitted, even though the latter shall not be expressly mentioned or described therein.

The term "Eagle Ridge Resort at Intervale Condominiums" or "Condominium", as used herein means all of the premises described in Appendix A of the Declaration, including all of the buildings and improvements now or hereafter located thereon, and reference may be made to the Declaration for a description of the premises. The Condominium is primarily intended for residential use and

the restrictions on that use are embodied in the Declaration of Condominium and the Rules (if any) adopted thereunder.

Meaning and intending to describe and convey the same premises conveyed to Troy D. Harrison and Robyne M. Harrison, Trustees of The Harrison Family Revocable Trust dated February 27, 2017 by virtue of a deed from Wallace H. Pimental, dated July 16, 2021 and recorded with the Carroll County Registry of Deeds on July 16, 2021 at Book 3604, Page 1000.

Not homestead property.

Executed this 27 day of November, 2023.

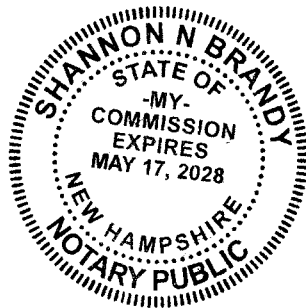
The Harrison Family Revocable Trust

By: T.D. Harrison
Troy D. Harrison, Trustee

By: Robyne M. Harrison, Trustee
Robyne M. Harrison, Trustee

STATE OF NH
COUNTY OF Rockingham

Then personally appeared before me on this 27 day of November, 2023, the said Troy D. Harrison and Robyne M. Harrison, Trustees of The Harrison Family Revocable Trust and acknowledged the foregoing to be their voluntary act and deed.



Shannon N Brandy
Notary Public/Justice of the Peace
Commission expiration May 17, 2028

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: William Nichols

2. PROPERTY LOCATION: G60 Eagle Ridge

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

4. SELLER: [X] has ___ has not occupied the property for 2.5 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [X] 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? [X] Yes ___ No

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

e. WATER TEST: Have you had the water tested? [X] 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 [X] No
If YES, are test results available? ___ Yes ___ No
What steps were taken to remedy the problem?
COMMENTS: See Association

6. SEWAGE DISPOSAL SYSTEM

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

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? ___ Yes [X] No
What steps were taken to remedy the problem?

c. IF PRIVATE:
TANK: ___ Septic Tank ___ Holding Tank ___ Cesspool [X] Unknown ___ Other
Tank Size ___ Gal. ___ Unknown ___ Other
Tank Type ___ Concrete ___ Metal ___ Unknown ___ Other
Location: Date of Installation:
Date of Last Servicing: Name of Company Servicing Tank:
Have you experienced any malfunctions? ___ Yes [X] No
Comments: See Association

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS

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PROPERTY LOCATION: G60 Eagle Ridge

d. LEACH FIELD: [x] Yes [] No [] Other
IF YES, Location: Size: Unknown
Date of installation of leach field: Installed By:
Have you experienced any malfunctions? [] Yes [x] No
Comments: See Association

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [] Yes [x] 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

Table with 7 columns: INSULATION, LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include 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 [x] 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 [x] Unknown
In the siding? [] Yes [] No [x] Unknown In the roofing shingles? [] Yes [] No [x] Unknown
In flooring tiles? [] Yes [x] 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 [x] 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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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: G60 Eagle Ridge

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: See Association

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: See Association

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: See Association

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? Residential

i. Heating System Age: 1993 Type: Electric Baseboard Fuel: _____ Tank Location: _____

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: Mini-Splits and Gas Fireplace

Comments: _____

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

Moisture or leakage: None

Comments: See Association

SELLER(S) INITIALS ^{Initial}
L / /

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: G60 Eagle Ridge

k. Foundation/Basement: [X] Full [] Partial [] Other: Type: Concrete Slab
Moisture or leakage: None
Comments:

l. Chimney(s) How Many? Lined? Last Cleaned: Problems?
Comments:

m. Plumbing Type: Age:
Comments:

n. Domestic Hot Water: Age: Type: Gallons:

o. Electrical System: # of Amps 100 [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 [X] No
If Yes, please explain:

q. Pest Infestation: Are you aware of any past or present pest infestations? [] Yes [X] No Type:
Comments:

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) [] Yes [X] No If YES, please explain:

s. Air Conditioning: Type: Mini-Splits Age: Date Last Serviced and by whom:
Comments:

t. Pool: Age: 1993 Heated: [X] Yes [] No Type: Last Date of Service:
By Whom: See Association

u. Generator: Portable: [] Yes [X] No Whole House: [] Yes [] No Kw/Size: Last Date of Service:
If Portable: [] Included [] Negotiable
Comments:

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 [Signature] / /

BUYER(S) INITIALS / /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: G60 Eagle Ridge

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).

Signed by: _____ 3/15/2026
 _____ DATE _____ SELLER _____ DATE _____
D40A208A3FBB4DA...

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 h _____ 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.

G60 Eagle Ridge Condo Rd
Bartlett, NH 03812

- 1. Seller and Property Address: William C. Nichols
2. Association Name (if applicable): Eagle Ridge Condos
3. Property Manager/Agent: EG Chandler 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: unassigned
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: See Association
b. Name of Agent: Phone:

6. FINANCIAL

- a. Monthly maintenance fee(s): \$950/qr
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:
d. Are you aware of any special assessments or loans in effect at this time? Yes No
If Yes, explain: Deck Assessments - Last Payment April 2026

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.

Signed by: 3/14/2026
SELLER William C. Nichols 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