

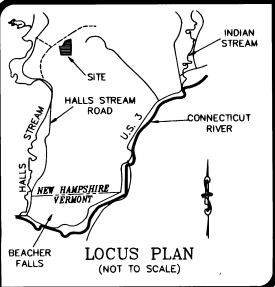
Pittsburg 5 acres - Border View Drive  
Vermont, 5 AC +/-

The information on this page is provided as a courtesy. This information may not be relied upon. All buyers must perform their own due diligence.

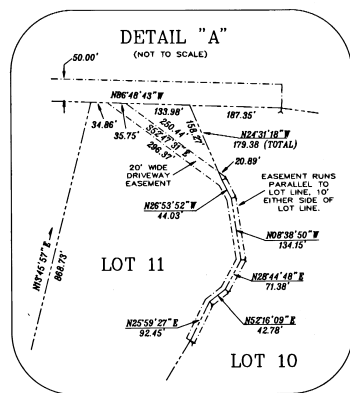
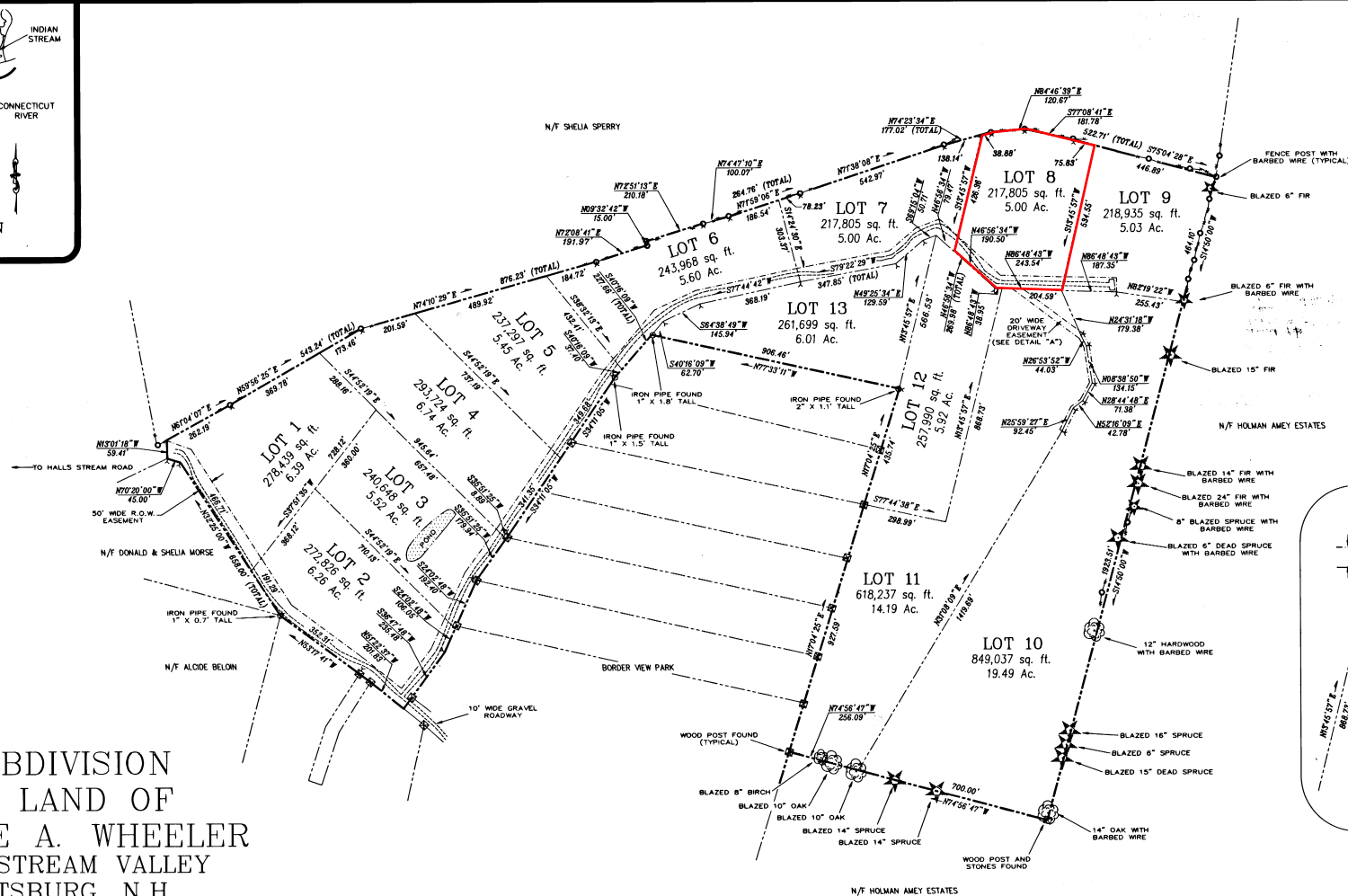
5 +/- acres







US County Register of Deeds  
received 02-27-97 9:30 am 1997  
Recorded Volume  
Deed Book 111  
Page  
Margaret F. Fungell, Deputy Register



SUBDIVISION  
OF LAND OF  
CLAUDE A. WHEELER  
HALL STREAM VALLEY  
PITTSBURG, N.H.  
PREPARED FOR  
PATTEN CORPORATION NORTHEAST  
DECEMBER 9, 1986 SCALE: 1" = 200'

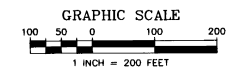
NO.	DATE	REVISION	BY

# NOTES

- 1) TOTAL AREA OF TRACT IS 4,208,332 sq. ft. 96.61 Ac.
- 2) TOTAL OF 13 BUILDING LOTS.
- 3) ERROR OF CLOSURE: 1/29,668

# MAP REFERENCES

- 1) PLAN OF BORDER VIEW PARK, PITTSBURG, N.H. ON JULY 1982 BY E.O. HAYNES, SCALE: 1" = 200'
- 2) PLAN FOR SUBDIVISION PART OF LAND OF CLAUDE A. WHEELER HALL STREAM VALLEY, PITTSBURG, N.H. ON 7-20-79 BY F.W. COWAN, R.L.S. SCALE: 1" = 200'
- 3) PLAN OF LOT NO. 1, CLAUDE A. WHEELER, HALL STREAM SUB-DIVISION OF 1978, PITTSBURG, N.H. ON OCT 1978, BY F.W. COWAN



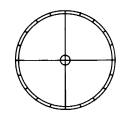
LEGEND	
STONE WALL	-----
PROPERTY LINE	-----
BLOG. SETBACK LINE	-----
CONTOUR LINE (5')	-----
CONTOUR LINE (20')	-----
SOIL LINE & TYPE	-----
TREE LINE	-----
BROOK	-----
SWAMP	-----
IRON PIPE FND.	-----
BOUND FND.	-----



W.G. HOWARD INC  
BOW, NEW HAMPSHIRE

LAND SURVEYORS  
LAND PLANNING  
SUBDIVISIONS  
CONSTRUCTION LAYOUT  
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SEPTIC SYSTEM DESIGN

P.O. BOX 1917, BOW, NEW HAMPSHIRE 03301  
TELEPHONE (603) 228-1645

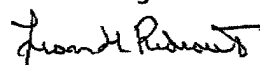


J.N. 0296  
PATTEN,DWG

Doc # 2301899 05/12/2023 12:21:26 PM

Book 1626 Page 729

Pg 1 of 3

Register of Deeds,  
Coos County

LCHIP

COA058744

25.00

TRANS TAX

CO021445

338.00

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SPACE ABOVE THE LINE RESERVED FOR RECORDING INFORMATION ONLY

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**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that I, **GARY J. CURTIS**, single, of 12 Howe Hill Road, Town of Benton, County of Grafton, State of New Hampshire, 03785, for consideration paid, grant to **GOODWIN LAND COMPANY, LLC**, a Florida Limited Liability Company, with a mailing address of 2800 N 6<sup>th</sup> St #5010, City of St. Augustine, County of St Johns, State of Florida, 32084, with **WARRANTY COVENANTS**, to the said grantees, *and its assigns*, the following described property:

A certain piece, or parcel of land, together with the buildings and improvements thereon, standing, if any, situate on Border View Drive, so-called, in the Town of Pittsburg, County of Coos, and State of New Hampshire, bounded and described as follows:

A certain tract or parcel of land together with any buildings thereon, situate on a private right-of-way off of Halls Stream Road in said Pittsburg and shown as Lot #8 on a Plan entitled "Subdivision of Land of Claude A. Wheeler, Hall Stream Valley, Pittsburg, N.H. Prepared for Patten Corporation Northeast," surveyed by William G. Howard, dated December 9, 1986, and recorded in the Coos County Registry of Deeds at Pocket #11, Folder #1, Plan #23. Said Lot #8 is more particularly bounded and described as follows:

Beginning at a point on the southerly side of said private right-of-way at the common corner of Lot #7 and Lot #8, said point being on the boundary of Lot #12, as shown on said Plan; thence running along said Lot #7 North 13° 45' 57" East a distance of Four Hundred Twenty-six and Thirty-six Hundredths (426.36) feet to a point in a wire fence at land now or formerly of Sheila Sperry at the common corner of Lot #7 and Lot #8; thence turning and running along said Sperry land and partially along said wire fence the following four courses:

North 74° 23' 34" East a distance of Thirty-eight and Eighty-eight Hundredths (38.88) feet to an iron pipe found;

Thence North 84° 46' 39" East a distance of One Hundred Twenty and Sixty-seven Hundredths (120.67) feet to an iron pin found;

Thence South 77° 08' 41" East a distance of One Hundred Eighty-one and Seventy-eight Hundredths (181.78) feet to an iron pipe found;

Thence running South 75° 04' 28" East a distance of Seventy-five and Eighty-three Hundredths (75.83) feet to a point on the boundary of said property of said Sperry land at the common corner of Lot #8 and Lot #9;

Thence turning and running along said Lot #9 South 13° 45' 57" West a distance of Five Hundred Thirty-four and Fifty-five Hundredths (534.55) feet to a point on the southerly side of said private right-of-way at the common corner of Lot #8, Lot #9, Lot #10, and Lot #11;

Thence turning and running along said Lot #11 and along the southerly sideline of said private right-of-way North 86° 48' 43" West a distance of Two Hundred Forty-three and Fifty-four Hundredths (243.54) feet to a point on the southerly side of said private right-of-way at the common corner of Lot #11 and Lot #12;

Thence continuing still along said private right-of-way and along said Lot #12 North 46° 56' 34" West a distance of One Hundred Ninety and Fifty Hundredths (190.50) feet to the point of beginning.

Said Lot #8 contains Five (5.00) acres, more or less, according to said Plan.

ALSO CONVEYING HEREIN, AND SUBJECT TO, the right, in common with others, to travel over and across a Fifty (50.0) foot wide right-of-way running through this subdivision, as shown on said Plan, for the purpose of ingress and egress.

SUBJECT TO easements, restrictions, and covenants of record, if any, insofar as the same may be in force and applicable.

SUBJECT TO the following electrical and/or utility easements, which are all recorded in the Coos County Registry of Deeds:

1. Utility easement described and conveyed in the Right of Easement of Leon Marquis to the New Hampshire Electric Cooperative, Inc. and to the New England Telephone & Telegraph Company (NET&T), dated September 8, 1969, and recorded at Volume 527, Page 139;
2. Utility easement described and conveyed in the Warranty Deed of Claude A. Wheeler to the New Hampshire Electric Cooperative, Inc. and to the New England Telephone & Telegraph Company (NET&T), dated November 13, 1972, and recorded at Volume 568, Page 352; and

3. Utility easement described and conveyed in the Warranty Deed of Donald R. Wheeler to the New Hampshire Electric Cooperative, Inc., October 31, 1973, and recorded at Volume 587, Page 589.

Meaning and intending herein to convey all and the same premises as conveyed to Gary J. Curtis by Warranty Deed dated May 31, 2022 of Clayton A. Bemis and Janet D. Bemis, Individually and as Trustees of the Bemis Family Nominee Trust dated 9/17/2013, and recorded in the Coos County Registry of Deeds at Volume 1602, Page 407.

**This is not homestead property of the Grantor.**

DATED this 6 day of MAY, 2023.

Gary Curtis  
GARY CURTIS

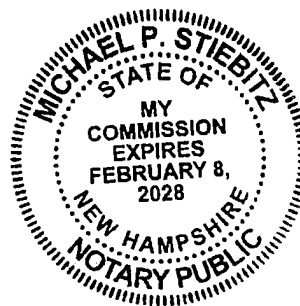
STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON

May 6, 2023.

Personally appeared, **GARY CURTIS**, 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 purposes therein contained.

Michael P. Stieritz  
Notary Public/Justice of the Peace

My Commission Expires: 2/8/2028 Commissioner of Deeds  
Print Name: MICHAEL P. STIERITZ



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



**TO BE COMPLETED BY SELLER**

1. **SELLER:** Goodwin Land Company LLC and Andrew Goering, President of Goodwin Land Company LLC
2. **PROPERTY LOCATION:** 5 +/- acres off Border View Drive, Pittsburg, NH
3. 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 SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

**4. 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.**

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
  - a. TYPE OF SYSTEM: ☒ None ☐ 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 ☐ Unknown  
 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.  
 To your knowledge, have any test results ever been 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? \_\_\_\_\_
  - f. COMMENTS: \_\_\_\_\_

**6. SEWAGE DISPOSAL SYSTEM**

- a. TYPE OF SYSTEM: Public: ☐ Yes ☒ No Community/Shared: ☐ Yes ☒ No  
 Private: ☐ Yes ☒ No Unknown: ☒ Yes ☐ No  
 None: ☒ Yes ☐ No Septic/Design Plan in Process? ☐ Yes ☒ No  
 Septic Design Available? ☐ Yes ☒ No  
 Comments: \_\_\_\_\_
- 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 ☐ 500 Gal. ☐ 1,000 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: Size \_\_\_\_\_ Location: \_\_\_\_\_ ☐ 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: \_\_\_\_\_
- f. COMMENTS: \_\_\_\_\_

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

SELLER(S) INITIALS

*AGP*

BUYER(S) INITIALS

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 5 +/- acres off Border View Drive, Pittsburg, NH

**7. HAZARDOUS MATERIAL**

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): \_\_\_\_\_ Owner of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Are you aware of any problems, such as leakage, etc.? ☐ Yes ☐ No Comments: \_\_\_\_\_

Are tanks registered with the Department of Environmental Services (D.E.S.)? ☐ YES ☐ NO ☐ UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? ☐ YES ☐ NO ☐ UNKNOWN

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

**8. GENERAL INFORMATION**

a. Is this property subject to Association fees? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: \_\_\_\_\_

If YES, what is your source of information? \_\_\_\_\_

b. Is this property located in a Federally Designated Flood Hazard Zone? ☐ YES ☐ NO ☒ UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? ☐ YES ☐ NO ☒ UNKNOWN

If YES, Explain: \_\_\_\_\_

d. What is your source of information? \_\_\_\_\_

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? ☐ YES ☐ NO ☒ UNKNOWN

If YES, Explain: \_\_\_\_\_

f. 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: \_\_\_\_\_

g. How is the property zoned? \_\_\_\_\_ Source: \_\_\_\_\_

h. Has the property been surveyed? ☐ YES ☒ NO ☐ UNKNOWN If YES, is the survey available? ☐ YES ☐ NO

i. Has the soil been tested? ☐ YES ☒ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

j. Has a percolation test been done? ☐ YES ☒ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

k. Has a test pit been done? ☐ YES ☒ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

l. Have you subdivided the property? ☐ YES ☒ NO ☐ UNKNOWN

m. Are there any local permits? ☐ YES ☐ NO ☒ UNKNOWN Please explain: \_\_\_\_\_

n. Are there attachments explaining any of the above? ☐ YES ☐ NO ☒ UNKNOWN

o. Septic/Design plan available? ☐ YES ☒ NO ☐ UNKNOWN

p. 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: \_\_\_\_\_

**9. ADDITIONAL INFORMATION:**

**10. NOTE 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. 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

  
05/16/23  
3:26 PM EDT

BUYER(S) INITIALS



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



TO BE COMPLETED BY SELLER

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

**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.

*Andrew Goering, President of Goodwin Land Company LLC*  
dotloop verified  
05/16/23 3:26 PM EDT  
GNOT-AYQC-XJNF-PJY8

SELLER

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 OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER

DATE

BUYER

DATE