



Newport

5

49 Ac

49

44 Ac

1A

1

2

505.2'

1466.8'

863.1'

304.5'

299.7'

1532'

555.7'

371.8'

548'

1368'

823'

693'

1380'

694'

510'

249.6'

263.2'

1560'

1000'

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**WARRANTY DEED**

001152

KNOW ALL MEN BY THESE PRESENTS, that we, PAUL J. CANNIFF and JOYCE D. CANNIFF, husband and wife, both of Centerville, County of Barnstable and Commonwealth of Massachusetts, for consideration paid, grant to TRG TREUHAND-UND REVISIONSGESELLSCHAFT LAUPEN AG, a Swiss business corporation, having a present mailing address of Jungfrauweg 6, 3177 Laupen, Switzerland, with **WARRANTY COVENANTS** to the said TRG TREUHAND-UND REVISIONSGESELLSCHAFT LAUPEN AG,

A certain tract or parcel of land, with any improvements thereon, situated in Newport and Goshen, County of Sullivan and State of New Hampshire, bounded and described as follows:

Beginning at a red sugar maple tree at the Northwest Corner of the land herein conveyed, said maple tree being located on the easterly side of the Old Town Road which leads to Newport and Page Hill Road directly opposite Turkey Hill Road where it deadends into the aforesaid road; thence S 55° E. One Thousand seven hundred seven (1707) feet, more or less, along a wire fence, to a marked hemlock tree at a stone wall; thence N. 36° 30' E. One Hundred seventy-seven (177) feet, more or less, to the end of a stone wall; thence S. 55° E. One Thousand Three hundred sixty-eight (1368) feet, more or less, along a wire fence and segments of a stone wall to the end of another stone wall near a great red oak tree; thence S 35° 45' W. One thousand five hundred thirty-two (1532) feet, more or less, along a stone wall to an intersection with another stone wall; thence N. 55° 30' W. One thousand three hundred eighty (1380) feet, more or less, to a granite post on the old town line between Goshen and Newport; thence continuing approximately N. 55° W. along the Newport-Goshen Town line One thousand eight hundred ten (1810) feet, more or less, to a stone wall on the Easterly side of the first mentioned Old Town Road; thence Northerly along the stone wall on the Easterly side of said Old Town Road to the point of beginning.

Containing One Hundred Nine (109) acres, more or less.

Being also Lot #3, as shown on plan entitled: Robert J. & Eleanor D. Babcock, Newport and Goshen, New Hampshire, dated May 30, 1972, by John A. Breckenridge, said plan to be recorded.

Meaning and intending to describe and convey all and the same premises as were conveyed to Paul J. Canniff and Joyce D. Canniff by Robert J. Babcock and Eleanor D. Babcock by warranty deed dated July 12, 1973, recorded in Volume 529, Page 196 of the Sullivan County Registry of Deeds.

This property is in "current use taxation"

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And we, the said grantors, release to said grantee all rightsof homestead and other interests therein.

Dated this 12<sup>th</sup> day of January, 1996.

Paul J. Canniff  
Paul J. Canniff

Joyce D. Canniff  
Joyce D. Canniff

COMMONWEALTH OF MASSACHUSETTS  
BARNSTABLE, SS

January 12, 1996

Personally appeared Paul J. Canniff and Joyce D. Canniff, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,

Douglas Murphy  
Notary Public/  
My commission expires:

RECEIVED

96 MAR -4 PM 12:00

SULLIVAN COUNTY  
REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
**** THOUSAND <u>4</u> HUNDRED AND <u>00</u> DOLLARS	
FILE NO. DAY MONTH YEAR 03/04/1996	206459
	AMOUNT \$ *****400.00
VOID IF ALTERED	

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Examined by Sharon A. King Registrar



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



**TO BE COMPLETED BY SELLER**

1. **SELLER:** Bieri Immobilien + Treuhand AG by Christian Bieri
2. **PROPERTY LOCATION:** 109 +/- acres off Old Turnpike Road, Newport, 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: No Investigations Completed

**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: No Investigations Completed

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

SELLER(S) INITIALS

 / \_\_\_\_\_

BUYER(S) INITIALS

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

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**PROPERTY LOCATION:** 109 +/- acres off Old Turnpike Road, Newport, 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: There are wetlands

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: Current Use

g. How is the property zoned? Rural Source: Town

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:**

Current Owners have never walk property

**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**

**BUYER(S) INITIALS**



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**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.**

  
SELLER  
DATE

dotloop verified  
06/07/24 11:57 AM  
CEST  
YBVK-SXTL-FTAA-GH9G

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