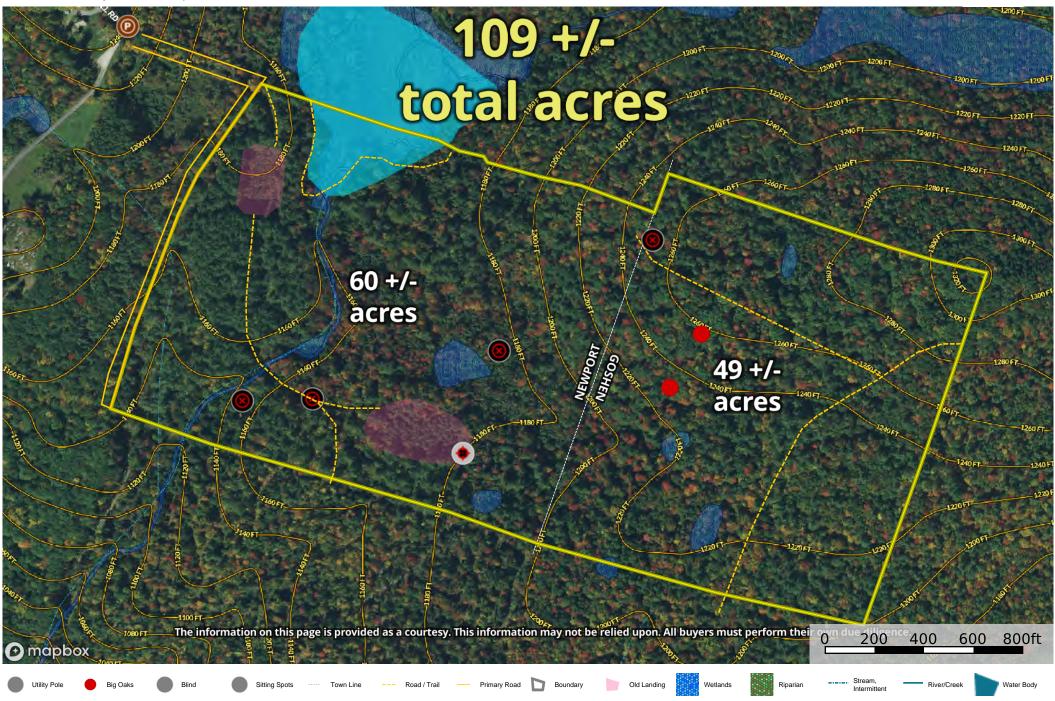
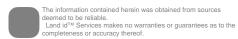
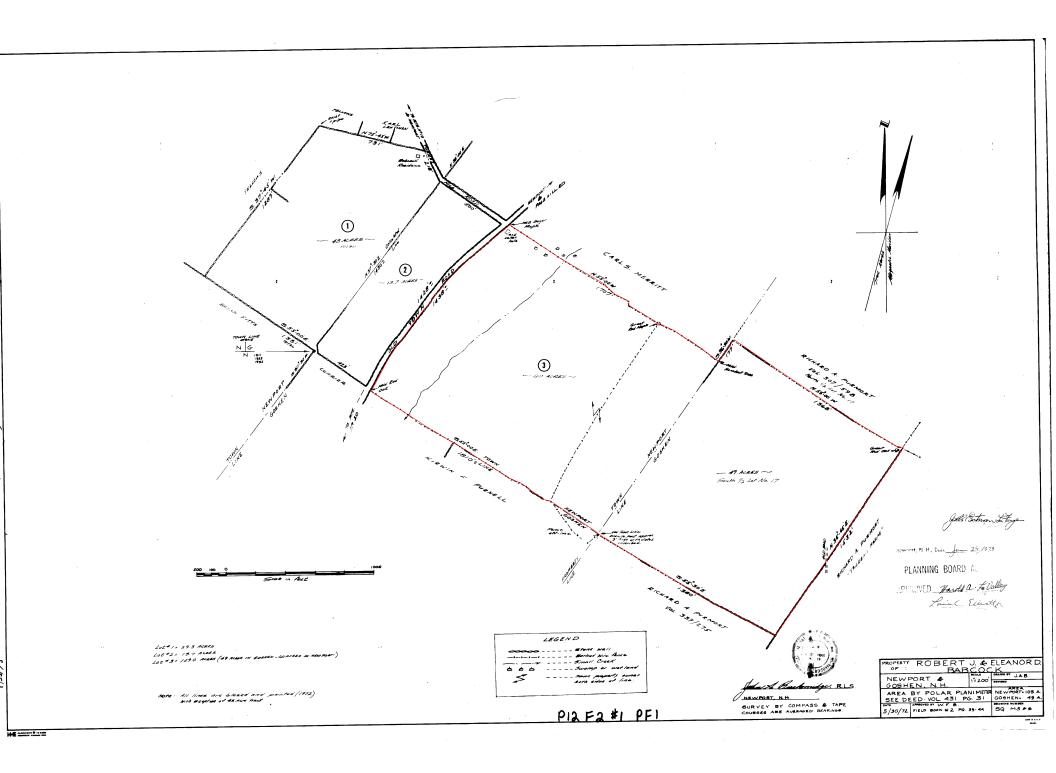
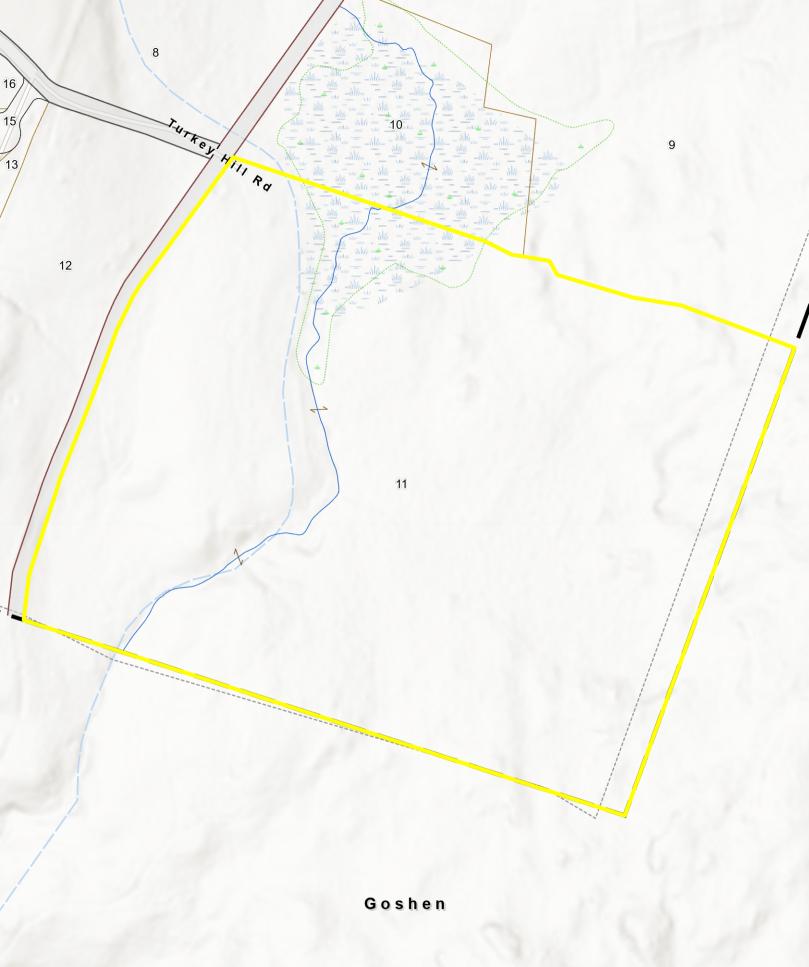
Newport & Goshen 109 ac - Old Turnpike Road Sullivan County, New Hampshire, 109 AC +/-











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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  $55^{\circ}$  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.  $36^{\circ}$  30' E. One Hundred seventy-seven (177) feet, more or less, to the end of a stone wall; thence S.  $55^{\circ}$  E. One Thousand Three hundred sixtyeight (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  $35^{\circ}$  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.  $55^{\circ}$  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.  $55^{\circ}$  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 12th day of January, 1996. Cannifi a

Jovće D.

COMMONWEALTH OF MASSACHUSETTS BARNSTABLE, SS

January /2, 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, Notary My commission expires:

Canniff

RECEIVED

96 MAR - 4 PM 12: 00 SULLIVAN COUNTY REGISTRY OF DEEDS

<state of<="" th=""><th>NEW HA</th><th>MPSHIRE*</th></state>	NEW HA	MPSHIRE*	
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
##### THOUSAND_	4 HUNDRE	DANDDOLLARS	
MO. DAY	206459	AMOUNT	
03/04/1996	200403	\$*****400.00	
	ID IF ALTER	ED 🔶 · 💥 · 🔶	

- 2 -

Examined by Showon a Knop /Registrar



TO BE COMPLETED BY SELLER	

	PROPERTY DISCLOSURE - LAND ONLY New Hampshire Association of REALTORS® Standard Form REALTOR®	G
то	E 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 bee orepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind b 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.	ру R.
4.	I <u>OTICE TO SELLER(S)</u> : COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATI F ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YO ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.	
5.	WATER SUPPLY (Please answer all questions regardless of type of water supply)	
J.	a. TYPE OF SYSTEM:NonePublicPrivateSeasonalUnknown	
	Date of Installation       What is the source of your information?	
	Date of Installation What is the source of your information?	
	<ul> <li>c. USE: Number of Persons currently using the system:</li></ul>	ər
	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.       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 N IF YES, are test results available? Yes No What steps were taken to remedy the problem? COMMENTS: No Investigations Completed	o
	COMMENTS: No Investigations Completed	
6.	SEWAGE DISPOSAL SYSTEM         a. TYPE OF SYSTEM:       Public:Yes       Yes       No         Private:       Yes       No       Unknown:       Yes       No         None:       Yes       No       Septic/Design Plan in Process?       Yes       No         Septic Design Available?       Yes       No         Comments:       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 500 Gal. 1,000 Gal. Unknown Other Tank Type Concrete Metal Unknown Other Location: Location: Location Unknown Date of Installation: Location: Name of Company Servicing Tank: Have you experienced any malfunctions? Yes No Comments:	
	d. LEACH FIELD: ☐Yes ☐No ☐Other IF YES: SizeLocation:Date of installation of leach field:Installed By:Unknown Have you experienced any malfunctions? ☐Yes ☐No	n
	Comments: e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A?YesNoUnknown IF YES, has a site assessment been done?YesNoUnknown SOURCE OF INFORMATION:	n

f. COMMENTS: No Investigations Completed

R

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

**BUYER(S) INITIALS** 

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1			
	DITED	07.0	•

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



## TO BE COMPLETED BY SELLER

PRO	OPERTY LOCATION: 109 +/- acres off Old Turnpike Road, Newport, NH
7	
7.	HAZARDOUS MATERIAL
	UNDERGROUND STORAGE TANKS - Current or previously existing:
	Are you aware of any past or present underground storage tanks on your property?
	IF YES: Are tanks currently in use?
	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):
	Age of tank(s):Owner 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.)?
	If tanks are no longer in use, have tanks been abandoned according to D.E.S.?
	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?YESNOUNKNOWN
	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?
	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? I YES INO 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? RuralSource: Town
	h. Has the property been surveyed? <u>YES</u> NO <u>V</u> UNKNOWN If YES, is the survey available? <u>YES</u> NO
	i. Has the soil been tested? $\Box$ YES $\Box$ NO $\Box$ UNKNOWN If YES, are the results available? $\Box$ YES $\Box$ NO
	j. Has a percolation test been done? $\square$ YES $\square$ NO $\square$ UNKNOWN If YES, are the results available? $\square$ YES $\square$ NO
	k. Has a test pit been done? $\square$ YES $\square$ NO $\square$ UNKNOWN If YES, are the results available? $\square$ YES $\square$ NO
	I. Have you subdivided the property? $\square$ YES $\square$ NO $\square$ UNKNOWN
	m. Are there any local permits? $\square$ YES $\square$ NO $\square$ UNKNOWN Please explain:
	n. Are there attachments explaining any of the above?
	o. Septic/Design plan available?
	p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
	(Per RSA 477:4-g) $\square$ YES $\blacksquare$ NO If YES, please explain:
-	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.
~-	
	ELLER(S) INITIALS         06/07/24         I            11:57 AM CEST
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### PROPERTY DISCLOSURE - LAND ONLY New Hampshire Association of REALTORS® Standard Form



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.

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

BUTER	DATE	BUTER	DATE

