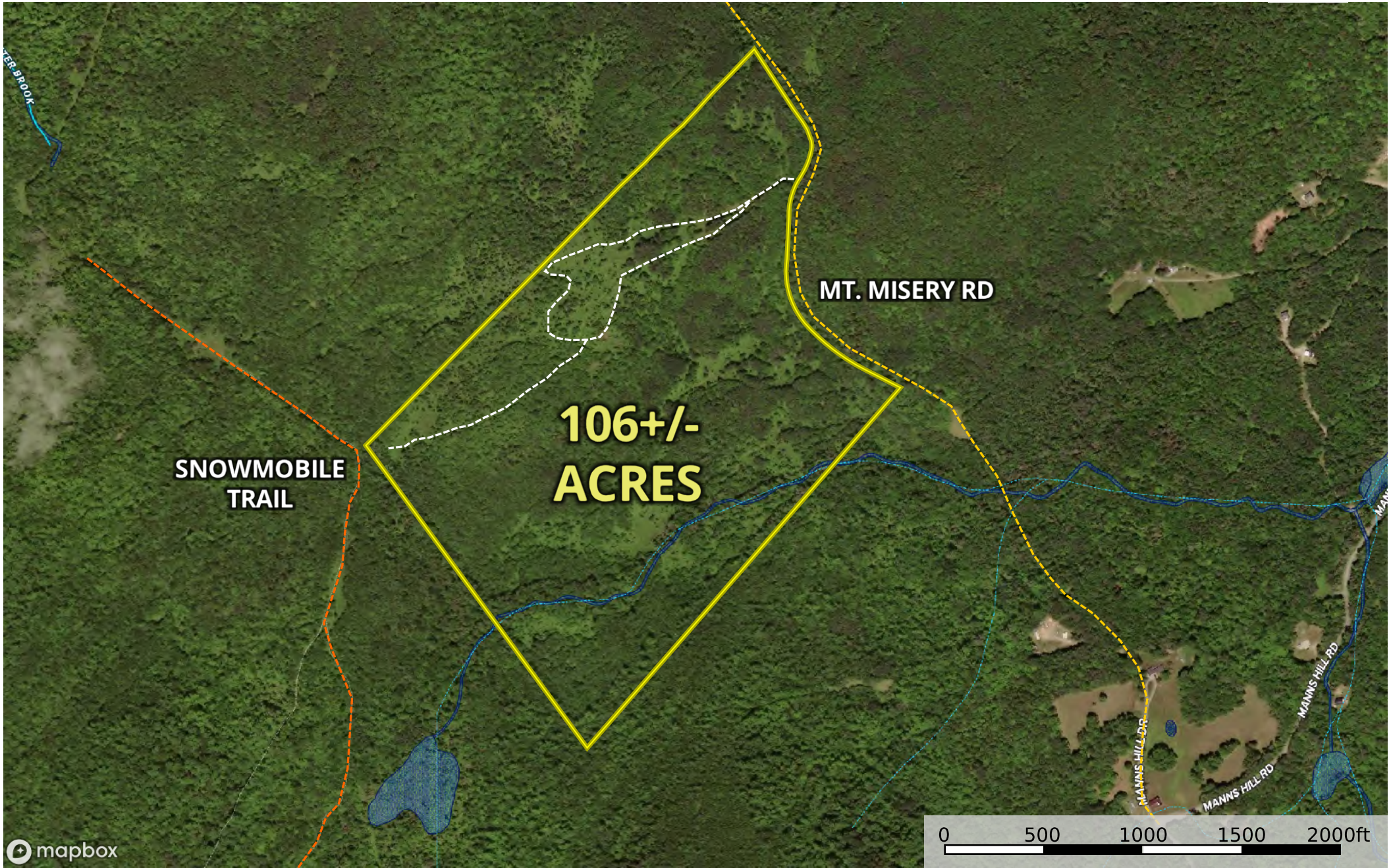
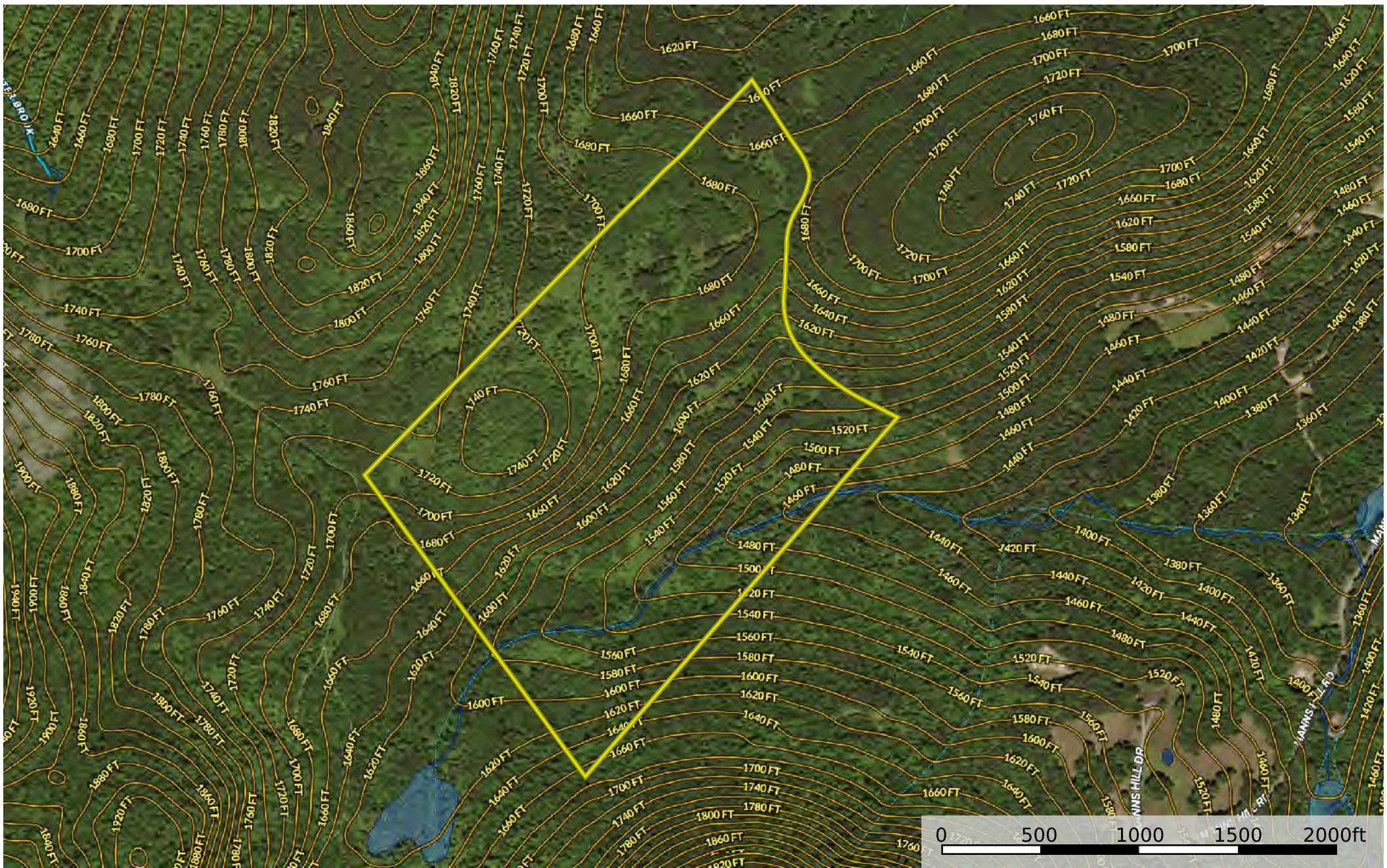


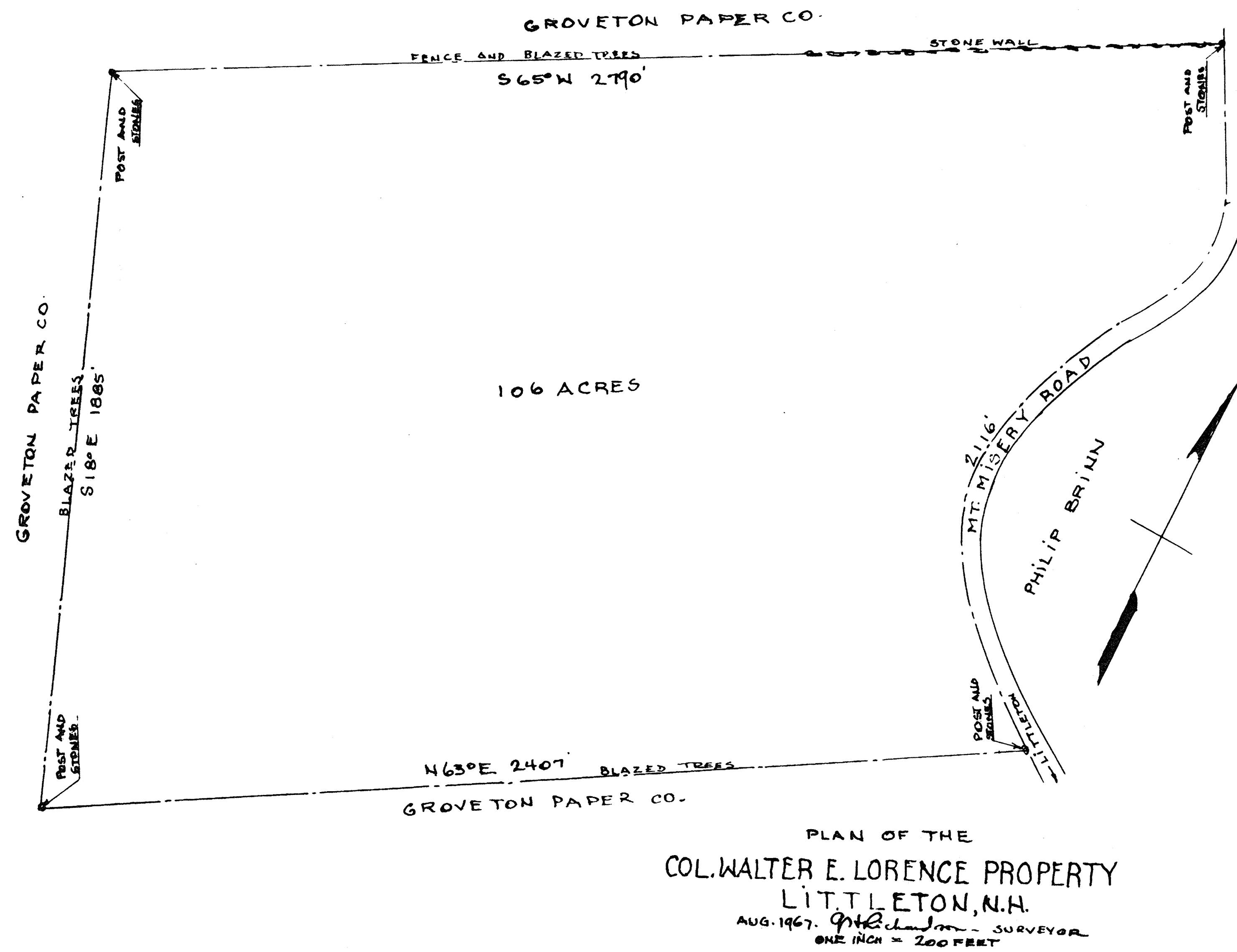
Littleton, NH - 106+/- ac - Mt Misery Rd
Grafton County, New Hampshire, 106 AC +/-



- Mt. Misery Rd
- Snowmobile Trail
- Property Trail
- Property Trail
- Property Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

Littleton, NH - 106+/- ac - Mt Misery Rd
Grafton County, New Hampshire, 106 AC +/-





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



TO BE COMPLETED BY SELLER

1. **SELLER:** Deborah J.R.G. Warner and George Michael Gilman
2. **PROPERTY LOCATION:** undeveloped land west of Mt. Misery Rd: 00 Mt Misery Road, Littleton, NH Town Parcel 16-1-0
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: N/A
 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: There are streams and springs on the property.

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 NONE
 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

DJW *GMG*

BUYER(S) INITIALS

_____/_____/_____

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PROPERTY LOCATION: undeveloped land west of Mt. Misery Rd: 00 Mt Misery Road, Littleton, NH Town Parcel 16-1-0

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? No Tanks

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? Deed, title search in 1999

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: Current Use, all 106 acres since 1987

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

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: 1967surveyGHRichardson Book1059p5

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

DM
09/06/24
3:23 PM EDT

DM
09/06/24
3:34 PM EDT

BUYER(S) INITIALS

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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.

Deborah J.R.G. Warner
dotloop verified
09/06/24 3:23 PM EDT
YCA0-HOKE-EF04-HIEG

SELLERDATE

George Michael Gilman
dotloop verified
09/06/24 3:34 PM EDT
8X4M-MYGR-EKZZ-FIQW

SELLERDATE

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.

BUYERDATE

BUYERDATE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That LE CHEVAL LOGGING & CHIPPING, INC., a New Hampshire corporation, of Whitefield, County of Coos and State of New Hampshire, **FOR CONSIDERATION PAID**, grant to DEBORAH J.R.G. WARNER and GEORGE M. GILMAN, husband and wife, of 135 Rock Strain Drive, Littleton, New Hampshire 03561, with **WARRANTY COVENANTS**, to the said DEBORAH J.R.G. WARNER and GEORGE M. GILMAN as joint tenants with rights of survivorship, the following described real estate:

A certain tract or parcel of land, with all buildings and improvements thereon, situate in the Town of Littleton, County of Grafton and State of New Hampshire, on the westerly side of Mt. Misery Road, so-called, leading from Mann's Hill Road over Mt. Misery to Littleton or Dalton, bounded and further described as follows:

Beginning at a post and stones on the westerly side of said Mt. Misery Road at the northeasterly corner of land now or formerly of the Groveton Paper Company; thence in a general northerly direction along the westerly side of said road a distance of 2,116 feet to a post and stones in the southerly line of said land of Groveton Paper Company; thence South 65 degrees West 2,790 feet along the line of a stone wall, a fence and line of blazed trees to a post and stones; thence South 18 degrees East 1,885 feet on line of land of said Groveton Paper Company and following a line of blazed trees to a post and stones; thence North 63 degrees East 2,407 feet along a line of blazed trees and land of said Groveton Paper Company to the point of beginning; containing 106 acres, more or less.

The aforesaid tract or parcel of land is shown on a Plan entitled "Plan of the Col. Walter E. Lorence Property, Littleton, N.H., Aug. 1967, G.H. Richardson, Surveyor," recorded August 30, 1967, in the Grafton County Registry of Deeds at Book 1059, Page 5.

EXCEPTING AND RESERVING mining and mineral rights as reserved in a Warranty Deed of the Whitefield Savings Bank & Trust Co., to W.E. Carpenter dated May 29, 1930, as recorded in the Grafton County Registry of Deeds at Book 619, Page 383.

Meaning and intending to convey all and the same premises as were conveyed by S.D.S. Logging, Inc., to Le Cheval Logging & Chipping, Inc., by Quitclaim Deed dated April 29, 1998, as recorded in the Grafton County Registry of Deeds at Book 2311, Page 557.

DATED this 17th day of FEBRUARY, 1999.

LE CHEVAL LOGGING & CHIPPING INC.

By Theodore A. Ingerson
Theodore A. Ingerson, President

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON, SS:

DATED: FEBRUARY 17, 1999

Personally appeared the above named THEODORE A. INGERSON, President of Le Cheval Logging & Chipping, Inc., known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed same for the purposes contained therein.

Before me,

[Signature]
Notary Public
Justice of the Peace

My commission expires: 6/16/03

RECEIVED
Carol A. LeBlond
99 FEB 18 AM 8:29
GRAFTON COUNTY
Registry of Deeds
Register of Deeds

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
**** THOUSAND 2 HUNDRED AND 50 DOLLARS	
02/18/1999 356334	\$****250.00
VOID IF ALTERED	