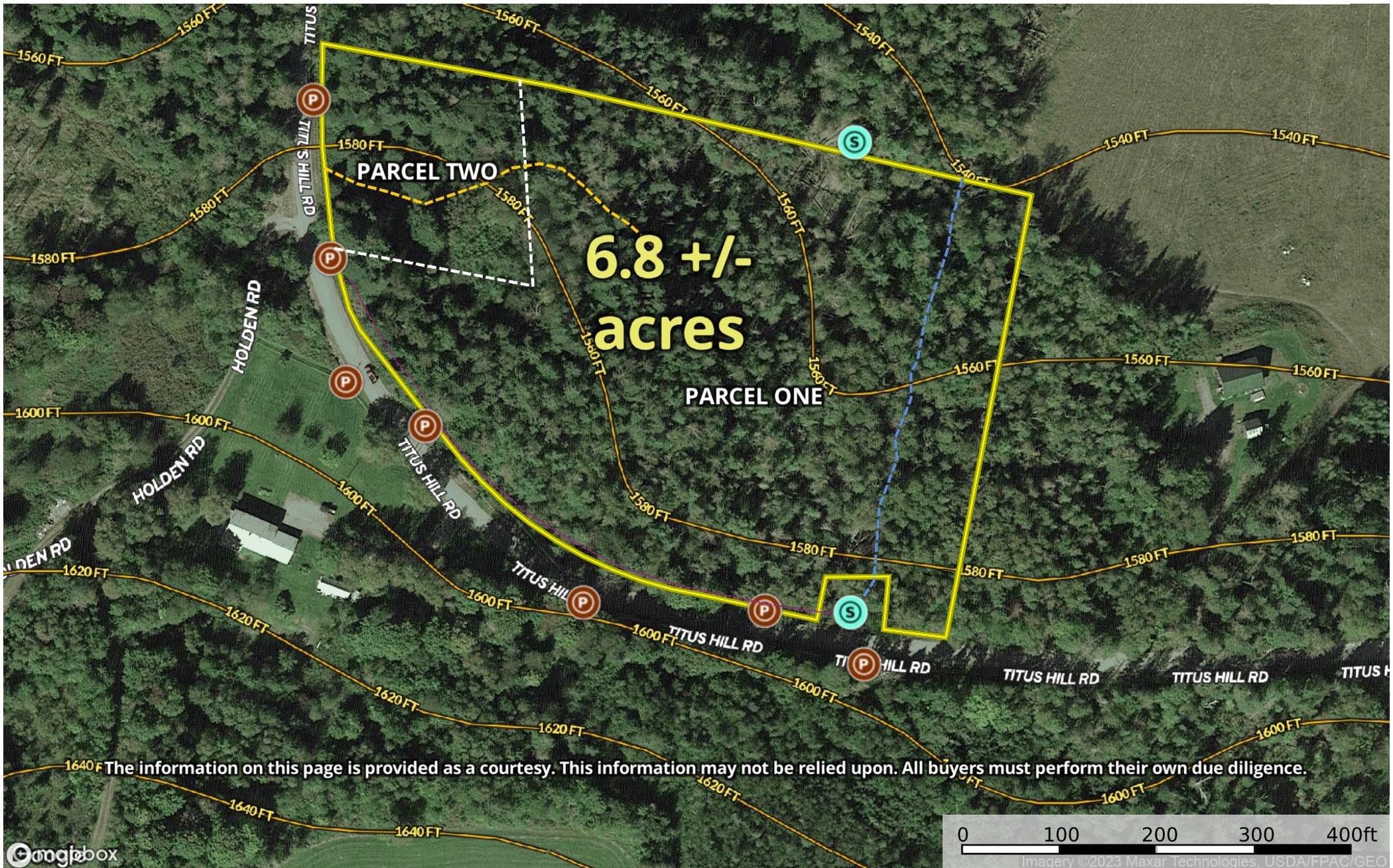


# Colebrook 6.8 ac - Titus Hill Road

New Hampshire, 6.8 AC +/-

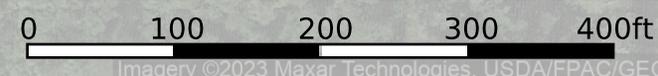


# 6.8 +/- acres

PARCEL TWO

PARCEL ONE

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.



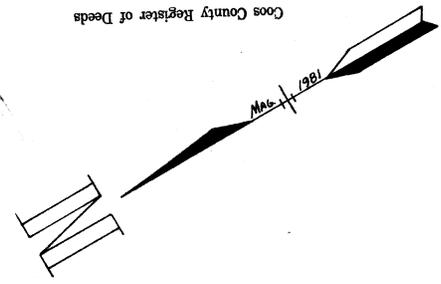
Imagery ©2023 Maxar Technologies, USDA/FPAC/GEO



- Snowmobile Trail Access
- Utility Pole
- Spring
- Water Line Easement
- Road / Trail
- Stream
- Parcel Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Received \_\_\_\_\_  
Recorded, Volume \_\_\_\_\_ Page \_\_\_\_\_  
Examined Attest: \_\_\_\_\_  
Goos County Register of Deeds



G. PICARD  
&  
R. McNULTY

n/f  
NUGENT, HOWARD, & BRYANT

n/f  
E. LAVIGNE

This map is hereby approved  
by the Colebrook Planning Board  
on 8-25-81, and shall be  
filed on or before 11-25-81  
with the Goos County Register  
of Deeds.

S/D # 125

DATE: 8-25-81

COLEBROOK PLANNING BOARD

*Jim Bessey*  
*Albert Lyons*  
*Joseph B. Nugent*  
*Richard McNulty*

Goos County Register of Deeds  
Received Sept. 24 - 11:55 AM 1981  
Recorded, Volume \_\_\_\_\_ Page \_\_\_\_\_  
Examined Attest: \_\_\_\_\_  
*Wm. A. Bell*

# ERNEST LAVIGNE

COLEBROOK, N.H.

Scale 1" = 100' August 5, 1981.

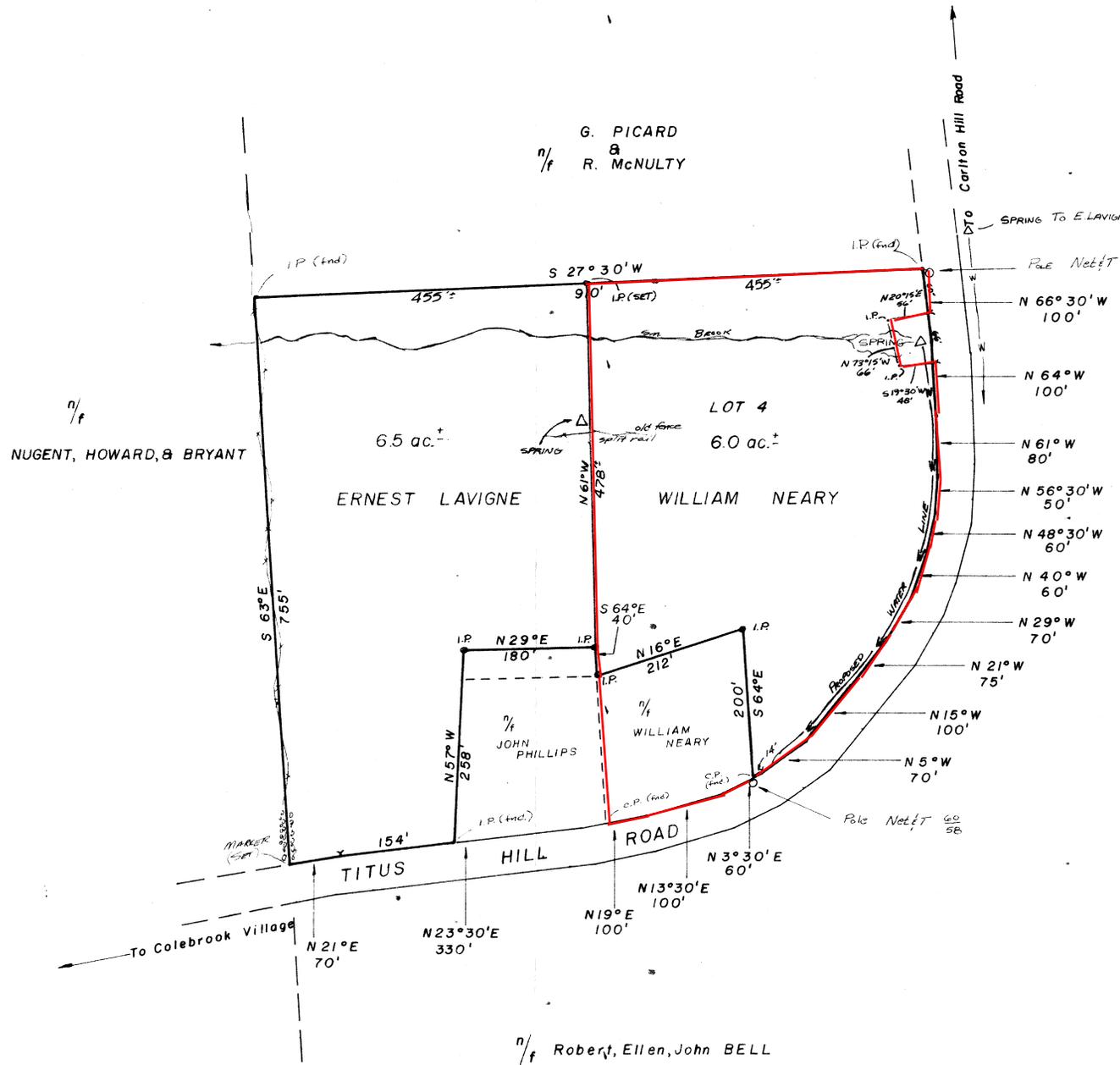
Robert W. Shaw, PE.  
Consulting Engineer, Colebrook, N.H.

A Tape & Compass Survey

I hereby certify that the survey  
and this map has been done under  
my supervision.

AUGUST 5, 1981.

*Robert W. Shaw*





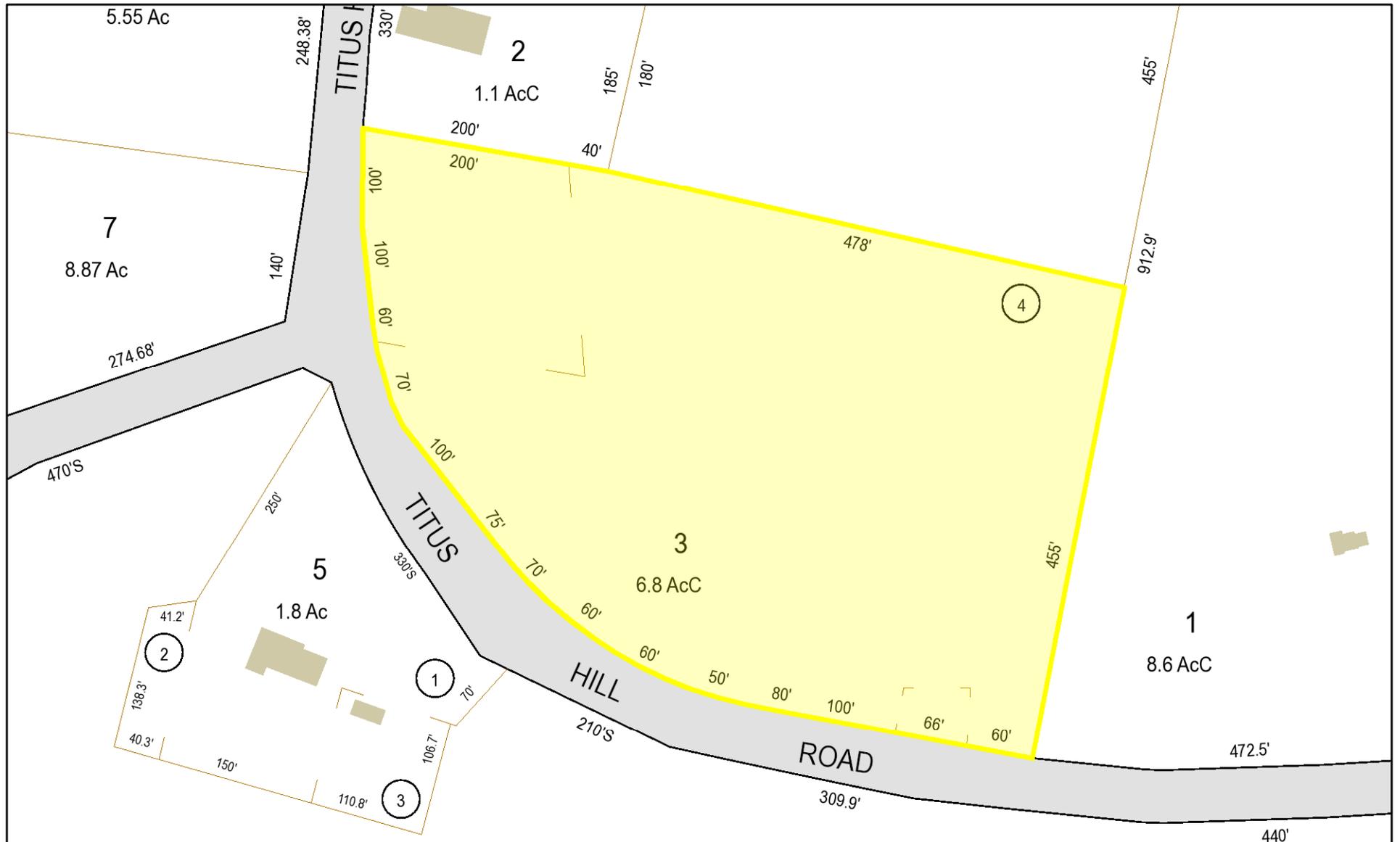
Colebrook, NH



January 31, 2023

1 inch = 133 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

After Recording Return To:  
Goodwin Land Company LLC  
2800 North 6th Street, 5010, St. Augustine, FL 32084

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## Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS: That **Maureen T. Mackay, a single person of 384 Main Dunstable Road, Nashua, NH 03062**, for consideration paid, grants to **Goodwin Land Company LLC a Florida Limited Liability Company LLC, a Limited Liability Company** with a mailing address of **2800 North 6th Street, 5010, St. Augustine, FL 32084**, with **WARRANTY COVENANTS**:

### PARCEL ONE:

A certain tract or parcel of land, with the buildings thereon, situate in the Town of Colebrook, County of Coos, and State of New Hampshire, being more particularly bounded and described as follows:

Beginning at an iron pipe standing in the northerly limits of Titus Hill Road and being the southwest corner of the G. Picard and R. McNulty lands and the southeast corner of the herein described parcel of land;

Thence on a bearing of North sixty-six degrees thirty minutes West (N 66° 30' W) sixty (60) feet, more or less, to a point;

Thence on a bearing of North twenty degrees fifteen minutes East (N 20° 15' E) a distance of fifty-six (56) feet, more or less, to an iron pipe;

Thence on a bearing of North seventy-three degrees fifteen minutes West (N 73° 15' W) a distance of sixty-six (66) feet, more or less, to an iron pipe;

Thence on a bearing of South nineteen degrees thirty minutes West (S 19° 30' W) a distance of forty-eight (48) feet, more or less, to a point;

Thence on a bearing of North sixty-four degrees West (N 64° W) a distance of one hundred (100) feet, more or less, to a point;

Thence on a bearing of North sixty-one degrees West (N 61° W) a distance of

eighty (80) feet, more or less, to a point;

Thence on a bearing of North fifty-six degrees thirty minutes West (N 56° 30' W) a distance of fifty (50) feet, more or less, to a point;

Thence on a bearing of North forty-eight degrees thirty minutes West (N 48° 30' W) and continuing along the North side of Titus Hill Road a distance of sixty (60) feet, more or less, to a point;

Thence on a bearing of North forty degrees West (N 40° W) a distance of sixty (60) feet, more or less, to a point;

Thence on a bearing of North twenty-nine degrees West (N 29° W) a distance of seventy (70) feet, more or less, to a point;

Thence on a bearing of North twenty-one degrees West (N 21° W) a distance of seventy-five (75) feet, more or less, to a point;

Thence on a bearing of North fifteen degrees West (N 15° W) a distance of one hundred (100) feet, more or less, to a point;

Thence on a bearing of North five degrees West (N 5° W) a distance of eighty-four (84) feet, more or less, to an iron pipe marking the southwest corner of other land of William Neary;

Thence on a bearing of South sixty-four degrees East (S 64° E) along lands of said Neary a distance of two hundred (200) feet, more or less, to an iron pipe;

Thence on a bearing of North sixteen degrees East (N 16° E) along the lands of said Neary a distance of two hundred twelve (212) feet, more or less, to an iron pipe;

Thence on a bearing of South sixty-four degrees East (S 64° E) along the other lands of John Phillips a distance of forty (40) feet, more or less, to an iron pipe;

Thence on a bearing of South sixty-one degrees East (S 61° E) along the lands of Lavigne, and passing John Phillips' spring a distance of four hundred seventy-eight (478) feet, more or less, to an iron pipe standing in line of land of G. Picard and R. McNulty;

Thence on a bearing of South twenty-seven degrees thirty minutes West (S 27° 30' W) along the lands of G. Picard and R. McNulty a distance of four hundred fifty-five (455) feet, more or less, to the point of beginning.

EXCEPTING AND RESERVING the aforementioned John Phillips' spring and

the right to lay and maintain a water line from said spring to his property.

ALSO EXCEPTING AND RESERVING the right to lay and maintain a water line along and adjacent to Titus Hill Road as the above-described property borders Titus Hill Road to the spring owned by Ernest Lavigne, on a 66' x 56' x 66 x 48' plot retained by said Lavigne out of the northwest corner of the within described property.

The above described premises is more particularly shown on a Plan entitled "Ernest Lavigne, Colebrook, NH, Scale 1" = 100', August 5, 1981, Robert W. Shaw, P.E, Consulting Engineer, Colebrook, N.H." containing Subdivision approval by the Colebrook Planning Board, Number 125. Said Plan recorded in the Coos County Registry of Deeds in Pocket 6, Folder 2, Plan 36.

**PARCEL TWO:**

Beginning at a point on the northeast side of the public highway known as the "Titus Hill Road," where said highway intersects the northerly line of Lot #13 in the 1st Range in the Town of Colebrook, the aforementioned point being one and one-half (1 1/2) rods from the center of the public highway measured in a northeasterly direction and along the lands formerly owned by Earl Lyons and now owned by Willard Nu gent, Dean Howard and Bertram Bryant; thence in an easterly direction and measured along the public highway right-of-way a distance of four hundred twenty-two (422) feet to an iron pipe, said pipe being the point of beginning of the herein described parcel of land; thence South sixty-four degrees East (S 64° E) along the lands of Ernest Lavigne a distance of two hundred (200) feet to an iron pipe; thence South sixteen degrees West (S 16° W) along the lands of Ernest Lavigne a distance of two hundred twelve (212) feet to an iron pipe; thence North sixty-four degrees West (N 64° W) along the lands of Ernest Lavigne a distance of two hundred (200) feet to an iron pipe standing in the line of public highway right-of-way; thence North sixteen degrees East (N 16° E) and along the public highway right-of-way a distance of two hundred twelve (212) feet to the point of beginning.

The Grantees herein are also given the right to take water sufficient for normal household purposes from a certain spring located on land, now or formerly, of Ernest Lavigne, located southeast of the premises herein conveyed.

Meaning and intending to describe and convey the same premises conveyed to Maureen T. Mackay by virtue of a deed from William H. Neary and Marlyn Neary AKA Marilyn Neary, dated January 9, 2004 and recorded with the Coos County Registry of Deeds on January 12, 2004 at Book 1066, Page 164.

Not homestead property.

Executed this 27<sup>th</sup> day of January, 2023.

Maureen T. Mackay  
Maureen T. Mackay

STATE OF NH  
COUNTY OF Hillsborough

Then personally appeared before me on this 27<sup>th</sup> day of January, 2023, the said Maureen T. Mackay and acknowledged the foregoing to be her voluntary act and deed.



Kristen Wenzel  
Notary Public/Justice of the Peace  
Commission expiration: 9/15/26

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



**TO BE COMPLETED BY SELLER**

- 1. **SELLER:** Andrew Goering, President of Goodwin Land Company LLC and Goodwin Land Company LLC
- 2. **PROPERTY LOCATION:** 6.8 +/- acres off Titus Hill Road, Colebrook, 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

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 6.8 +/- acres off Titus Hill Road, Colebrook, 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  [Signature] / [ ]

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  
01/26/23 1:26 PM EST  
03LR-Y5XF-YRBT-AJNW

SELLER

DATE

[Empty signature box]

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.**

[Empty signature box]

BUYER

DATE

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BUYER

DATE