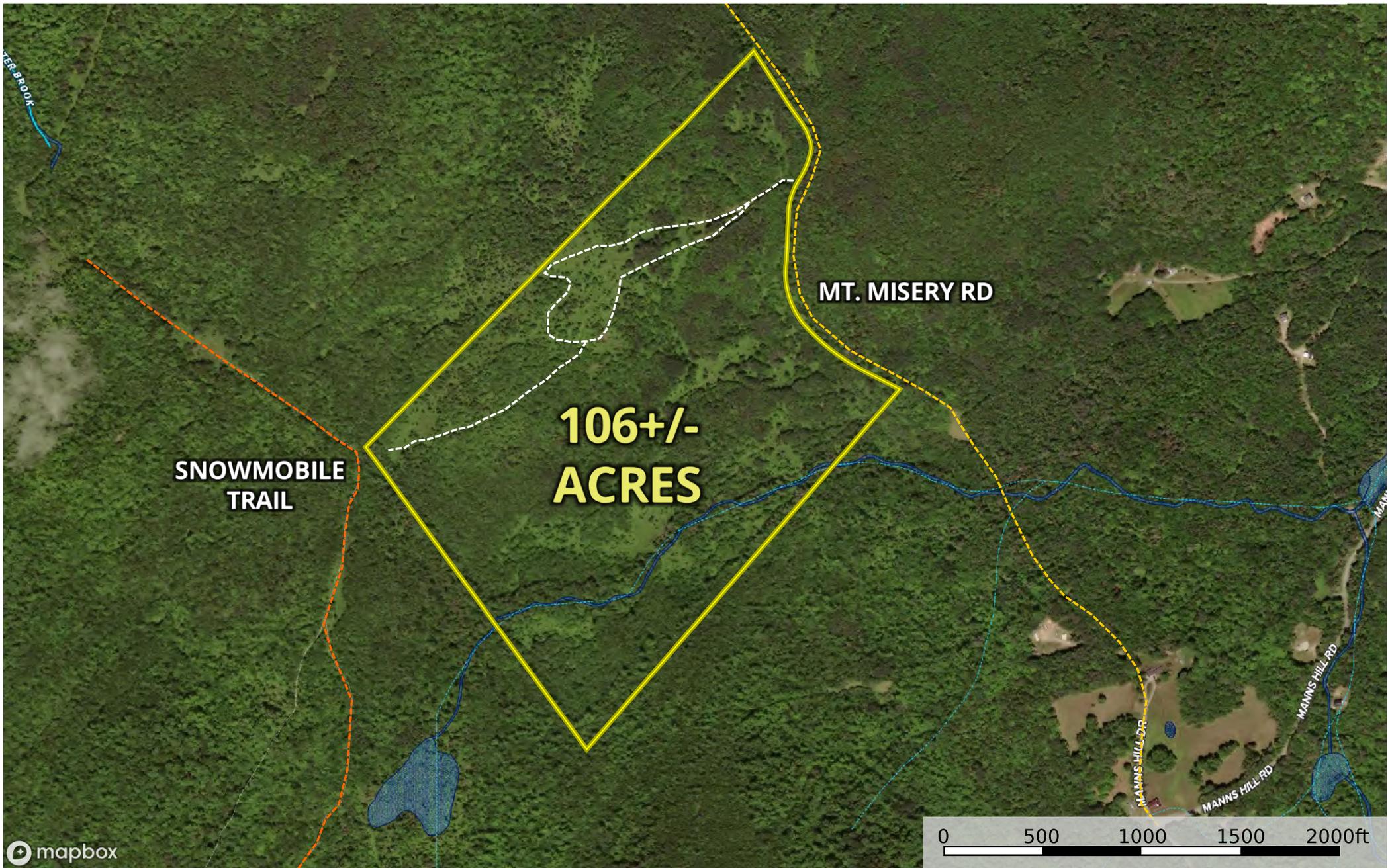


Littleton, NH - 106+/- ac - Mt Misery Rd
Grafton County, New Hampshire, 106 AC +/-

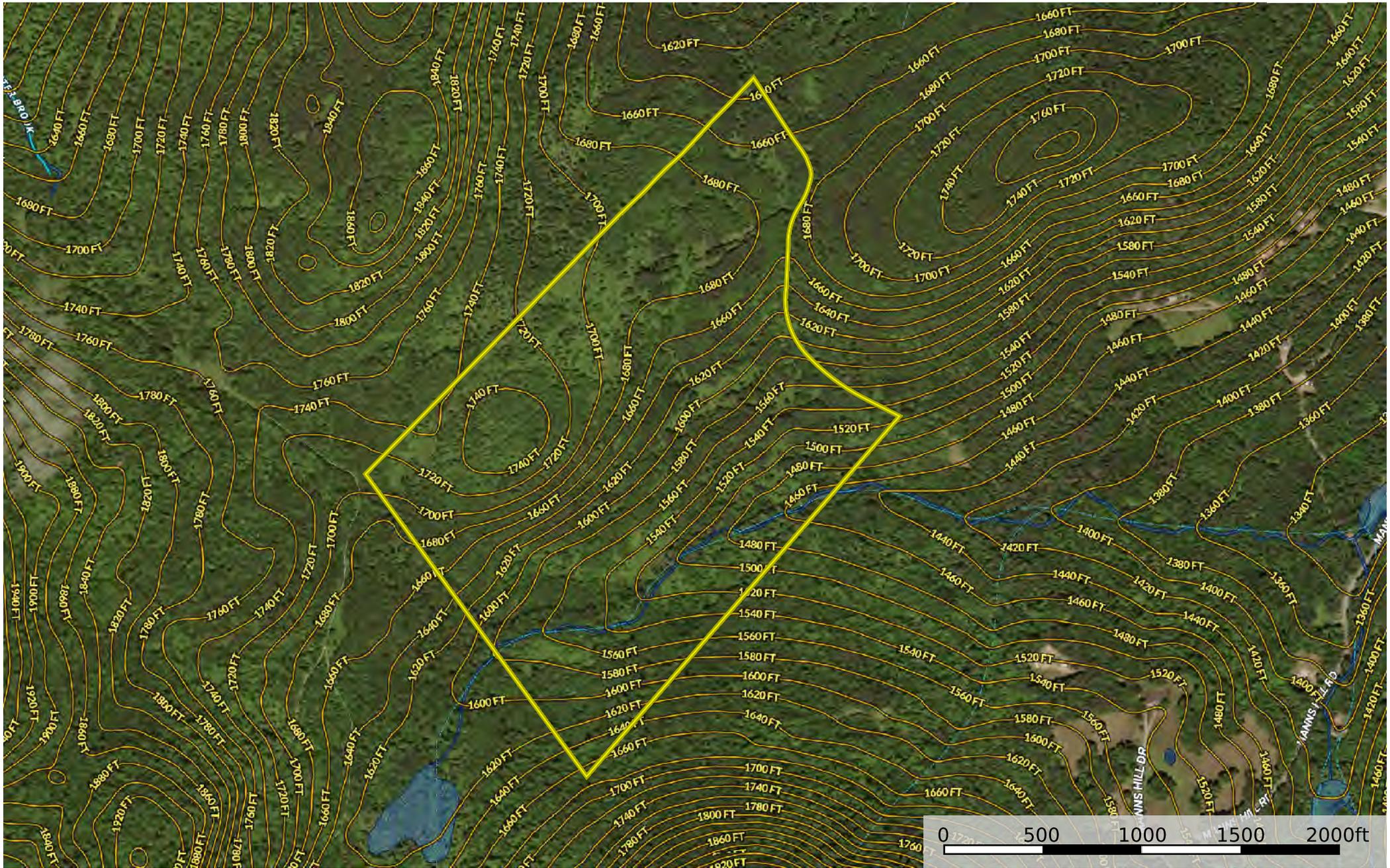


- Mt. Misery Rd
- Snowmobile Trail
- Property Trail
- Property Trail
- Property Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

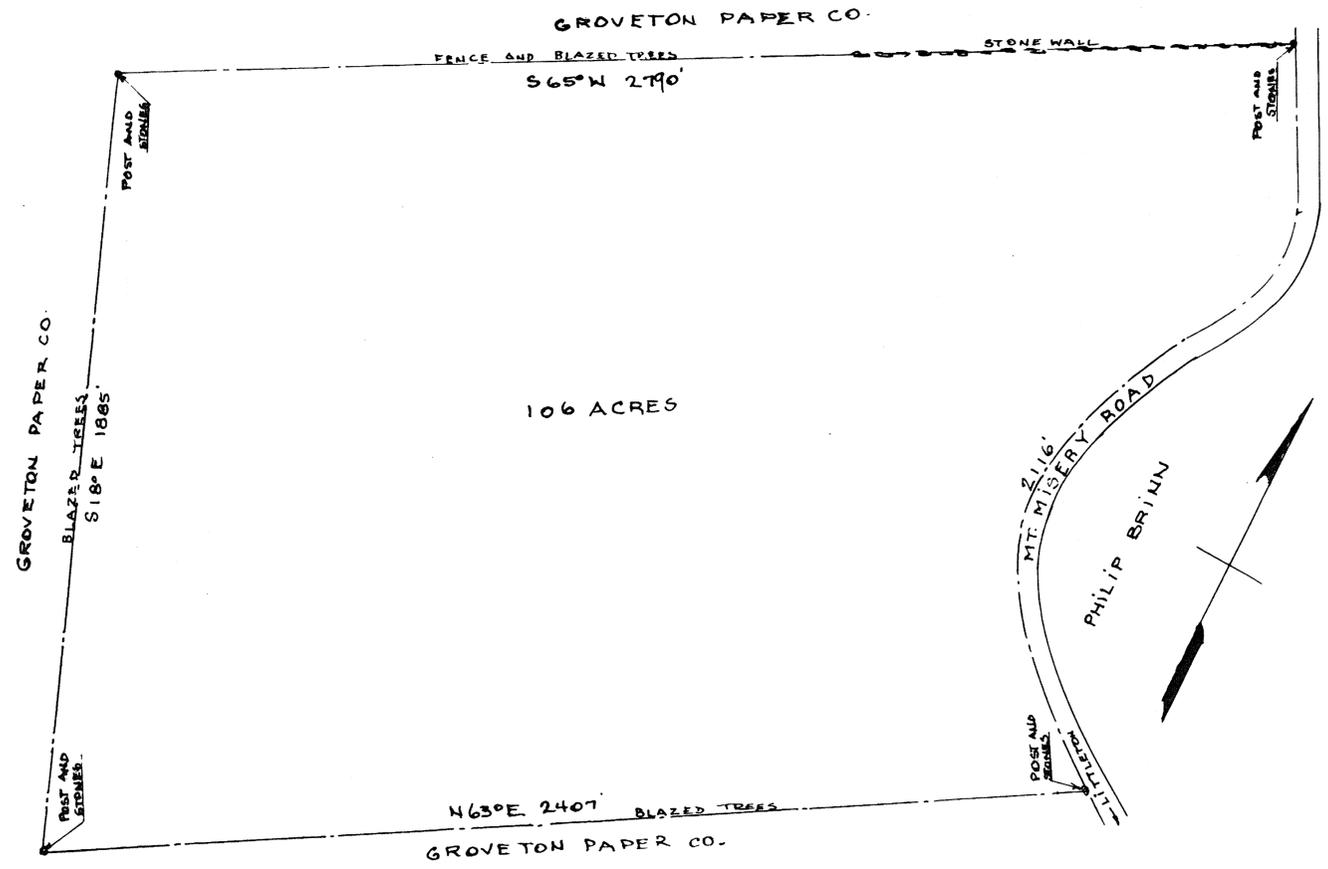
The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Littleton, NH - 106+/- ac - Mt Misery Rd

Grafton County, New Hampshire, 106 AC +/-



- Property Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body



106 ACRES

PLAN OF THE
 COL. WALTER E. LORENCE PROPERTY
 LITTLETON, N.H.
 AUG. 1967. *W. B. [unclear]* SURVEYOR
 ONE INCH = 200 FEET

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...

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: [X] None [] Public [] Private [] Seasonal [] Unknown
b. INSTALLATION: Location: ... Installed By: ...
c. USE: Number of Persons currently using the system: N/A
d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
e. WATER TEST: Have you had the water tested? [] Yes [X] No
f. COMMENTS: There are streams and springs on the property.

- 6. SEWAGE DISPOSAL SYSTEM
a. TYPE OF SYSTEM: Public: [] Yes [X] No Community/Shared: [] Yes [X] No
b. IF PUBLIC OR COMMUNITY/SHARED: Have you experienced any problems such as line or other malfunctions?
c. IF PRIVATE: TANK: [] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other
d. LEACH FIELD: [] Yes [X] No [] Other NONE
e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [] Yes [X] No [] Unknown
f. COMMENTS:

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

SELLER(S) INITIALS

Handwritten initials of seller(s)

BUYER(S) INITIALS

Empty boxes for buyer(s) initials

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TO BE COMPLETED BY SELLER

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 [x] 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 [x] 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 [x] 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 [x] 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 [x] 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.? [x] 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? [x] YES [] NO [] UNKNOWN If YES, is the survey available? [] YES [] NO

i. Has the soil been tested? [] YES [x] NO [] UNKNOWN If YES, are the results available? [] YES [] NO

j. Has a percolation test been done? [] YES [x] NO [] UNKNOWN If YES, are the results available? [] YES [] NO

k. Has a test pit been done? [] YES [x] NO [] UNKNOWN If YES, are the results available? [] YES [] NO

l. Have you subdivided the property? [] YES [x] NO [] UNKNOWN

m. Are there any local permits? [] YES [x] NO [] UNKNOWN Please explain: 1967surveyGHRichardson Book1059p5

n. Are there attachments explaining any of the above? [] YES [x] NO [] UNKNOWN

o. Septic/Design plan available? [] YES [x] NO [] UNKNOWN

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) [] YES [x] NO If YES, please explain:

9. ADDITIONAL INFORMATION:

Empty box for 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] [Signature]

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.

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

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

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

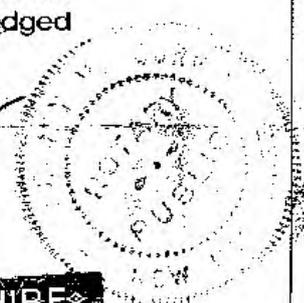
STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON, SS:

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
Carl A. LeDuc
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

002870

8K2375 PG0138