

COPIED FROM TOWN TAX MAPS  
MAY NOT BE ACCURATE

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11

GOV. WENTWORTH HIGHWAY (N.H. ROUTE 109)

③

③

④

318

38

315

39

316

135

314

201

313

100'

140'

43

40

284'

312

310'

COPIED FROM TOWN TAX MAPS  
MAY NOT BE ACCURATE

8

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



**TO BE COMPLETED BY SELLER**

1. **SELLER:** Michael Flanagan and Mary Flanagan
2. **PROPERTY LOCATION:** GWH, Map 28/Lot 2/Sub 2 Tuftonboro 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: N.A.  
 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

SELLER(S) INITIALS M.F. M.F.

BUYER(S) INITIALS \_\_\_\_\_

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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

M.F. M.F.

BUYER(S) INITIALS

\_\_\_\_\_

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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.

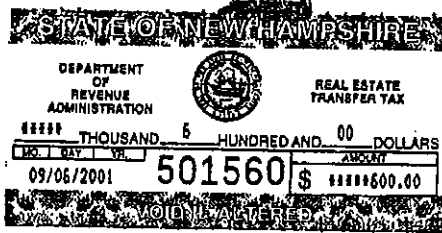
*Michael J Flanagan* 11/9/21  
SELLER DATE

*Mary J Flanagan* 11-9-21  
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**

I, JOHN A. FLANAGAN, an unmarried individual of 66A New Boston Road Kingston Rockingham County, New Hampshire

**GRANT TO**

**MICHAEL J. FLANAGAN and MARY J. FLANAGAN** as Joint Tenants with rights of survivorship, both of 48 Lone Goose Road, South Hampton, Rockingham County, New Hampshire

*with Warranty Covenants*

A certain tract or parcel of land, situate on Route 109 in Tuftonboro, County of Carroll and State of New Hampshire, being shown as Lot #2 on plan entitled "Plan of Subdivision of Abenaki Hill Estates, Tuftonboro, N.H.," dated April 15, 1985 by White Mountain Survey Company, Inc., approved by the Tuftonboro Planning Board on July 15, 1985 and recorded in the Carroll County Registry of Deeds at Plan Book 77, Pages 68 and 69, and being more particularly bounded and described as follows:

Beginning at a point on a stone wall at the Easterly sideline of New Hampshire Route #109, said point being at the Southwesterly corner of Lot #1, and the Northwesterly corner of the herein described parcel, and proceeding North forty degrees twenty-three minutes forty-one seconds East (N 40° 23' 41" E) along the Southerly boundary of Lot #1 a distance of two hundred thirty and one hundredth feet (230.01') to a point;

thence proceeding North thirty-five degrees eleven minutes fifteen seconds East (N 35° 11' 15" E) along said Lot #1 a distance of two hundred forty-three and seventy-eight hundredths feet (243.78') to a disc at the Southeasterly corner of Lot #1;

thence proceeding North forty-nine degrees one minute thirteen seconds East (N 49° 01' 13" E) along land now or formerly of Allan Mistler and Janice Townsend a distance of three hundred twenty-seven and seven hundredths feet (327.07') to a disc at the Northwesterly corner of Lot #11;

thence turning to the right and proceeding South forty degrees eight minutes twenty-two seconds East (S 40° 08' 22" E) along Lot #11 a distance of one hundred ninety-six and thirty hundredths feet (196.30') to a point at the Northeasterly corner of Lot #3;

thence turning to the right and proceeding South forty-one degrees fifty-four minutes twenty-eight seconds West (S 41° 54' 28" W) along said Lot #3 a distance of seven hundred sixty-two and seventeen hundredths feet (762.17') to a point on the aforementioned stone wall at the Easterly sideline of said Route #109, said point being at the Northwesterly corner of Lot #3;

thence turning to the right and running North forty-eight degrees thirty-two minutes twenty-eight seconds West (N 48° 32' 28" W) along said stone wall and the Westerly sideline of New Hampshire Route #109 a distance of one hundred and twenty hundredths feet (100.20') to a rebar;

thence proceeding North fifty-one degrees forty-seven minutes thirty-four seconds West

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2001 SEP 06 PM 1:49  
Allan R. Shankle  
REGISTER OF DEEDS

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(N 51° 47' 34" W) still along said stone wall and Route #109 a distance of one hundred and thirty-two hundredths feet (100.32) to the point of beginning.

Containing 3.82 acres, more or less.

Together with a driveway location as shown on above-referred to plan, approved by the New Hampshire Department of Public Works and Highways by Permit No.455-131, dated July 26, 1984.

Also included herewith is all land lying Westerly of said stone wall and Easterly of the Easterly sideline of New Hampshire Route 109.

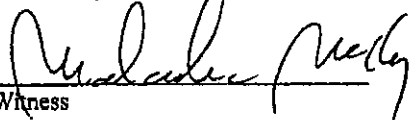
A portion of the within described property, as shown on said plan, has been designated "Wetland" and is SUBJECT TO the restrictions contained in the Tuftonboro Wetlands Ordinance, and/or New Hampshire statutes as may apply to such wetland.

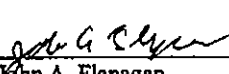
Also SUBJECT TO a twenty-five foot (25') wide "Greenway" easement, or portion thereof, as shown on said plan, to be utilized for common recreational purposes by the lot owners, their heirs and assigns, said easement being located along the Easterly boundary of the within described parcel.

Meaning and intending to describe and convey the same premises conveyed to John A. Flanagan by Warranty Deed of Anthony J. Marino dated May 16, 1996 and recorded in the Carroll County Registry of Deeds in Book 1656, page 351.

The above property is not homestead of the grantor.

Witness my hand and seal this 3rd day of September, 2001.

  
Witness

  
John A. Flanagan

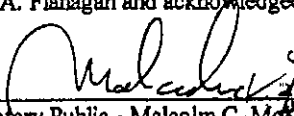
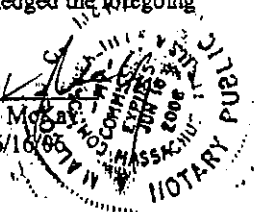
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COMMONWEALTH OF MASSACHUSETTS

Essex ss.

September 3, 2001

Then personally appeared the above named John A. Flanagan and acknowledged the foregoing instrument to be his free act and deed, before me

  
Notary Public - Malcolm C. Mosley  
My commission expires: 06/16/08  


A:ddlFlanagan.RE7

*Malcolm C. Mosley*  
Notary Public  
06/16/08  
TERRITORY  
1500-1111