


Amazing Panoramic Vistas

**6 BLACK BEAR RUN
TUFTONBORO NH 03816**

\$1,850,000



 4 Beds

 3.5 Baths

3.56 Acres

MLS #4992288

Located in the esteemed neighborhood of Black Bear Run in Tuftonboro, NH, this exquisite property presents a captivating blend of luxury & natural beauty. The custom hybrid timber frame construction sets the stage for a residence that exudes timeless elegance and meticulous craftsmanship. Upon entering, the grandeur of the home unfolds with soaring cathedral ceilings. This 3-level home offers versatile living spaces, including 4 bedrooms, with the primary bedroom conveniently located on the main floor, complete with an ensuite full bathroom for added comfort & privacy. The custom chef's kitchen is a culinary masterpiece, boasting stainless steel appliances & quartz countertops that exemplify both style & practicality. This property is truly a haven for woodworking enthusiasts, featuring a carpenter's dream workshop that offers ample space for creativity and craftsmanship. The three-car garage provides convenience & security for prized vehicles. The home also includes an in-law suite, providing versatility & comfort for extended family members or guests. An extensive back deck provides the perfect venue for outdoor entertaining, breathtaking views, and solitude. This serene backdrop serves as the perfect setting for relaxing evenings & picturesque sunsets, creating an ambiance of tranquility and natural splendor. Seamlessly blending modern luxury with the tranquility of nature, this home is a rare opportunity to own your little slice of Lakes Region paradise.



JON PARKER, REALTOR®

Cell: 603-498-3360

Office: 603-569-3128

Email: jon@maxfieldrealestate.com

Website: www.MaxfieldRealEstate.com

Maxfield Real Estate

15 Railroad Ave., P.O. Box 738, Wolfeboro NH 03894



PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

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 the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

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.

1. SELLER: Frank C Monteiro and Karen Monteiro

2. PROPERTY LOCATION: 6 Black Bear Run, Tuftonhorn, NH 03816

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? [] Yes [X] No

4. SELLER: [X] has [] has not occupied the property for 5 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [] Public [X] Private [] Seasonal [] Unknown [X] Drilled [] Dug [] Other

b. INSTALLATION: Location: FRONT OF GARAGE FACING STREET
Installed By: GILFORD WELL COMPANY Date of Installation: 2017 +/-
What is the source of your information? MEMORY

c. USE: Number of persons currently using the system: 2-4
Does system supply water for more than one household? [] Yes [X] No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: [] Yes [X] No [] N/A Quantity: [] Yes [X] No
Quality: [] Yes [X] No [] Unknown

If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? [X] Yes [] No Date of most recent test 3/25/22

IF YES to any question, please explain in Comments below or with attachment.

Are you aware of any test results reported as unsatisfactory or satisfactory with notations? [] Yes [X] No

IF YES, are test results available? [] Yes [] No

What steps were taken to remedy the problem? AERATION FILTER INSTALLED BY GILFORD WELL

IN 2018 TO TREAT IRON AND MANGANESE. WATER SOFTENER ADDED IN 2020 BY

COMMENTS: THE PURE EXPERTS TO TREAT HARD WATER

PERIODIC WATER TESTING BY THE PURE EXPERTS - PORTLAND, ME 207-871-8610

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [] Yes [X] No Community/Shared: [] Yes [X] No
Private: [X] Yes [] No [] Unknown
Septic Design Available: [X] Yes [] No

b. IF PUBLIC OR COMMUNITY/SHARED N/A
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: [X] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other

Tank Size 2000 Gal. [] Unknown [] Other:

Tank Type [X] Concrete [] Metal [] Unknown [] Other:

Location: RIGHT SIDE HOUSE Location Unknown [] Date of Installation: 2017

Date of Last Servicing: 6/4/21 Name of Company Servicing Tank: PUMPED OUT BY LAMPREY

Have you experienced any malfunctions? [] Yes [X] No SEPTIC: DRAIN 603-476-5557

Comments:

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS [] []

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PROPERTY LOCATION: 6 Black Bear Run, Tuftonboro, NH 03816

d. LEACH FIELD: Yes No Other: _____
 IF YES, Location: REAR OF HOUSE Size: ~~Unknown~~: 4 BEDROOM DESIGN
 Date of installation of leach field: 2017 Installed By: DAVID AVERY-ALTON, NH
 Have you experienced any malfunctions? Yes No
 Comments: 10.5' x 42' ADVANCED ENVIRO-SEPTIC PIPE LEACH FIELD WITH VENT*

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: _____
 Comments: * VENT CONSISTS OF A "DIRTY BIRD" BIRD BATH TO CONCEAL VENT PIPE
 FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

| 7. INSULATION | LOCATION | Yes | No | Unknown | If YES, Type | Amount | Unknown |
|---------------|----------------|-------------------------------------|-------------------------------------|--------------------------|-----------------------------------|--------|--------------------------|
| | Attic or Gap | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>BLOWN IN CELLULOSE</u> | | <input type="checkbox"/> |
| | Crawl Space | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>N/A</u> | | <input type="checkbox"/> |
| | Exterior Walls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>FIBERGLASS BATT (6" WALLS)</u> | | <input type="checkbox"/> |
| | Floors | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>FIBERGLASS BATT FUR</u> | | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>SOUND PROOFING</u> | | <input type="checkbox"/> |

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing: N/A
 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? N/A
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any past or present problems such as leakage, etc? Yes No
 Comments: _____
 If tanks are no longer in use, have the tanks been removed? Yes No Unknown
 Comments: _____

b. ASBESTOS - Current or previously existing: N/A
 As insulation on the heating system pipes or ducts? Yes No Unknown
 In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
 In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
 If YES, Source of information: _____
 Comments: NEW CONSTRUCTION MATERIALS IN 2017

c. RADON/AIR - Current or previously existing: N/A
 Has the property been tested? Yes No Unknown
 If YES: Date: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No
 Comments: PVC PIPE STUB INSTALLED IN SHOP FLOOR FOR FUTURE USE IF NEEDED

SELLER(S) INITIALS: [Signature] [Signature]

BUYER(S) INITIALS: _____

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PROPERTY LOCATION: 6 Black Bear Run, Tuftonboro, NH 03816

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: DRAINAGE EASEMENT TO BENEFIT TOWN

What is your source of information? APPROVED NHDES SEPTIC PLAN, RESTRICTIVE COVENANTS

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? IN DEED

Yes No Unknown If YES, Explain: RWD BETTERMENT TAX PAID OFF IN

What is your source of information? APRIL 2018. TUFTONBORO FARMS LOT OWNERS ASSOC

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? (TFLOA) DISBANDED IN

Yes No If YES, Explain: IN DEC 2018 +/-

d. Are you aware of any problems with other buildings on the property? Yes No

If YES, Explain: _____

e. 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: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: GREENMAN-PEDERSEN, INC

If YES, is survey available? Yes No Unknown SALEM, NH

h. How is the property zoned? LDR - LOW DENSITY RESIDENTIAL

i. Street (check one): Public Private Association

If private, is there a written road maintenance agreement? Yes No

Additional Information: _____

j. Heating System Age: 2018 Type: HEAT PUMP WITH FURNACE Fuel: LP Tank Location: 500 GAL UNDER

Owner of Tank: SUPERIOR ENERGY/RYMES PROPANE 603-228-2224 GRAND TANK ON

Annual Fuel Consumption: 825 gal +/- Price: \$4.00 +/- Gallons: 825/yr +/- RIGHT SIDE OF

Date system was last serviced and by whom? N/A DRIVEWAY

Secondary Heat Systems: TWO FIREPLACES, ELECTRIC FLOORS (LOWER LEVEL)

Comments: ELECTRIC FLOOR IN MASTER BATH

SELLER(S) INITIALS [Signature] [Signature]

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 6 Black Bear Run, Tuftonboro, NH 03816

- k. Roof Age: 2018 Type of Roof Covering: ASPHALT SHINGLES
 Moisture or leakage: N/A
 Comments: _____
 - l. Foundation/Basement: Full Partial Other: _____ Type: CONCRETE REINFORCED
 Moisture or leakage: N/A
 Comments: _____
 - m. Chimney(s) How Many? N/A Lined? _____ Last Cleaned: _____ Problems? N/A
 Comments: TWO LP GAS FIREPLACES, ONE VENTED THRU ROOF, OTHER POWER VENT THRU WALL
 - n. Plumbing Type: PVC / COPPER Age: 2018
 Comments: _____
 - o. Domestic Hot Water: Age: 2018 Type: RINNAI ON-DEMAND Gallons: WALL MOUNTED LP SUPPLY
 - p. Electrical System: # of Amps 200 Circuit Breakers Fuses
 Comments: 100 AMP SUBPANEL IN SHOP PLUS SUBPANEL IN GARAGE
 Solar Panels: Leased Owned If leased, explain terms of agreement: N/A
 Comments: _____
-
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
 If Yes, please explain: _____
 - r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: SEASONAL FIELD MICE
 Comments: PEST CONTROL COMPANY - DEPENDABLE PEST SOLUTIONS - ROCHESTER
603-948-2039
 - s. 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: _____
 - t. Air Conditioning: Type: CARRIER Age: 2018 Date Last Serviced and by whom: 2023 ANNUAL
 Comments: MAINTENANCE - MERRIMACK VALLEY HVAC - METHUEN, MA
(CLIMATE DESIGN SYSTEMS)
 - u. Pool: Age: N/A Heated: Yes No Type: _____ Last Date of Service: _____
 By Whom: _____
 - v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: 20kw Last Date of Service: 2021
 If Portable: Included Negotiable (Most of house)
 Comments: INCLUDES AUTOMATIC TRANSFER SWITCH
 - w. Internet: Type Currently Used at Property: SPECTRUM CABLE
 - x. Other (e.g. Alarm System, Irrigation System, etc.) CONTROL 4 SMART HOUSE WITH
 Comments: REMOVE ALARM SERVICE. IRRIGATION SYSTEM FOR ENTIRE YARD - 10 ZONES. (ANRIK IRRIGATION - BROOKLINE, NH 603-672-1431)
INCLUDES RAIN SENSOR

NOTICE 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 AND DEPOSIT RECEIPT. 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 [Signature]

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PROPERTY LOCATION: 6 Black Bear Run, Tuftonboro, NH 03816

10. **ADDITIONAL INFORMATION**

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?


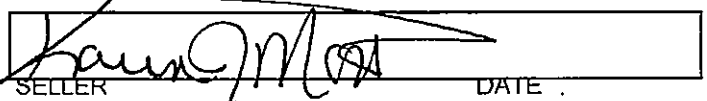
Yes No

b. ADDITIONAL COMMENTS:

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.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

| | | | |
|--|--------|--|------|
|  | 2/4/24 |  | |
| 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.

| | |
|-------|------|
| | |
| BUYER | DATE |

| | |
|-------|------|
| | |
| BUYER | DATE |

| | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|



The State of New Hampshire
Department of Environmental Services



Thomas S. Burack, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 6/7/2016

APPROVAL NUMBER: eCA2016060716

I. PROPERTY INFORMATION

Address: 6 BLACK BEAR RUN
TUFTONBORO NH 03816
Subdivision Approval No.: SA2006007121
Subdivision Name:
County: CARROLL
Tax Map/Lot No.: 60/20
Registry Book/Page No.: 3114/0617
Probate Docket No.:

II. OWNER INFORMATION

Name: FRANK C. MONTEIRO
Address: 15 WOODMEADOW DRIVE
SALEM NH 03079

III. APPLICANT INFORMATION

Name: DIANE M PANTERMOLLER
Address: 44 STILES RD STE 1
MHF DESIGN CONSULTANTS INC
SALEM NH 03079

IV. DESIGNER INFORMATION

Name: DIANE M PANTERMOLLER
Address: 44 STILES RD STE 1
MHF DESIGN CONSULTANTS INC
SALEM NH 03079
Permit No.: 01665

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

- A. TYPE OF SYSTEM:** ADVANCED ENVIRO-SEPTIC
- B. NO. OF BEDROOMS:** 4
- C. APPROVED FLOW:** 600 GPD
- D. OTHER CONDITIONS AND WAIVERS:**
 - 1. This approval is valid for 4 years from date of approval, per Env-Wq 1003.02.
 - 2. Tank, distribution box and all pipe connections must be sealed and watertight.
 - 3. No waivers have been approved.

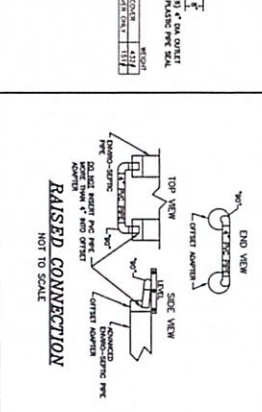
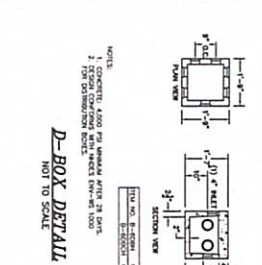
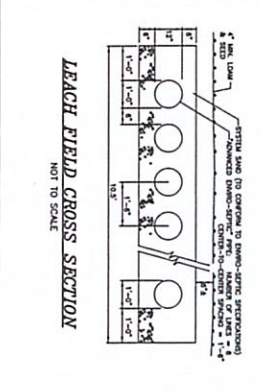
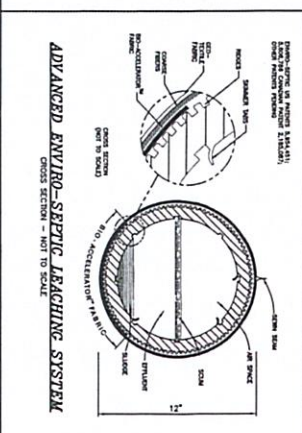
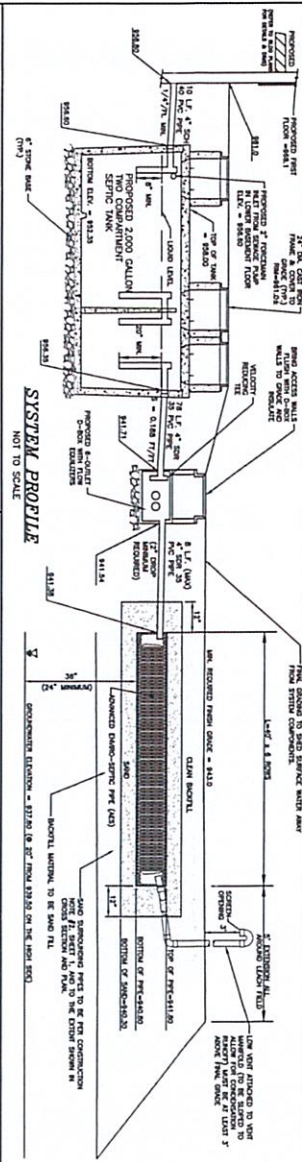
Darren K. King
Subsurface Systems Bureau

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 6/7/2020, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his/primary domicile.
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 201602254-1
APPROVAL NUMBER: eCA2016060716
RECEIVED DATE: June 3, 2016
**TYPE OF SYSTEM: ADVANCED ENVIRO-
SEPTIC**

REVIEWED AND APPROVED
 FOR CONFORMANCE WITH THE
 SEPTIC SYSTEMS ACT AND
 SUPPORT FOR ENVIRONMENTAL SERVICES
 WATER DIVISION
 FILE # 27341
 FILE # C-2101060716



CLIENT/CONTRACTOR, LLC
 42 S. MAIN STREET
 DUNELM, NH 03824
 LINDSEY DUNHAM, DESIGNER, P.E., LICENSED PROFESSIONAL ENGINEER
 LINDSEY DUNHAM, DESIGNER, P.E., LICENSED PROFESSIONAL ENGINEER

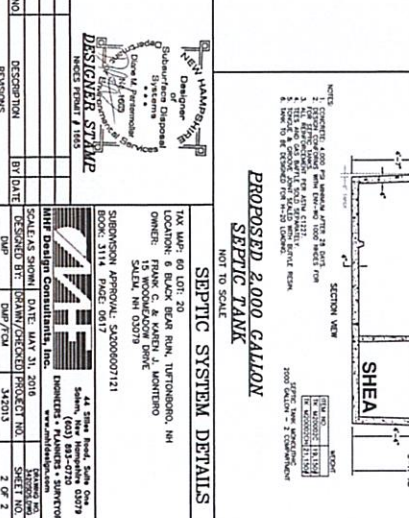
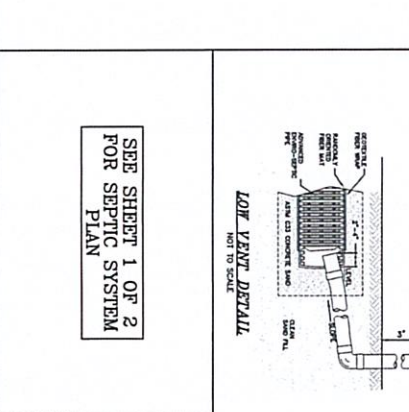
DATE: 01/20/2018

PROJECT: 2000 GALLON SEPTIC TANK

| NO. | DATE | DESCRIPTION |
|-----|------------|--------------------|
| 1 | 01/20/2018 | ISSUED FOR PERMITS |

| NO. | DATE | DESCRIPTION |
|-----|------------|--------------------|
| 1 | 01/20/2018 | ISSUED FOR PERMITS |

RECORD TEST PIT DATA - FROM APPROVED SUBDIVISION PLAN



SEPTIC SYSTEM DETAILS

DATE: 01/20/2018

PROJECT: 2000 GALLON SEPTIC TANK

DESIGNER: LINDSEY DUNHAM, P.E., LICENSED PROFESSIONAL ENGINEER

SEE SHEET 1 OF 2 FOR SEPTIC SYSTEM PLAN

DESIGNER'S STAMP

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| 1 | DESIGNED BY | | |
| 2 | CHECKED BY | | |
| 3 | APPROVED BY | | |

Return to:

Howie Law Office, PLLC
One Stiles Road, Suite 103
Salem, New Hampshire 03079



Carroll County NH ROD TID: 4243968 Bk:3690 Pg:0384
09/19/2022 03:15 PM Pg 1/2 Doc # 202200109340
LCHIP: 25.00 CAA148883

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That We, Frank C. Monteiro and Karen J. Monteiro, husband and wife, of 6 Black Bear Run, Tuftonboro, County of Carroll, and State of New Hampshire 03816

for consideration paid, grant to Frank C. Monteiro and Karen J. Monteiro, Trustees of The Montie Family Trust, under Declaration of Trust dated September 13, 2022 and having a mailing address of 6 Black Bear Run, Tuftonboro, County of Rockingham, and State of New Hampshire 03816

with **WARRANTY COVENANTS**

All of our right, title and interest in the land and buildings located in Tuftonboro, Carroll County, State of New Hampshire and being shown as Lot 9 on a plan entitled "Subdivision Plan, Tuftonboro Farms, Durgin Road, Tuftonboro, New Hampshire, June 22, 2005," which Plan is recorded in the Carroll County Registry of Deeds at Plan Book 216, Pages 14, 15 and 16 (the "Plan") (the "Premises").

Together with the right to pass and repass over Zadedda Farm Lane and Black Bear Run, as shown on the Plan for access and roadway purposes, until such time as said roadways are accepted by the Town of Tuftonboro as public roads.

Subject to the following matters of record:

- i. Declaration of Covenants and Restrictions dated September 18, 2007 and recorded in the Carroll County Registry of Deeds at Book 2664, Page 227.
- ii. Easement Deed to Public Service Company of New Hampshire and Verizon New England, Inc. dated September 13, 2006 and recorded in the Carroll County Registry of Deeds at Book 2566, Page 405.
- iii. All matters noted and depicted on the Plan.

Property Address: 6 Black Bear Run, Tuftonboro, New Hampshire 03816

PURSUANT TO RSA 78-B:2.XXI, THIS IS A NON-CONTRACTUAL TRANSFER, AND THEREFORE, NO TRANSFER TAX STAMPS ARE REQUIRED.

NO TITLE SEARCH REQUESTED.

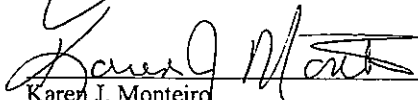
Being the same premises conveyed to Frank C. Monteiro and Karen J. Monteiro by deed of Merrimack Valley Development Corp. a Massachusetts, LLC, dated October 25, 2013, and recorded with the Carroll County Registry of Deeds on October 30, 2013, at Book 3114, Page 617.

This deed was prepared by Howie Law Office, PLLC, from information supplied by the Grantor and at the request of the Grantor. No independent title examination was undertaken nor did the preparer otherwise verify the accuracy of the representations contained herein.

Signed this 13 day of September, 2022.



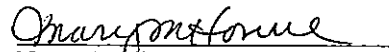
Frank C. Monteiro



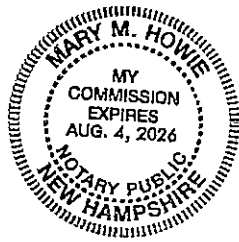
Karen J. Monteiro

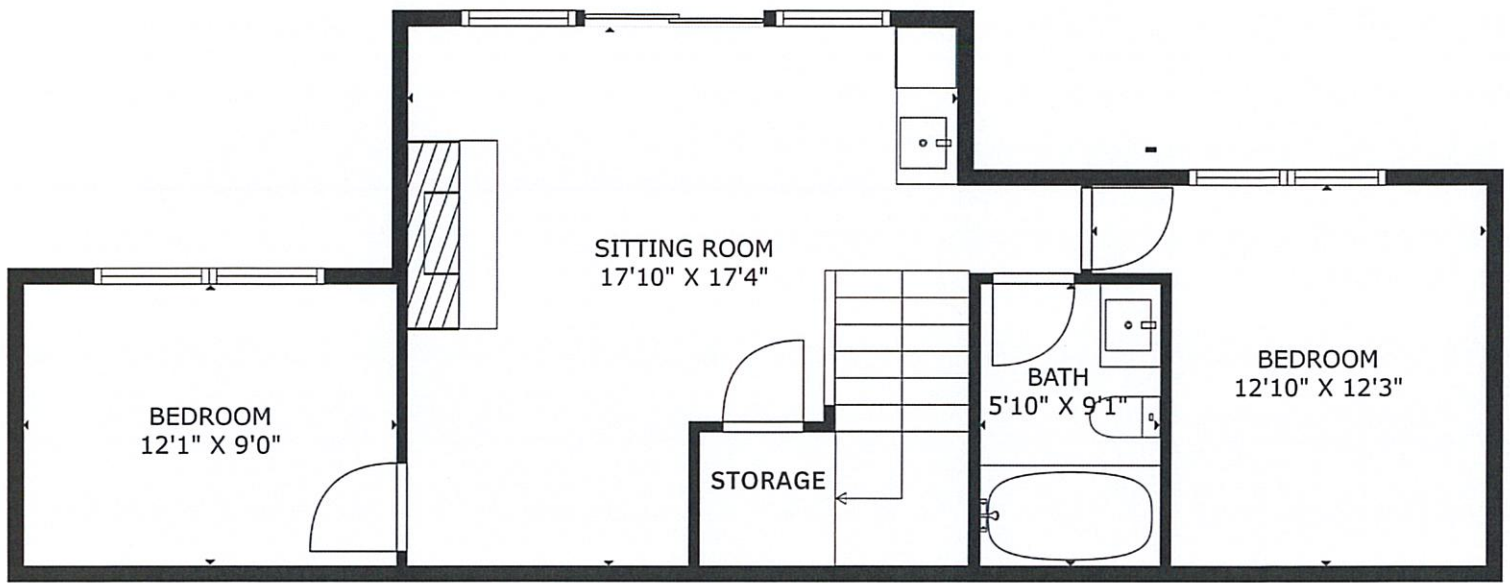
STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

On this 13 day of September, 2022, before me, the undersigned notary public, personally appeared Frank C. Monteiro and Karen J. Monteiro, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public



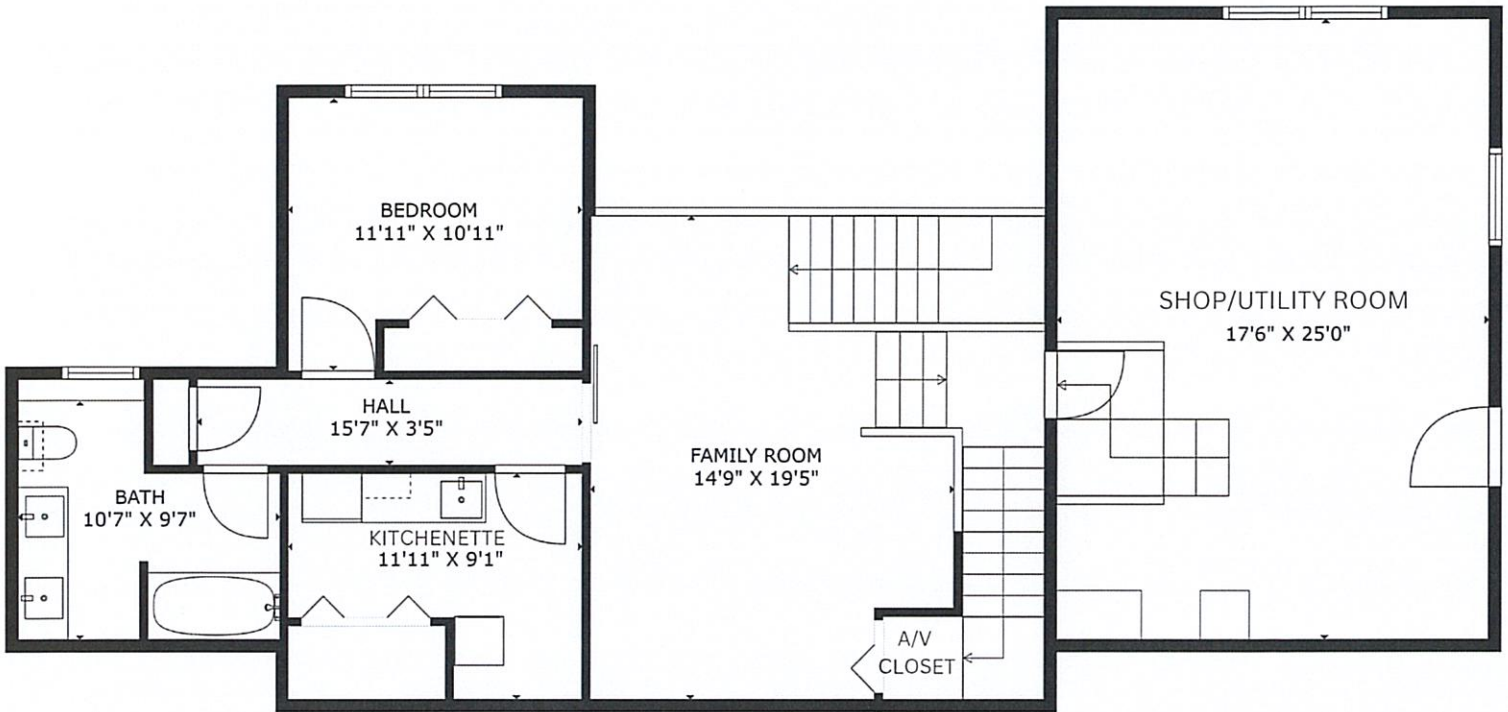


GROUND FLOOR



GROSS INTERNAL AREA
 Below Ground: 634 sq. ft, Below Ground: 776 sq. ft, FLOOR 3: 1438 sq. ft
 EXCLUDED AREAS: STORAGE: 437 sq. ft, DECK: 127 sq. ft
 TOTAL: 2848 sq. ft

Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

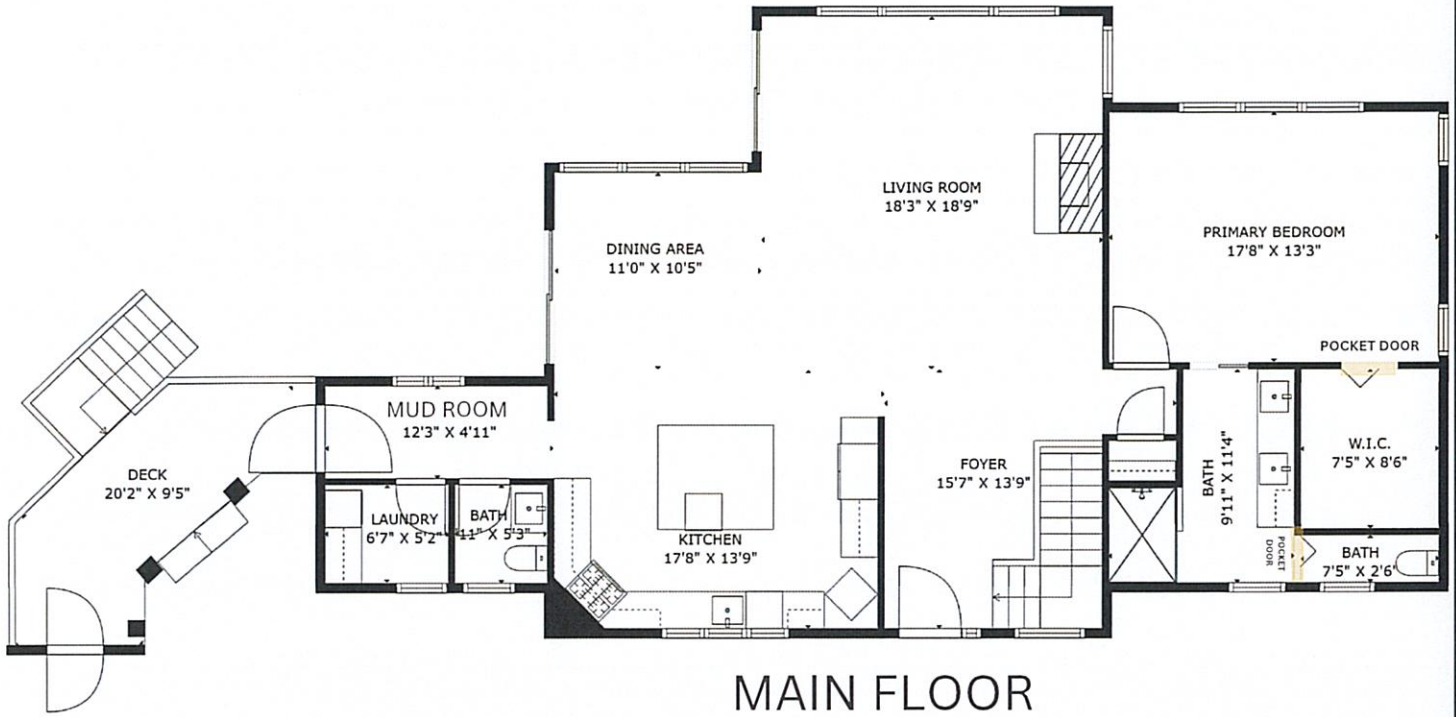


LOWER LEVEL 1



GROSS INTERNAL AREA
 Below Ground: 634 sq. ft, Below Ground: 776 sq. ft, FLOOR 3: 1438 sq. ft
 EXCLUDED AREAS: STORAGE: 437 sq. ft, DECK: 127 sq. ft
 TOTAL: 2848 sq. ft

Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.



MAIN FLOOR

GROSS INTERNAL AREA

Below Ground: 634 sq. ft, Below Ground: 776 sq. ft, FLOOR 3: 1438 sq. ft
 EXCLUDED AREAS: STORAGE: 437 sq. ft, DECK: 127 sq. ft
 TOTAL: 2848 sq. ft

Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

