



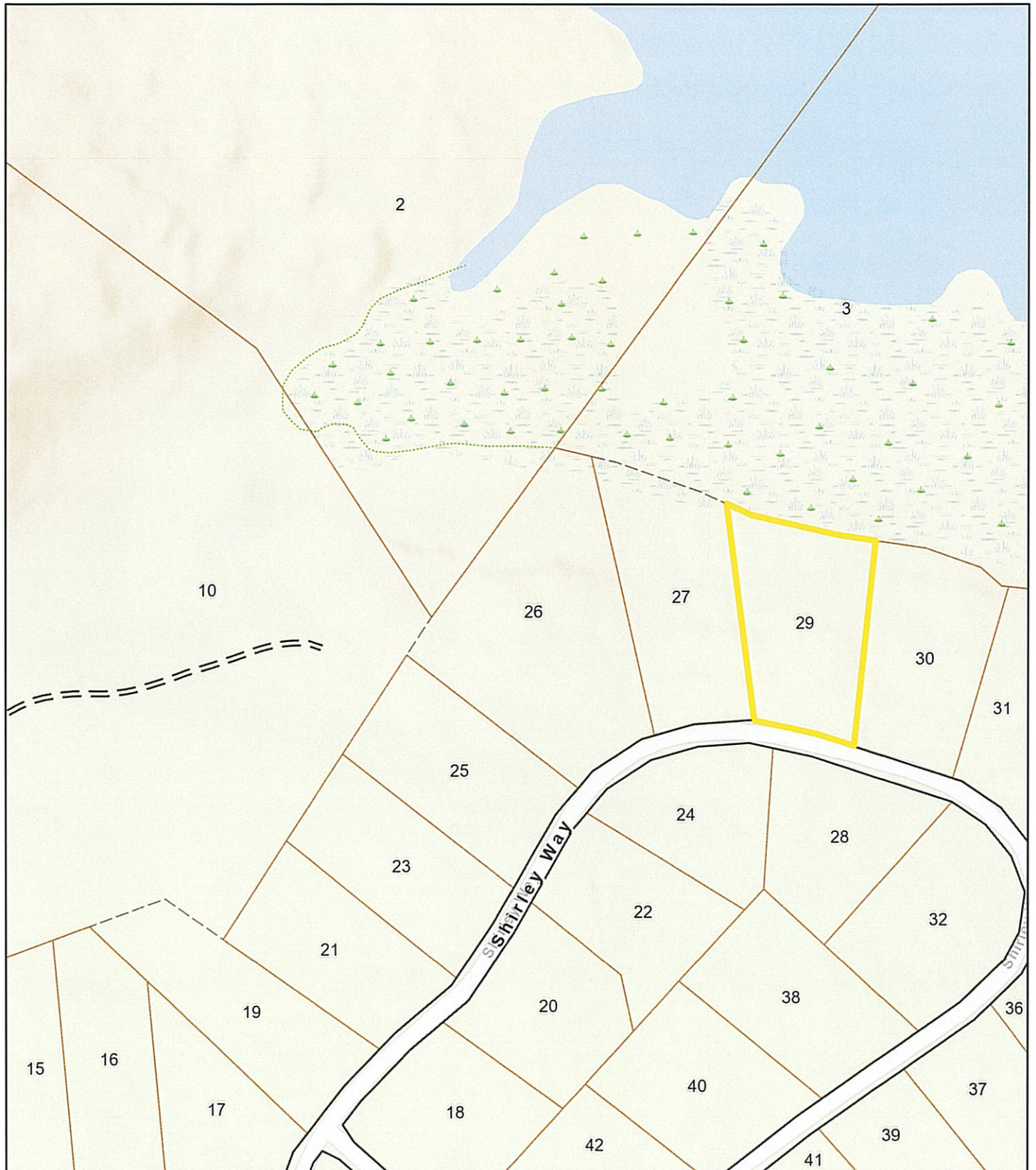
Tuftonboro, NH

1 inch = 273 Feet



www.cai-tech.com

July 10, 2024



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.

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: Diane Sebastian
2. PROPERTY LOCATION: 24 Shirley Way Mirror Lake NH
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No
4. SELLER: has has not occupied the property for 18 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

- a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other
- b. INSTALLATION: Location: Pond side in between big garage + house
 Installed By: _____ Date of Installation: _____
 What is the source of your information? _____
- c. USE: Number of persons currently using the system: 1
 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
 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.
 Are you aware of any test results 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? _____
 COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
 Private: Yes No Unknown
 Septic Design Available: Yes No
- 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 _____ Gal. Unknown Other
 Tank Type Concrete Metal Unknown Other
 Location: front of home off farmers porch Location Unknown Date of Installation: 2006
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

SELLER(S) INITIALS DS / _____ BUYER(S) INITIALS _____ / _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 24 Shirley Way Mirror Lake NH

d. LEACH FIELD: Yes No Other: _____
 IF YES, Location: to the right of shed on lawn Size: _____ Unknown: _____
 Date of installation of leach field: 2006 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: _____
 Comments: _____

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

7. <u>INSULATION</u>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> error	<input type="checkbox"/>	<u>1/2" foam</u>	_____	_____
	Crawl Space	<input checked="" type="checkbox"/> error	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>	_____	_____
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>10 inch D LOG</u>	_____	_____
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>radiant bubble foil / pink insulation</u>	_____	_____
	<u>2nd floor walls</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>foam</u>	_____	_____

8. HAZARDOUS MATERIAL

a. 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): _____
 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:
 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: _____

c. RADON/AIR - 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: _____

SELLER(S) INITIALS DLS /

BUYER(S) INITIALS _____ /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 24 Shirley Way Mirror Lake NH

- 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: _____
What is your source of information? _____
- b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
 Yes No Unknown If YES, Explain: _____
What is your source of information? _____
- c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
 Yes No If YES, Explain: _____
- 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: _____
If YES, is survey available? Yes No Unknown See CERD
- h. How is the property zoned? 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: 17 Type: Gas Boiler/Radiant Fuel: Propane Tank Location: Front of Property
Owner of Tank: Eastern Propane 400 gallon
Annual Fuel Consumption: 800 Price: _____ Gallons: 800 (500 This Year)
Date system was last serviced and by whom? Dec Richard Hayman 603-832-6299
Secondary Heat Systems: WOOD STOVE insert
Comments: _____

SELLER(S) INITIALS DL

BUYER(S) INITIALS _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 24 Shirley Way Mirror Lake NH

k. Roof Age: 17+ Type of Roof Covering: 30yr Architectural shingles
 Moisture or leakage: NO
 Comments: _____

l. Foundation/Basement: Full Partial Other: _____ Type: _____
 Moisture or leakage: NO
 Comments: _____

m. Chimney(s) How Many? 1 Lined? yes Last Cleaned: 5/29/24 Problems? Putting on new crown
 Comments: 2 flues

n. Plumbing Type: _____ Age: 17+
 Comments: _____

o. Domestic Hot Water: Age: 17+ Type: _____ Gallons: _____

p. Electrical System: # of Amps 300 Circuit Breakers Fuses _____
 Comments: Generator / Transfer Switch Automatic
 Solar Panels: Leased Owned If leased, explain terms of agreement: _____
 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: _____
 Comments: I USE J.P. PEST regularly

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: N/A Age: _____ Date Last Serviced and by whom: _____
 Comments: _____

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: _____ Last Date of Service: 9/13/23
 If Portable: Included Negotiable
 Comments: Rowan Electric 603-284-6807

w. Internet: Type Currently Used at Property: Spectrum

x. Other (e.g. Alarm System, Irrigation System, etc.) Central Vac / Alarm System / Cameras
 Comments: _____

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 DJS BUYER(S) INITIALS _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 24 Shirley Way Mirror Lake

10. **ADDITIONAL INFORMATION**

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
 Yes No

b. ADDITIONAL COMMENTS:

Alarm System - Total Security 603 524-2833

3 outside Cameras Brian Akerley 603 527 0192

Central Vae -

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).

Sebastian 01/07/2024
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

SELLER(S) INITIALS DS

BUYER(S) INITIALS /



1801513 02/15/2018 02:05:08
Book 3375 Page 238 Page 1 of 3
Register of Deeds, Carroll County

Lisa Scott

Space above this line for recording information.

CONFIRMATORY QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Diane Sebastian, Trustee of the Diane Sebastian and Two Children Revocable Trust n/k/a the Diane Sebastian Living Revocable Trust, of mailing address: PO Box 35, Mirror Lake, New Hampshire 03853 for consideration paid, grants to Diane Sebastian, Trustee of the Diane Sebastian Living Revocable Trust, of mailing address: PO Box 35, Mirror Lake, New Hampshire 03853, with QUITCLAIM COVENANTS, the following:

A certain tract or parcel of land, together with any buildings or improvements thereon, situated on Shirley Way, so-called, in the Town of Tuftonboro, County of Carroll and State of New Hampshire, being shown as Lot #29 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 the northerly sideline of Shirley Way, said point being at the southeasterly corner of Lot #27 and the southwesterly corner of the within described parcel; thence running N 05° 38' 53" W along Lot #27 a distance of 371.20 feet to a point on the Shore of Copps Pond; thence turning to the right and running in a general easterly direction along the shore of Copps Pond as it trends a distance of 300 feet, more or less, to a point at the northwesterly corner of Lot #30; thence turning to the right and running S 07° 56' 52" W a short distance to a point; the straight line course and distance from the next last mentioned point to the last mentioned point being S 83° 51' 40" E, 295.83 feet; thence running S 07° 56' 52" W along Lot #30 a distance of 391.32 feet to a point on the northerly sideline of Shirley Way; thence turning to the right and running N 76° 15' 00" W along said Shirley Way a distance of 209.50 feet to the point of beginning.

Containing 2.26 acres, more or less.

Subject to a twenty-five foot (25') wide "Greenway" Easement, or a 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 westerly boundary of the within described parcel.

Also, subject to rights of flowage and drainage as conveyed to the State of New Hampshire by Deed dated July 15, 1952 and recorded in the Carroll County Registry of Deeds at Book 285, Page 86.

Also, subject to Declaration of Covenants and Restrictions dated August 29, 1985 and recorded in the Carroll County Registry of Deeds at Book 1053, Page 466.

Meaning and intending to describe and convey the same premises conveyed to Diane Sebastian, Trustee of the Diane Sebastian and Two Children Revocable Trust, of mailing address: PO Box 35, Mirror Lake, New Hampshire 03853 by Quitclaim Deed of John R. Malinick and Diane Sebastian f/k/a Diane L. Malinick Co-Trustees of the John R. Malinick and Diane L. Malinick Realty Trust, recorded in the Carroll County Registry of Deeds on October 24, 2017 in Book 3356, Page 865.

This instrument is exempt from application of the New Hampshire State Transfer Tax under RSA 78-B:2, V as it is confirmatory in nature and serves only to cause the record title to the premises to conform to the name of the trust as amended to date.

The undersigned Trustee, as Trustee under the above-named Trust, hereby states pursuant to RSA 564-A:7 that the Trustee has full and absolute power in said trust agreement to convey an interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any Trust asset paid to the Trustee for a conveyance thereof.

The Office of Sager & Smith, PLLC prepared this deed from information supplied by the grantor herein and, at the request of the grantor, no independent title examination has been undertaken, nor did Sager & Smith, PLLC verify the accuracy of the representations contained herein.

[The remainder of this page intentionally left blank.]

Executed this 15th day of February 2018.

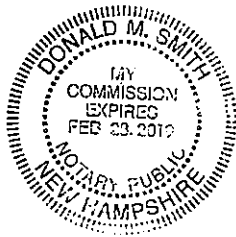
Diane Sebastian and Two Children Revocable Trust

By: *Diane Sebastian*
Diane Sebastian, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF Carroll

This instrument was acknowledged before me on this 15th day of February 2018 by Diane Sebastian, Trustee as aforesaid. The subscribing party acknowledged that she executed the same as her voluntary act and deed and for the purposes contained herein. The identity of the subscribing party was determined by (check box that applies and complete blank line, if necessary):

- My personal knowledge of the identity of said persons OR
- The oath and affirmation of a credible witness, _____ (name of witness).
the witness being personally known to me OR
- The following identification documents:
 - Driver's License
 - Passport
 - Other _____



Donald M. Smith
 Notary Public
 Print Name: Donald M. Smith
 My Commission Expires: 2/23/19

APPROVAL FOR CONSTRUCTION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU

P.O. BOX 95, 29 HAZEN DRIVE, CONCORD, NH 03302-0095

APPROVAL NO. CA2005076714

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

OWNER:

JOHN MALINICK
6 SCOTLAND RD
BAL TIC CT 06330-

Map No./Lot No.: 20 / 3-20
Subd. Appvl. No.: 19585A
Subd. Name: ABENAKI HILL ESTATES
County: CARROLL
Registry Book No.: 2254
Registry Page No.: 0005
Probate Docket No.:
(If Applicable)

COPY SENT TO:

OFFICE OF SELECTMEN
PO BOX 98
CENTER TUFTONBORO NH 03816-

Type of System: N
3 BR
450 GPD
Town/City Location: TUFTONBORO

BY APPLICANT: PERMIT NO.

00239

THOMAS W VARNEY
83 POWDER MILL RD

Street Location: SHIRLEY WAY

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure.
(RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated

APPROVAL FOR OPERATION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU

P.O. BOX 95, 29 HAZEN DRIVE, CONCORD, NH 03302-0095

APPROVAL NO. CA2005076714 A

AMENDED DUE TO:

24 Shirley Way
Tuftonboro
HOUSE, TANK & W3W LOCATION

OWNER:

JOHN MALINICK
6 SCOTLAND RD
BAL TIC CT 06330-

RECEIVED

AUG 25 2006

TAMWORTH SELECTMEN

Map No./Lot No.: 20 / 3-20
Subd. Appvl. No.: 19585A
Subd. Name: ABENAKI HILL ESTATES
County: CARROLL
Registry Book No.: 2254
Registry Page No.: 0005
Probate Docket No.:
(If Applicable)

COPY SENT TO:

OFFICE OF SELECTMEN
PO BOX 98
CENTER TUFTONBORO NH 03816-

Type of System: N
3 BR
450 GPD
Town/City Location: TUFTONBORO

Street Location: SHIRLEY WAY

Installer: WHITAKER Permit No. 4078

Owner Installed For His/Her Domicile

Was Inspected On (Date) 8-10-06
Before Covering And Is Hereby Approved For Use.

Date Approved: 8-16-06

By: [Signature]
Authorized Agent Of N.H. Department of
Environmental Services

(OVER)

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure.
(RSA 485-A:37)

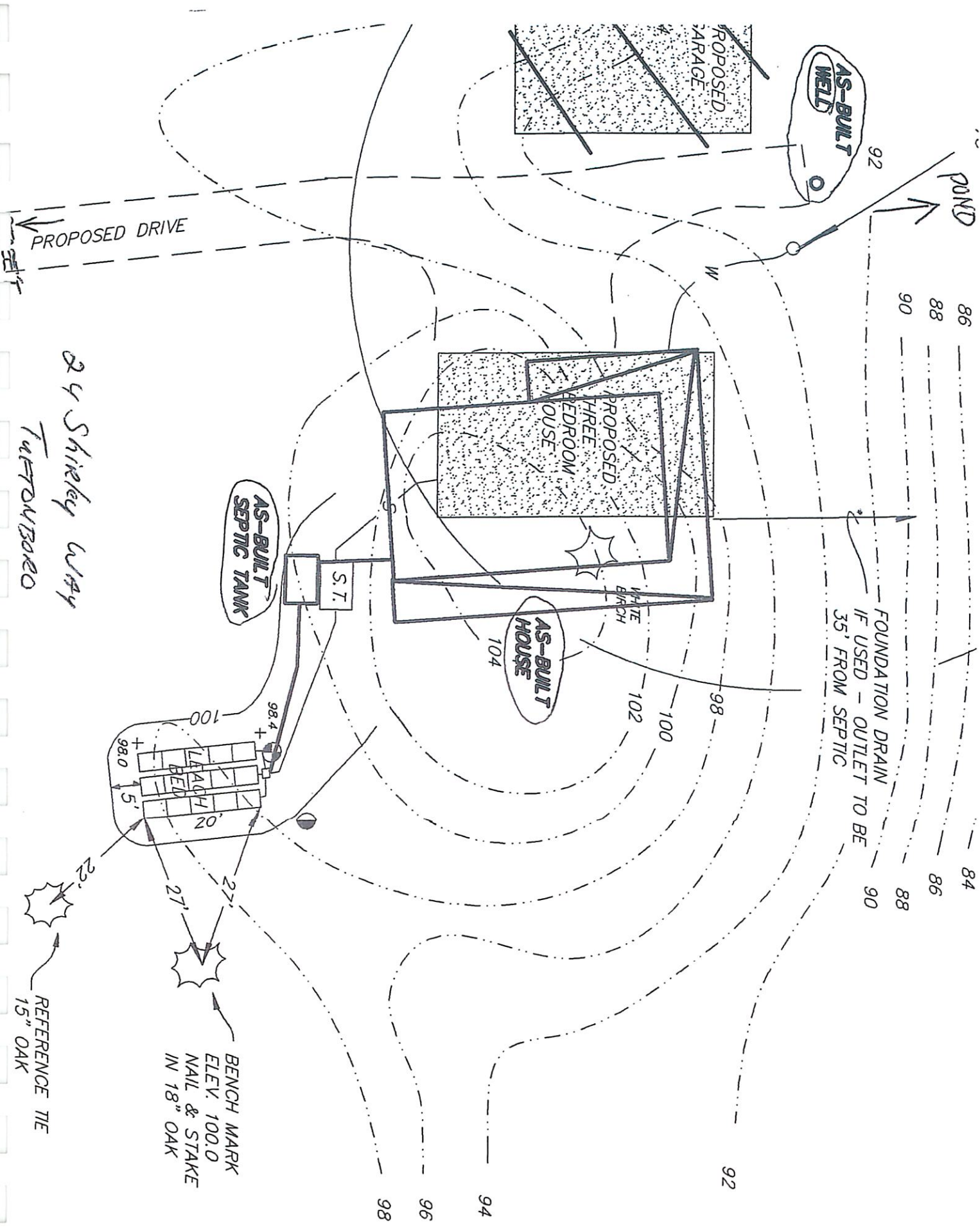
It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Ws 1503.04)

REVISED 8/01

200508285

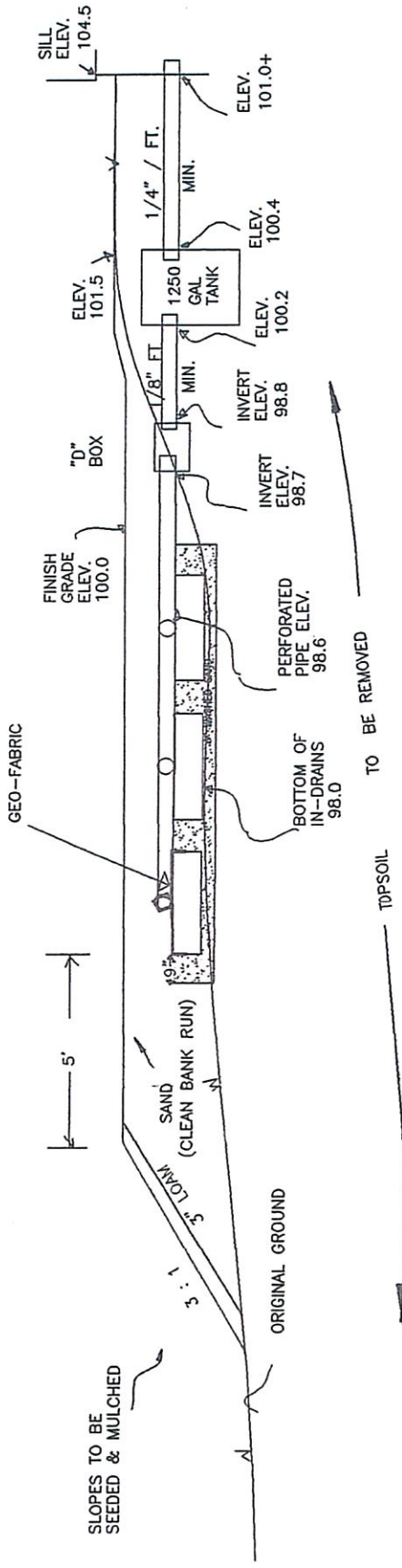
TOWN'S

TOWN'S

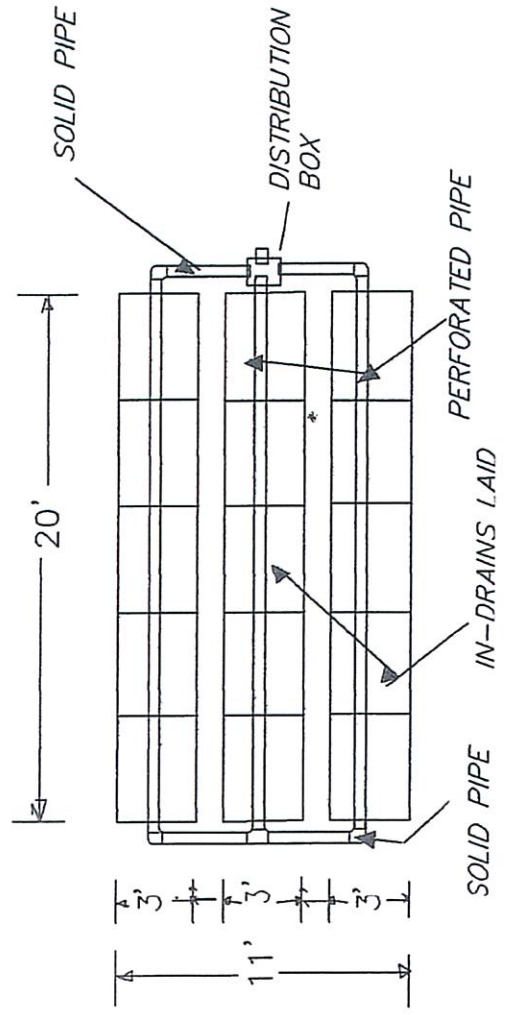


24 Shirley Way
 Tuxton, MO

24 Shirley Way, Tuttonboro



ELEVATION PROFILE



SLOPES TO BE SEEDED & MULCHED

TO BE REMOVED

TOPSOIL

ORIGINAL GROUND

SAND (CLEAN BANK RUN)

GEO-FABRIC

5'

"D" BOX

FINISH GRADE ELEV. 100.0

ELEV. 101.5

SILL ELEV. 104.5

1/4" / FT. MIN.

ELEV. 101.0+

ELEV. 100.4

ELEV. 100.2

INVERT ELEV. 98.8

INVERT ELEV. 98.7

PERFORATED PIPE ELEV. 98.6

BOTTOM OF IN-DRAINS 98.0

3:1

3' LOAM

9"

17.8" FT. MIN.

1250 GAL TANK

SOLID PIPE

DISTRIBUTION BOX

PERFORATED PIPE

IN-DRAINS LAID

SOLID PIPE

20'

3'

3'

3'

1'

11'