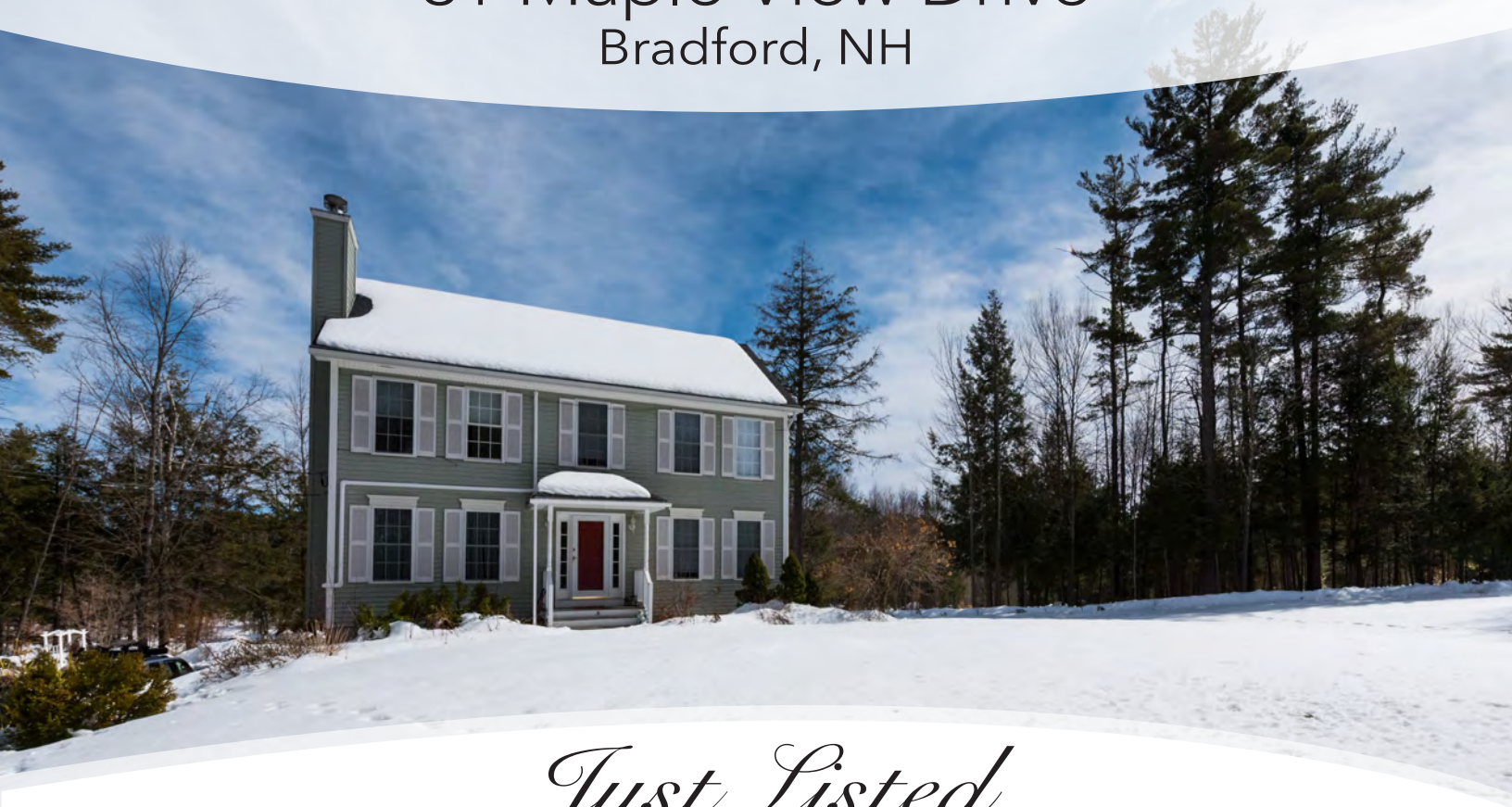


31 Maple View Drive Bradford, NH



Just Listed

Beautiful 4-bedroom, 2.5-bathroom home on 2 acres. The yard is level and nicely landscaped with stone walls. The first floor has a living room with a wood fireplace, a spacious family room that's connected to the eat-in kitchen with stainless steel appliances. The formal dining room is a great place to enjoy a meal overlooking the backyard. Also on this level is a half-bath and laundry. Enjoy the expansive deck off of the dining room, and host your summer cookouts or just sit out and soak up the sun. On the second level, you will find 4 bedrooms. The primary bedroom has a walk-in closet and ensuite bathroom. The other bedrooms could be used as an office, workout room or craft room. This level is completed with an additional full bathroom. The lower level has a two car garage with Tesla Wall Charger and plenty of storage space. From the back yard you have views to Rowe Mountain overlooking nine acres of common land, that ensures other houses cannot be built and obstruct the view. Located just minutes from I-89 for easy commutes to Concord, Manchester or Boston. Only 15 minutes from Mount Sunapee Resort, Newbury Harbor and 20 minutes to Sunapee Harbor. Close-by to many hiking trails, golf courses and lakes, ponds and beaches for all your year-round activities. *Delayed showings until the Open House on Saturday, March 18th, 10-12.



\$375,000

Bedrooms: 4

Year Built: 2005

Bathrooms: 2.5

Taxes: \$7,407

Acres: 2.00

Sq Ft: 2,047

**O'Halloran Group**
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

256 Main Street
New London, NH
C: 603-252-6428
O: 603-526-8600
www.ohgrp.com

Each Office is Independently Owned and Operated



Unbranded Tour URL 1

County NH-Merrimack
Village/Dist/Locale
Construction Status Existing
Year Built 2005
Style Colonial
Color Grey
Total Stories 2
Zoning RURAL
Taxes TBD No
Tax - Gross Amount \$7,407.00
Tax Year 2021
Tax Year Notes
Owned Land
Lot Size Acres 2.000000
Lot - Sqft 87,120
Common Land Acres 9.00
Garage Yes
Garage Type Attached
Garage Capacity 2
Basement Yes
Basement Access Type Walkout
Date - Initial Showings Begin 3/18/2023

Rooms - Total 9
Bedrooms - Total 4
Baths - Total 3
Baths - Full 2
Baths - 3/4 0
Baths - 1/2 1
Baths - 1/4 0
SqFt-Apx Fin Above Grade 2,047
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Public Records
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Public Records
SqFt-Apx Unfn Below Grade 476
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Total Finished 2,047
Footprint
Road Frontage Yes
Road Frontage Length 637
Roads Association, Paved

Waterfront Property
Water Body Access
Water Body Name
Water Body Type
WaterFrRit
Water Body Restrictions
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Flood Zone No
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Days On Market 1
Auction No
Current Use
Land Gains
Resort

Remarks - Public Beautiful 4-bedroom, 2.5-bathroom home on 2 acres. The yard is level and nicely landscaped with stone walls. The first floor has a living room with a wood fireplace, a spacious family room that's connected to the eat-in kitchen with stainless steel appliances. The formal dining room is a great place to enjoy a meal overlooking the backyard. Also on this level is a half-bath and laundry. Enjoy the expansive deck off of the dining room, and host your summer cookouts or just sit out and soak up the sun. On the second level, you will find 4 bedrooms. The primary bedroom has a walk-in closet and ensuite bathroom. The other bedrooms could be used as an office, workout room or craft room. This level is completed with an additional full bathroom. The lower level has a two car garage with Tesla Wall Charger and plenty of storage space. From the back yard you have views to Rowe Mountain overlooking nine acres of common land, that ensures other houses cannot be built and obstruct the view. Located just minutes from I-89 for easy commutes to Concord, Manchester or Boston. Only 15 minutes from Mount Sunapee Resort, Newbury Harbor and 20 minutes to Sunapee Harbor. Close-by to many hiking trails, golf courses and lakes, ponds and beaches for all your year-round activities. *Delayed showings until the Open House on Saturday, March 18th, 10-12.
Directions From 13 in Bradford, turn onto Center Road, then right onto Chenev Hill Road. Sharp turn onto a dirt road. Then turn right onto Maple View Drive. Stay straight, property will be on your right.

Living Room 1 19' x 11'4"
Breakfast Nook 1 8' x 6'9"
Kitchen 1 12'7" x 11'10"
Dining Room 1 13'6" x 10'2"
Family Room 1 13'6" x 13'10"
Bedroom 2 14'2" x 11'5"
Bedroom 2 14'2" x 8'1"
Bedroom 2 8'10" x 13'8"
Primary 2 17'9" x 12'6"

Map 006
Block 084
Lot 013
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 3668
DeedPage 704
TotDeeds
Covenants Yes
Seasonal No

SchDistrict Kearsarge Sch Dst SAU #65
SchElem Kearsarge Elem Bradford
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS

Lot Description Landscaped, Level, Mountain View, View
Construction Wood Frame
Foundation Concrete
Roof Shingle - Asphalt
Exterior Vinyl
Driveway Paved
Electric 200 Amp
Phone Company
Electric Company
Fuel Company Ayer and Goss
Cable Company TDS

Utilities Cable - Available, Internet - Fiber Optic, Telephone Available
Items Excluded

Appliances Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer
Features - Exterior Deck, Garden Space, Outbuilding
Features - Interior Dining Area, Fireplace - Gas, Fireplace - Wood, Primary BR w/ BA, Storage - Indoor, Laundry - 1st Floor, Common Heating/Cooling
Flooring Carpet, Hardwood, Tile
Heating Baseboard, Hot Water, Multi Zone, Mini Split
Heat Fuel Gas - LP/Bottle, Wood
Cooling Mini Split
Water Drilled Well, Private
Water Heater Gas - LP/Bottle
Sewer Private, Septic

Fees - Condo - Mobile
Condo Fees
Fee
Fee Frequency
AssnFee2
AssnFee2Frq
AssnFee3
AssnFee3Frq

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt
ParkName
Mobile Co-Op
MobPkApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

Buyer Agency 3.00% **SubAgency** **Offer of Compensation to Licensed NEREN Real Estate Brokerages** **NonAgency Facilitator** 3.00% **Transactional Broker**
 The listing broker's offer of compensation is made only to other real estate licensees who are participant members of the NEREN MLS.



O'Halloran Group
 listings@ohgrp.com



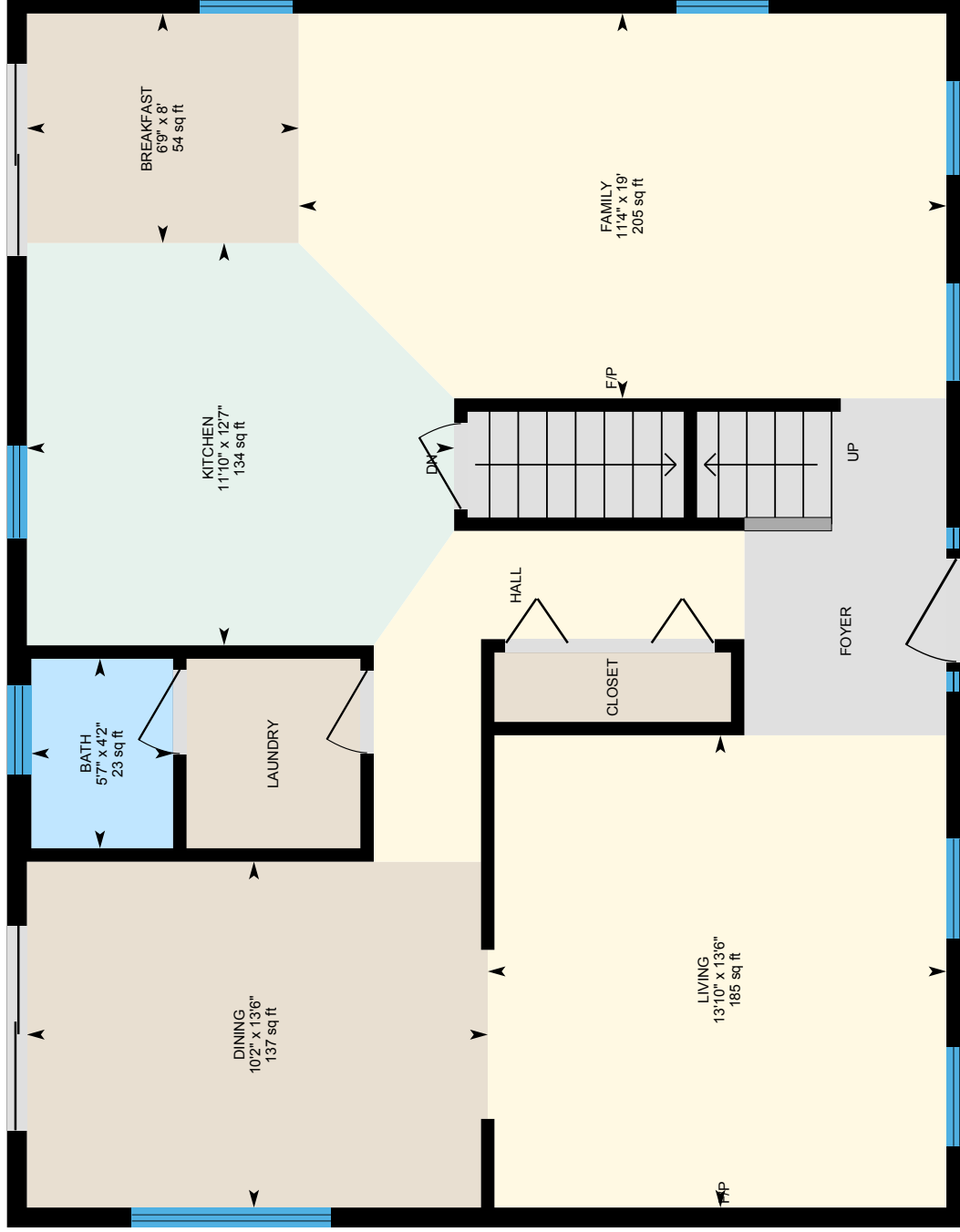
KW Coastal and Lakes & Mountains
 Off: 603-526-8600



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2023 Northern New England Real Estate Network.

31 Maple View Dr, Bradford, NH

Main Floor Finished Area 1020.37 sq ft

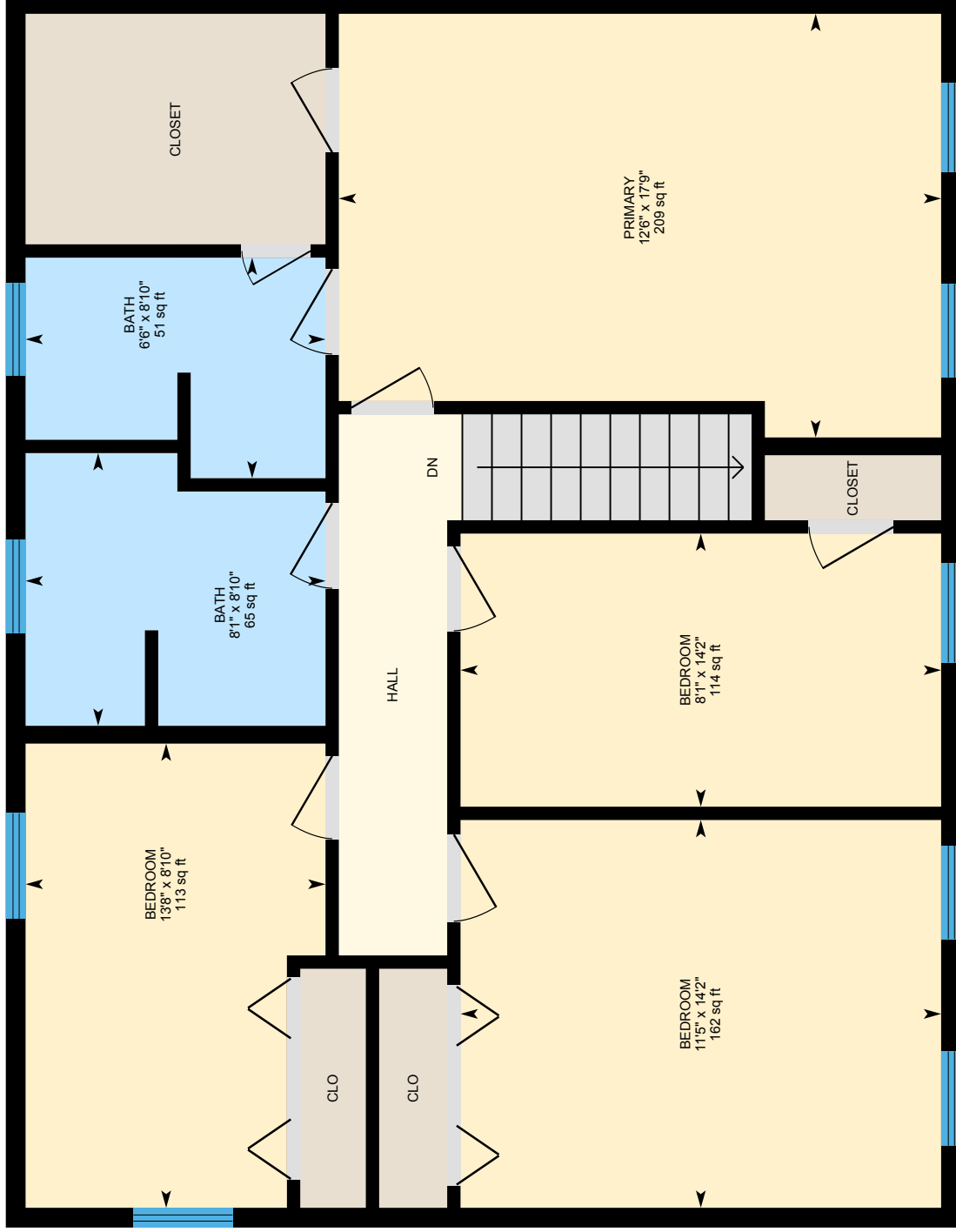


PREPARED: 2023/03/14



31 Maple View Dr, Bradford, NH

2nd Floor Finished Area 1026.97 sq ft



PREPARED: 2023/03/14

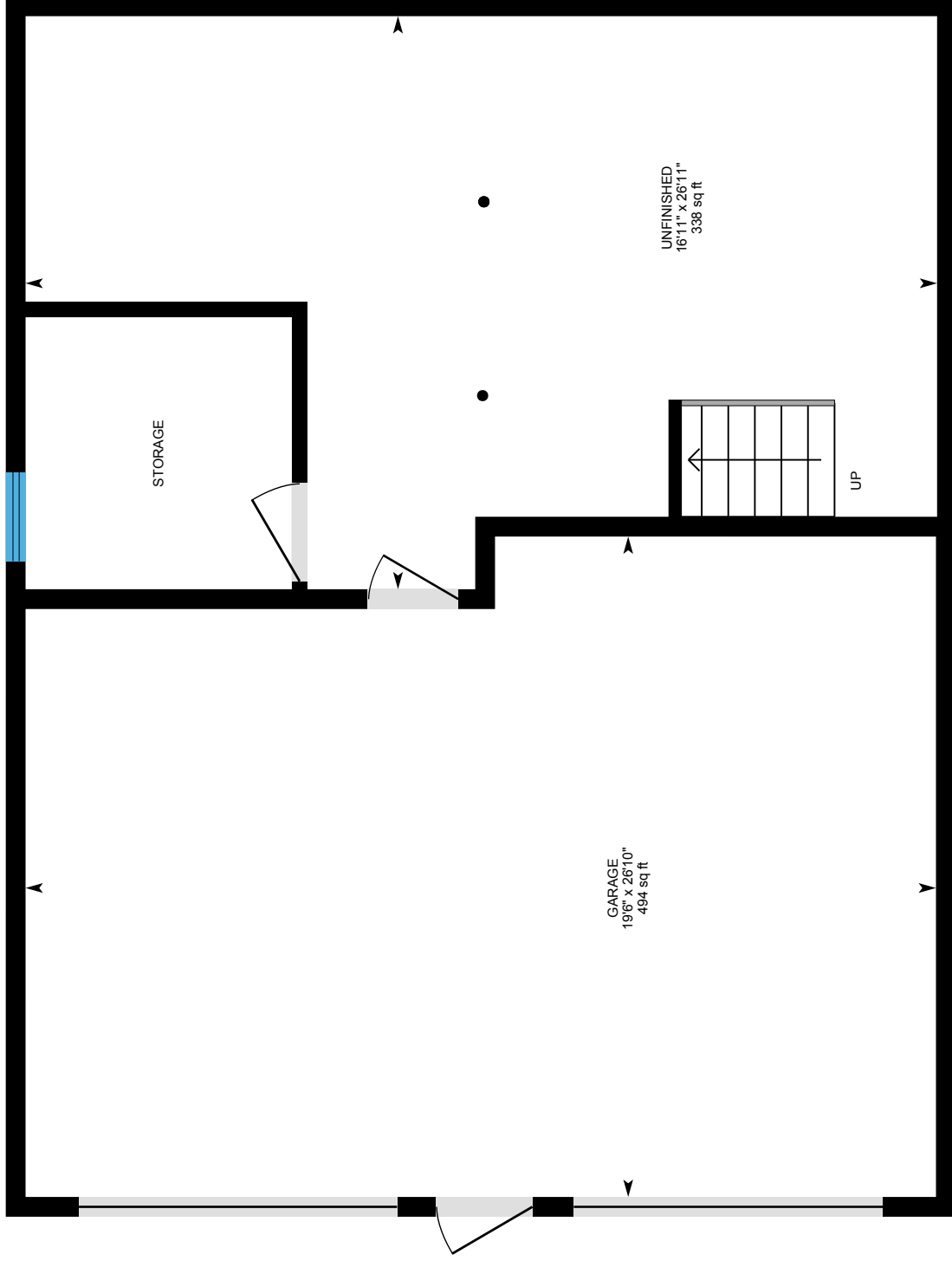


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



31 Maple View Dr, Bradford, NH

Basement (Below Grade) Unfinished Area 1009.76 sq ft



PREPARED: 2023/03/14



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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.

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: Deanna DeCosta and Todd DeCosta

2. PROPERTY LOCATION: 31 Maple View Drive, Bradford, NH 03221

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

4. SELLER: [x] has [] has not occupied the property for 3 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [] Public [x] 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: 2
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 07/22
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? [x] Yes [] No
IF YES, are test results available? [x] Yes [] No
What steps were taken to remedy the problem? Water Softening System is in place
COMMENTS: No additional issue outside of hard water report

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [] Yes [] No Community/Shared: [] Yes [] No
Private: [x] 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: [x] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other
Tank Size Gal. [x] Unknown [] Other
Tank Type [] Concrete [] Metal [x] Unknown [] Other
Location: [x] Location Unknown Date of Installation:
Date of Last Servicing: Name of Company Servicing Tank:
Have you experienced any malfunctions? [] Yes [x] No
Comments: No issue with Septic

SELLER(S) INITIALS [Signature] / [Signature] BUYER(S) INITIALS [] / []

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 31 Maple View Drive, Bradford, NH 03221

d. LEACH FIELD: Yes No Other Unknown Info
IF YES, Location: _____ Size: _____ 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: _____
Comments: _____
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

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 DLD / TD BUYER(S) INITIALS /

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




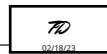


TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 31 Maple View Drive, Bradford, NH 03221

- 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
- h. How is the property zoned? _____
- i. Heating System Age: _____ Type: Baseboard Heating Fuel: Propane Tank Location: Left of driveway
 Owner of Tank: Ayer and Goss
 Annual Fuel Consumption: _____ Price: _____ Gallons: _____
 Date system was last serviced and by whom? _____
 Secondary Heat Systems: Mini Split heat / AC units - All Bedrooms have individual unit - downstairs one main shared unit
 Comments: 4 mini split units total - installed by current resident
- j. Roof Age: _____ Type of Roof Covering: _____
 Moisture or leakage: none
 Comments: _____

SELLER(S) INITIALS  /  BUYER(S) INITIALS  / 

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 31 Maple View Drive, Bradford, NH 03221

k. Foundation/Basement: Full Partial Other: _____ Type: Unfinished basement

Moisture or leakage: none

Comments: _____

l. Chimney(s) How Many? 1 Lined? _____ Last Cleaned: _____ Problems? _____

Comments: _____

m. Plumbing Type: copper Age: _____

Comments: _____

n. Domestic Hot Water: Age: _____ Type: Boiler / Hot water heater Gallons: _____

o. Electrical System: # of Amps _____ Circuit Breakers Fuses

Comments: _____

Solar Panels: Leased Owned If leased, explain terms of agreement: _____

Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No

If Yes, please explain: _____

q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____

Comments: _____

r. 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: _____

s. Air Conditioning: Type: Mini Spit AC Age: 2 years Date Last Serviced and by whom: 1/2023

Comments: 3 individual units for bedrooms - 1 shared unit for downstairs

t. Pool: Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____

By Whom: _____

u. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____

If Portable: Included Negotiable

Comments: _____

v. Internet: Type Currently Used at Property: tds

w. Other (e.g. Alarm System, Irrigation System, etc.) _____

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

BUYER(S) INITIALS

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 31 Maple View Drive, Bradford, NH 03221

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).

Deanna DeCosta
SELLER
dotloop verified
03/14/23 12:59 PM
EDT
L9JK-SJDT-RYTL-C9EW
DATE

Todd DeCosta
SELLER
dotloop verified
02/18/23 5:54 PM EST
P6RJ-IALP-U6K0-AUEI
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 *DD* / *TD*
dotloop verified 03/14/23 12:59 PM EDT dotloop verified 02/18/23 5:54 PM EST

BUYER(S) INITIALS /

PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
(To be used in conjunction with Property Disclosure - Residential)
New Hampshire Association of REALTORS® Standard Form



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

- 1. Seller and Property Address: Deanna DeCosta and Todd DeCosta
31 Maple View Drive, Bradford, NH 03221
- 2. Association Name (if applicable): _____
- 3. Property Manager/Agent: _____ Phone: _____

4. GENERAL AND LEGAL

- a. Are there any Association or Corporation approvals required for transfer of Ownership? Yes No Unknown
- b. Is there a time share operation existing at Property? Yes No Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? Yes No Unknown
- d. Are you aware of any rental, use or age restrictions? Yes No Unknown
- e. Number of allocated parking spaces available for this unit: _____
- f. Are you aware of any pending or existing litigation? Yes No If Yes, please explain: _____
- g. Are the minutes of the Condominium Association annual meeting available? Yes No Unknown
- h. Are there any pet policies? Restrictions: Yes No Dogs/Cats Allowed: Yes No

5. MASTER INSURANCE POLICY

- a. Name of Company: _____
- b. Name of Agent: _____ Phone: _____

6. FINANCIAL

- a. Monthly maintenance fee(s): \$ _____
- b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input type="checkbox"/> Snow Removal
<input type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input type="checkbox"/> Recreation/Community Association Dues	<input type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
- c. Are there any additional fees? If so, please specify: _____
- d. Are you aware of any special assessments or loans in effect at this time? Yes No
If Yes, explain: _____

Additional Comments: _____

Snow removal fee for Maple View Dr - approximately \$300 per year per house on Maple View Dr.

7. 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.

Deanna DeCosta
SELLER
DATE

dotloop verified
03/15/23 12:51 PM EDT
MZAV-9WVj-XZ9Q-YDQA

Todd DeCosta
SELLER
DATE

dotloop verified
03/15/23 12:49 PM EDT
WYN-ILCD-QQU-23K

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 AND OTHER ADVISORS.

BUYER
DATE

BUYER
DATE

Return to:
Todd DeCosta
Deanna DeCosta
31 Maple View Drive
Bradford, NH 03221

\$ 4874

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That William A. McArtor, Single, of 336 Main Street, Ellsworth, ME 04605, for consideration paid grant(s) to Todd DeCosta and Deanna DeCosta, Husband and Wife, of 303 West Mill Road, Maple Shade, NJ 08052, with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings and other improvements thereon, situated in Bradford, County of Merrimack and State of New Hampshire, shown as Lot #13 on plan of land entitled Layout, Cluster Subdivision of Stebbings Land V dated March 28, 2002, approved by the Bradford, New Hampshire Planning Board, dated April 27 2004, recorded as Plan #16859 in the Merrimack County Registry of Deeds, to which plan reference is made for a more particular description.

Being approximately 2.00 acres, more or less.

The above conveyance is subject to the following:

1. All easements, rights, restrictions and/or covenants as set forth in deed dated July 22, 2004, recorded in Volume 2688, Page 377 of the Merrimack County Registry of Deeds.
2. Any and all matters, including setbacks if any, as shown on Plan #16859 recorded in the Merrimack County Registry of Deeds.
3. Easement to Public Service Company of New Hampshire dated December 1, 1950, recorded in Volume 688, Page 414 of the Merrimack County Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to William A. McArtor by virtue of a Deed from Karen M. Murphy and James M. Murphy dated October 23, 2018 and recorded in the Merrimack Registry of Deeds in Deed Book 3612 at Page 0820.

This is not homestead property.

Executed this 6th day of March, 2020

William A. McArtor
William A. McArtor

State of New Hampshire
County of Merrimack

Then personally appeared before me on this 3/6/2020 the said William A. McArtor
and acknowledged the foregoing to be his voluntary act and deed.

[Signature]
Notary Public/Justice of the Peace
Commission expiration:



