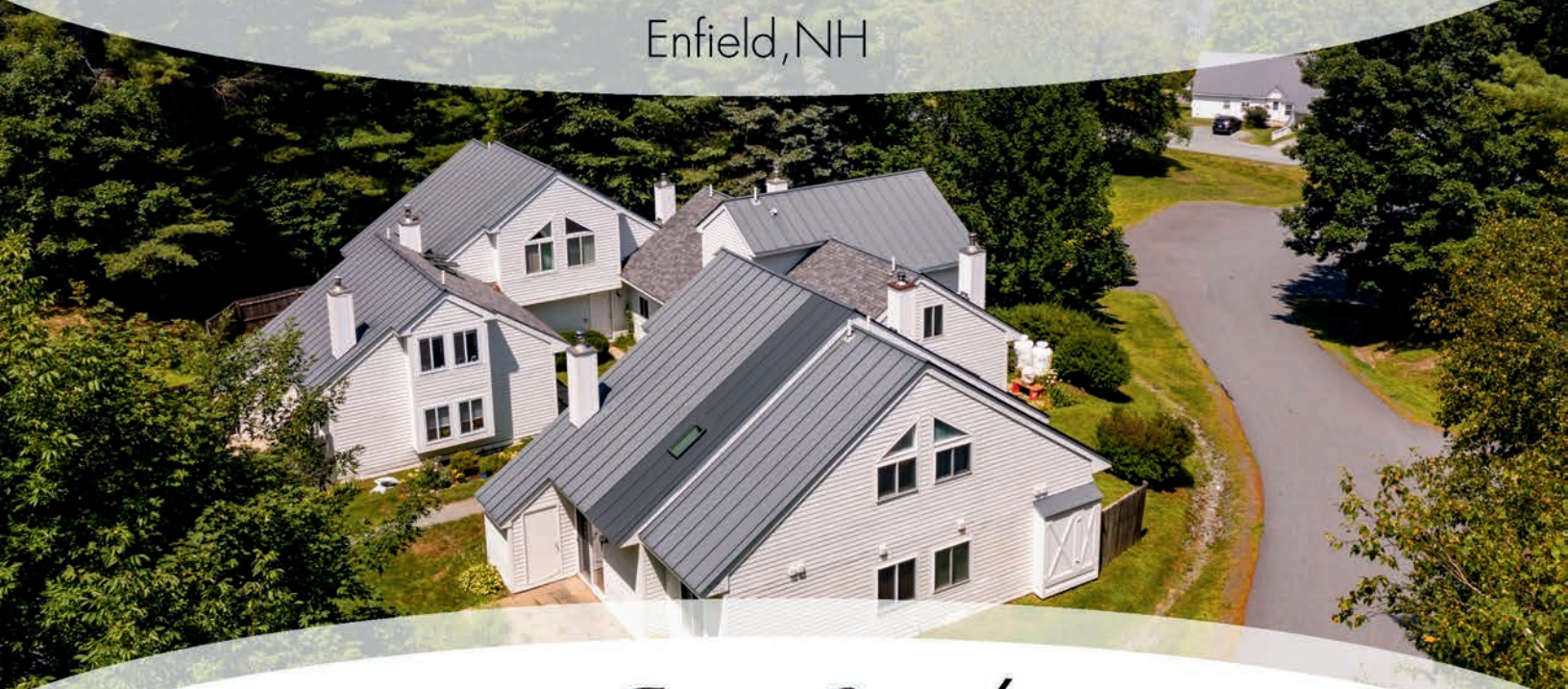


# 26 Marsten Lane #21

Enfield, NH



## Just Listed

Great opportunity in Enfield! Enjoy Mascoma Lake access and other amenities with this 2 bedroom, 2 bath condo in the Upper Valley Region. Great floor plan with fully applianced kitchen, living/dining room with propane heater, slider out to patio, bedroom and 3/4 bath on the first floor. The second level is an open loft area with spacious full bath, washer and dryer and attic storage space. Just a short walk or drive to the shared beach on Mascoma Lake for swimming and kayaking or enjoy the amenities and head to the salt water pool and tennis courts or the nearby woods trail. Easy commute to Lebanon/Hanover for local dining, shopping, theater, Dartmouth Health and so much more. Quick close possible.

 \$250,000

Bedrooms: 2      Year Built: 1986  
Bathrooms: 2      Taxes: \$2,776  
Fee: \$376/M      Sq. Ft.: 980

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

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

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**kw** LAKES AND  
MOUNTAINS  
KELLERWILLIAMS REALTY





**County** NH-Grafton  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1986  
**Architectural Style** Contemporary  
**Color** White  
**Total Stories** 1.5  
**Zoning** RES  
**Taxes TBD** No  
**Tax - Gross Amount** \$2,776.00  
**Tax Year** 2023  
**Tax Year Notes**  
**Owned Land**  
**Lot - Sqft**  
**Common Land Acres**  
**Garage** No  
**Basement** No  
**Basement Access Type**  
**Date - Initial Showin**as Beain

**Rooms - Total** 4  
**Bedrooms - Total** 2  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Fin Above Grade** 980  
**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** 0  
**SqFt-Apx Unfn BG Source** Public Records  
**SqFt-Apx Total Finished** 980  
**Footprint**  
**Road Frontage** No  
**Road Frontage Length**  
**Roads** Association

**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** Unknown  
**Timeshare/Fract. Ownrshp** No  
**T/F Ownership Amount**  
**T/F Ownership Type**  
**Foreclosed/Bank-Owned/REO** No  
**Days On Market** 19  
**Auction**  
**Current Use**  
**Land Gains**  
**Resort**



Unbranded Tour URL 1

**Remarks - Public** Great opportunity in Enfield! Enjoy Mascoma Lake access and other amenities with this 2 bedroom, 2 bathroom condo in the Upper Valley Region. Great floor plan with fully appointed kitchen, living/dining room with propane heater, slider out to patio, bedroom and 3/4 bath on the first floor. The second level is an open loft area with spacious full bath, washer and dryer and attic storage space. Just a short walk or drive to the shared beach on Mascoma Lake for swimming and kayaking or enjoy the amenities and head to the salt water pool and tennis courts or the nearby woods trail. Easy commute to Lebanon/Hanover for local dining, shopping, theater, Dartmouth Health and so much more. Quick close possible. \*Showings begin at the open house on Saturday from 9:30 - 11:30.  
**Directions** Route 4A to Marsten Lane. 2nd right to 26 Marsten. unit #21 on right.

**Kitchen** 1 7'3" x 13'8"  
**Living/Dining** 1 11'9" x 19'1"  
**Bedroom** 1 10'10" x 9'6"  
**Loft** 2 10'3" x 13'3"

**Map** 0  
**Block** LVC  
**Lot** 21  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 4529  
**DeedPage** 846  
**TotDeeds**  
**Covenants** Yes  
**Seasonal** No

**SchDistrict** Enfield School District  
**SchElem** Enfield Village School  
**SchMiddle**  
**SchHigh** Mascoma Valley Regional High

**Appliances** Dishwasher, Dryer, Range - Electric, Refrigerator, Washer  
**Features - Exterior** Patio  
**Features - Interior** Fireplaces - 1, Kitchen/Dining, Primary BR w/ BA, Walk-in Closet, Laundry - 2nd Floor  
**Flooring** Carpet, Laminate  
**Heating** Alternative Heat Stove, Electric  
**Heat Fuel** Electric, Gas - LP/Bottle  
**Cooling** None  
**Water Source** Public  
**Sewer** Public

**Lot Features** Lake Access, Landscaped  
**Construction Materials** Wood Frame  
**Foundation** Slab - Concrete  
**Roof** Shingle - Architectural  
**Driveway** Dirt  
**Electric** Circuit Breaker(s)  
**Phone Company**  
**Electric Company**  
**Fuel Company**  
**Cable Company**

**Utilities** Cable  
**Items Excluded**  
**Fees - Condo - Mobile**  
**Condo Fees** Yes  
**Fee** \$376.00  
**Fee Frequency** Monthly  
**Fee Includes** Other  
**AssnFee2** \$1,004.00  
**AsnFee2Frq** Yearly  
**AssnFee3**  
**AsnFee3Frq**

**Condo Name** Lakeview Condos  
**Building Number**  
**Floor Number**  
**Units Per Building** 7  
**LmtComArea**  
**SpecAssmt**  
**ParkName**  
**Mobile Co-Op**  
**MobPkApvl**  
**MustMove**  
**Mobile Make**  
**MobileMod**  
**MobileSer#**  
**Mobile Anchor**

O'Halloran Group  
 listings@ohgrp.com

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



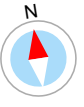
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# 21-26 Marsten Ln, Enfield, NH

1st Floor Finished Area 591.79 sq ft



PREPARED: 2024/07/24

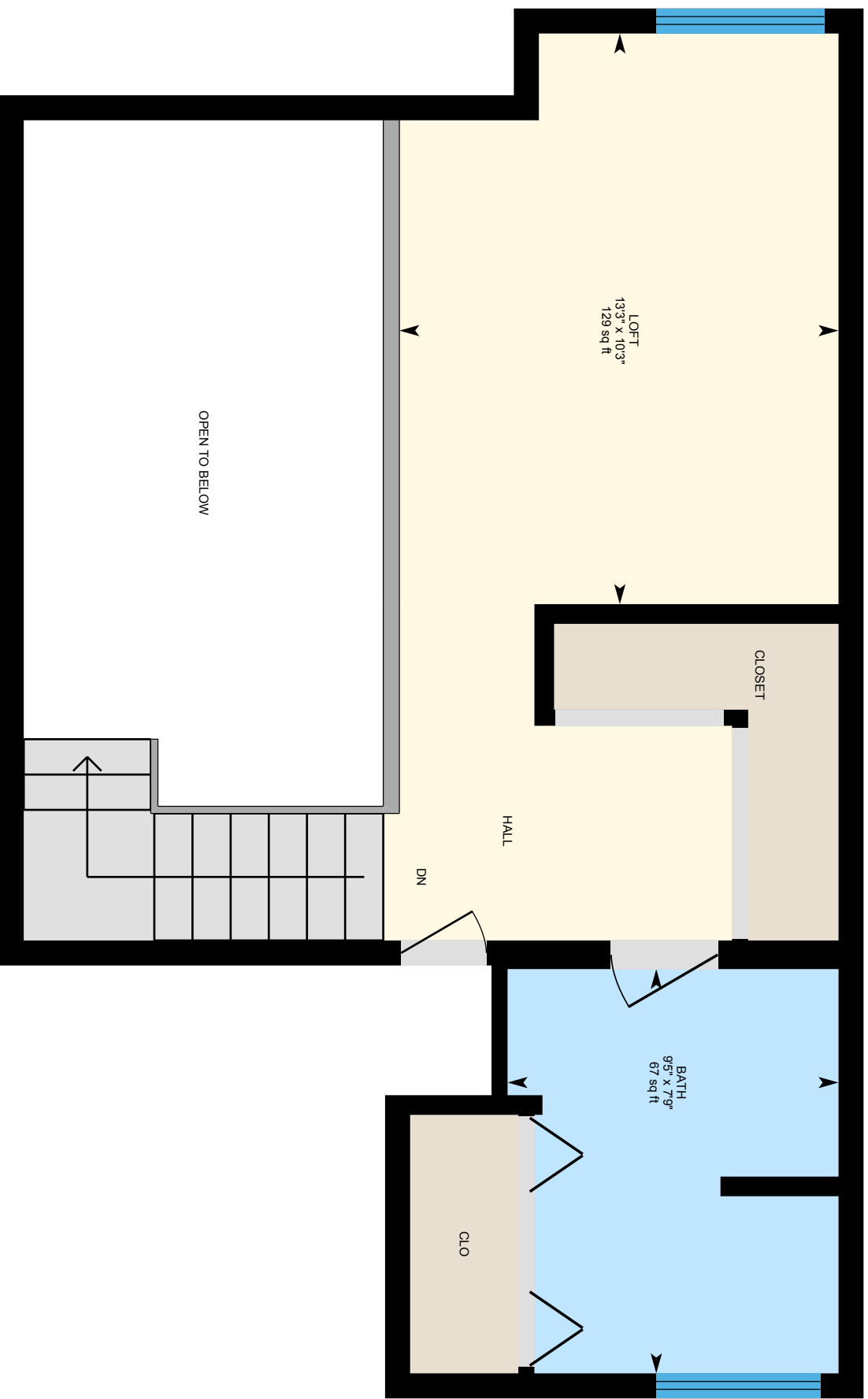


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 21-26 Marsten Ln, Enfield, NH

2nd Floor Finished Area 388.24 sq ft



PREPARED: 2024/07/24



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.



26 Marsten Lane #21

Enfield, NH

## Frequently Asked Questions

**What do the condo fees include?**

Landscaping, trash, road maintenance, snow removal, use of tennis courts and pool

**Is there a community fuel buy program?**

Yes - Dead River Company - Contracted Price

**What is the process for trash/recycling?**

Bins off Porter Lane

**Window and patio maintenance?**

Owner responsibility (need board approval)

**Is there a buy-in fee?**

No

**Tennis/pickleball court?**

First come, first serve

**Other fees?**

\$1,105.44

Betterment Tax/sewer hook-up and is invoiced from the town

**Can I store my kayak at the beach?**

Yes, Kayak storage at the beach is \$30 each

**Do they really shovel your stairs to the front door?**

Yes



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# 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:** Tasya Rakasiwi and Mimi Ong

2. **PROPERTY LOCATION:** 26 Marsten Lane, #21, Enfield, NH 03748

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

4. **SELLER:**  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  Private  Seasonal  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

b. **INSTALLATION:** Location: Unknown  
Installed By: Unknown Date of Installation: Unknown  
What is the source of your information? Unknown

c. **USE:** Number of persons currently using the system: Unknown  
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 Unknown

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?

Unknown

### COMMENTS:

Condo association typically sends out an email to all unit owners when the water is tested

### 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? N/A

c. **IF PRIVATE:**  
TANK:  Septic Tank  Holding Tank  Cesspool  Unknown  Other \_\_\_\_\_  
Tank Size \_\_\_\_\_ Gal.  Unknown  Other: \_\_\_\_\_  
Tank Type  Concrete  Metal  Unknown  Other: \_\_\_\_\_  
Location: \_\_\_\_\_ Location Unknown  Date of Installation: Unknown  
Date of Last Servicing: Unknown Name of Company Servicing Tank: Unknown  
Have you experienced any malfunctions?  Yes  No  
Comments: \_\_\_\_\_

Septic tank was in use until mid 2010's when the condo assoc switched over to public

SELLER(S) INITIALS

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

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**PROPERTY LOCATION:** 26 Marsten Lane, #21, Enfield, NH 03748

d. LEACH FIELD:  Yes  No  Other: \_\_\_\_\_  
IF YES, Location: \_\_\_\_\_ Size: \_\_\_\_\_ Unknown: Unknown  
Date of installation of leach field: Unknown Installed By: Unknown  
Have you experienced any malfunctions?  Yes  No  
Comments: No longer in use since switching over to public

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" 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  / 

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

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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## TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 26 Marsten Lane, #21, Enfield, NH 03748

**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: Association fees and sewage fees

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? Unknown.**

**i. Street (check one):  Public  Private  Association**

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

Additional Information: \_\_\_\_\_

**j. Heating System Age: N/A Type: N/A Fuel: Electricity Tank Location: N/A**

Owner of Tank: N/A

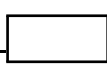
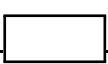
Annual Fuel Consumption: N/A Price: \$100-300 per month Gallons: N/A

Date system was last serviced and by whom? \_\_\_\_\_

Secondary Heat Systems: Propane tank

Comments: \_\_\_\_\_

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 



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## TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 26 Marsten Lane, #21, Enfield, NH 03748

k. Roof Age: \_\_\_\_\_ Type of Roof Covering: \_\_\_\_\_  
Moisture or leakage: Noted earlier in 2023. New skylight and roofing installed 2023  
Comments: \_\_\_\_\_

l. Foundation/Basement:  Full  Partial  Other: N/A Type: N/a  
Moisture or leakage: \_\_\_\_\_  
Comments: No basement

m. Chimney(s) How Many? 0 Lined? N/A Last Cleaned: N/A Problems? \_\_\_\_\_  
Comments: N/A

n. Plumbing Type: N/A Age: N/A  
Comments: Unknown

o. Domestic Hot Water: Age: Unknown Type: Unknown Gallons: Unknown

p. Electrical System: # of Amps \_\_\_\_\_ Circuit Breakers  Fuses   
Comments: \_\_\_\_\_  
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: \_\_\_\_\_

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: \_\_\_\_\_ Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
Comments: \_\_\_\_\_

u. Pool: Age : \_\_\_\_\_ 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: \_\_\_\_\_  
If Portable:  Included  Negotiable  
Comments: \_\_\_\_\_

w. Internet: Type Currently Used at Property: \_\_\_\_\_

x. 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:** 26 Marsten Lane, #21, Enfield, NH 03748

**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).**

*Tasya Rakasiwi*  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
dotloop verified  
07/24/24 4:53 PM EDT  
LOWR-SVAQ-TFFV-IDYI

*Mimi Ong*  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
dotloop verified  
07/25/24 2:57 PM EDT  
BJCH-2AMA-FHMJ-LYZO

**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 \_\_\_\_\_

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: Tasya Rakasiwi and Mimi Ong  
26 Marsten Lane, #21, Enfield, NH 03748
- 2. Association Name (if applicable): Rivervalley Property Management LLC
- 3. Property Manager/Agent: Joanne Emeralds, Peter Corren 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: Multiple
- 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: Davis & Towle Ins Group, LLC
- b. Name of Agent: Paul Sheppard Phone: 603-428-3238

6. FINANCIAL

- a. Monthly maintenance fee(s): \$376
  - b. What do the monthly fees include?
 

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input checked="" type="checkbox"/> Landscaping	<input type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Snow Removal
<input type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input checked="" type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Recreation/Community Association Dues	<input type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
  - c. Are there any additional fees? If so, please specify: Sewage fees (\$1,105.44)
  - d. Are you aware of any special assessments or loans in effect at this time?  Yes  No  
If Yes, explain: \_\_\_\_\_
- Additional Comments: \_\_\_\_\_

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.

Tasya Rakasiwi  
SELLER  
DATE

Mimi Ong  
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 AND OTHER ADVISORS.

\_\_\_\_\_  
BUYER  
DATE

\_\_\_\_\_  
BUYER  
DATE

Map LVC  
Lot 21

\$ 125,000

E # 20007526 06/23/2020 09:18 AM  
Book 4529 Page 846 Page 1 of 2  
Register of Deeds, Grafton County

*Kacey M. Mahan*

LCHIP FEE GRA146404 25.00  
TRANS TAX GR067469 1,875.00

WARRANTY DEED

NHHT: \$1,875.00

KNOW ALL MEN BY THESE PRESENTS THAT I, **Rebecca D. McGrath**, a single person, of Enfield, New Hampshire, for consideration paid, grant to **Tasya Rakasiwi, single and Mimi Ong, married**, as joint tenants with the rights of survivorship, whose current mailing address is 41 Elm Street Lebanon, NH 03766, with WARRANTY covenants:

A condominium unit in Lakeview Condominium located in the Town of Enfield, Grafton County, State of New Hampshire, being Condominium Unit 21 in Lakeview Condominium, which condominium was established by Declaration of Condominium, Lakeview Condominium, dated December 23, 1985, recorded in the Grafton County Registry of Deeds at Book 1579, Page 100, as amended by a First Amendment to the Declaration of Condominium dated August 12, 1986, recorded in the Grafton County Registry of Deeds at Book 1614, Page 220, by a Second Amendment to the Declaration of Condominium dated March 27, 1987, recorded in the Grafton County Registry of Deeds at Book 1658, Page 985; as further amended, and by site and floor plans recorded together in the Grafton County Registry of Deeds as Plan No. 3156 and by site and floor plans recorded together in the Grafton County Registry of Deeds as Plan No. 3618; by subdivision plan recorded in Grafton County Registry of Deeds as Plan No. 4068; and by site plan recorded in Grafton County Registry of Deeds as Plan No. 4069; together with an undivided interest as tenant in common in and to the Common Areas of the condominium as the same is established and identified in the Declaration of Condominium and Amendments thereto.

The unit and undivided ownership interest in the Common Area described above are hereby conveyed subject to:

1. The provisions of New Hampshire Revised Statutes Annotated Chapter 356-B (the Condominium Act), including all easements, rights of entry and liens described and referred to therein except to the extent modified by the aforesaid Declaration of Condominium and Appendices as amended.



2. The easements, encumbrances, reservations and liens referred to in the aforesaid Declaration of Condominium and Appendices attached thereto, as amended, together with all rules, regulations, and agreements lawfully made and/or entered into from time to time pursuant to the provisions of the Condominium Act and/or the Declaration and Appendices, as amended.

3. Utility easements of record or to be granted to Granite State Electric Company and New England Telephone & Telegraph Company for the installation of and maintenance of electric and telephone transmission facilities for the condominium development.

Meaning and intending to hereby convey all and the same land and premises as conveyed to Rebecca D. McGrath by Warranty Deed of Alexa W. Beal and Gaye LaCasce dated January 24, 2018 and recorded in the Grafton County Registry of Deeds at Book 4341, Page 0431.

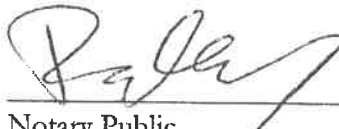
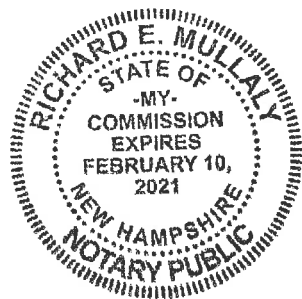
Dated this 19 day of June, 2020.



Rebecca D. McGrath

STATE OF NH :  
COUNTY OF GRAFTON :

On this 19 day of June, 2020, before me, the undersigned officer, personally appeared Rebecca D. McGrath known to me, or satisfactorily proven, to be the person whose name subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.



Notary Public  
My Commission Expires:

# LAKEVIEW CONDOMINIUM ASSOCIATION

## SWIMMING POOL RULES

Access to pool and pool enclosure is restricted to residents of Lakeview and their guests.

- Such guests must be accompanied by an adult who is a resident of the unit they are visiting. Guests are limited to not more than three (3) per unit unless previously approved by the Board or Managing Agent.
- Pool hours are 7:00 a.m. until dusk. The pool may be closed at any time during this period, however, to meet maintenance requirements when unavoidable.
- A resident adult at least 18 years of age must accompany children under twelve (12); adults are responsible for insuring the children they accompany comply with all pool rules.
- Children in diapers, (including "swim" diapers), or otherwise not toilet trained, are not allowed in the pool.
- Loud noise, radio/music, excessive splashing (including onto deck area), running or otherwise excessive roughhousing is not allowed; no foul or abusive language or conduct will be tolerated.
- No glass is allowed in the pool enclosure.
- NO SMOKING IS ALLOWED IN THE POOL ENCLOSURE.
- Animals are not permitted in the pool or pool enclosure.
- Swimming is permitted in bathing suits only; no shorts, cut-offs, etc., are allowed.
- Only residents and their guests of units for which there are no outstanding fees, assessments, fines or liens are permitted use of the pool or access to the pool enclosure.
- Pool users should remove all items of personal property, including chairs, chaise lounges, towels, toys, or other paraphernalia, when leaving the pool area.
- Please make sure the umbrella is in the closed position when leaving the pool.
- ENSURE that you close the gate behind you especially if you are the last to leave the pool area! This protects young children from wandering into a dangerous situation.

### **Penalties for Pool Rules Violations:**

For any violation of the above rules observed by, or reported to the Board or Property Mgr., usage of the pool or access to the pool enclosure may be denied. The Board may levy a fine against the unit owner of up to \$100.00 for each violation. In addition, in cases of damage or loss caused by unit owners, their residents or guests, the cost of repair or replacement to any area of the pool or pool enclosure will be charged to the responsible unit owner.





Mas  
R

NH Route 4A

1-A

R21-1

21-2

Smith Pond Brook

Smith Pond Brook

NH Route 4A

NH Route 4A

Marsten Ln

Marsten Ln

Rocky Hill Way

Rocky Hill Way

Potter Ln

Marsten Ln

Merrill Pl

Turner Pl

590'

434.3'

250'

215'

180'

210'

50'

1365.2'

254.6'

280'

170'

175'

175'

1224.6'

360'

2

3

1

2

3

4

2

11

33