

PROPERTY DISCLOSURE
 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: VOYAGER STAR LLC
2. PROPERTY LOCATION: 291 ENDICOTT ST N. LACONIA NH 03246
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No
4. SELLER: has has not occupied the property for 8 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: _____
 Installed By: _____ Date of Installation: _____
 What is the source of your information? _____
- c. USE: Number of persons currently using the system: _____
 Does system supply water for more than one household? Yes No
- d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
 Pump: Yes No N/A Quantity: Yes No
 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: _____ Location Unknown Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

SELLER(S) INITIALS KD, JB BUYER(S) INITIALS /

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d. LEACH FIELD: Yes No X Other:
IF YES, Location:
Date of installation of leach field: Size: Unknown:
Have you experienced any malfunctions? Yes No
Installed By:
Comments:

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No X 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

Table with 7 columns: LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors.

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 X 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 X 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: Yes No Unknown
Comments:

c. RADON/AIR - Current or previously existing:
Has the property been tested? Yes No X 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 KD, CB

BUYER(S) INITIALS /

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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? COMMERCIAL

i. Street (check one): Public Private Association

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

Additional information: _____

j. Heating System Age: _____ Type: _____ Fuel: OIL Tank Location: _____

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

SELLER(S) INITIALS KD, CB

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 291 ENDICOTT ST N. LACONIA, NH 03246

k. Roof Age: 4 Type of Roof Covering: SHINGLE
Moisture or leakage:
Comments:

l. Foundation/Basement: [X] Full [] Partial [] Other:
Moisture or leakage:
Comments:

m. Chimney(s) How Many? 1 Lined? Last Cleaned: Problems?
Comments:

n. Plumbing Type: Age:
Comments:

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

p. Electrical System: # of Amps 200 Circuit Breakers [X] 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 [X] No If YES, please explain:

t. Air Conditioning: Type: Age: Date Last Serviced and by whom:
Comments:

u. Pool: Age: 2019 Heated: [X] Yes [] No Type: SALT WATER Last Date of Service: 2024
By Whom:

v. Generator: Portable: [] Yes [X] No Whole House: [] Yes [] No Kw/Size: Last Date of Service:
If Portable: [] Included [] Negotiable
Comments:

w. Internet: Type Currently Used at Property: ATLANTIC BROADBAND

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 KD, (YB)

BUYER(S) INITIALS /

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PROPERTY LOCATION: 291 ENDICOTT ST N. CALONIA NH 03246

10. ADDITIONAL INFORMATION

- a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION? Yes No
b. ADDITIONAL COMMENTS:

Multiple horizontal lines for providing additional information and 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).

Handwritten signatures and dates for Seller and Buyer, with yellow highlights.

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 BUYER(S) INITIALS

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 291 ENDICOTT STREET N. LACONIA NH 03240

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f) TD Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<p><u>[Signature]</u> Seller</p>	<p><u>9/17/24</u> Date</p>	<p><u>[Signature]</u> Seller</p>	<p><u>9/17/24</u> Date</p>
<p>_____ Purchaser</p>	<p>_____ Date</p>	<p>_____ Purchaser</p>	<p>_____ Date</p>
<p><u>Thomas Desou</u> Agent</p>	<p><u>9-17-24</u> Date</p>	<p>_____ Agent</p>	<p>_____ Date</p>

Property Address 291 ENDICOTT STREET NORTH
LACONIA, NH 03240



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: CITY
Location: MAIN HOUSE
Malfunctions: NONE
Date of Installation: _____
Date of most recent water test: _____
Problems with system: NONE

SEWERAGE DISPOSAL SYSTEM

Size of Tank: _____
Type of system: _____
Location: _____
Malfunctions: _____
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____

LD CB

Property Address 291 ENDICOTT STREET NORTH
LACONIA NH 03246

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes No

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____

Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes No

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes No

5) 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: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes No

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes No

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes No

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes No

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

KD **CB**

Property Address 291 ENDICOTT STREET NORTH
LACONIA, NH 03240

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes No Unknown

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes No

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes No Unknown

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 291 ENDICOTT STREET NORTH

Unit Number (if applicable): _____

Town: LACONIA, NH 03240

[Signature]
SELLER

[Signature]
SELLER

9/17/24
Date

9/17/24
Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date

291 ENDICOTT ST N

Location 291 ENDICOTT ST N

Mblu 144/ 252/ 4/ 1

Acct# 4866

Owner VOYAGER STAR LLC

Assessment \$1,219,500

7208

Building Count 12

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$863,300	\$356,200	\$1,219,500

Owner of Record

Owner VOYAGER STAR LLC

Sale Price \$0

Co-Owner

Book & Page 3141/0263

Address 291 ENDICOTT ST N
LACONIA, NH 03246

Sale Date 11/17/2017

Instrument 40

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
VOYAGER STAR LLC	\$0	3141/0263	40	11/17/2017
SHERIFF PEGGY	\$825,000	3093/0998	25	03/16/2017
GV RESORT LLC	\$1,175,000	3038/0668	89	06/09/2016
GRAND VIEW MOTEL & COTTAGES LLC	\$565,000	1996/0838	1B	01/23/2004
PUCCI GEORGE X & MARILYN J	\$0	0840/0743		03/21/1983

Building Information

Building 1 : Section 1

Year Built: 1972

Living Area: 2,616

Building Attributes	
Field	Description
Style:	Motel

Model	Commercial
Grade	Average
Stories:	2
Occupancy	10.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Plywood Panel
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Hot Air-no Duc
AC Type	Unit/AC
Struct Class	
Bldg Use	MOTELS MDL-96
Total Rooms	
Total Bedrms	09
Total Baths	0
1st Floor Use:	3011
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL/MN WL
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/LaconiaNHPhotos/\0023\4866_23795.jpg)

Building Layout

BAS	25	BAS	56	BAS	28	10
URB		SFB		UBM		WDK
24		24	24	24	24	24
	25		56		28	10
6FOP	22	6	6FOP (x2)	54	6	6CAN
	22		54		33	33
					6	6

(ParcelSketch.ashx?pid=7208&bid=7941)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,616	2,616	
CAN	Canopy	198	0	
FOP	Porch, Open, Finished	780	0	
SFB	Base, Semi-Finished	1,344	0	
UBM	Basement, Unfinished	672	0	
URB	Basement, Unfinished, Raised	600	0	
WDK	Deck, Wood	240	0	
		6,450	2,616	

Building 2 : Section 1

Year Built: 1850
Living Area: 3,020

Building Attributes : Bldg 2 of 12	
Field	Description
Style:	Conventional
Model	Residential
Grade:	Average
Stories:	3 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding

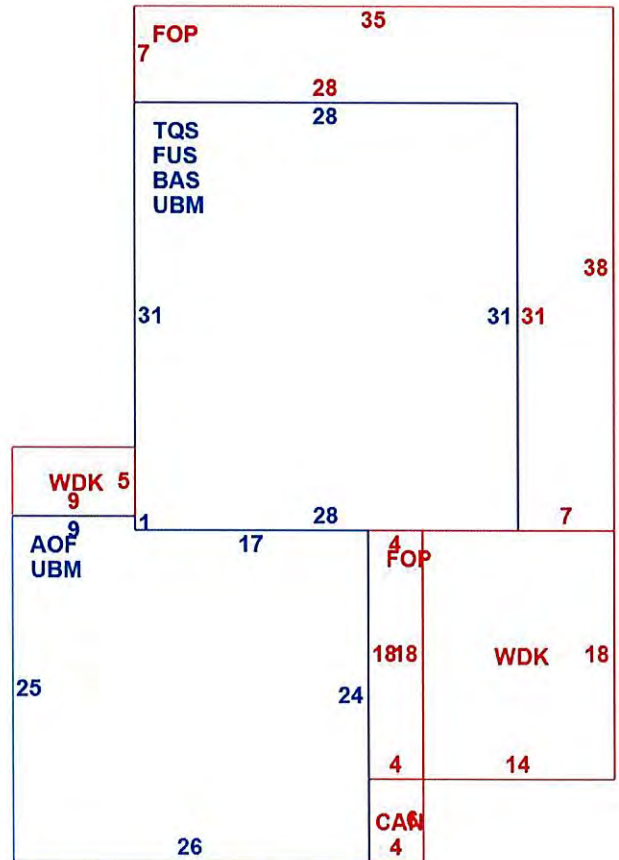
Exterior Wall 2	Wood Shingle
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	K PINE/A WD
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	7 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	10 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Photo



(https://images.vgsi.com/photos/LaconiaNHPhotos/A00234866-2_23798.jpg)

Building Layout



(ParcelSketch.ashx?pid=7208&bid=7942)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	868	868
FUS	Upper Story, Finished	868	868
TQS	Three Quarter Story	868	651
AOF	Office, (Average)	633	633
CAN	Canopy	24	0
FOP	Porch, Open, Finished	534	0

UBM	Basement, Unfinished	1,501	0
WDK	Deck, Wood	297	0
		5,593	3,020

Building 3 : Section 1

Year Built: 1952

Living Area: 308

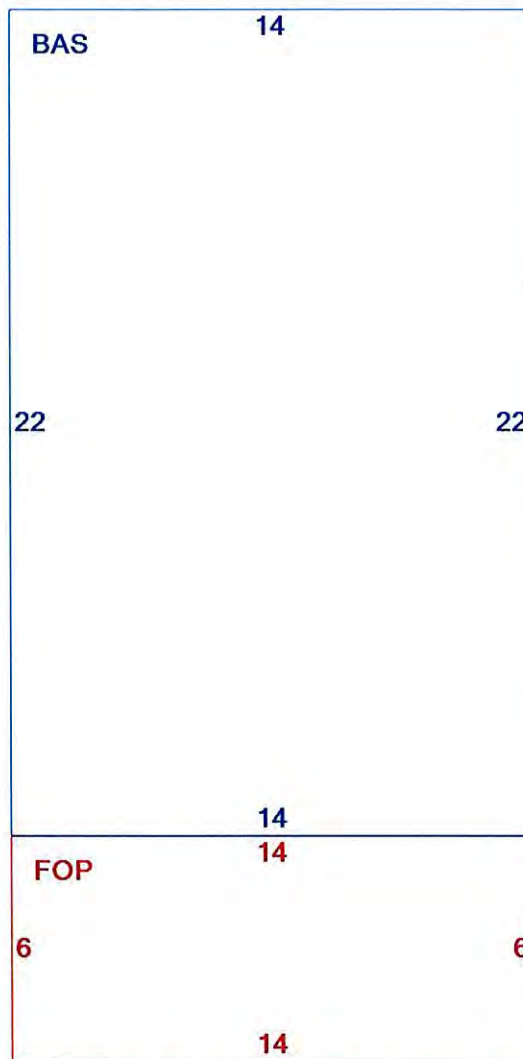
Building Attributes : Bldg 3 of 12	
Field	Description
Style:	Cabin
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Coal/Wood/None
Heat Type:	None
AC Type:	None
Total Bedrooms:	
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrld 706	

Building Photo



(https://images.vgsi.com/photos/LaconiaNHPhotos/A0023\4866-3_23799.jpg)

Building Layout



(ParcelSketch.ashx?pid=7208&bid=7943)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	308	308
FOP	Porch, Open, Finished	84	0
		392	308

Building 4 : Section 1

Year Built: 1952
Living Area: 308

Building Attributes : Bldg 4 of 12	
Field	Description
Style:	Cabin
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1

Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Coal/Wood/None
Heat Type:	None
AC Type:	None
Total Bedrooms:	
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Photo



(https://images.vgsi.com/photos/LaconiaNHPhotos/A0023\4866-4_23800.jpg)

Building Layout



(ParcelSketch.ashx?pid=7208&bid=7944)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	308	308
FOP	Porch, Open, Finished	84	0

Building 5 : Section 1**Year Built:** 1952**Living Area:** 308**Building Attributes : Bldg 5 of 12**

Field	Description
Style:	Cabin
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Coal/Wood/None
Heat Type:	None
AC Type:	None
Total Bedrooms:	
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Photo

(https://images.vgsi.com/photos/LaconiaNHPhotos/A0023\4866-5_23802.jpg)

Building Layout



(ParcelSketch.ashx?pid=7208&bid=7945)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	308	308	
FOP	Porch, Open, Finished	84	0	
UST	Utility, Storage, Unfinished	30	0	
		422	308	

Building 6 : Section 1

Year Built: 2023
Living Area: 528

Building Attributes : Bldg 6 of 12	
Field	Description

Building Photo

Building Photo
<https://images.vgsi.com/photos/LaconiaNHPhotos/\A0025\4866%20cottage>

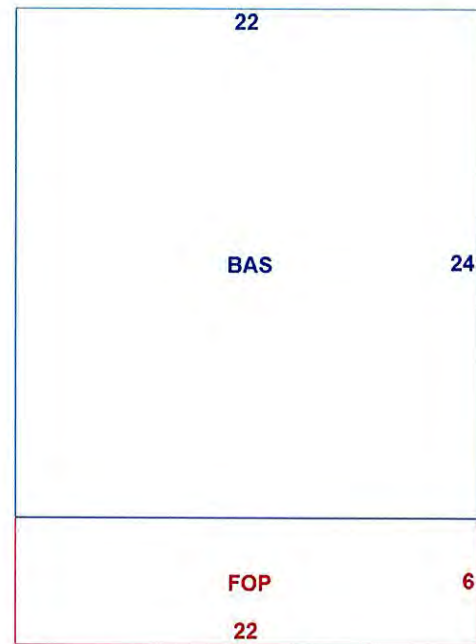
Style:	Cabin
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Wood Shingle
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Woodlam/Vinylplank
Interior Flr 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building 7 : Section 1

Year Built: 2023
Living Area: 528

Building Attributes : Bldg 7 of 12	
Field	Description
Style:	Cabin
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1

Building Layout



(ParcelSketch.ashx?pid=7208&bid=7946)

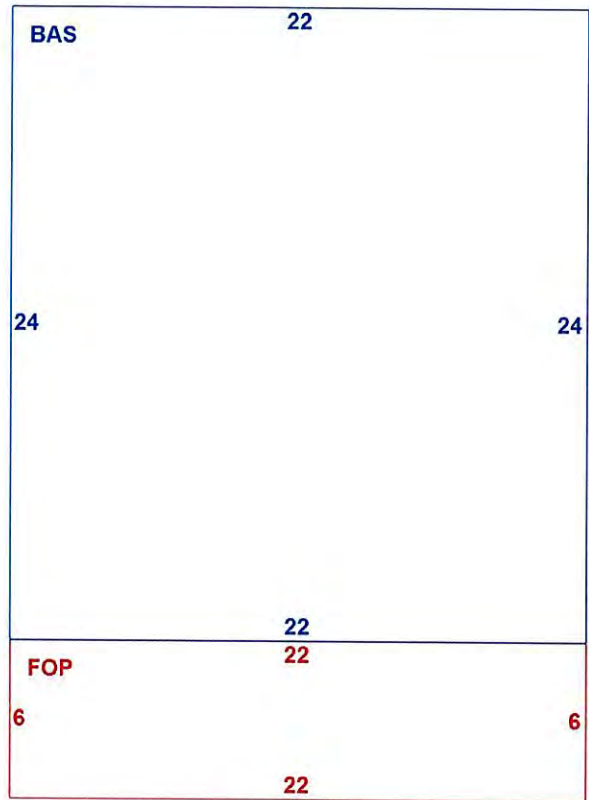
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	528	528
FOP	Porch, Open, Finished	132	0
		660	528

Building Photo

 Building Photo
<https://images.vgsi.com/photos/LaconiaNHPhotos/A0025\4866%20cottage>

Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Wood Shingle
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Woodlam/Vinylplank
Interior Flr 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Layout



(ParcelSketch.ashx?pid=7208&bid=7947)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	528	528
FOP	Porch, Open, Finished	132	0
		660	528

Building 8 : Section 1

Year Built: 2018
Living Area: 384

Building Attributes : Bldg 8 of 12	
Field	Description
Style:	Cabin
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet

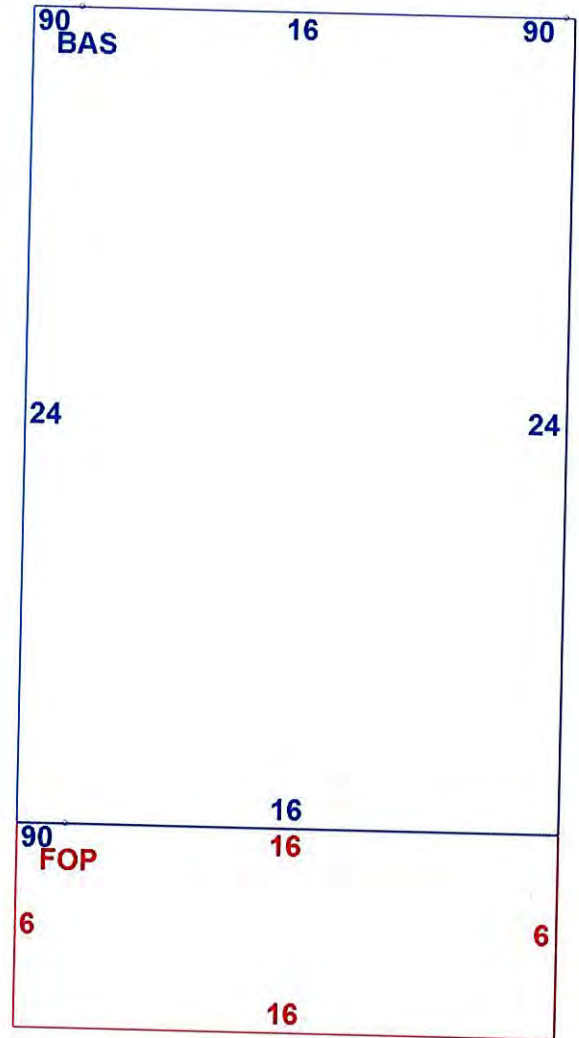
Building Photo



(https://images.vgsi.com/photos/LaconiaNHPhotos/A0023\4866-8_23805.JPG)

Interior Wall 2	
Interior Fir 1	Carpet
Interior Fir 2	
Heat Fuel	Coal/Wood/None
Heat Type:	None
AC Type:	Unit/AC
Total Bedrooms:	
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Layout



(ParcelSketch.ashx?pid=7208&bid=7948)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	384	384	
FOP	Porch, Open, Finished	96	0	
		480	384	

Building 9 : Section 1

Year Built: 1952
 Living Area: 322

Building Attributes : Bldg 9 of 12	
Field	Description
Style:	Cabin
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1

Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Coal/Wood/None
Heat Type:	None
AC Type:	None
Total Bedrooms:	
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Photo



(https://images.vgsi.com/photos/LaconiaNHPhotos/A00234866-9_23806.jpg)

Building Layout



(ParcelSketch.ashx?pid=7208&bid=7949)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area

BAS	First Floor	322	322
FOP	Porch, Open, Finished	84	0
		406	322

Building 10 : Section 1

Year Built: 1952

Living Area: 308

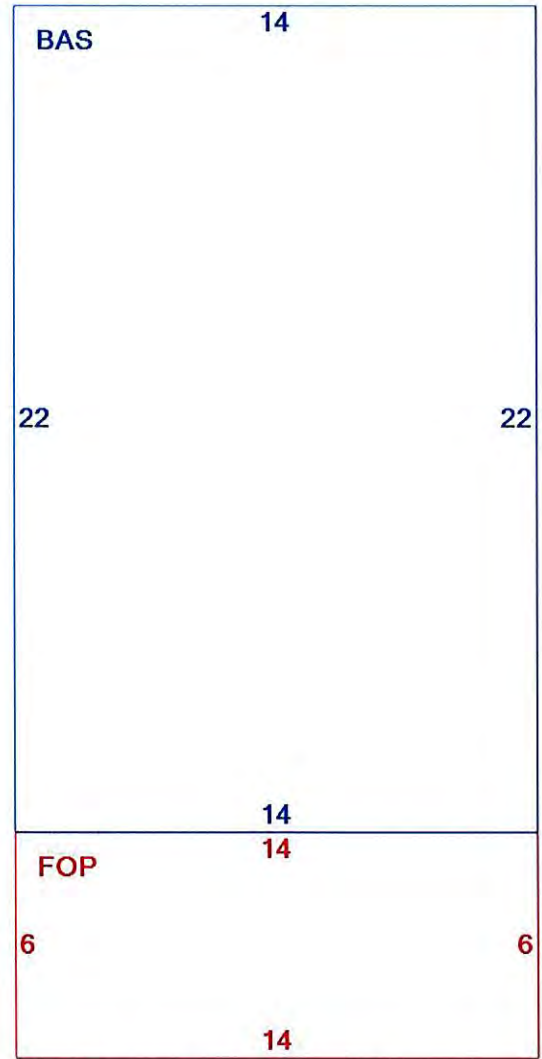
Building Attributes : Bldg 10 of 12	
Field	Description
Style:	Cabin
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Coal/Wood/None
Heat Type:	None
AC Type:	None
Total Bedrooms:	
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Photo



(https://images.vgsi.com/photos/LaconiaNHPhotos/\A0023\4866-10_23807.jpg)

Building Layout



(ParcelSketch.ashx?pid=7208&bid=7950)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	308	308
FOP	Porch, Open, Finished	84	0
		392	308

Building 11 : Section 1

Year Built: 1952
 Living Area: 308

Building Attributes : Bldg 11 of 12	
Field	Description
Style:	Cabin
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1

Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Coal/Wood/None
Heat Type:	None
AC Type:	None
Total Bedrooms:	
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Photo



(https://images.vgsi.com/photos/LaconiaNHPhotos/\A0023\4866-11_23808.jpg)

Building Layout



(ParcelSketch.ashx?pid=7208&bid=7951)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	308	308
FOP	Porch, Open, Finished	84	0

Building 12 : Section 1

Year Built: 1952

Living Area: 308

Building Attributes : Bldg 12 of 12

Field	Description
Style:	Cabin
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Coal/Wood/None
Heat Type:	None
AC Type:	None
Total Bedrooms:	
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Photo

(https://images.vgsi.com/photos/LaconiaNHPhotos/\A0023\4866-12_23809.jpg)

Building Layout

(ParcelSketch.ashx?pid=7208&bid=7952)

Building Sub-Areas (sq ft)

Legend

Code	Description	Gross Area	Living Area
BAS	First Floor	308	308
FOP	Porch, Open, Finished	84	0
		392	308

Extra Features

Extra Features				Legend
Code	Description	Size	Bldg #	
BG	BSMNT GARAGE	2.00 UNITS		1

Land

Land Use

Use Code 301I
Description MOTELS MDL-96
Zone CR
Neighborhood RESORT GOOD
No

Land Line Valuation

Size (Acres) 3
Frontage 0
Depth 0
Assessed Value \$356,200

Category

Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
SPL1	POOL-INGR CONC			1150.00 S.F.	1
FN1	FENCE-4' CHAIN			222.00 L.F.	1
PAV1	PAVING-ASPHALT			12424.00 S.F.	1
FN3	FENCE-6' CHAIN			293.00 L.F.	1
PAT1	PATIO-AVG			1720.00 S.F.	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$685,700	\$356,200	\$1,041,900
2022	\$642,900	\$354,900	\$997,800
2021	\$584,800	\$354,700	\$939,500







5

6







12/07

5



12/07



12/07/



03/28



03/28/



GRAND VIEW
EST. 1900

OFFICE

OFFICE

OFFICE





















GRAND VIEW
SPA & LODGE

OFFICE

LODGE







Judith A. McKeath



STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
40 DOLLARS		
DATE	AMOUNT	
11/17/2017	BE841140	40.00
VOID IF ALTERED		

Tax Stamp \$40.00

Commitment Number: TME17003281-HQ

After Recording, Send To:

Liberty Title & Escrow Co.
275 West Natick Road
Suite 1000
Warwick, RI 02886

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
144-252-4**

QUITCLAIM DEED

PEGGY SHERIFF AND ALBERT DRAVIDZIUS whose mailing address is **818 Essex St., Bangor, ME 04401**, hereinafter grantor, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid grants and quitclaims to **VOYAGER STAR LLC**, hereinafter grantee, whose tax mailing address is **291 Endicott Street North, Laconia, NH, 0324**, with quitclaim covenants, the following real property:

A certain tract or parcel of land, with the buildings and improvements thereon, located at 291 Endicott Street North, Laconia, Belknap County, New Hampshire, 03246, being more particularly bounded and described as follows:

Beginning at the easterly side of the road leading from the Weirs to Meredith, New Hampshire, known as Route 3 or Endicott Street North, at land now or formerly of Bridges, formerly known as the Winnicoette property;

Thence running North 69° 05' East along the Winnicoette property a distance of 400 feet, more or less, to an iron pin at the southeasterly corner of the Winnicoette land;

Thence running in a generally southeasterly direction a distance of 374.4 feet along the outer edge of the stone retaining wall and the wire fence, which wall and fence separate the Wilcomb property from the property herein described, to an iron pin;

Thence running in a generally southwesterly direction along land now or formerly of Hart, parallel with the line first above described, a distance of 285.65 feet, more or less, to an iron pin at the easterly side of the above-described highway at a point 16.6 feet northerly from the northerly face of stone wall at the northwesterly corner of the cemetery;

Thence running northwesterly along the road a distance of 394.5 feet, more or less, to the point of beginning.

This parcel contains 3.0 acres, more or less.

TOGETHER WITH a view easement as more particularly described in deed of easement from Association of Owners of Village at Winnepesaukee to Nathaniel A. Billings, Jr. and Esther C. Billings dated November 29, 1982, recorded in the Belknap County Registry of Deeds in Book 834, Page 157.

Subject to an easement granted to Public Service Company of New Hampshire and New England Telephone & Telegraph Company by instrument dated October 18, 1968, recorded in said Registry in Book 514, Page 412.

Together with a right or grant to lay, maintain, operate, repair, and remove a pipe line through and over land now or formerly of Wilcomb adjacent to the above-described property.

Being the same property as conveyed from G V Resort, LLC, a New Hampshire Limited Liability Company to Peggy Sheriff, dated March 16, 2017 and recorded on March 16, 2017 in Book 3093 at Page 998, Belknap County records.

Property Address is: 291 Endicott Street North, Laconia, NH, 03246

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Nov. 13, 2017:

Peggy Sheriff
PEGGY SHERIFF

Albert Draavidzius
ALBERT DRAVIDZIUS

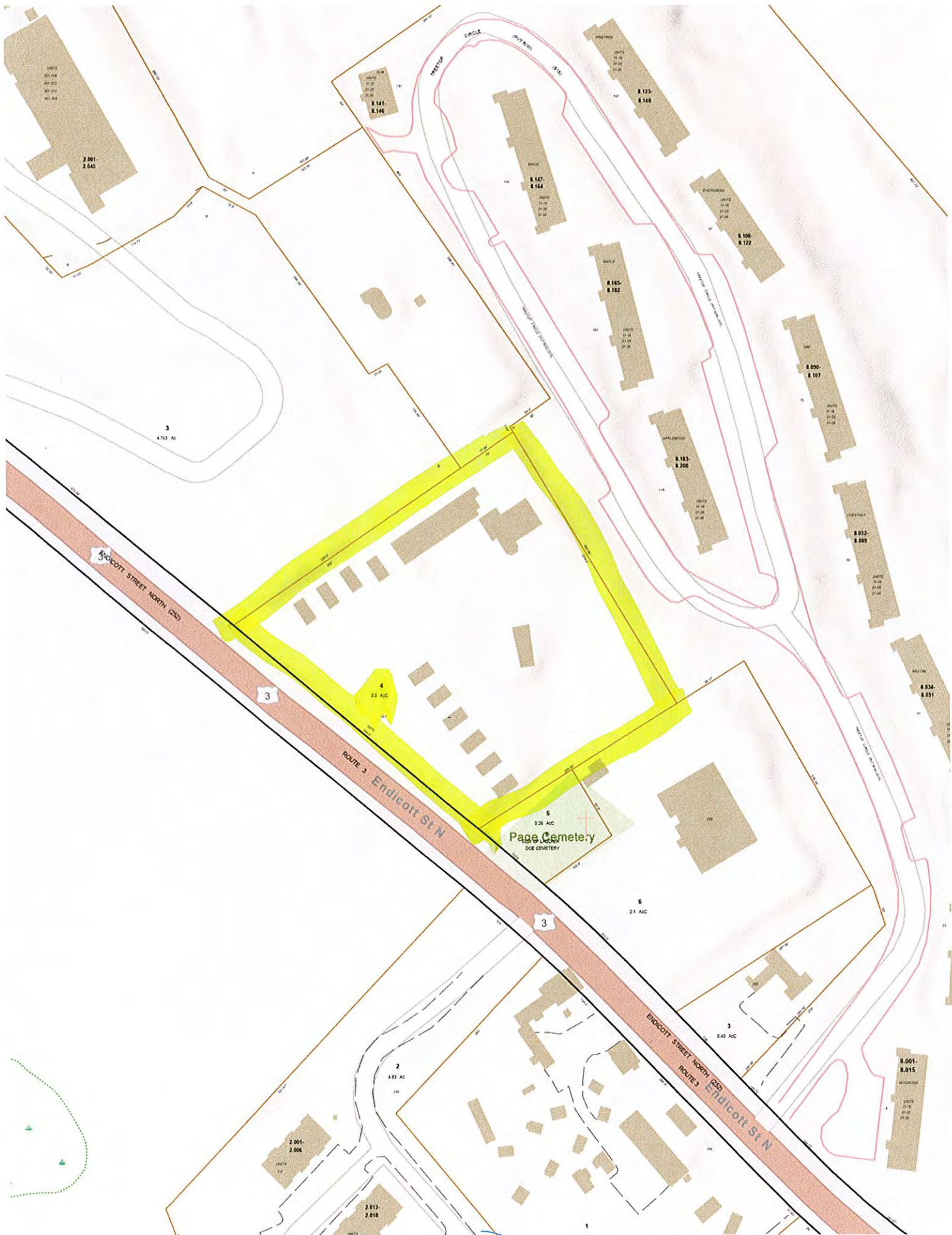
STATE OF MAINE
COUNTY OF PENOBSCOT

The foregoing instrument was acknowledged before me on NOV 13, 2017 by **PEGGY SHERIFF AND ALBERT DRAVIDZIUS** who is personally known to me or has produced DRIVERS LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

RON SHERWOOD
Notary Public, Maine
My Commission Expires May 13, 2018

Ron Sherwood
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.





CONFIDENTIALITY AGREEMENT

Confidentiality is always of great importance to our clients. We take the subject very seriously. Severe harm can be caused when a business is known as being "For Sale".

ACKNOWLEDGEMENT

I have asked to receive certain confidential information relating to the sale of certain businesses and/or real estate. I agree that said information will be held in strict confidence and not divulged to others without the prior consent of Roche Realty group Inc.

I HEREBY STATE THAT I WILL NOT DIVULGE TO ANYONE THAT THE BUSINESS/ PROPERTY IS FOR SALE OR ANY ADDITIONAL DETAILS OF THE SALE UNLESS PRIOR APPROVAL IS GRANTED BY BROKER/SELLER FOR PURPOSE OF FINANCING OR DILIGENCE

Negotiations for the purchase of properties introduced to me by Roche Realty Group Inc will be handled exclusively through the offices of Roche Realty Group Inc and or my Buyer's Agent/Office. I agree to indemnify and hold harmless Roche Realty Group Inc for any loss they may suffer due to my breach of this agreement.

NAME

DATE

ADDRESS

CITY

STATE

ZIP

(_____) _____
PHONE

SIGNATURE

DATE