

Property Address 119 Church Street
Walpole, NH 03609



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSENIC 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: Public
Location: _____
Malfunctions: _____
Date of Installation: _____
Date of most recent water test: _____
Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

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

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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.

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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: 119 Church Street, Walpole, NH 03609

Unit Number (if applicable): _____

Town: _____

Robert Beaudry
SELLER

Oct 8, 2025
Date

SELLER

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

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Last Revised 2/9/18

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BK 1615 PG 0544

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, CRAIG W. TRISCHMAN and MARY TRISCHMAN, husband and wife, both of Corinth, in the County of Orange, and the State of New Vermont, Grantors, for consideration paid, grant to BEAUDRY ENTERPRISES, INC., of Charlestown, County of Sullivan, and State of New Hampshire, with WARRANTY COVENANTS as to all matters arising subsequent to May 9, 1990 and with Quitclaim Covenants only for all matters arising prior that date.

A certain parcel of land consisting of 3.6 acres, more or less, with the buildings, fixtures and improvements thereon, located on the easterly side of Church Street, North Walpole, New Hampshire and being the remaining portion of "Lot 9" titled to Grantors herein as depicted on a certain plan recorded in the Cheshire County Registry of Deeds entitled "Perimeter Survey on Route 12 in the Town of Walpole, New Hampshire, for Twin State Fertilizer, Church Street, North Walpole, New Hampshire, of Boston & Maine Railroad Land" said plan being drawn by Timothy W. Noonan, L.S. (#529) of East Alstead, New Hampshire being dated "03/90".

Meaning and intending to convey all and the same lands and premises conveyed to the Grantors herein, Craig W. Trischman and Mary Trischman, by Release Deed of the Boston & Maine Corporation dated May 9, 1990 and recorded in Book 1331 at Page 709 of the Cheshire County Registry of Deeds. Excepting therefrom those lands and premises conveyed by the Grantors herein to William J. Valdasaro by Release Deed dated May 10, 1990 and recorded in Book 1331 at Page 721 of the Cheshire County Registry of Deeds.

The herein conveyed lands and premises are conveyed subject to those reservations, conditions, covenants and agreements set forth in the above referenced Release Deed from the Boston & Maine Corporation to the Grantors herein dated May 9, 1990 and recorded in Book 1331 at Page 709 of the Cheshire County Registry of Deeds. By acceptance of this deed the Grantee, for itself and its successors and assigns, agrees to be bound by those reservations, conditions, covenants and agreements contained therein.

LAW OFFICES OF
RICHARD A. CAWLEY
102 MAIN STREET
P. O. BOX 192
BRAVOYD, VERMONT
05035

STATE OF NEW HAMPSHIRE

DEPARTMENT OF
REVENUE
ADMINISTRATION

REAL ESTATE
TRANSFER TAX

X 3 THOUSAND X 4 HUNDRED AND 70 DOLLARS

9 23 97	265375	\$ 3,470. -
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VOID IF ALTERED

Map: 000027

Lot: 000002

Sub: 000000 Card: 1 of 2

119 CHURCH STREET

WALPOLE

Printed: 10/07/2025

PICTURE



OWNER

BEAUDRY ENTERPRISES INC

TAXABLE DISTRICTS

Map: 000027 Lot: 000002 Sub: 000000 Card: 2 of 2

Map: 000027 Lot: 00002

Sub: 00000

CHURCH STREET

WALPOL

Printed: 10/07/2025

PICTURE			ONLINE	PRINT	MAP
ADDRESS			MAP	PRINT	MAP
IN BLDG. STREETS			MAP	PRINT	MAP
Date	Permit ID	Permit Type	Notes	Building Details	Planning Details
				Model: 2.00 STORY WAREHOUSE Roof: GABLE OR HIP/STANDING SEAM Ext: PREFIN METAL Int: AVERAGE FOR USE/DRYWALL Floor: CONCRETE/CARPET Heat: ELECTRIC/RAD ELECT Bedrooms: A/C: No Extra Kitchens: Fireplaces: Generators:	BEAUDRY ENTERPRISES INC 949 OLD CLAREMONT ROAD CHARLESTOWN, NH 03603 Account Number: 1234567890 TERMS: 30/30/30 District: N Walpole Percentage: % 100
				Quality: A1 AVG+10 Com. Wall: WOOD, 12 FT. Size Adj: 1.2818 Base Rate: 1.0000 Bldg. Rate: 1.3130 Sq. Foot Cost: \$ 47.27	

FFF	FST FLR FIN	6000	1.00	6000
SLB	SLAB	6400	0.00	0
COF	COM OFFICE	800	1.75	1400
GLA:	6,800	13,200		7,400

2022 ASSESSMENT BUILDING VALUATION	
Market Cost New:	\$ 349,798
Year Built:	1997
Condition For Age:	AVERAGE
Physical:	
Functional:	
Economic:	NW
Temporary:	10 %
Total Depreciation:	26 %
Building Value:	\$ 258,900

