

Property Address 119 Church Street  
Walpole, NH 03609



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](http://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: \_\_\_\_\_

Property Address 119 Church Street  
Walpole, NH 03609

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.

Property Address 119 Church Street  
Walpole, NH 03609

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

BK 1615PG0544

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.

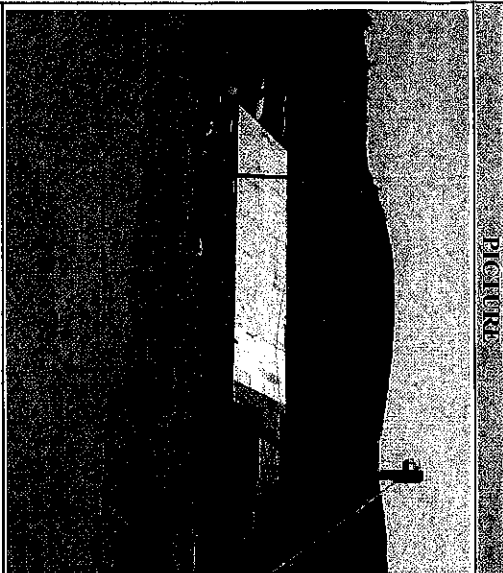
A certain parcel of land consisting of 3.6 acres, more or less, with the buildings, fixtures and improvements thereon, located on the easterly side of Church Street, North Walpole, New Hampshire and being the remaining portion of "Lot 9" titled to Grantors herein as depicted on a certain plan recorded 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  
107 MAIN STREET  
P. O. BOX 792  
DRASTFORD, VERMONT  
05033

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.-
VOID IF ALTERED	

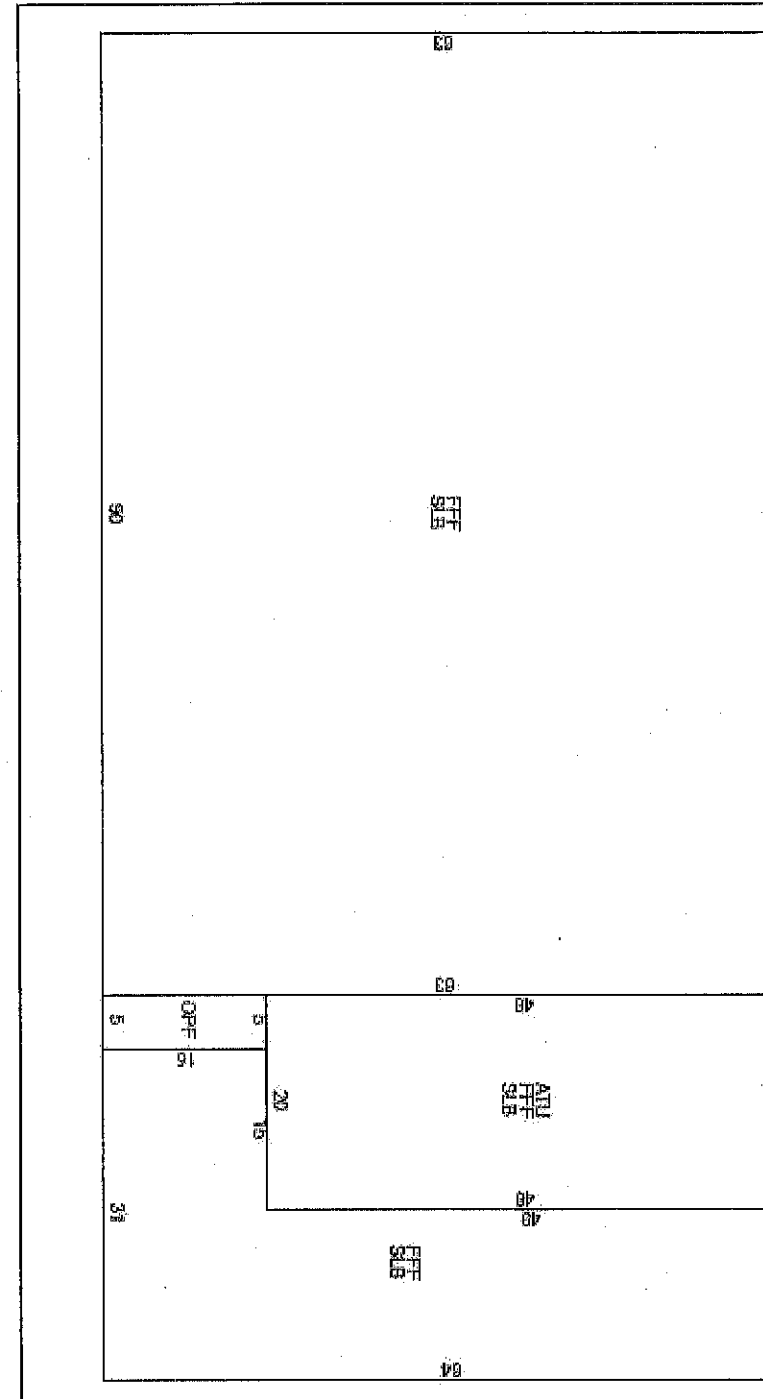


OWNER		TAXABLE DISTRICTS	
<b>BEAUDRY ENTERPRISES INC</b>		District	Percentage
949 OLD CLAREMONT ROAD		N Walpole	% 100
CHARLESTOWN, NH 03603			
Account Number: 41			
PERMITS			
Date	Permit ID	Permit Type	Notes
10/01/13	1015	NEW BUILDING	STORAGE BINS

BUILDING CHARACTERISTICS	
Model: 1 STORY INDUSTRIAL	
Roof: GABLE OR HIP/PREFAB METALS	
Ext: PREFAB WD PNL/TI11/PREFIN META	
Int: AVERAGE FOR USE	
Floor: CONCRETE	
Heat: WOOD/COAL/NONE	
Bedrooms: Baths: AVERAGE	
Extra Kitchens: Fireplaces:	
A/C: No Generators:	
Quality: B1 AVG-10	
Com. Wall: WOOD, 12 FT.	1,0000
Size Adj: 1.2154	Base Rate: IWH 36.00
	Bldg. Rate: 0.9298
	Sq. Foot Cost: \$ 33.47



ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	75	0.25	19
FFB	FST FLR FIN	8629	1.00	8629
SLB	SLAB	8629	0.00	0
ATU	ATTIC	960	0.10	96
GLA:		8,629		18,293
				8,744

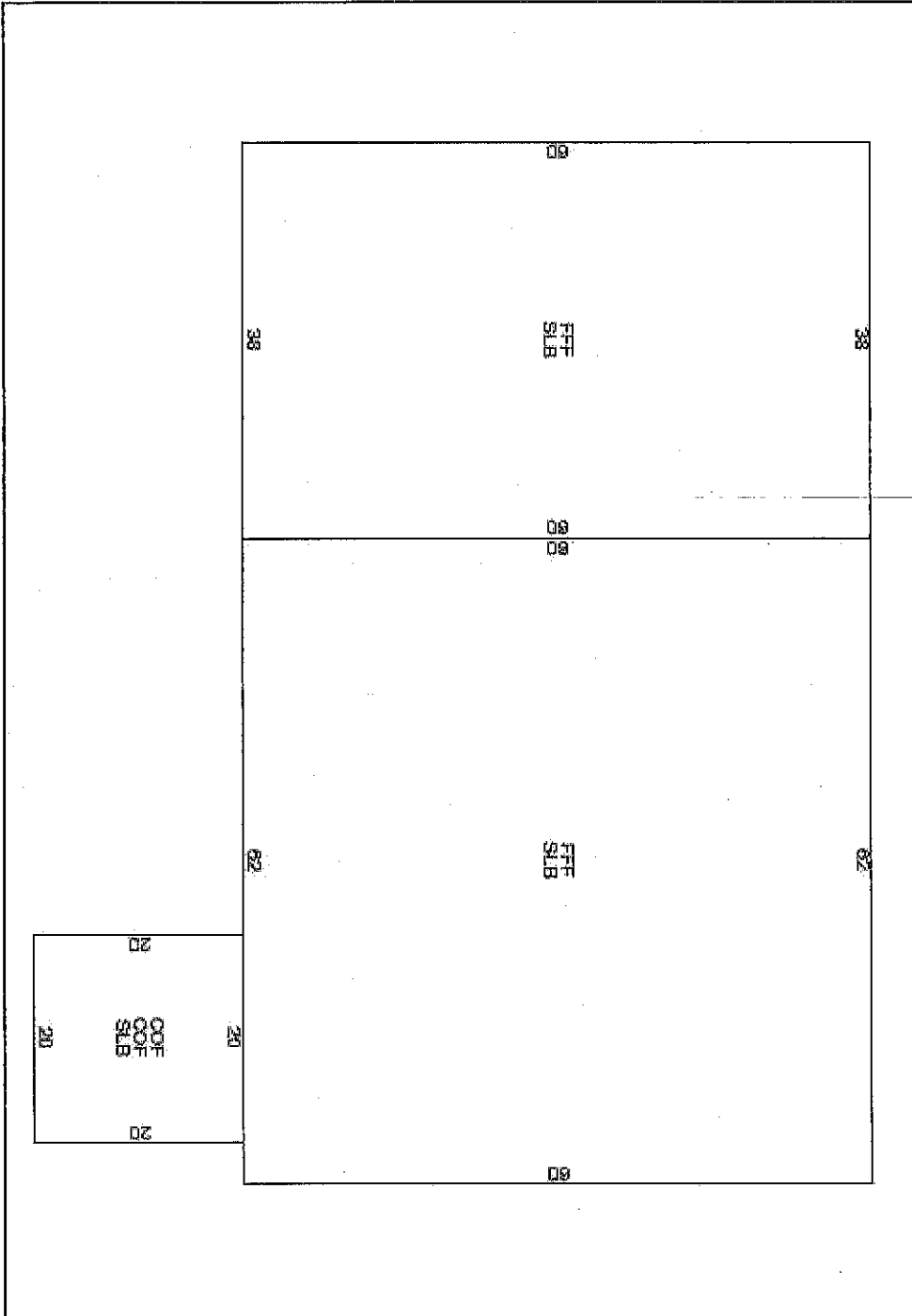


2022 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 292,662
Year Built:	1962
Condition For Age:	FAIR
Physical:	
Functional:	
Economic:	NW
Temporary:	
Total Depreciation:	39 %
Building Value:	\$ 178,500



<b>OWNER</b>		<b>CHURCH STREET</b>	
<b>BEAUDRY ENTERPRISES INC</b>		<b>District</b>	<b>Percentage</b>
949 OLD CLAREMONT ROAD		N Walpole	% 100
CHARLESTOWN, NH 03603			
Account Number:			
<b>PERMITS</b>			
<b>Date</b>	<b>Permit ID</b>	<b>Permit Type</b>	<b>Notes</b>

<b>BUILDING DETAILS</b>	
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: Baths: AVERAGE	
Extra Kitchens: Fireplaces:	
A/C: No Generators:	
Quality: A1 AVG+10	
Com. Wall: WOOD, 12 FT.	1.0000
Size Adj: 1.2818	
Base Rate: IWH 36.00	
Bldg. Rate: 1.3130	
Sq. Foot Cost: \$ 47.27	



BUILDING SUMMARY			
ID	Description	Area	Adj. Effect.
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 BASE YEAR BUILDING VALUATION			
Market Cost New:	\$ 349,798		
Year Built:	1997		
Condition For Age:	AVERAGE		
Physical:			
Functional:			
Economic:	NW		10 %
Temporary:			
Total Depreciation:			26 %
Building Value:	\$ 258,900		



