

Property Address Rt.101. Exeter,NH 03833 18.41 acres
subdivided to 3 undeveloped lots



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: None at present
 Location: _____
 Malfunctions: _____
 Date of Installation: _____
 Date of most recent water test: _____
 Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: None at present
 Type of system: _____
 Location: _____
 Malfunctions: _____
 Age of system: _____
 Date most recently serviced: _____
 Name of Contractor who services system: _____

Property Address Route 101 Exeter, NH

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: Route 101

Unit Number (if applicable): _____

Town: Exeter, NH

[Redacted Signature]

SELLER

Date

[Redacted Signature]

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.

[Redacted Signature]

BUYER

Date

[Redacted Signature]

BUYER

Date

**RELEASE DEED**

KNOW ALL MEN BY THESE PRESENTS, that **JOHN GILMAN SAWYER** of 35 Pelham Lane, New Haven, Connecticut 06511, for consideration paid, grants to

WITHOUT COVENANTS, his interest, if any, to the following described premises:

A certain piece of wood land situated in Exeter, County of Rockingham, State of New Hampshire, on the Easterly side of the road leading from said Exeter to Epping containing seventeen acres and sixty rods more or less bounded thus.

Beginning on the Northerly side of said lot by land formerly of John Watson at a stake and stone at the Northerly corner of other land formerly of James R. Thyng seventy-four rods and fourteen links from the Easterly side of said road. Thence North fifty-nine degrees East fifty-one rods and three and three-fourths links to stake and stone by land which was conveyed to N.A. and S.B. Clarks. Thence by said Clarks land South twenty-three degrees East about fifty rods to other land formerly of said Thyng at a stake and stone; thence South seventy and one-half degrees West fifty-one rods three and three-fourths links to stake and stone; thence North twenty-three degrees West by other land formerly of said Thyng about forty-nine rods to the bounds first mentioned.

The Grantee, his heirs and assigns, to have the privilege of passing and repassing from said road to said lot with teams loose cattle or otherwise in the path commonly used as often as occasion may require they closing all gates and bars which they open.

Meaning and intending to be the same premises described in the Estate of George Watson, Rockingham County Probate Court #27140, being the share inherited by Arthur G. Sawyer (father of the Grantor; Grantor was the sole heir of Arthur G. Sawyer). See Estate of Arthur G. Sawyer, Town of Hampden, Connecticut, Probate File # None.

0016500

2004 MAR -4 AM 11:21

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

This is not the homestead property of the Grantor.

EXECUTED this 11th day of FEBRUARY, 2004.

W. Reed
Witness

John Gilman Sawyer
John Gilman Sawyer

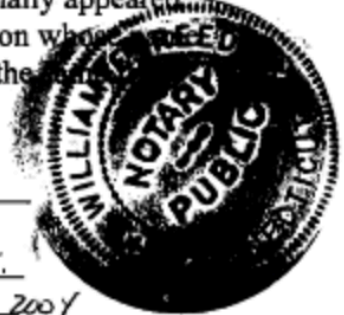
STATE OF CONNECTICUT
COUNTY OF Fairfield, ss Stratford

On this 11 day of February, 2004, before me, personally appeared John Gilman Sawyer, known to me or satisfactorily proven to be the person who is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

W. Reed
Notary Public

Printed Name: William Reed Jr.

My Commission expires: March 31, 2007



ROUTE 101

Location ROUTE 101

Mblu 40/ / 12/ /

Acct# C1472R

Owner

Assessment \$799

Appraisal \$155,600

PID 456

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$155,600	\$155,600
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$799	\$799

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	<div></div>	Sale Price	\$5,000
Co-Owner		Certificate	
Address		Book & Page	4244/1653
		Sale Date	02/11/2004
		Instrument	1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
<div></div>	\$5,000		4244/1653	1N	02/11/2004
	\$0		/0		

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
MHP	
Fireplaces	
Usrflid 108	

Building Photo



(<http://images.vgsi.com/photos/ExeterNHPhotos//default.jpg>)

Building Layout

(http://images.vgsi.com/photos/ExeterNHPhotos//Sketches/456_456.jpg)

Building Sub-Areas (sq ft)	<u>Legend</u>
No Data for Building Sub-Areas	

Usrflid 101	
Usrflid 102	
Usrflid 100	
Usrflid 300	
Usrflid 301	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	6401	Size (Acres)	18.55
Description	OTHER	Frontage	0
Zone	I	Depth	0
Neighborhood	I6	Assessed Value	\$799
Alt Land Appr Category	No	Appraised Value	\$155,600
Special Land			
Land Use Code	Land Use Description	Units	Unit Type
6401	OTHER	1	AC
6401	OTHER	16	AC
6030	WETLANDS	1	AC

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$155,600	\$155,600
2018	\$0	\$155,600	\$155,600
2017	\$0	\$155,600	\$155,600

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$799	\$799
2018	\$0	\$709	\$709

2017	\$0	\$728	\$728
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