

Pierce McLaughry *Group*



23 Pinewood Village
West Lebanon, NH

Evan Pierce | C: 201.401.4934
Leah McLaughry | C: 603.359.8622



Four
Seasons

Sotheby's
INTERNATIONAL REALTY



Four Seasons

Sotheby's INTERNATIONAL REALTY

NEW HAMPSHIRE SELLER PROPERTY INFORMATION DISCLOSURE STATEMENT

The following is a disclosure statement, made by the seller(s), providing information concerning the condition of the property located at: 23 Pinewood Vlg, West Lebanon, NH 03784-3122 (per USPS).

This disclosure is not a warranty of any kind by the seller(s) or any agent of the seller(s) in this transaction, and is not a substitute for any inspections or warranties the purchaser may wish to obtain.

To the Seller(s):

Please fully complete the following form. Do not leave any questions blank. If the condition is not applicable to your property, or you do not have any direct knowledge of the condition then check "Unknown" where appropriate. Include any past history of problems if known. Attach additional pages if additional space is required. Please sign and date each page.

Thank you for your cooperation.

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A. PROPERTY TYPE

SINGLE FAMILY MULTI FAMILY CONDO/TOWNHOUSE LAND COMMERCIAL

- Age of Building 1977 Additions to Main Building _____ Additional Buildings _____
- Is Seller currently occupying the Property? Yes No
- If no how long has it been vacant? _____

The following are representations made by the seller and are not the representations of the seller's agents. Buyer(s) and Seller(s) agree that appliances etc. included in sale as agreed to between both parties will be as shown on the Sales Agreement and Deposit Receipt and will supersede this seller property information disclosure statements' list of appliances, etc.

B. APPLIANCES, etc.	Included?	Age?	In good working condition at time of listing?
Refrigerator	YES		YES
Freezer	YES		YES
Range	YES		YES
Range Hood	YES		YES
Microwave	YES		YES
Disposal	YES		YES
Dishwasher	YES		YES
Trash Compactor	N/A		
Washer	YES		YES
Dryer	YES		YES
Woodstove	N/A		
Ceiling Fan	YES		YES
Garage Door Opener(s)	YES		YES
Lighting Fixtures	YES		YES
Window Treatments	YES		YES
Dehumidifier	YES		YES
Pool Equipment	N/A		
Hot Tub	N/A		
Central Vac	N/A		
Outdoor Grill	N/A		
Sump Pump	YES		YES

OTHER ALSO INCLUDED

Mini-Split heating/ cooling.	YES	'23	YES
Wall heat pump unit. (primary bed room)			
Wall air conditioning unit (Front door) Yes			YES

Is anything specifically excluded? _____

C. PROPERTY CONDITION AND IMPROVEMENTS MADE

1. BASEMENT Full: Partial: Other:

- Are there perimeter drains? Yes No Unknown
- Is there a sump pump? Yes No Unknown
- Has there been evidence of, or problems with, water leakage or moisture?
 - Yes No
 - If yes, please explain, including the frequency and extent of the problem: _____

2. INSULATION LOCATION YES NO UNK. IF YES, TYPE AMT. R/FACTOR UNK.

- Attic or Cap _____ Blown R49 (inspector estimate)
- Crawl Space N/A _____
- Exterior Walls _____
- Floors _____
- Has urea formaldehyde foam insulation been installed? unknown If yes, when? _____

3. ROOF

- Age of Roof: 2016 Type of Roof: Asphalt Shingles
- Any Roof moisture or leakage? Yes No Unknown
 - If yes, please explain including the frequency and extent of the problem: _____

• History of repairs: _____

4. WATER SUPPLY

- Private: Public: Seasonal:
- Yearly Usage Fee? Yes No Amount \$ _____
- Water Bond? Yes No Amount \$ _____
- If well, what type? _____ Depth: _____
- Location: _____ Gallons per minute: _____
- Type of pump: _____ Depth of pump: _____
- Quantity of water: _____ Quality of water: _____
- Number of persons currently using the system: 3
- Does system supply water for more than one household? Municipal
- Installed by: _____

4. WATER SUPPLY (con't)

- Date of installation: _____ What is the source of your information? _____
- Any known problems or repairs? Yes No
 - If yes, please explain _____
- Has water been tested? Yes No If yes, date of last report: _____
- To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? Yes No If yes, are test results available? _____
 - Please attach a copy of that report to this form.
- What steps were taken to remedy the problem? _____

5. SEWAGE DISPOSAL SYSTEM

- Type of system: Public: Or Private: Unknown:
- Community/Shared: Yes No Unknown
- How many bedrooms is septic system designed for? N/A
- Are there plans available? NO

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? _____

Yearly Usage Fee? \$ _____ Sewer Bond? \$ _____

IF PRIVATE:

- Tank Type: Septic Holding Cesspool Unknown Other
- Tank Size in Gallons: _____ Unknown: _____
- Tank Construction: Concrete Metal Other Unknown
- Location: _____ **OR** Location unknown: _____
- Date of installation: _____
- How often has it been pumped? _____ Date of last servicing: _____
- Name of Co. Servicing Tank: _____
- Have you experienced any malfunctions? _____
- Comments: _____
- Leach field: Yes No Other _____
- If yes, location: _____ Size _____ Unknown _____
- Date of installation of leach field: _____
- Installed by: _____

5. SEWAGE DISPOSAL SYSTEM (con't)

- Have you experienced any malfunctions? Yes No
- Comments: _____
- Is system located in a shoreland zone? Yes No Unknown
 - If Yes, has a site assessment been done? Yes No Unknown
- Source of information: _____
- Comments: _____

6. HEATING SYSTEM Hot water circulating (oil boiler), electric baseboard, electric radiant wall heating panels,

- Type of heat: Mini-Split electric heat pump Gallons per year: _____
- If fuel is propane, who owns the tank? Seller (Propane is for gas logs in fireplace)
- Age of system: _____ Number of Zones: 4 Size of fuel tank: _____
- Fuel Company: Irving Oil Phone: _____
- When was the furnace last cleaned? _____ Cleaned by: _____
 - Any known problems or repairs? Yes No Unknown
 - If yes, please explain _____

7. CHIMNEY

- Age: Unknown Lined? Unknown
- When was chimney last cleaned? Unknown Cleaned by: _____
- Problems? None
- Do fireplaces work? _____ Brick, stone, metal? Block & metal (Gas log fireplace)

8. PLUMBING SYSTEM

- Copper, Galvanized, PVC? copper Age? _____
- Any known problems or repairs? Yes No Unknown
 - If yes, please explain _____

9. HOT WATER TANK

- Age: 2010 Type: _____ Gallons: 50
- Comments: Fuel type: Heating system (per inspector)

10. ELECTRICAL SYSTEM

- Fuses or circuit breakers? 200 Amp Circuit Breakers Age: unknown
- Type of wiring: _____ Amperage: 200 Location of box: Basement
- Electric Company: Liberty Utilities Phone: _____
- Annual cost: _____



11. ASBESTOS- CURRENT OR PREVIOUSLY EXISTING

- 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 the flooring tiles? Yes No Unknown
- Other? Yes No Unknown
 - If yes, source of information: _____
- Has asbestos been removed or encapsulated? Yes No Unknown
- If Yes, please explain: _____

12. RADON- CURRENT OR PREVIOUSLY EXISTING

- Has the property been tested for the presence of radon gas in the air? Yes No
- Tested by: Radalink Date: 02/2021
 - If yes, what were the test results? _____ Tested for radon in the air during Feb, 2021 and it came back below the EPA action level of 4.0pCi/l.
 - If applicable, what remedial steps were taken? _____
- Has the property been tested since remedial steps? Yes No
 - Please attach a copy of the test results to this form.
- Has the property been tested for radon gas in the water? Yes No
 - Date: _____ Tested by: _____
 - If Yes, what were the results? _____
 - If applicable, what remedial steps were taken? _____
- Has the property been tested since remedial steps? Yes No
- If Yes, Please attach a copy of the test results to this form.
- Comments: _____

13. UNDERGROUND STORAGE TANKS

- Are there now, or have there been, any underground storage tanks on your property? Yes No Unknown
 - If yes, are the tanks currently in use? Yes No

13. UNDERGROUND STORAGE TANKS (con't)

- o If not, how long have tank(s) been out of service? _____
- o Or have tank(s) been removed? Yes No Unknown
- Location of underground storage tanks: _____
- What materials are, or were, stored in the tank(s)? _____
- Age of tank(s)? _____ Size of tanks(s)? _____
- Have you experienced any problems or leakage? Yes No Unknown
 - o If Yes, please explain: _____

14. LEAD BASED PAINT

- Do you have any knowledge of any presence of lead-based paint and /or lead-based paint hazards, such as any cracking, peeling or flaking lead-based paint on this property? Yes No Unknown
 - o If yes, source of information: _____

PLEASE NOTE: For residential dwellings built prior to 1978 Seller(s) and Buyer(s) must also execute the Federal Disclosure of Information on Lead Based Paint form which will be made part of this Disclosure.

15. ENVIRONMENTAL

- Do you have knowledge of any environmental issues that do or may affect the property? Yes No Unknown
 - o If Yes, please explain: _____

16. PEST INFESTATION

- Have you had any past or present problems with termites, carpenter ants, rodents, etc.? Yes No Unknown
- Any treatments for infestation? Yes No Unknown
 - o If Yes, Please attach reports to this form
 - o If Yes, please explain: occasional mice, paid for treatment plan with Orkin
- o Any unrepaired damage? Yes No Unknown

17. EXTERIOR

- Type of siding: Vinyl (2022)
- Painted or stained? _____
- Date when property was last painted or stained: _____

18. TELEPHONE / INTERNET / TELEVISION

- Is land line phone service available at property? Yes No Unknown
- Is cell service available at property? Yes No Unknown
- Is internet service available at property? Yes No Unknown
 - Type: Dial Up Broadband DSL Cable Satellite
- Is television service available at property? Yes No Unknown
 - Type: Antenna Cable Satellite

D. OTHER ITEMS AFFECTING THE USE OR CONDITION OF THE PROPERTY

I. Are you as the Seller, aware of any of the following:

- a) Any principal use of the property other than as residential property, such as commercial use, dumping site, farming? Yes No Unknown
- b) Any liens, encroachments, easements, zoning restrictions, rights-of-way, leases, protective covenants or attachments on the property that may affect the property? Yes No Unknown

o If Yes, please explain: _____

o What is the source of information? _____

- c) Are you aware of any landfills in the area, or any other factors, such as soil, flooding, drainage or any unusual factors that may affect the value of the property? Yes No Unknown

o If Yes, please explain: _____

- d) Are you aware of any problems with other buildings on the property? Yes No Unknown

o If Yes, please explain: _____

- e) Are you receiving a tax exemption for this property for any reasons? Yes No Unknown

If Yes, please explain: _____

- f) Features of the property shared in common with adjoining land owners such as wells, fences, walls, roads, driveways, etc.: Yes No Unknown
 - o If Yes, please explain: _____
 - o Who has use and responsibility for maintenance of feature? _____
 - o Yearly expense? _____
- g) Is any of the land being conveyed in Current Use taxation status? Yes No Unknown
 - o If yes, how many acres are in current use? _____
- h) Any deed restrictions or similar matters that may affect your interest in the property? Yes No Unknown
 - o If Yes, please explain: _____
- i) Has property been surveyed? Yes No Unknown
 - o If so, is survey available? Yes No
 - o How is property zoned? _____
- j) Settling or grading problems? Yes No Unknown
 - o If Yes, please explain: _____
- k) Is property located in a flood plain? Yes No Unknown
 - o If yes, are any buildings located in the flood plain? Yes No Unknown
 - o Describe: _____
- l) Major damage to the property or any of the structures from fire, wind, ice, or floods? Yes No Unknown
 - o If Yes, please explain: _____
- m) Any zoning violations or non-conforming uses? Yes No Unknown
 - o If Yes, please explain: _____
- n) If your property is on the water and has a dock and/or boathouse, is your dock and/or boathouse (circle which structure applies) conforming with or accepted as grandfathered by the NH Wetlands Board? Yes No Unknown



If you have a dock and/or boathouse permit number (circle which structure applies) please note the permit number and date of permit here: _____

Have you made any repairs to your dock and/or boathouse (circle which structure applies) which required a permit? Yes No Unknown

If yes, please provide the approval number and date here _____

- o) Are there any assessments other than property taxes, water and sewer fees such as:
 - o Condominium fees: HOA fees \$490.00 per month _____
 - o Electric company line extension: _____
 - o Other: _____

p) What additional repairs or improvements have you made to the property within the last few years? Updated the kitchen including new quartz counter tops; Mini-Split heat pump added to primary bedroom; new ceiling fan/ light; new thermostats; interior paint; exterior siding. _____

o Have there been any modifications or repairs made without the necessary permits or not in compliance with building codes? Yes No Unknown

o If Yes, please explain: _____

q) Is your property on a town maintained road? Yes No Unknown

o If private, what are your approximate yearly costs to maintain it? HOA _____

r) Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property (Per NH RSA477:4-g)? Yes No Unknown

o If Yes, please explain: _____

s) Please state any other facts or information relating to this property that should be noted to the buyer:

Some records indicate a previous address: 6 Oak Ridge Road #23, West Lebanon, NH; or 6 Oak Ridge Road #23, Lebanon, NH.

t) What are the highlights of your property that you like most?

Two car garage; updated open kitchen w/ natural light, new quartz counters, room for 4 bar stools, plenty of cabinet storage; full unfinished basement w/ space to finish, storage, or both; lives like a single family home but w/ snow removal & lawn care; all season rm w/separate heating; mini split in primary bdrm; backyard without houses; true hardwood floors; cathedral ceilings w/ skylights; painted throughout w/ market sensitive shades & colors; walk-in closets in primary & loft; 3 full baths; front porch; built-in bookcases; recent improvements; walkability to Hanover; sidewalk access & trail access; short walk to bus service: Campus Connector & Advance Transit.



SELLER'S ACKNOWLEDGMENT

I/we, the seller, have provided the information contained in this information disclosure statement and represent that all statements and information are accurate and correct to the best of my/our knowledge. I/we understand that information contained in this information disclosure statement will be communicated to prospective buyers.

Katherine M. Osborne
dotloop verified
04/30/24 8:52 PM EDT
ITEG-1AVZ-NWCO-SKYT

Seller Signature

[Empty Signature Box]

Seller Signature

Date: _____

Date: _____

BUYER'S ACKNOWLEDGMENT

Note 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 the real estate purchase contract. You should exercise whatever due diligence you deem necessary with respect to information on any sexual offenders registered under Chapter 651B. Such information may be obtained by contacting the local police department.

I/we acknowledge receipt of a copy of this statement. I/we have carefully inspected the property. Subject to any inspections allowed under my/our contract, I/we agree to purchase the property in its present condition only, without warranties or guarantees of any kind by seller or any (real estate licensee) concerning the condition or value of the property.

I/we agree to verify any of the above information that is important to me/us by an independent investigation of my own. I/we have been advised to have the property inspected by professional inspectors.

I/we acknowledge that neither seller nor any (real estate licensee) involved in this transaction is an expert at detecting or repairing physical defects in the property. I/we state that no representations made by seller and/or seller's agent concerning the property and/or it's condition are being relied upon by me/us and I/we at my/our option will perform my/our own independent investigation(s) as agreed to under my/our Sales Agreement and Deposit Receipt.

[Empty Signature Box]

Buyer Signature

[Empty Signature Box]

Buyer Signature

Date: _____

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: Katherine M. Osborne 23 Pinewood Village, West Lebanon, NH 03784

2. Association Name (if applicable): Pinewood Village

3. Property Manager/Agent: Moseley Associates Phone: 802.296.2600

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. Number of allocated parking spaces available for this unit: 2 car garage + 4 in driveway

e. Are you aware of any pending or existing litigation? Yes No If Yes, please explain: _____

f. Are the minutes of the Condominium Association annual meeting available? Yes No Unknown

5. MASTER INSURANCE POLICY

a. Name of Company: Goss Logan Insurance

b. Name of Agent: Peter Logan Phone: 603.448.2556

6. FINANCIAL

a. Monthly maintenance fee(s): \$490

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 type="checkbox"/> Lot Rent | <input type="checkbox"/> Sewer |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Real Property Tax | <input checked="" type="checkbox"/> Snow Removal |
| <input checked="" type="checkbox"/> Garage/Parking | <input type="checkbox"/> Recreation/Community Association Dues | <input checked="" type="checkbox"/> Trash Removal |
| <input type="checkbox"/> Gas | <input type="checkbox"/> Water | <input type="checkbox"/> Other: _____ |

c. Are there any additional fees? If so, please specify: _____

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.

<i>Katherine M. Osborne</i>	<small>dotloop verified 04/30/24 5:55 PM EDT IENN-EDQK-09JG-NJTD</small>
SELLER	SELLER
DATE	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	BUYER
DATE	DATE



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED 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: 23 Pinewood Village, West Lebanon NH 03784

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):

KO

(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.

KO

(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) LM 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.

4/18/24
Seller Date

Seller Date

Purchaser Date

Purchaser Date

Leah McLaughry
Agent Date

Agent Date

E # 21007071 04/29/2021 02:38 PM
Book 4625 Page 831 Page 1 of 3
Register of Deeds, Grafton County



LCHIP FEE	GRA161447	25.00
TRANS TAX	GR071942	6,225.00

WARRANTY DEED

We, **Raymond Paul Robbins and Lenita Scott Robbins**, a married couple, of Lebanon, in the County of Grafton and State of New Hampshire, for consideration paid, grant to **Katherine M. Osborne**, of Newport Beach, County of Orange and State of California, with a mailing address of 207 Lugonia Street, Unit A, Newport Beach, CA 92663, with WARRANTY COVENANTS:

Condominium Unit No. 23 in Building 10 in Pinewood Village Condominium, which condominium was established by the Declaration of Condominium of Pinewood Village Condominium, dated November 7, 1977, recorded in the Grafton County Registry of Deeds at Book 1323, Page 699, said Unit being located in West Lebanon, City of Lebanon, Grafton County, State of New Hampshire, together with an undivided one thirty-second (1/32) interest as tenant in common in and to the Common Area in and to the Limited Common Area, as the same is established and identified in said Declaration and map and floor plans on file in the Grafton County Registry of Deeds.

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

1. The provisions of New Hampshire Revised Statutes Annotated Section 356-B (Condominium Act), the aforesaid Declaration and Appendices attached to said Declaration, all rules, regulations and agreements lawfully made and/or entered into pursuant to the provisions of Statute, Declaration and Appendices.

2. Any interest created by a reference to a 30-foot common right of way in a deed from Charles S. Scott and Ella W. Scott to Frank Zappala (premises formerly owned by Zappala, shown as Larsen premises in Appendix C), dated August 5, 1956, and recorded in the Grafton County

Law Offices of
SCHUSTER, BUTTREY & WING, P.A.
79 Hanover Street, Lebanon, NH 03766
(603)448-4782

Warranty Deed
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Registry of Deeds at Book 994, Page 229.

3. Any interest in a right of way in favor of Lawton Scott referred to in a deed from Earl W. Reynolds and Ann V. Reynolds to Stephen C. Cole, dated February 24, 1966, and recorded at said Registry in Book 1030, Page 41. (This right of way may affect the parcel westerly of Parcel A and easterly of the Cole property).

4. Restrictions placed on a fifty-foot strip of land on Oak Ridge Road contained in a deed from Stephen C. Cole to Ella W. Scott, dated June 8, 1966, and recorded in said Registry at Book 1034, Page 207, to the effect that this strip of land shall be used for road purposes for access to land of the grantee, and that no buildings shall be erected thereon, nor shall it be used for the storage of vehicles, equipment or materials.

5. Utility easements granted and to be granted to New England Telephone and Telegraph Company, Granite State Electric Company, the Town of Hanover and the City of Lebanon for the installation and maintenance of water, sewage, electricity and telephone for the Condominium development.


Occupancy of the Unit is limited and restricted in several different manners as described in the Declaration.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns for the respective parties hereto.

Meaning and intending hereby to describe and convey all and the same premises as conveyed to Raymond Paul Robbins and Lenita Scott Robbins by warranty deed of Lisa A. Damiani, dated July 27, 2020 and recorded in the Grafton County Registry of Deeds at Book 4540, Page 217.

Warranty Deed
Robbins to Osborne
Page 3 of 3

DATED this the 28 day of April, 2021.



Raymond Paul Robbins



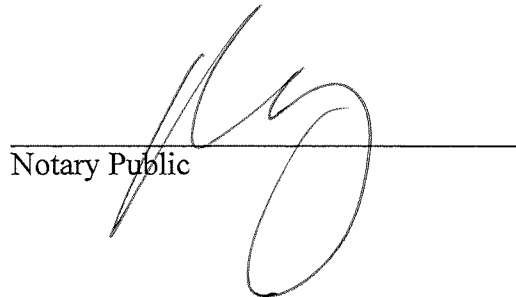
Lenita Scott Robbins

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON:

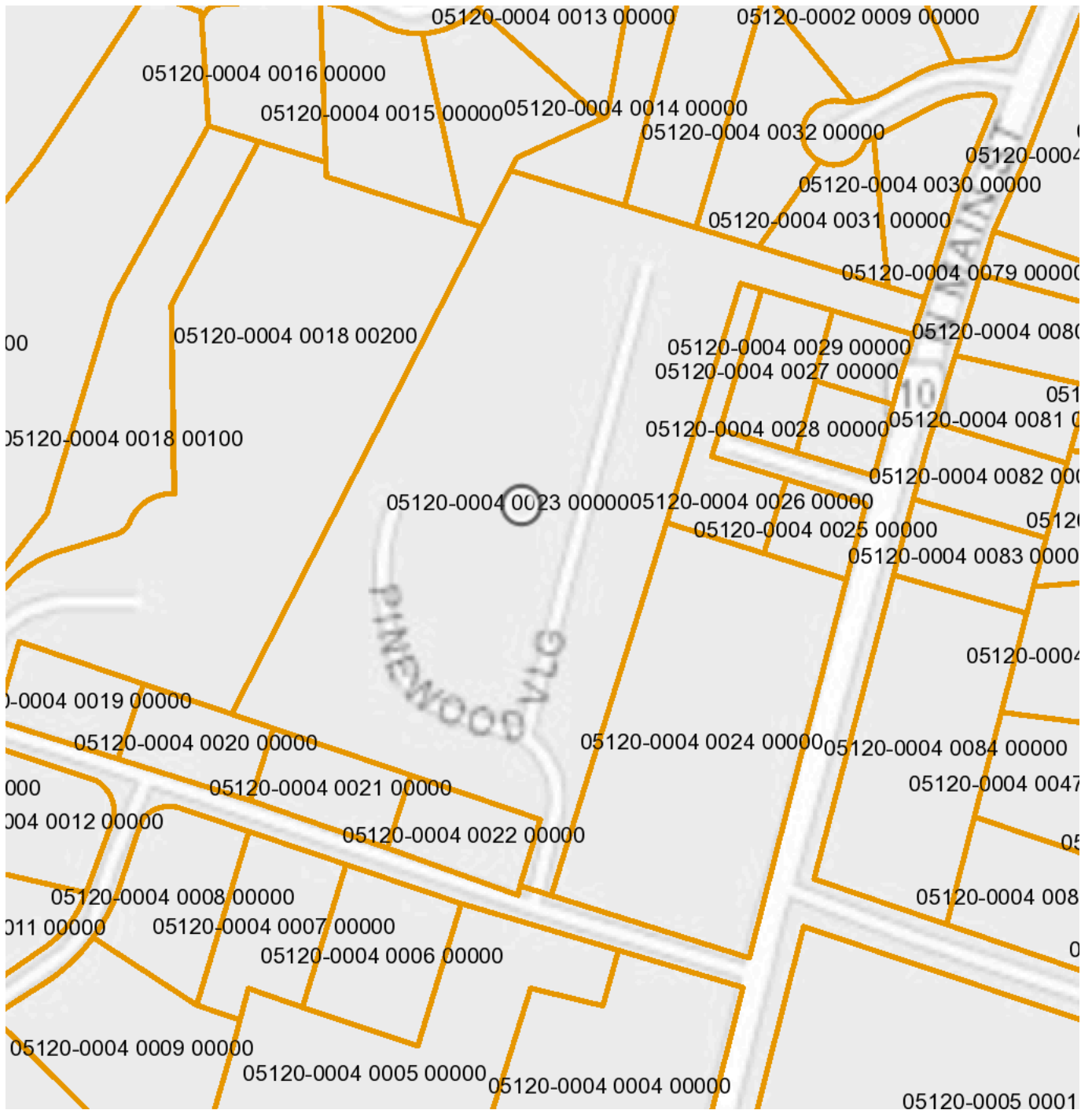
On this the 28 day of April, 2021, personally appeared before me **Raymond Paul Robbins and Lenita Scott Robbins**, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed same, as their free acts and deeds, for the purposes therein contained.

My commission expires:

Bryce M. Wing
Notary Public, State of New Hampshire
My Commission Expires August 24, 2021



Notary Public



6 OAK RIDGE RD 23

Location 6 OAK RIDGE RD 23

Mblu 4/ 23/ 2310/ /

Acct# 110

Owner OSBORNE, KATHERINE M

PBN

Assessment \$411,800

Appraisal \$411,800

PID 81

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$411,800	\$0	\$411,800

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$411,800	\$0	\$411,800

Owner of Record

Owner	OSBORNE, KATHERINE M	Sale Price	\$415,000
Co-Owner		Certificate	
Address	23 PINWOOD VILLAGE WEST LEBANON, NH 03784	Book & Page	4625/831
		Sale Date	04/28/2021
		Instrument	99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
OSBORNE, KATHERINE M	\$415,000		4625/831	99	04/28/2021
ROBBINS, RAYMOND PAUL &	\$400,000		4540/217	99	07/27/2020
DAMIANI, LISA A	\$337,200		4510/0090	99	04/01/2020
WALSH, JOHN F & LINDA J TTEES	\$0		3996/0692	44	07/17/2013
WALSH, JOHN F & LINDA J	\$278,000		3829/0310	99	10/19/2011

Building Information

Building 1 : Section 1

Year Built: 1977
Living Area: 2,281
Replacement Cost: \$484,184
Building Percent Good: 81
Replacement Cost Less Depreciation: \$411,800

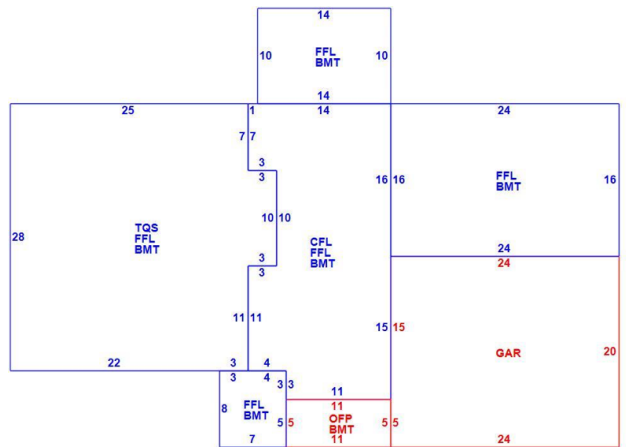
Building Attributes	
Field	Description
CNS_HTWTR_TYPE	
CNS_KITCHEN_FUNC	
CNS_NUM_PART_BEDRM	
CNS_PARK_OWN	
Model	RES CONDO
Style	CONDO-TNHS
Grade	
Grade	GOOD (-)
Stories	1T
Stories	
Comm Units	0
Exterior Wall 1	AVERAGE
Exterior Wall 1	VINYL
Exterior Wall 2	
Exterior Wall 2	
Roof Structure	
Roof Structure	GABLE
Roof Cover	
Roof Cover	ASPHALT SH
Interior Wall 1	DRYWALL
Interior Wall 2	
Interior Floor 1	HARDWOOD
Interior Floor 2	CARPET
Basement Floor	CONCRETE
% Heated	100.00
Heat Fuel	OIL

Building Photo



https://images.vgsi.com/photos/lebanonnhPhotos///0009/P1030013_9/

Building Layout



[\(ParcelSketch.ashx?pid=81&bid=81\)](#)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
FFL	1ST FLOOR	1,733	1,733
TQS	3/4 STORY	730	548
BMT	BASEMENT	1,788	0
CFL	CATHEDRAL CEILING	423	0
GAR	GARAGE	480	0
OFF	OPEN PORCH	55	0

Heat Type	FORCED H/W
2nd Heat Type	
# Heat Systems	1.00
AC Percent	100.00
Bedrooms	3
Full Bath(s)	2
Bath Rating	AVERAGE
Half Bath(s)	0
Extra Fixture(s)	0
Plumbing	A
Kitchen(s)	1
Kitchen Rating	AVERAGE
Extra Kitchen(s)	0
Total Rooms	5
Frame	
Frame	WOOD
Foundation	
Foundation	CONCRETE
Parking	
Fireplace(s)	1
WS Flues	0
WS Flue Rating	
Interior/Exterior	
View	AVERAGE
Electric	ADEQUATE
Insulation	TYPICAL
Partition	TYPICAL
Solar Hot Water	No
Central Vac	No
% Sprinkled	0
Nbhd Modifier	

		5,209	2,281
--	--	-------	-------

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1020
Description CONDO
Zone
Neighborhood PV
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0
Frontage
Depth
Assessed Value \$0
Appraised Value \$0

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$411,800	\$0	\$411,800
2022	\$411,800	\$0	\$411,800
2021	\$314,900	\$0	\$314,900

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$411,800	\$0	\$411,800
2022	\$411,800	\$0	\$411,800
2021	\$314,900	\$0	\$314,900

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City of Lebanon, New Hampshire

Printed on 04/12/2024

Displaying results for Invoice: 2023P01250873.
Data last updated on Apr 9 2024.
Due amounts reflect interest as of 4/12/2024.

Invoice Number: 2023P01250873

[Print Now](#)

Owner	OSBORNE, KATHERINE M	Due Date	7/5/2023
Owner 2		Bill Amount	\$4,744.00
Location	6 OAK RIDGE 23	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/5/2023	Penalties	\$0.00
Map - Lot - Sub	000040002300002310	Total Due	\$0.00
Acres	0		

[Add To Cart](#)

The Net Assessment was \$0 at the time of this bill.

Assessments:

Land	\$0
Buildings	\$0
<hr/>	
Total	\$0

Net Assessment \$0

Transaction Detail

Date	Description	Amount	Balance
6/14/2023	Payment (OSBORNE, KATHERINE M)	\$4,744.00	\$0.00

[Close](#)

City of Lebanon, New Hampshire

Printed on 04/12/2024

Displaying results for Invoice: 2023P02332434.
Data last updated on Apr 9 2024.
Due amounts reflect interest as of 4/12/2024.

Invoice Number: 2023P02332434

[Print Now](#)

Owner	OSBORNE, KATHERINE M	Due Date	12/13/2023
Owner 2		Bill Amount	\$5,255.00
Location	6 OAK RIDGE 23	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	12/13/2023	Penalties	\$0.00
Map - Lot - Sub	000040002300002310	Total Due	\$0.00
Acres	0		

[Add To Cart](#)

The Net Assessment was \$0 at the time of this bill.

Assessments:

Land	\$0
Buildings	\$0
Total	\$0

Net Assessment \$0

Transaction Detail

Date	Description	Amount	Balance
11/22/2023	Payment (OSBORNE, KATHERINE M)	\$5,255.00	\$0.00

[Close](#)



State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
 7 Eagle Square, Concord, NH 03301-4980
 Phone: 603-271-2152

BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now, You Are a Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

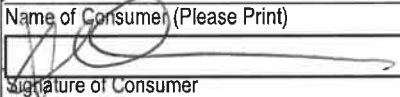
For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Katherine M. Osborne		Name of Consumer (Please Print)	
Name of Consumer (Please Print)		Name of Consumer (Please Print)	
	4/16/24		
Signature of Consumer	Date	Signature of Consumer	Date
Leah McLaughry & Evan Pierce		Four Seasons SIR	
Provided by: Name & License #		(Name and License # of Real Estate Brokerage Firm)	
Date		Date	
<input type="checkbox"/> consumer has declined to sign this form (Licensees Initials)			