

Pierce McLaughry *Group*



6 Wyeth Road — Hanover, NH

Leah McLaughry | C: 603.359.8622

Evan Pierce | C: 201.401.4934



Four
Seasons

Sotheby's
INTERNATIONAL REALTY

17 1/2 Lebanon Street | Hanover, New Hampshire 03755 | O: 603.643.6070

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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: 6 Wyeth Rd. Hanover, NH 03755
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.

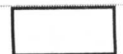
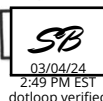
To the Seller(s):

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.

Table of Contents:

Property Type	Page 2
Appliances	Page 2
Basement	Page 3
Insulation	Page 3
Roof	Page 3
Water Supply	Page 3-4
Sewage Disposal System	Page 4-5
Heating System	Page 5
Chimney	Page 5
Plumbing	Page 5
Hot Water Tank	Page 5
Electrical System	Page 5
Asbestos	Page 6
Radon	Page 6
Underground Storage Tanks	Page 6-7
Lead Based Paint	Page 7
Environmental	Page 7
Pest Infestation Exterior	Page 7
Exterior	Page 7
Telephone/Internet/TV	Page 8
Other Items	Page 8-10
Seller Acknowledgement	Page 11
Buyer Acknowledgement	Page 11



A. PROPERTY TYPE

SINGLE FAMILY MULTI FAMILY CONDO/TOWNHOUSE LAND COMMERCIAL

- Age of Building 84yr Additions to Main Building _____ Additional Buildings 1 shed
- 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	✓	6	yes
Freezer			
Range	✓	6	yes
Range Hood			
Microwave	✓	6	yes
Disposal	✓		yes
Dishwasher	✓	6	yes
Trash Compactor			
Washer	✓	5	yes
Dryer	✓	5	yes
Woodstove			
Ceiling Fan	✓	4	yes
Garage Door Opener(s)	✓		yes
Lighting Fixtures	✓		
Window Treatments	✓	5	Blinds (yes)
Dehumidifier	✓	6	yes
Pool Equipment			
Hot Tub	✓	2	yes
Central Vac			
Outdoor Grill	✓	10	yes
Sump Pump			

OTHER ALSO INCLUDED

~~_____~~

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 Spray Foam 8+ inches _____
- Crawl Space Foam Boards 2+ inches _____
- Exterior Walls _____
- Floors _____
- Has urea formaldehyde foam insulation been installed? _____ If yes, when? _____

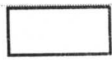
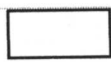
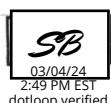
3. ROOF

- Age of Roof: 5 years Type of Roof: Standing Seam
- Any Roof moisture or leakage? Yes No Unknown
 - If yes, please explain including the frequency and extent of the problem: _____

• History of repairs: Roof Replaced 2018/2019 including new wood roof decking and full attic Spray Foam by Janowicz + Sons

4. WATER SUPPLY

- Private: Public: Seasonal:
- Yearly Usage Fee? Yes No Amount \$ 1000/yr
- 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: _____
- Does system supply water for more than one household? _____
- Installed by: _____



4. WATER SUPPLY (con't)

- Date of installation: UNK What is the source of your information? Hamover Water
- 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: Town Sewer Yes No Unknown
- How many bedrooms is septic system designed for? _____
- Are there plans available? _____

IF PUBLIC OR COMMUNITY/SHARED:

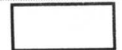
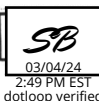
Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? _____

Yearly Usage Fee? \$ incl in water 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

- Type of heat: oil Gallons per year: 600
- If fuel is propane, who owns the tank? _____
- Age of system: Tank - 7, Furnace - 50 Number of Zones: 5 Size of fuel tank: 180
- Fuel Company: Simple Energy Phone: _____
- When was the furnace last cleaned? 2023 Cleaned by: Simple Energy
 - Any known problems or repairs? Yes No Unknown
 - If yes, please explain Simple Energy Regularly maintains the System; a new zone circulator was replaced in 2024; all routine maintenance issues are addressed immediately

7. CHIMNEY

- Age: _____ Lined? _____
- When was chimney last cleaned? 2018 Cleaned by: _____
- Problems? _____
- Do fireplaces work? Yes Brick, stone, metal? Brick

8. PLUMBING SYSTEM

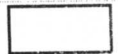
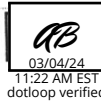
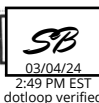
- Copper, Galvanized, PVC? Copper + PEX Age? Mixed, new plumbing stack 2017
- Any known problems or repairs? Yes No Unknown
 - If yes, please explain Routine plumbing maintenance by Martin Mechanical

9. HOT WATER TANK

- Age: 7 Type: _____ Gallons: 50
- Comments: Storage tank

10. ELECTRICAL SYSTEM

- Fuses or circuit breakers? Arc Fault Breakers Age: 7 years
- Type of wiring: _____ Amperage: 200 Location of box: Mechanical Room
- Electric Company: Morgan Electric 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: _____ Date: _____
 - If yes, what were the test results? _____
 - 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: Mice in crawl spaces during winter.
Regular Pest treatment incl. rodent by J.P. Pest
 - o Any unrepaired damage? Yes No Unknown

17. EXTERIOR

- Type of siding: Vinyl over Wood (original)
- 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

- If Yes, please explain: _____
- 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

- If Yes, please explain: _____

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

- 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? *can provide* 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
- 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: NO
- o Electric company line extension: NO
- o Other: NO

p) What additional repairs or improvements have you made to the property within the last few years?

First floor renovation in 2017 including full new plumbing Stack, Kitchen, new electrical to 200A service, floor refinishing, addition of 1/2 BA, Renovation of Master BR + BA, Renovation of Screened Porch, extensive yard + garden maintenance

- 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? _____

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:

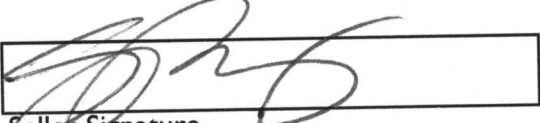
Property does not abut any other privately owned parcels, adjacent land is owned by Hanover or Lebanon; ~~panel radiators~~ Panel Radiators and associated manifolds added in 2017 Renovation


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

Large and expansive yard, including relatively flat side parcel great for sports; other sections of the yard are ~~at~~ perfect for sledding; walkable to trail systems in Hanover and Lebanon

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.


Seller Signature


Seller Signature

Date: March 3, 2024

Date: 3/4/24


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.


Buyer Signature


Buyer Signature

Date: _____

Date: _____

Upgrades to 6 Wyeth Road since 2017

2017 (Riverlight)

- main level renovation including master suite with bedroom and bathroom and custom walk-in closet; half bath added off of living space; home office with built-ins; kitchen refresh with perimeter cabinets painted, new island added, new appliances; wood floors resurfaced; gas-burning fireplace in living room; panel radiators installed
- plumbing updated
- electrical updated

2018 (Chippers)

- evergreens and hemlocks overshadowing driveway and house removed
- front and side yards by the driveway regraded
- maintenance of trees on property, including cabling of maple by the back deck

2019 (Jancewicz & Son)

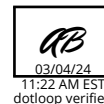
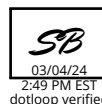
- standing seam roof
- new decking and spray foam insulation

2021 (Hazen Hill & BM Painters)

- exterior trim painted
- screened in porch renovation - new screens; fur ceiling with lighting installed; wood floors resurfaced

Additional Items:

Replaced the sewer line from the house to the street
Oil tank replaced by previous owner in 2017





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: C Wyeth Rd. Hanover, NH 03755

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) 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.

	3/4/2024
Seller	Date
Purchaser	Date
Leah McLaughry	dotloop verified 03/04/24 11:19 AM EST Q12-EB60-R7FO-VGCF
Agent	Date

	3/4/24
Seller	Date
Purchaser	Date
Agent	Date

Property Utilities and Services

Property Address C Wyeth Rd. Hanover NH 03755

Utility Information:

Annual Cost: \$ 3,800 ²⁰²³ Electric Co.: Liberty
\$ 3,200 Oil Co.: Simple Energy
\$ _____ Gas Natural Co.: _____
\$ incl. above Gas Propane Co.: Simple Energy
\$ _____ Wood Co.: _____
\$ _____ Kerosene Co.: _____

Septic Maintained by: _____ Date: _____
Last Pumped: _____

Furnace Maintained by: Simple Energy Date: _____
Last Cleaned: 2023

Chimney Maintained by: _____ Date: _____
Last Cleaned: _____

Water Tested by: _____ Date: _____
Results: _____

Other _____

Association Contact & Phone #: _____

Association Address: _____

Cable TV Company: Comcast

Phone Company: Comcast

Internet Service: Comcast

Rubbish Removal: Beaucheries

Snow Removal: _____

Misc.: _____

Information herein provided by:

[Signature] 3/3/2024
Seller Date

[Signature] 3/4/24
Seller Date

Seller Date

Seller Date

014-01
0.807484 Ac

006-01
0.8 Ac

007-01
0.39 Ac

013-01
2.7 Ac

008-01
1.44 Ac

009-01
1.19 Ac

011-01
1 Ac

005-01
0.861616 Ac

WYETH RD

010-01
0.6 Ac

004-01
0.2 Ac

003-01
1 Ac

002-01
0.4 Ac

Lebanon



Tax Collector
 PO Box 483
 Hanover, NH 03755
 (603) 640-3201

TOWN OF HANOVER
2023 2ND HALF REAL ESTATE TAX
 Reprint

OFFICE HOURS:
 Monday thru Friday
 8:30 AM to 4:30 PM

8% INTEREST CHARGE APPLIED AFTER DUE DATE

BILL DATE: 11/20/2023
DUE DATE: 12/28/2023
BILL#: 105,214

TAX	STATE ED.	LOCAL ED.	COUNTY	TOWN	FIRE DIST.	TOTAL
RATE	1.52	9.75	1.40	4.39	1.48	18.54
AMOUNT	1,287.00	8,257.00	1,186.00	3,718.00	1,253.00	15,701.00
VALUATION			TAX CALCULATION			
	LAND VALUE	480,000	TOTAL TAX		15,701.00	
	BUILDING VALUE	366,900	LESS:			
	CURRENT USE	0	TAX CREDITS		0.00	
	OTHER VALUE	0	PREPAYMENTS		0.00	
	GROSS VALUE	846,900	FIRST HALF BILL		7,533.00	
	EXEMPTIONS	0	PAY THIS AMOUNT		8,168.00	
	TAXABLE VALUE	846,900				

MAP/LOT/PLOT
 19-3-1

PROPERTY LOCATION
 6 WYETH RD

PROPERTY OWNER
 BRAY, STUART &/BRAY, AMY
 6 WYETH RD
 HANOVER, NH 03755-2302

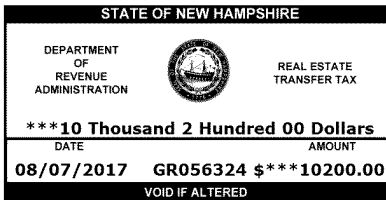
AMOUNT IN ARREARS
0.00
PLUS INTEREST & COSTS



8 3 2 0 6 7 8
Tx:4288219

4303-0051

08/07/2017 12:41 PM Pages: 1
REGISTER OF DEEDS, GRAFTON COUNTY



Keely M. Mahan



191

WARRANTY DEED

We, PHILLIP N. PARKER and ELIZABETH J. PARKER, husband and wife of Thetford, County of Orange, State of Vermont, Grantors, for consideration paid, grant to STUART BRAY and AMY BRAY, husband and wife, of Alexandria, an independent city, Commonwealth of Virginia, whose mailing address is 909 Darton Drive, Alexandria, Virginia 22308, Grantees, as joint tenants with rights of survivorship, with WARRANTY COVENANTS, the following:

A certain tract of land with the buildings thereon located at 6 Wyeth Road in Hanover, Grafton County, State of New Hampshire, bounded and described as follows:

The east boundary of this lot begins at a pipe at the southwest corner of Wyeth Road and George Road, and extends south to the Hanover-Lebanon Town Line;

Thence the south boundary extends in a westerly direction along this Hanover-Lebanon Town Line for a distance of 375 feet, more or less;

Thence the westerly boundary extends at right angles and in a northerly direction to Wyeth Road;

Thence the north boundary is Wyeth Road.

Meaning and intending to convey all and the same lands and premises conveyed to Philip N. and Elizabeth J. Parker by Warranty Deed of Victor E. and Marie L. McGee dated November 15, 1988 and recorded in the Grafton County Registry of Deeds at Book 1775, Page 929.

WITNESS our hands this 4 day of August 2017.

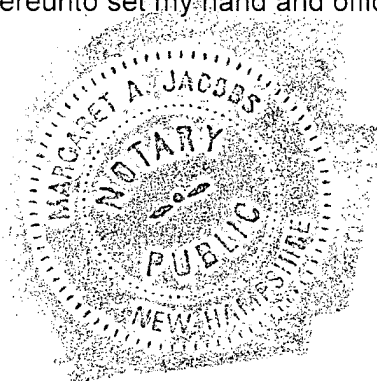
Phillip N. Parker
Phillip N. Parker

Elizabeth J. Parker
Elizabeth J. Parker

STATE OF NEW HAMPSHIRE
County of Grafton, ss.

Before me, the undersigned officer, this 4 day of August 2017 personally appeared Phillip N. Parker and Elizabeth J. Parker, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

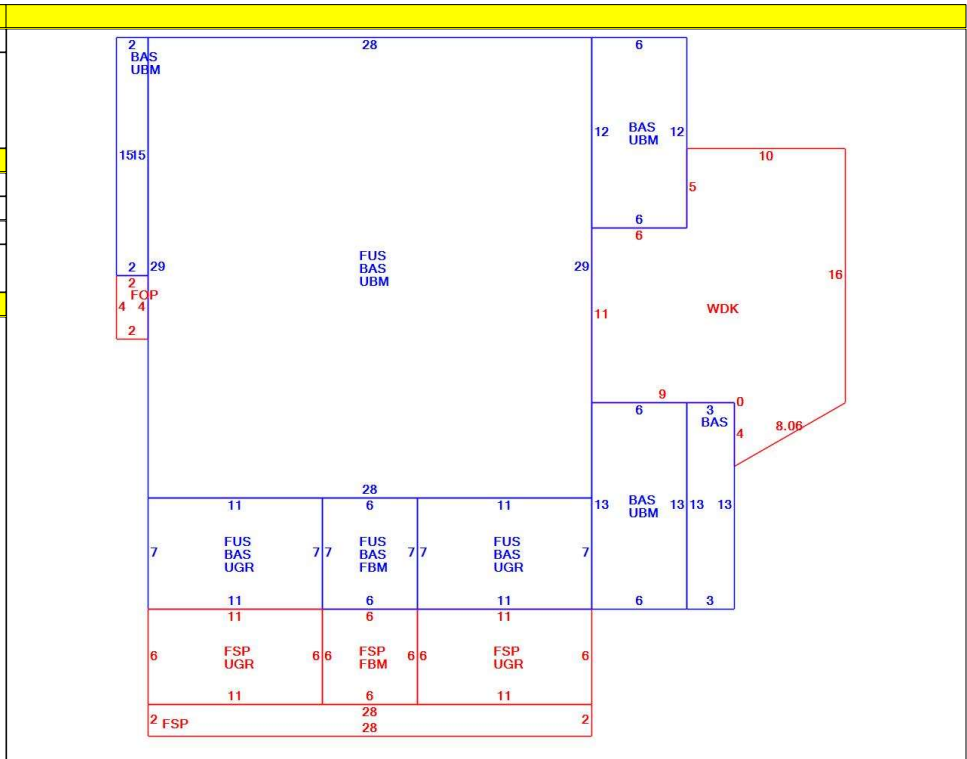


Margaret A. Jacobs
Notary Public
My commission expires: 10-17-17

MARGARET A. JACOBS
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
October 17, 2017

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1917 HANOVER, NH						
BRAY, STUART & BRAY, AMY 6 WYETH RD		2	Above Street	1	All Public	1	Paved	2	Suburban	Description	Code	Assessed	Assessed							
										RESIDNTL	1010	366,900	366,900	VISION						
										RES LAND	1010	480,000	480,000							
SUPPLEMENTAL DATA																				
HANOVER NH 03755-2302		Alt Prcl ID	00019	00003	00001	PRECINC														
		EASEMEN	159450		FIRE DIST 1															
		PARKING	B		MRKTG DI															
		PRESERV			TIF															
		GIS ID	PR1365		STATE UTI															
				Assoc Pid#																
										Total		846,900	846,900							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
BRAY, STUART & PARKER, PHILLIP N & ELIZABETH				4303	0051	08-07-2017	Q	I	680,000	00					Year	Code	Assessed	Year	Code	Assessed
				1775	0929	11-22-1988	Q	I	231,000	00	2023	1010	366,900	2022	1010	366,900	2022	1010	366,900	
												1010	480,000	2022	1010	480,000	2022	1010	480,000	
										Total		846,900	Total	846,900	Total	846,900	Total	846,900		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int											
				Total	0.00															
ASSESSING NEIGHBORHOOD																				
Nbhd		Nbhd Name		B		Tracing		Batch				APPRAISED VALUE SUMMARY								
101B		WYETH										Appraised Bldg. Value (Card)				362,300				
										Appraised Xf (B) Value (Bldg)				4,600						
										Appraised Ob (B) Value (Bldg)				0						
										Appraised Land Value (Bldg)				480,000						
										Special Land Value				0						
										Total Appraised Parcel Value				846,900						
										Valuation Method				C						
										Total Appraised Parcel Value				846,900						
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result					
2019-249	05-24-2019	RE	Remodel	82,351		100	04-01-2020	change roof cover,insulate add		05-03-2021	AS			00	Measur+Listed					
99-1	01-18-1999	RE	Remodel			100	04-01-2000	Kit. extension & alteration		04-14-2021	SS			16	Field Review					
										04-14-2020	AO	04		04	Bldg Permit Inspection					
										02-02-2012	JM			00	Measur+Listed					
										06-08-2007	JM			00	Measur+Listed					
										09-12-2001	DZ			00	Measur+Listed					
										03-30-1999	MR			01	Measur+Dr Hanger Left					
LAND LINE VALUATION SECTION																				
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	REC	Location Adjustm	Adj Unit P	Land Value				
1	1010	Single Fam MDL	SR1		43,560	SF	5.01	1.00000	5	1.00	101B	2.200	0		1.000	11.02	480,000			
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			480,000				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Design/Appeal	05	Average +20			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	13	Standing Seam			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	03	Plastered			
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3	3 Full			
Total Half Baths	1				
Total Xtra Fixtrs	1				
Total Rooms:	8	8 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		476,712
			Year Built		1940
			Effective Year Built		1997
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		24
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		76
			RCNLD		362,300
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	2 STORY CHI	B	1	6000.00	1995		76		0.00	4,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,227	1,227	1,227	172.87	212,115
FBM	Basement, Finished	0	78	35	77.57	6,051
FOP	Porch, Open, Finished	0	8	2	43.22	346
FSP	Porch, Screen, Finished	0	224	67	51.71	11,582
FUS	Upper Story, Finished	1,008	1,008	1,008	172.87	174,256
UBM	Basement, Unfinished	0	992	198	34.50	34,229
UGR	Garage, Unfinished	0	286	86	51.98	14,867
WDK	Deck, Wood	0	240	24	17.29	4,149
Ttl Gross Liv / Lease Area		2,235	4,063	2,647		457,595





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.

Name of Consumer (Please Print) _____ Name of Consumer (Please Print) _____

<i>Stuart Bray</i>	<small>dotloop verified 02/27/24 8:41 AM EST PCHZ-SJUB-K6MG-BIWP</small>	<i>Amy Bray</i>	<small>dotloop verified 02/27/24 1:36 PM EST LYNH-IHR9-RDMH-905F</small>
Signature of Consumer	Date	Signature of Consumer	Date

Provided by: Name & License # _____ Date _____ (Name and License # of Real Estate Brokerage Firm)

consumer has declined to sign this form
(Licensees Initials)

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.