

Est. 1976

PAUL McINNIS LLC

AUCTIONS • REAL ESTATE • RESULTS

Trustee's Sale at **AUCTION**

Lake Winnepesaukee

**(3) Governor's Island Waterfront Properties
Gilford, New Hampshire**

Property Information Package

PROPERTY A



PROPERTY C



Live on-site with online bidding available: Saturday, September 23rd at 11:00 a.m.

Place pre-bids online starting Wednesday, September 20th

These three properties will be offered individually, in combinations and in the entirety.

Governor's Island properties have access to the Governor's Island Club community beach, club house, tennis courts and hiking trails.

PROPERTY A) 19 LOCH LANE is a level, 1.6-acre waterfront property with 498' of lake frontage, south and southwest facing views, a breakwater and two u-shaped docks. The property is improved with a high quality 4,938 sq.ft. 3-bedroom, 2.5-bathroom contemporary style home that was built in 2004 with a 3-car attached and 2-car detached garage. Map 217, Block 105. Assessed value \$5,122,640.

PROPERTY B) 11 LOCH LANE is a .80-acre undeveloped waterfront property. This slightly sloping lot is mostly grassed with a few mature trees. It has 168' of lake frontage, southwesterly views and u-shaped dock. Map 217, Block 106. Assessed value: \$1,129,890.

PROPERTY C) 10 LOCH LANE is a 1-acre property improved with a 3,671 sq.ft. 3-bedroom, 3.5-bathroom contemporary style home built in 1995 with a 2-car attached garage. This home enjoys filtered views of the lake. Map 217, Block 099. Assessed value: \$1,125,400.

INSPECTION: By appointment only on September 12th, 15th, 16th and 19th and the morning of the auction. Please email: info@paulmcinnis.com to schedule your appointment or call 603-964-1301.

TERMS: A \$50,000 deposit per property by check or e-check will be delivered to the auction company as a qualification to bid. Successful bidder(s) to increase earnest money deposit to 10% of the total purchase price at time and place of sale with balance due at closing within 45 days of the auction. A 7% Buyer's Premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Fiduciary Deed. The sale is subject to confirmation of the Trustees.

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- Auctioneer's Note
- Suggested Due Diligence Checklist
- General Terms & Conditions
- Bidding Sequence
- Overview Map
- Location Map 1
- Location Map 2

Property A, Lot 1 – 19 Loch Lane (4,938 sq.ft. home on 1.6 +/- Acre Waterfront Lot)

- Executive Summary
- Assessor's Card
- Tax Map (Survey available at preview)
- Floor Plan
- Photo Page
- Property Disclosure
- Waterfront Site Assessment

Property B, Lot 2 – 11 Loch Lane (.80 +/- Acre Waterfront Lot)

- Executive Summary
- Assessor's Card
- Tax Map (Survey available at preview)
- Photo Page
- Property Disclosure

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Property C, Lot 3 – 10 Loch Lane (3,671 sq.ft. home on 1+/- Acre Lot)

- Executive Summary
- Assessor's Card
- Tax Map (Survey available at preview)
- Floor Plan
- Photo Page
- Property Disclosure
- Waterfront Site Assessment

Additional Documents

- Sample Purchase & Sale Agreement with Addendums A & B (Will be executed according to how the properties are purchased – either individually, in combination or in the entirety)
- Addendum A - Governor's Island Club, Inc. Information for the Purchase of Real Estate
- Addendum B - Federal Estate Tax Lien
- Proposed Fiduciary Deed (Exhibit A)
- Link Page - Important Information for The Sale of Real Estate on Governor's Island
- How to Bid Online
- Online Bidder Registration Form

DISCLAIMER: No warranty or representation, express or implied, is made by our client, their legal counsel, Paul McInnis LLC or any person providing this information to any party concerning the completeness or accuracy of the information. The information has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is the potential offeror's responsibility to independently verify the accuracy and completeness of the information. Each person who accepts these materials assumes full responsibility for investigating, evaluating, and making all other appropriate inquiries regarding this property. By accepting this information, each person releases our client, their legal counsel and Paul McInnis LLC from any responsibility or liability arising from this information concerning the property.

AUCTIONEER'S NOTE

Paul McInnis LLC has been commissioned by the Trustees of the Revocable Trust Agreement for Daniell Descendants to sell, at auction, the assets of the trust. The assets include three properties (featured in this package) as well as the remaining personal property.

We will be offering these three properties by way of a live on-site auction with live webcast for online bidding and pre-bidding. The auction is comprised of two parts, the online-only pre-bidding that open Wednesday, September 20th followed by the live on-site portion of the auction. Pre-bidding will stop at 10 a.m. on Saturday, September 23rd and will be rolled into the live on-site auction with live webcast which will start September 23rd at 11 a.m. This will happen on the same webpage, just refresh your screen prior to 11 a.m.

Since the three properties are abutting, we will be offering them individually, in combination, and in the entirety. The purpose is to allow bidders the opportunity to bid on just what they want. During the live webcast portion the auctioneer will announce what property or combination of properties he is asking for bids on at that moment. The auctioneer will start the auction with Property A through Property C posting the high bids and marking the bids as pending. He will then proceed with the combinations. All bids will remain open and additional rounds of bidding at the direction of the auctioneer will occur until the auctioneer either declares a lot sold, passed, or closed.

Because of the dynamic method of bidding, it is important to listen to the auctioneer for instructions as you will be able to hear and see him on the live video feed as shown below if you are bidding online.

The screenshot displays the Paul McInnis LLC auction website interface. The header includes the company name, "11 Parcel Land Auction", and contact information. The main content area is divided into several sections:

- Catalog:** Lists three properties: #1 (Parcel B Bible Hill Rd 42 +/- Acres, Pending), #2 (Parcel A Charlestown 33 +/- Acres, BIDDING NOW), and #3 (Parcel C Bible Hill Rd. 231 +/- Acres).
- Now Bidding: Single Lot:** Focuses on Parcel A Charlestown 33 +/- Acres, showing a satellite map and a "VIEW ONLY! USD \$25,000" button.
- Bid History:** A table showing recent bids:

Amount	Lot Number	Location
USD \$24,000	3845	(Lincoln)
USD \$23,000	3783	(Claremont)
USD \$22,000	3845	(Lincoln)
USD \$21,000	3891	(Claremont)
- Online Chat:** A chat window with a "Right here!" message and a "1004em" timestamp.
- Video Feed:** A live video of the auctioneer at a podium, with a "Mute" button below it.

The footer includes language selection options (ENG, ESP, NLD, FRA, DEU) and the "Powered by NextLot" logo.

If you have any questions about the properties or the auction process, feel free to email paul@paulmcinnis.com or justin@paulmcinnis.com

SUGGESTED DUE DILIGENCE CHECKLIST

19, 11 & 10 Loch Lane, Gilford, NH

PRE-BIDDING OPENS: **Wednesday, September 20th at 9:00 a.m.**

PRE- BIDDING CLOSES: **Saturday, September 23rd at 10:00 a.m.**

LIVE ON-SITE AUCTION - **Saturday, September 23rd at 11:00 a.m.**

ITEMS TO COMPLETE –

- Review the General Terms & Conditions
- Review the Property Information Package and Links to Additional Documents and Due Diligence
- Schedule a showing time to view the properties
- Review the Purchase & Sale Agreement and Addendum
- Sign up to bid online at auction.paulmcinnis.com/auctions
- Complete & return the Bidder Registration Form which is the last page of this package.

If you would like to complete the Bidder Registration Form electronically, contact admin@paulmcinnis.com and the form will be sent to you through Dotloop.

- Provide Bidder Deposit by check at one of the previews or deliver to Auctioneer's office or by E-check using Earnnest
- Contact the Auctioneer with any questions paul@paulmcinnis.com or justin@paulmcinnis.com



19, 11 & 10 Loch Lane, Gilford, NH

23PM-09

GENERAL TERMS & CONDITIONS

AGENT OF THE TRUSTEES: Paul McInnis LLC is acting solely as an Agent of the Trustees.

ON-SITE BIDDER REGISTRATION: To bid, any prospective bidder must first request a property information package. The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered at the live auction prior to the start of the auction, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862 It can be emailed to admin@paulmcinnis.com or sent electronically through Dotloop. To use Dotloop, send your request to admin@paulmcinnis.com.

ONLINE BIDDER REGISTRATION: To bid, any prospective bidder must first request a property information package. The next step is to create an online bidding account (refer to the Due Diligence Checklist contained in the property information package) and submit your registration form with the required deposit to the Auctioneer. The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed, or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862 It can be emailed to admin@paulmcinnis.com or sent electronically through Dotloop. To use Dotloop, send your request to admin@paulmcinnis.com.

BIDDER DEPOSIT: At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$50,000 deposit per parcel or \$150,000 deposit for the entirety by cashier's check payable to Paul McInnis LLC or e-check through Earnnest will be delivered to the auction company as a qualification to bid. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering any required additional earnest money deposit at the time and place of the auction, you hereby authorize the Auction Company to retain your Bidder Deposit for each property as a NON-REFUNDABLE, NON-COMPLIANCE FEE.

To deliver the Bidder Deposit by physical check, you may deliver the Bidder Deposit for each property to our office or at the ON-SITE AUCTION. To deliver your Bidder Deposit by E-check you will do so through EARNNEST a digital payment platform. You may request this option by emailing admin@paulmcinnis.com. Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, a bidding number will be provided to you.

Please note that Paul McInnis LLC will make our best effort to respond to your request within three hours during normal business hours of Monday through Friday from 8:30 a.m. to 4:30 p.m. EST. The ONLINE Bidder Registration Form and Bidder Deposit should be received by the Auctioneer no later than Friday, September 22nd at 11:00, the day before the live auction. The Auctioneer in his sole and absolute discretion reserves the right to decline a bidder if all requirements have not been met prior to the 24-hour deadline.

RETURN OF BIDDER DEPOSIT: Unsuccessful bidder deposits will be returned to the bidders.

ONLINE PRE-BIDDING: Pre-bidding will open on Wednesday, September 20th at 9:00 a.m. and the pre-bidding will close on Saturday, September 23rd at 10:00 a.m.

ON-SITE LIVE WEBCAST AUCTION: Saturday, September 23rd at 11:00 a.m. The Live On-Site Virtual Webcast Auction will begin at 19 Loch Lane, Gilford, NH. Online Bidders should be logged in on their auction.paulmcinnis.com/auctions account prior to 11:00 a.m. It is important to follow the instructions of the auctioneer to follow along during the auction.

MULTI-PARCEL BIDDING: The auctioneer will start the auction with PROPERTY A through PROPERTY C posting the high bids and marking the bids as pending. Then proceed with the COMBINATION BIDS AND ENTIRETY BIDS. All bids remain open and additional rounds of bidding at the direction of the auctioneer will occur until the auctioneer either declares a lot sold, passed or closed. All bids are subject to the co-Trustees' right to accept or reject any or all bids. The Auctioneer in his sole and absolute discretion reserves the right to cancel, postpone, extend, or reschedule the auction.

DUE DILIGENCE: It is the bidder's responsibility to undertake their own due diligence and inspection of the property prior to placing any bids. A complete review of the property information package (with additional links) including the real estate Purchase & Sale Agreement Sample with your attorney is encouraged.

PROPERTY CONDITIONS: Except as expressly set forth in the real estate Purchase & Sale Agreement, if and when executed, the property is being sold "AS IS," "WHERE IS," and "WITH ALL FAULTS," as of the closing date. Neither the Trustees, Paul McInnis LLC nor any of their agents, contractors, attorneys, officers, or directors ("agents") makes any representations or warranties with respect to the physical condition of the land or any improvements thereon, the property's fitness for any particular purpose, the property's merchantability, or any other warranty, express or implied.

The Trustees, Paul McInnis LLC, and their agents specifically disclaim any warranty, guarantee, or representation, oral or written, past or present, express, or implied concerning the land and any improvements thereon. Bidders are expected to undertake their own independent physical inspection of the property, and public records, and thorough review of all documents prior to submitting their bid(s) and to submit their bid(s) based solely on their own independent investigations and findings including but not limited to bidders' own independent investigation of the uses, code compliance, and land use regulatory approvals necessary for redevelopment and not in reliance on any information provided by the Trustees, Paul McInnis LLC or their agents.

BUYER'S PREMIUM: A 7% (Seven Percent) Buyer's Premium will be added to the successful Bid Price to become the Total Purchase Price. Example: \$Bid Price + 7% of \$Bid Price = \$Total Purchase Price due from the Buyer at Closing, less any Earnest Money Deposit.

SUCCESSFUL BIDDER: The successful bidder(s) is defined as, the registered bidder(s) who placed the highest bid as declared by the Auctioneer and the highest bid(s) being acceptable to the Trustees. The successful bidder(s) will be notified via email, as well as by telephone confirmation by the Auctioneer.

REAL ESTATE PURCHASE & SALE AGREEMENT: A copy of the agreement is included in the property information package. PLEASE REVIEW it carefully or have your attorney review it. The successful bidder(s) is required to sign the real estate Purchase & Sale Agreement together with all exhibits, addendums, and Trustees disclosure forms without any changes or additional terms and deliver 10% of the total purchase price as the earnest money deposit at the time and place of the auction. Only the Buyer's Name, the Property Address, Bid Price, 7% Buyer's Premium, Total Purchase Price, Earnest Money Deposit, and the Balance Due Amount will be entered into the real estate Purchase & Sale Agreement.

EARNEST MONEY DEPOSIT: The Successful Bidder(s) will be required to tender an **EARNEST MONEY DEPOSIT** equal to Ten Percent (10%) of the Total Purchase Price and sign the Purchase and Sale Agreement at the time and place of the auction. The 10% deposit less the initial registration deposit can be paid by personal check payable to Paul McInnis LLC Escrow Account in U.S. funds. Online bidders must initiate the balance of the 10% deposit by way of Earnnest or wire transfer. Should the successful bidder fail to execute the Purchase and Sale Agreement and tender the **EARNEST MONEY DEPOSIT**, the Bidder agrees to forfeit the **Registration Deposit** which shall become a **NON-REFUNDABLE, NON-COMPLIANCE FEE**.

SUCCESSFUL BIDDER DEFAULT: Should the successful bidder fail to execute the real estate Purchase & Sale Agreement and deliver the earnest money deposit in a timely manner as outlined in these general terms & conditions, said bidder will be deemed to be in default, and said bidder's deposit will be forfeited and become NON-REFUNDABLE.

RESERVATION OF RIGHTS: All bids are subject to confirmation from the Trustees. Trustees reserve the right to accept or reject the high bid on any individual parcel or combination of parcels. The Trustees have the sole and absolute discretion to negotiate with any other bidder should the highest accepted bidder default.

ADDITIONAL TERMS: Additional terms are included in the real estate Purchase & Sale Agreement. Any changes or amendments to these general terms & conditions and/or to the real estate Purchase & Sale Agreement will be communicated to any registered bidder via the email said bidder provided at registration.

BUYER BROKER PARTICIPATION INVITED: Please contact the auction company (admin@paulmcinnis.com) to request the MANDATORY REAL ESTATE BUYER BROKER PARTICIPATION REGISTRATION form prior to a prospect having contacted Paul McInnis LLC. The completed and signed form must be faxed or mailed such that it is received by the office of Paul McInnis LLC at the same time as the online bidding registration request form.

If you have any questions, please contact Paul McInnis LLC at (603) 964-1301 or via email at: paul@paulmcinnis.com or justin@paulmcinnis.com

BIDDING SEQUENCE

Property A
19 Loch Lane



Property B
11 Loch Lane



Property C
10 Loch Lane



<u>Lot 1</u>	Property A	19 Loch Lane, 1.6 +/- acre waterfront lot with 3 BR home
<u>Lot 2</u>	Property B	11 Loch Lane, .80 +/- acre waterfront lot with 165' frontage
<u>Lot 3</u>	Property C	10 Loch Lane, 1+/- acre lot with 3,671 sq.ft. home
<u>Lot 4</u>	Property A&B	19 Loch Lane + 11 Loch Lane in combination
<u>Lot 5</u>	Property B&C	11 Loch Lane + 10 Loch Lane in combination
<u>Lot 6</u>	Property A&C	19 Loch Lane + 10 Loch Lane in combination
<u>Lot 7</u>	Property A, B & C	19 Loch Lane + 11 Loch Lane + 10 Loch Lane in the entirety

Each property will be offered individually or in combinations. It is important to follow the verbal instructions of the auctioneer during the auction. The auctioneer will start the auction with Lot Number 1 through Lot Number 3 posting the high bids and marking the bids as pending. He will then proceed with the combination Lots 4 through 7. All bids on all seven Lots will remain open and additional rounds of bidding at the direction of the auctioneer will occur until the auctioneer either declares a lot sold, passed, or closed. All bids are subject to the Trustees' right to accept or reject any or all bids.



One Juniper Road, North Hampton, NH 03862
Phone: (603) 964-1301 www.paulmcinnis.com Fax: (603) 964-1302



Property B

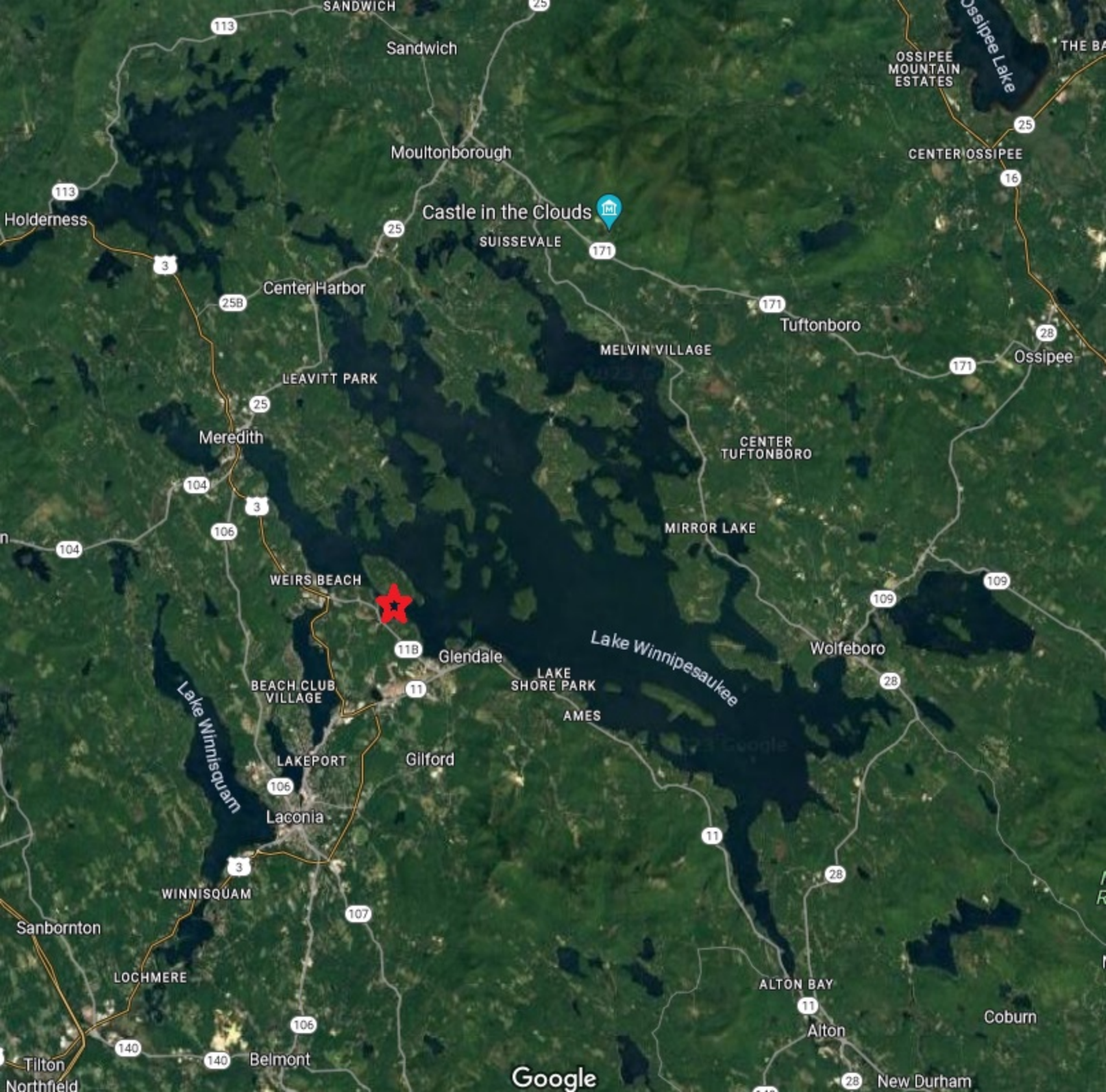


Property C



Property A





SANDWICH

113

Moultonborough

OSSIPEE MOUNTAIN ESTATES

Ossipee Lake

THE BA

Castle in the Clouds

SUISSEVALE

CENTER OSSIPEE

113

Holderness

25

171

25

16

Center Harbor

258

171

Tuftonboro

28

Ossipee

LEAVITT PARK

MELVIN VILLAGE

171

Meredith

CENTER TUFTONBORO

104

25

3

MIRROR LAKE

171

104

106

109

WEIRS BEACH

118

Glendale

Lake Winnepesaukee

Wolfeboro

109

BEACH CLUB VILLAGE

LAKE SHORE PARK

28

11

AMES

LAKEPORT

Gilford

Lake Winnisquam

LAACONIA

106

WINNISQUAM

11

28

Sanbornton

107

ALTON BAY

Coburn

LOCHMERE

11

Alton

Tilton

140

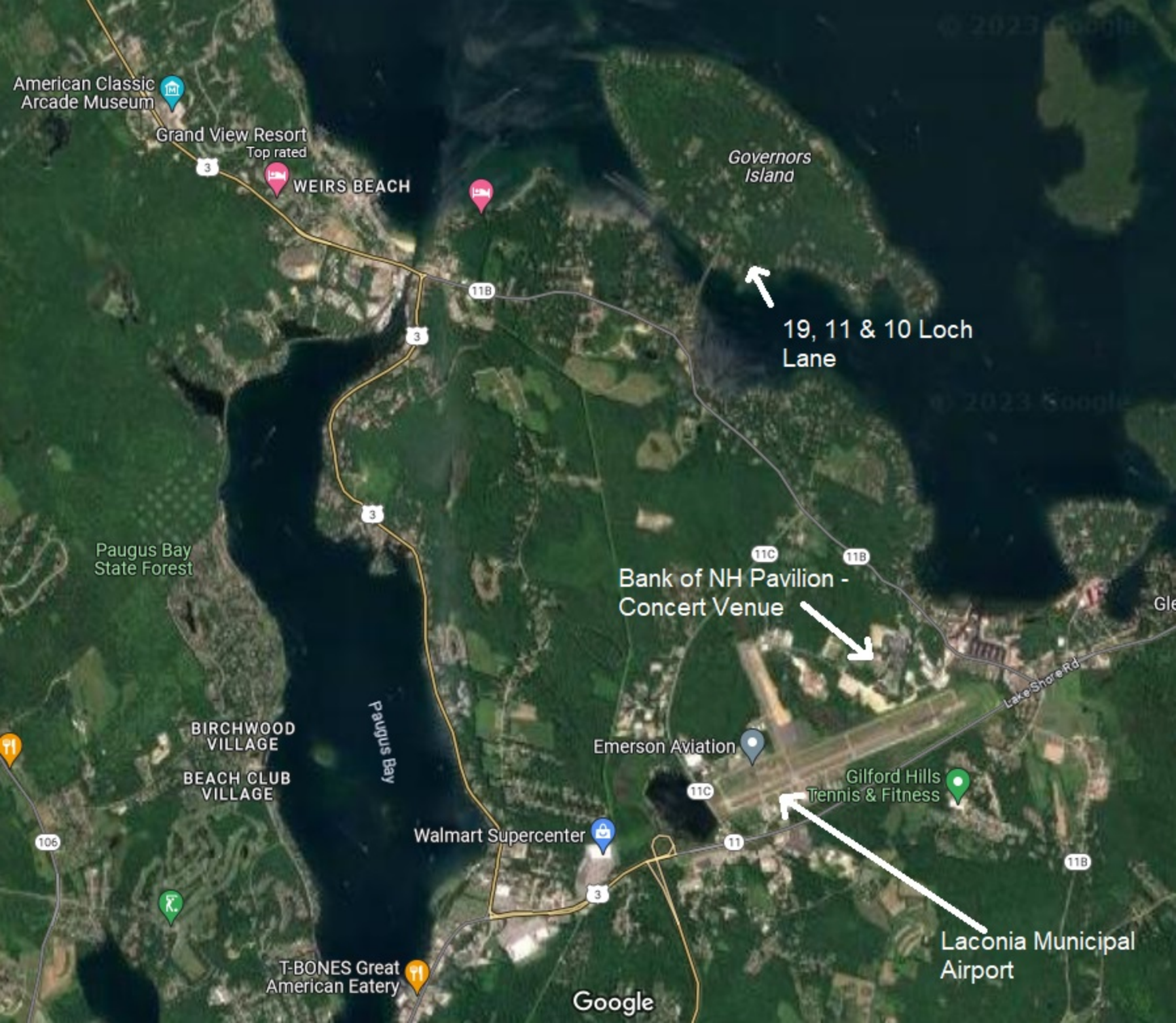
140

Belmont

28

New Durham

Google



American Classic Arcade Museum

Grand View Resort
Top rated

WEIRS BEACH

Governors Island

19, 11 & 10 Loch Lane

Paugus Bay State Forest

Bank of NH Pavilion -
Concert Venue

BIRCHWOOD VILLAGE
BEACH CLUB VILLAGE

Paugus Bay

Emerson Aviation

Gilford Hills
Tennis & Fitness

Walmart Supercenter

Laconia Municipal
Airport

T-BONES Great
American Eatery

Google

EXECUTIVE SUMMARY – PROPERTY A

ADDRESS	19 Loch Lane, Gilford, NH
TOWN REFERENCE	Map 217, Block 105
BELKNAP COUNTY DEED REFERENCE	Warranty Deed, Book 3256, Page 518
2022 ASSESSED VALUE	\$5,122,640
2022 TAX RATE	\$12.25/\$1,000
2022 EQUALIZATION RATIO	73.6%
2022 ANNUAL REAL ESTATE TAXES	\$62,752.34
GOVERNOR'S ISLAND CLUB YEARLY FEE	\$2,600 – Recreation, Beach Rights, Clubhouse, Tennis, Trash Pick-Up
UTILITIES	Water: Private well Sewer: Private septic, 5 Bedroom design Electricity: 200 AMP underground. Olympian standby G35F3S generator
ACREAGE	1.6 Acres
FRONTAGE	498' +/- Water Frontage, 92' +/- Road Frontage
GARAGE	Direct access 3-car attached garage with auto open doors with keypad and remote entry + Two-car detached with storage above
TYPE	Contemporary, 3 Bedroom, 2.5 Bathroom, 10'+ ceilings throughout
YEAR BUILT	2004
LIVING AREA	4,938 sq.ft. as measured, 5,400± sq.ft. per assessor's card (buyer to verify)
FUEL	Propane underground tank
BASEMENT	Full 4,938 sq.ft.
HEAT	Forced hot air
AIR CONDITIONING	(2) Carrier condensers & Carrier air handler
HOT WATER	Propane fired
WIRING	CAT 5
IRRIGATION SYSTEM	Yes
SCHOOL SYSTEM	Gilford SCH District SAU #73
HOME FURNISHINGS	Home as furnished is available for purchase. See Auctioneer

Property A) 19 Loch Lane is a private, level, 1.6-acre waterfront property with 498' of lake frontage, unmatched on the island. This corner lot has south- and southwest views, a breakwater, a beach, and two U-shaped docks. This extremely rare property is improved with a high-quality 4,938 sq. ft. 3-bedroom, 2.5-bathroom contemporary style home built in 2004 with a 3-car attached garage. In addition, there is a gazebo overlooking the water and a 2-car detached garage with storage above. The home is elegant, with a grand marble foyer and soaring 10' ceilings throughout. The massive chef's kitchen, with coffered ceilings finished with teak, includes an enormous center island with an induction cooktop, wrap-around maple cabinets finished with granite countertops, and double wall ovens. The large private study is finished in dark woods with coffered ceilings and a stone fireplace. The grand primary suite has an ensuite bath with double vanities and an oversized walk-in dressing room.

Gilford, NH : Residential Property Record Card

[[Back to Search Results](#)]

[[Start a New Search](#)] [[Help with Printing](#)]

Search For Properties

Parcel ID# Name Street # Street Name

Parcel ID# **Card** **Map-Block-Lot** **Location** **Zoning** **State Class** **Acres**
 217-105-000 1 CURRENT 19 LOCH LN SFR 101 - ONEFAMILY 1.638
Living Units
 1

Owner Information

Daniell Descendants Revoc Trust Daniell, Barbara E
 Ttee
 19 Loch Lane
 Gilford NH 03249

Property Picture



Deed Information

Book/Page: 3256/0518
Deed Date: 2019/08/15

Dwelling Information

Style: Contemporary
Story Height: 1
Attic: None
Basement: Full
Year Built: 2004
Ground Flr Area: 5400
Tot Living Area: 5400
Rooms: 11
Bedrooms: 3
Full Baths: 2
Half Baths: 1

Valuation

Land: \$2,586,340
Building: \$2,536,300
Total: \$5,122,640
Net Assessment: \$5,122,600

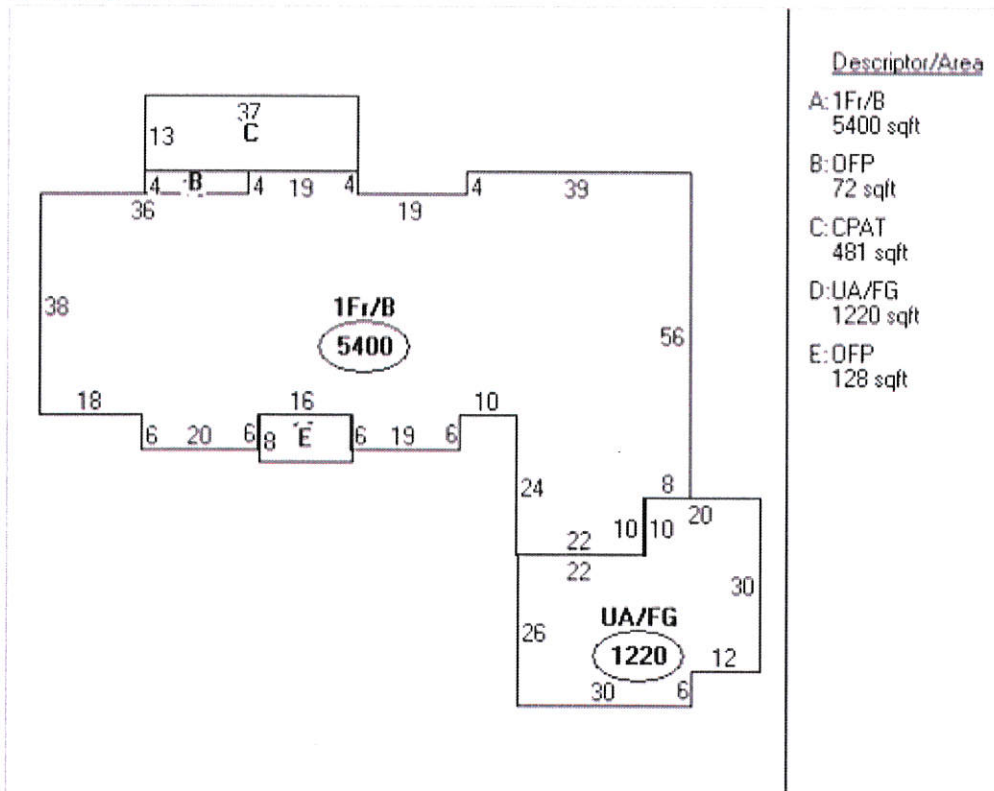
Sales History

Book/Page	Date	Price	Type	Validity
3256/0518	2019/08/15	\$0	Land + Bldg	44
1847/0790	2003/02/18	\$2,000,000	Land + Bldg	3
1023/0334	1987/10/01	\$900,000	Land + Bldg	D

Out Building Information

Type	Qty	Year	Size1	Size2	Grade	Cond	Value
Boat Dock-Med	2	1988	6	44	C	F	23390
Breakwater Lf	1	1940	1	50	C	F	10630
Seawall Lf	1	1988	1	100	D	A	15790
Wood Deck	1	1988	6	15	C	A	1280
Boat Dock-Med	2	1982	6	34	C	F	16430
Wood Deck	1	1982	24	28	C	F	7040
Garage-Unf Attic	1	1994	24	24	B	A	27590

Building Sketch



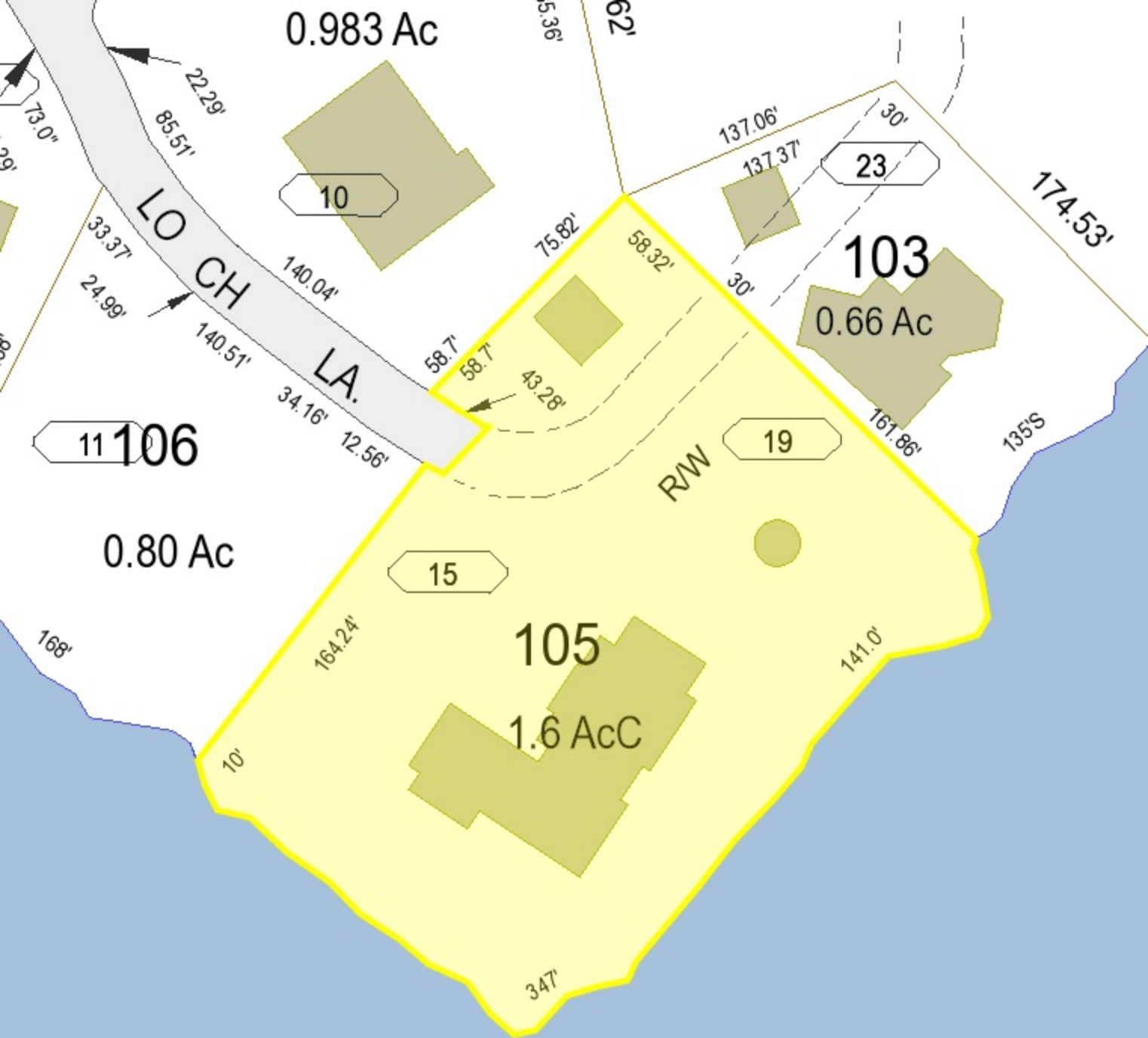
Notice

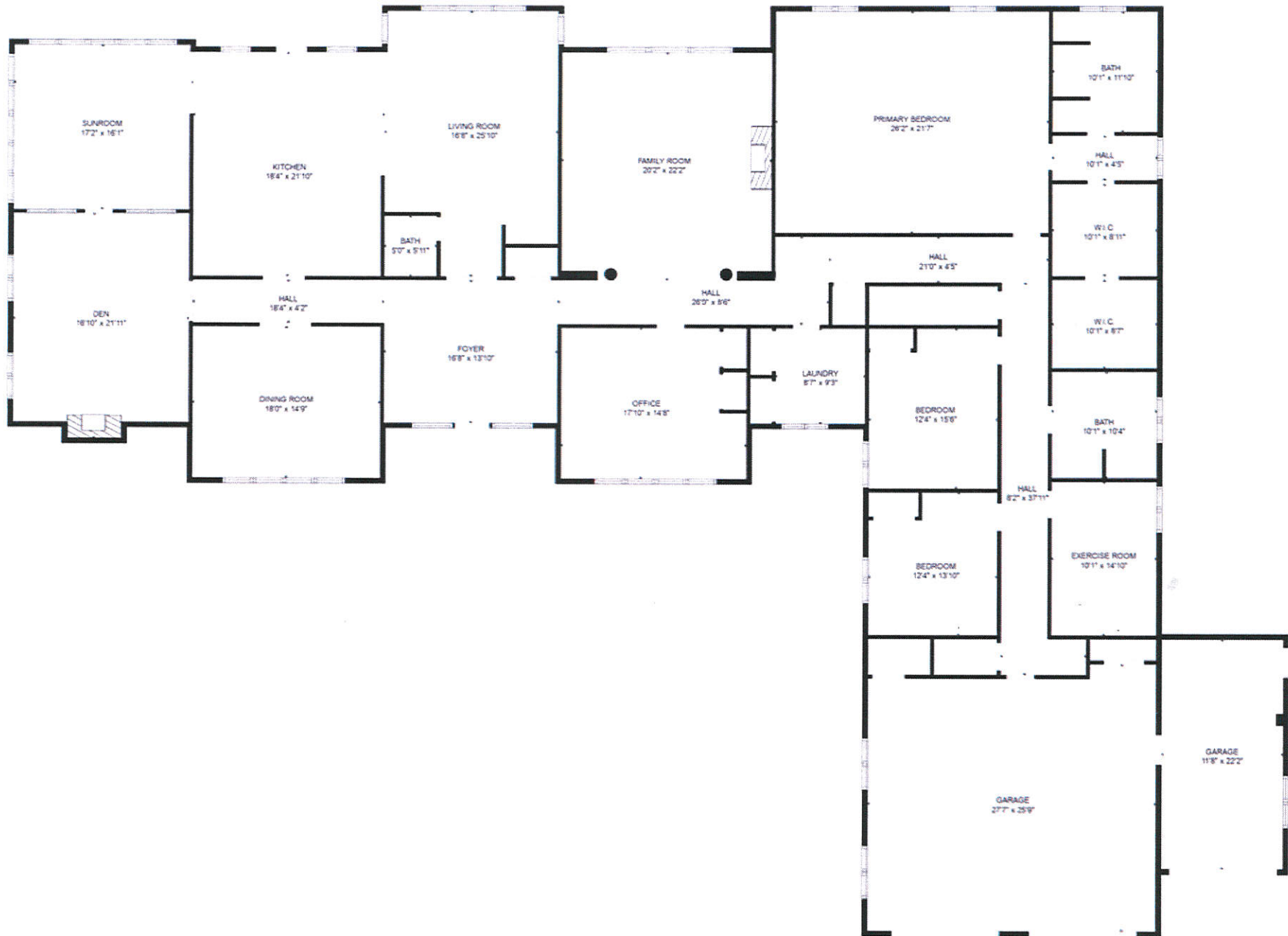
Tax Year 2023 Values

The information delivered through this on-line database is provided in the spirit of open access to government information and is intended as an enhanced service and convenience for citizens of Gilford, NH.

The providers of this database: CLT, Big Room Studios, and Gilford, NH assume no liability for any error or omission in the information provided here.

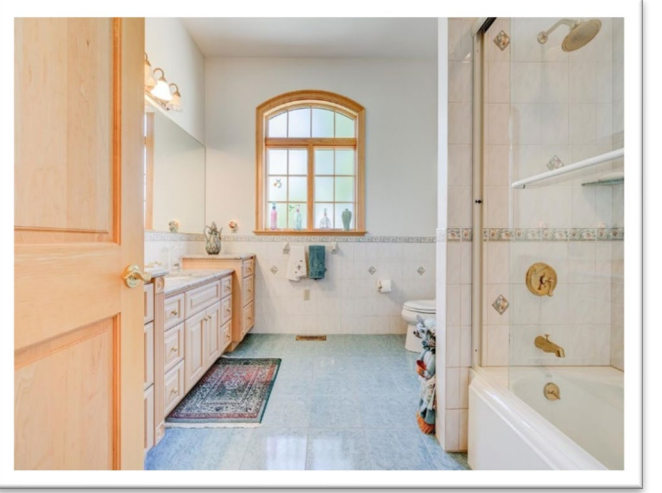
Comments regarding this service should be directed to: mmcginley@gilfordnh.org.





GROSS INTERNAL AREA
 FLOOR 1: 4938 sq. ft
 EXCLUDED AREAS: UNDEFINED: 13 sq. ft, GARAGE: 939 sq. ft, FIREPLACE: 6 sq. ft
 TOTAL: 4938 sq. ft

SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** Trustees of the Revocable Trust Agreement for Daniell Descendants

2. **PROPERTY LOCATION:** 19 Loch Lane, Gilford, NH 03249

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No

4. **SELLER:** has has not occupied the property for 9 months years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:** Public Private Seasonal Unknown
 Drilled Dug Other

b. **INSTALLATION:** Location: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. **USE:** Number of persons currently using the system: 0
Does system supply water for more than one household? Yes No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown

If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested? Yes No Date of most recent test _____

If YES to any question, please explain in Comments below or with attachment.

Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No

If YES, are test results available? Yes No

What steps were taken to remedy the problem?

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. **TYPE OF SYSTEM:** Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No

b. **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? _____

c. **IF PRIVATE:**
TANK: Septic Tank Holding Tank Cesspool Unknown Other
Tank Size _____ Gal. Unknown Other:
Tank Type Concrete Metal Unknown Other:
Location: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
Comments: _____

SELLER(S) INITIALS  / 

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 19 Loch Lane, Gilford, NH 03249

d. LEACH FIELD: Yes No Other: _____
IF YES, Location: _____ Size: _____ Unknown: _____
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: see Waterfront Property Site Assessment

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a site assessment been done? Yes No Unknown
Source of Information: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? Yes No Unknown IF YES: Are tanks currently in use? Yes No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: _____
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: _____

b. ASBESTOS - Current or previously existing:

As 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 flooring tiles? Yes No Unknown Other _____ Yes No Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

SELLER(S) INITIALS HM / SD

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 19 Loch Lane, Gilford, NH 03249

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No
Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____
Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: Governor's Island Club. See proposed deeds
What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: Governors Island Club
What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

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

If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

YES NO UNKNOWN If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: Steven J Smith Associates INC

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Residential

i. Street (check one): Public Private Association

If private, is there a written road maintenance agreement? Yes No
Additional Information: _____

j. Heating System Age: 20 approx Type: Propane Fuel: _____ Tank Location: Unknown

Owner of Tank: _____
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? Summer 2022
Secondary Heat Systems: _____
Comments: _____

SELLER(S) INITIALS HM / SD

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 19 Loch Lane, Gilford, NH 03249

k. Roof Age: 20 approx Type of Roof Covering: Asphalt shingles
Moisture or leakage: No
Comments: _____

l. Foundation/Basement: Full Partial Other: _____ Type: Poured concrete
Moisture or leakage: No
Comments: _____

m. Chimney(s) How Many? 2 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

n. Plumbing Type: Copper Age: Aprox 20
Comments: _____

o. Domestic Hot Water: Age: Unknown Type: _____ Gallons: _____

p. Electrical System: # of Amps _____ Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____

r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____

s. 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: _____

t. Air Conditioning: Type: Central Age: 20 approx Date Last Serviced and by whom: Summer 2022 Al Terry heating and AC
Comments: _____

u. Pool: Age : _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____

v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: Unknown
If Portable: Included Negotiable
Comments: _____

w. Internet: Type Currently Used at Property: _____

x. Other (e.g. Alarm System, Irrigation System, etc.) There is an Alarm system and irrigation system
Comments: _____

NOTICE 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 PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS HM / SD
08/28/23 9:27 AM EDT dotloop verified 08/28/23 12:56 PM EDT dotloop verified

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 19 Loch Lane, Gilford, NH 03249

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

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.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

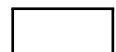
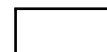
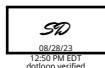
Holly Miller
SELLER _____ DATE _____
dotloop verified
08/28/23 9:27 AM EDT
KLB1-CTBY-SI7T-0GIH

Sandra Dane
SELLER _____ DATE _____
dotloop verified
08/28/23 12:50 PM EDT
BTAC-IHKM-LC93-QXLO

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 OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER _____ DATE _____

BUYER _____ DATE _____





WATERFRONT PROPERTY SITE ASSESSMENT FORM

Water Division/ Subsurface Systems Bureau
Land Resources Management

RSA/Rule: RSA 485-A:39/ Env-Wq 1025

Prior to executing a purchase and sale agreement for any “developed waterfront property” using a septic disposal system, an owner shall, at his or her expense, engage a permitted subsurface sewer or [waste disposal system designer](#) to perform an “On-Site Assessment Study”. **This form is NOT submitted to NHDES.** This form is transferred from the seller to the buyer and becomes part of the purchase and sales agreement. For more information on site assessment studies, please see the [Selling Developed Waterfront Property FACT SHEET](#).

1. SELLER		
NAME: Daniell Descendants Rev Trust Agreement, Barbara E. Daniell, Trustee		
MAILING ADDRESS: 19 Loch Lane		
TOWN/CITY: Gilford	STATE: NH	ZIPCODE: 03249
2. AGENT		
NAME:		
MAILING ADDRESS:		
TOWN:	STATE:	ZIPCODE:
3. SITE ASSESSOR (DESIGNER)		
DESIGNER NAME: May Varney	DESIGNER PERMIT NUMBER: 1838	
P.E. NAME (ISDS over 2500GPD):	P.E. NUMBER:	
ADDRESS: 93 Powder Mill Road		
TOWN/CITY: Alton	STATE: NH	ZIPCODE: 03809
4. LOT LOCATION		
TAX MAP: 217	LOT NUMBER: 105	SUBDIVISION NAME:
STREET ADDRESS: 19 Loch Lane		TOWN/CITY: Gilford
5. LOT DESCRIPTION		
STRUCTURES: Existing House		
NUMBER OF BEDROOMS: 5 Bedrooms (750 GPD)		
6. ABUTTERS IF KNOWN (ATTACH ADDITIONAL SHEET IF NECESSARY)		
NAME: Elizabeth M. Olsen Qual Pers Res Trust	ADDRESS: PO BOX 2050, Lecanto, FL 34460	
NAME: Governors Island Club Inc	ADDRESS: PO BOX 7165, Gilford, NH 03247	
NAME:	ADDRESS:	
LOT CHARACTERISTICS		
LOT SIZE: 1.6 Acre +/-	SLOPE: 0-8%	LOADING CAPACITY: 1,625 Gallons per day (GPD) minus existing well radius.
WATER SUPPLY: Well on lot		

SOIL TYPE* **Group 3 (assumed, no test pit dug)** * From [US Natural Resources Conservation Service](#) maps or actual data if available *:

ESTIMATED SEASONAL HIGH WATER TABLE*: **2 feet +/-**

SCOPE OF REVIEW (Materials reviewed, if any): **Onsite Investigation, Town Files, Varney Engineering LLC files.**

DATE OF ON SITE INVESTIGATION: **3/30/2023**

DESIGNER'S ASSESSMENT OF SITE FOR CURRENT USE AND IF THE SITE CAN SUPPORT A SYSTEM MEETING CURRENT STANDARDS (attach a separate sheet for additional comments): **N.H.D.E.S. may allow an increase in number of bedrooms. Existing state approved septic CA2003054206 is for 5 Bedrooms (750 GPD).**

8. PRESENT SEWAGE DISPOSAL SYSTEM

A. DOES THE PROPERTY CURRENTLY HAVE ANY SEWAGE DISPOSAL SYSTEM? **YES**

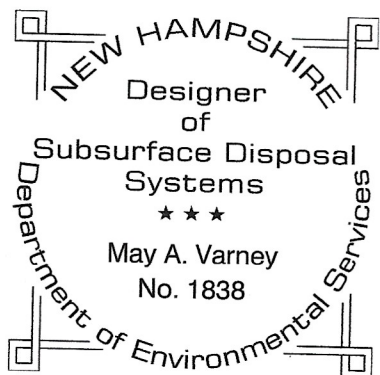
B. IF YES, IS THE SYSTEM STATE APPROVED? **YES**

NOTE: Env-Ws 1022.03 provides that "Holding tanks shall not be approved except as a replacement for an existing system in failure when no other means of disposal is practical." Holding tanks are not approved for new construction or for expansion of existing structures.

If **YES**, a copy of the approved plan, construction approval, and operational approval must be attached to the original of this form. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines and locations of abutter's septic systems and wells (within 75' well radius), if known, must be attached.

If **NO**, supply all available information on the type, capacity, age, and location of the system, and include an 8 1/2" x 11" sketch to scale or with dimensions shown of the property and the location of the system. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines, and approximate locations of abutter's septic systems and wells (within 75' well radius), or if known, must be attached.

9. DESIGNER (SITE ASSESSOR) STAMP AND DATE (** Required)



ASSESSMENT DATE: 4/3/2023

10. **SIGNATURES (**Required)** The undersigned certify that we have reviewed this Site Assessment Form and understand the information contained herein and that we have received a copy of this Site Assessment Form. This form is not submitted to NHDES.

BUYER:

DATE:

SELLER:

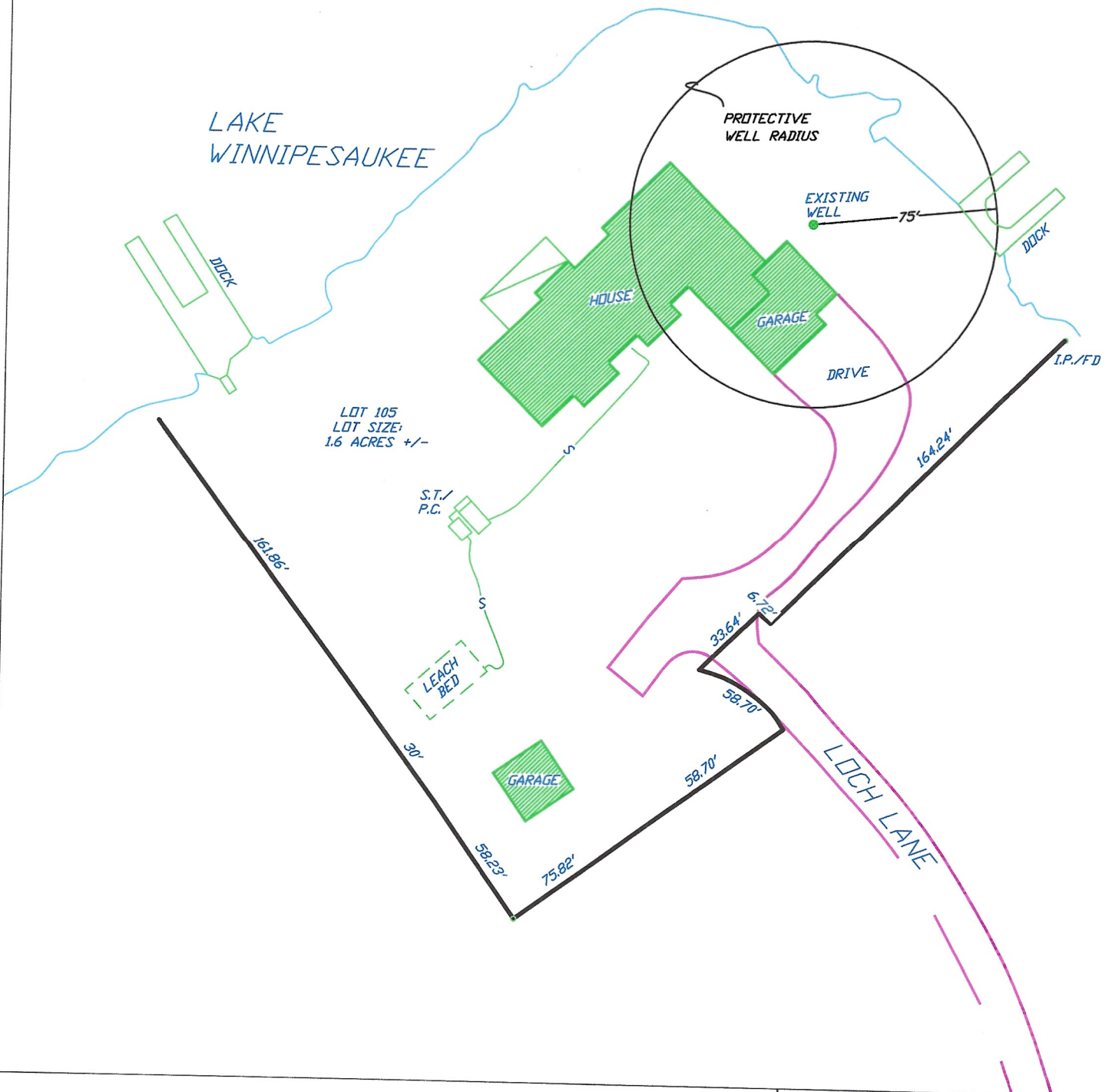
DATE:

MAP 217 LOT 105

19 LOCH LANE

GILFORD, NH

PLOT PLAN



THIS IS NOT A SURVEY BY A LICENSED LAND SURVEYOR

SCALE: 1" = 60'

MAP 217 LOT 105

19 LOCH LANE

GILFORD, NH

ABUTTER PLAN



THIS IS NOT A SURVEY BY A LICENSED LAND SURVEYOR

SCALE: 1" = 80'

APPROVAL FOR CONSTRUCTION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
CA2003054206 P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095 APPROVAL NO. CA2003054206

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

OWNER:

BARBARA E DANIELL
19 LOCH LANE
GILFORD NH 03249

Map No./Lot No.: 217 / 104/105
Subd. Appl. No.: PRE 67
Subd. Name: GOVERNORS ISLAND
County: BELKNAP
Registry Book No.: 1174
Registry Page No.: 663
Probate Docket No.: (If Applicable)

RECEIVED

COPY SENT TO:

DEPARTMENT OF PLANNING AND LAND USE
47 CHERRY VALLEY RD
GILFORD NH 03249

Type of System: 5 BR
750 GPD
Town/City Location: GILFORD
JUL 24 2003
Dept. of Planning and Land Use
Town of Gilford

BY APPLICANT: PERMIT NO.

00830

STEVEN J SMITH & ASSOCIATES INC
6 LILY POND RD
GILFORD NH 03249

Street Location: 19 LOCH LANE

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure.
(RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Ws 1503.04)

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES
IN PLANS AS INDICATED BELOW CONDITIONS

1. ALL ACTIVITY SHALL BE IN ACCORDANCE WITH THE COMPREHENSIVE SHORELAND PROTECTION ACT, RSA 483-B.
2. PRIOR TO OPERATIONAL APPROVAL, LOTS 217-104 AND 217-105 SHALL BE MERGES BY THE TOWN.

B

Approved this date: 07/09/2003

Date amended:

By: JEFFREY D MARCOUX
N.H. Department of Environmental Services Staff

Amended by:

REVISED 8/01

200304429

TOWN'S

APPROVAL FOR OPERATION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095

APPROVAL NO. CA2003054206 A

AMENDED DUE TO: CA2003054206
TANK LOCATION

OWNER:

— **BARBARA E DANIELL**
19 LOCH LANE
GILFORD NH 03249

Map No./Lot No.: **217 / 104/105**
Subd. Appvl. No.: **PRE 67**
Subd. Name: **GOVERNORS ISLAND**
County: **BELKNAP**
Registry Book No.: **1174**
Registry Page No.: **663**
Probate Docket No.:
(If Applicable)

RECEIVED

COPY SENT TO:

— **DEPARTMENT OF PLANNING AND LAND USE**
47 CHERRY VALLEY RD
GILFORD NH 03249

Type of System: **0**
5 BR
750 GPD
Town/City Location: **GILFORD**

DEC 03 2004

Dept. of Planning and Land Use
Town of Gilford

Street Location: **19 LOCH LANE**

Installer **SICIAK** Permit No. **1913**

Owner Installed For His/Her Domicile

Was Inspected On (Date) **9-28-04**
Before Covering And Is Hereby Approved For Use.

Date Approved: **11-9-30-04**

By: *[Signature]*
Authorized Agent Of N.H. Department of
Environmental Services

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure.
(RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Ws 1503.04)

REVISED 8/01

TOWN'S

200304429

CONSTRUCTION NOTES

- ALL TRENCHES, BUSHES, BOLLERS, DEBRIS AND TOPSOIL MUST BE REMOVED PRIOR TO PLACING ACCEPTABLE FILL THROUGHOUT THE LEACH FIELD AREA WHICH INCLUDES THE AREA BELOW THE LEACHFIELD, THE EXTENSIONS, AND THE SLOPED EMBANKMENT.
- PROPERTY LINES ARE APPROXIMATE ON THIS PLAN.
- SYSTEM MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE APPROVED PLANS. ANY CHANGES MUST BE APPROVED BY THE DESIGNER & NIDES PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES IN THE APPROVED PLANS & THE ACTUAL SITE CONDITIONS MUST BE REPORTED BY THE INSTALLER TO THE DESIGNER AND TO THE NIDES PRIOR TO CONSTRUCTION.
- NO RESPONSIBILITY FOR THE PROPER OPERATION OF THIS SYSTEM IS ASSUMED UNLESS CONSTRUCTION HAS BEEN SUPERVISED BY STEVEN J. SMITH & ASSOC., INC.
- THE CONSTRUCTION APPROVAL IS GOOD FOR FOUR YEARS FROM THE DATE OF APPROVAL.

OPERATING REQUIREMENTS

- SEPTIC TANKS SHALL BE INSPECTED FOR ACCUMULATION OF SLUDGE AND SOLIDS AT LEAST ONCE EVERY YEAR.
- GREASE, BULKY WASTE, TOXIC OR HAZARDOUS WASTES SHALL NOT BE INTRODUCED INTO THE SEPTIC SYSTEM.
- IF AFTER THIS SYSTEM IS CONSTRUCTED IT APPEARS TO BE A FAILURE, ACTION SHALL BE TAKEN TO CORRECT THE PROBLEM.

DESIGN & SOIL NOTES

Soil Type & Lot Loading Capacity
 Berking County Soil Survey Sheet 750, Dakota Line Sandy Loam 3-8% Slope
 NIDES Soil Group 3, 9 = 15.
 Lot Area = 32,945 sq ft = 0.8 Acres
 Capacity = (1.7 - 0.0) (812,000 GPD/Acre) / 0
 Capacity = 1,125 GPD

Design Load
 Group for 5 Bedroom House
 Group 1 Bedrooms = 150 GPD/Bedroom
 Group = 750 GPD

System Sizing
 Percolation Rate = 20 Minutes/Inch
 Number of Bedrooms = 5
 Linear Footage Enviro-Septic Pipe Required per Table A, Enviro-Septic NH State Attachment
 Linear Footage Required = 325 ft
 Linear Footage Provided = 11 = 30 Rows
 Linear Footage Provided = 330 ft

System Setbacks
 System setbacks Hydrocode A & B setbacks
 Shoreland Protection Setback Required = 100'
 Shoreland Protection Setback Provided = 145'

Management System Statement
 In the event of system failure, it shall be rebuilt in kind at the same location.

Design Intent
 Bottom of Pipe to be no less than 2 ft above original ground along the center line of the pipe.

Field Logs
 Field Book 554, Test Pit Box 18

DESIGN & GENERAL NOTES

Owner of Record
 Robert F & Barbara E. Daniell
 19 Loch Lane
 Gilford, NH 03249
 (603) 368-2143

Lot Location
 19 Loch Lane
 Governor's Island, Lake Winnepesaukee
 Gilford, Berking County, NH 03249

Top, Main, Back & Lot Lines
 Map 117-104 & 105

Land
 Berking County Registry of Deeds
 Book 1174 Page 663
 Book 1847 Page 790

System Designer
 Peter B. Howard, PE, 1668 NIDES 830
 Steven J. Smith & Associates, Inc.
 8 Lily Pond Road
 Gilford, NH 03248-6625
 603 324-1468, 524-4731(fax)
 peter@jpsmith.com

CONSTRUCTION MATERIALS

Septic Tank & Pump Chamber
 2,500 x 480 Two Compartment Concrete Septic Tank by Andrew J. Foss Co. Concrete Products, Farmington, NH 755-2515
 750 Gallon Single Compartment Concrete Pump Tank by Andrew J. Foss Co. Concrete Products, Farmington, NH 755-2515

Distribution Box
 Medium Box 7 Outlet Concrete Distribution Box by Andrew J. Foss Co. Farmington, NH 755-2515

Line Materials
 "Equivalent" or equal 6" pipe outlet line (4 required) Available @ Andrew J. Foss Co. Farmington, NH 755-2515

System Pipe
 Enviro-Septic Pipe, 10' length, (33 required) Available from Andrew J. Foss Co. Concrete Products, Farmington, NH 755-2515
 Enviro-Septic Couplings (33 required)
 Enviro-Septic End Caps (15 required)
 Enviro-Septic Offset Adapters (15 required)
 Rusted Connections (15) Manufactured

Details
 All line connections, joints and pipes to be sealed with "Therm-O-Seal".
 Porch/Loose seals or gaskets to be sealed & grouted.

Fill Materials
 System Sand
 Size or may be graded
 40-60% of the total sand to be coarse or very coarse sand
 No gravel to exceed 2 1/2" diameter
 No gravel smaller than 1/4" diameter
 No rocks or stones smaller than 0.5mm diameter
 No more than 2% of the total sand may pass the #200 sieve

Soil EIS
 Medium to coarse textured sand, with an effective size of 0.25 to 0.75 mm, no more than 5% passing the number 200 sieve and no particle size larger than 3/4" inch (or per Env-Ws 1021-03)
Open Field
 Open field to be covered or deep permeable fill material
 Loom: Clean loam capable of supporting vegetative cover over the field
 Pipe: All pipe between 50 and 75 feet of wells to be 50R 26 or equivalent

Electric
 Heavy Duty NSF Effluent Pump capable of pumping 33 GPM at 22' TDH. Provide controls for on/off alarm, alternating & overriding pumps. High water alarm in building. Available at Hedden & Johnson, Londonderry, NH (603) 524-4422.

Effluent Filter
 4-1800 Taper Filter (1 required) for outlet pipe inside septic tank
 Available from Inpore Filter Company, Farmington, NH 755-2515
 Provide access cover, maintenance and maintenance.

NOTE
 The finish grade over the bed shall extend for a minimum of 5 feet beyond the bed before tapering off to a 3:1 slope.
 There shall be a minimum of a 3" layer of loam suitable for seeding and proper stabilization of the pipe over the 60 and system.
 Approval of this plan sheet for construction of this Enviro-Septic design only. Construction of a conventional system requires a separate design drawing and NIDES approval.

TEST PIT & PERCOLATION TEST DATA

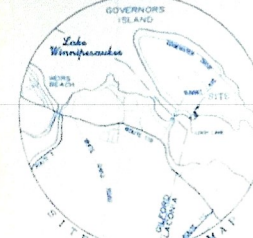
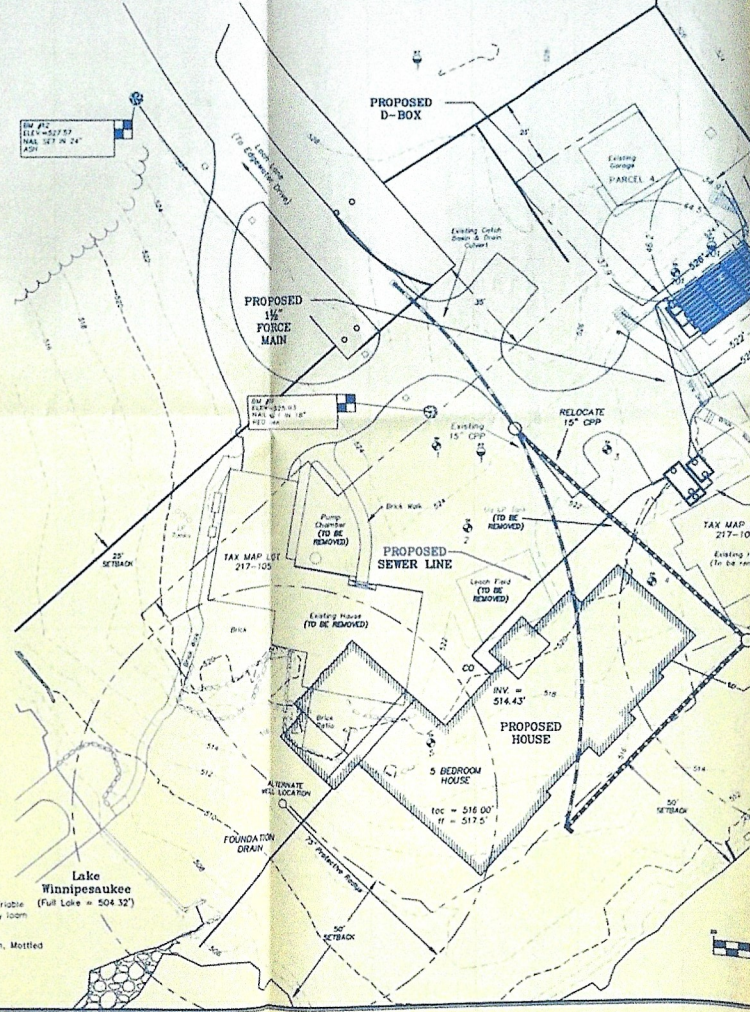
Test Pit 1 5/22/03	Test Pit 2 7/22/03	Test Pit 3 5/22/03	Test Pit 201 7/2/03
0-6" Topsoil	0-6" Topsoil	0-5" Topsoil	0-6" Topsoil
6-14" 2.5YR/2.2 Dark Brown Silty Clay, Friable, Sticky	6-12" Medium Sand	5-16" Mixed fill, Medium and Loomy Sand	6-12" 2.5YR/2.1 Light Yellowish Brown Slightly Loamy Sand, Friable
14-32" 10YR/5.6 Yellowish Brown Sandy loam, Friable	18-22" Sandy Gravel	18-22" Sandy Gravel	12-24" 5YR/2 Olive Yellow Sandy loam Friable
ESHW = 32" No Seeps Ledge @ 32"	22-36" 10YR 5/4 Yellowish Brown Sandy loam Friable	36-66" 2.5YR/4 Pale yellow Sandy loam, Firm	24-32" 10YR/6 Brownish loam Slightly Loamy Sand, Friable
Test Pit 2 7/22/03	ESHW = 32" No Seeps No Ledge to 66" House Probe TP #4 No Ledge to B	ESHW = 32" No Seeps No Ledge to 66" House Probe TP #5 Ledge @ 66"	32-66" 10YR/7.4 Very Pale brown Slightly Loamy Sand, Friable
0-6" Topsoil	ESHW = 24" No Seeps Ledge @ 66"	Percolation Test 1 5/22/03 Depth = 21" Rate = 20 Minutes per inch	Percolation Test 201 7/2/03 Depth = 22" Rate = 18 Minutes per inch

DESIGN ELEVATIONS

ITEM	Elevation
Top of Row 1	520.00
Depth to EDWT	2.00
ESHW Elevation	518.00
Distance up to RB	4.00
Elevation RB	522.00
Height of Pipe	1.00
Top of Module	523.00
Depth of Cover (Min.)	1.00
FD Min @ Row 1	524.00

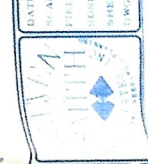
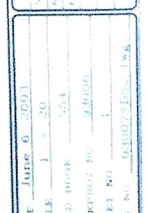
CONSTRUCTION ELEVATIONS

ITEM	Elevation
RV OUT @ BUILDING	516.67
SEPTIC TANK INVERT IN	512.40
SEPTIC TANK INVERT OUT	512.40
PUMP CHAMBER INVERT IN	512.38
PUMP CHAMBER INVERT OUT	512.21
D-BOX INVERT IN	524.33
D-BOX INVERT OUT	524.20
INVERT IN ROW 11	524.08
Existing Ground	522.0



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	11/20/03	SGA	ISSUE FOR PERMITS
2	11/20/03	SGA	ISSUE FOR PERMITS
3	11/20/03	SGA	ISSUE FOR PERMITS



Subsurface Disposal System for Robert F. & Barbara E. Daniell, 19 Loch Lane, Gilford, Berking County, New Hampshire 03249

RECEIVED
 DEC 9 2004
 Dept. of Planning and Development

GRAPHIC SCALE
 1 inch = 20 feet

JOB NO. 03007

SHEET 1

EXECUTIVE SUMMARY – PROPERTY B

ADDRESS	11 Loch Lane, Gilford, NH
TOWN REFERENCE	Map 217, Block 106
BELKNAP COUNTY DEED REFERENCE	Warranty Deed, Book 3256, Page 528
2022 ASSESSED VALUE	\$1,129,890
2022 TAX RATE	\$12.25/\$1,000
2022 EQUALIZATION RATIO	73.6%
2022 ANNUAL REAL ESTATE TAXES	\$13,841
GOVERNOR'S ISLAND CLUB YEARLY FEE	\$2,600 – Recreation, Beach Rights, Clubhouse, Tennis, Trash Pick-Up
UTILITIES	Water: Well needed Sewer: Septic design approval required Electricity: At Street
ACREAGE	.80 +/- Acres
FRONTAGE	165' +/- Water Frontage, 245' +/- Road Frontage
ZONING	SFR
SCHOOL SYSTEM	Gilford SCH District SAU #73

Property B) 11 Loch Lane is a .80-acre undeveloped waterfront property. This slightly sloping lot is mainly grassed with a few mature trees. It has 168' of lake frontage, southwesterly views, and a U-shaped dock.

Gilford, NH : Residential Property Record Card

[[Back to Search Results](#)]

[[Start a New Search](#)] [[Help with Printing](#)]

Search For Properties

Parcel ID#	Name	Street #	Street Name	
				<input type="button" value="Search"/> <input type="button" value="Reset Search"/>

Parcel ID#	Card	Map-Block-Lot	Location	Zoning	State Class	Acres
217-106-000	1	CURRENT	11 LOCH LN	SFR	106 - AUXBLDG	0.800
Living Units						
0						

Owner Information

Daniell Descendants Revoc Trust Daniell, Barbara E
 Ttee
 19 Loch Lane
 Gilford NH 03249

Property Picture



Deed Information

Book/Page: 3256/0528
Deed Date: 2019/08/15

Dwelling Information

Style:
Story Height: 0
Attic:
Basement: None
Year Built: 0
Ground Flr Area: 0
Tot Living Area: 0
Rooms: 0
Bedrooms: 0
Full Baths: 0
Half Baths: 0

Valuation

Land: \$1,109,190
Building: \$20,700
Total: \$1,129,890
Net Assessment: \$1,129,900

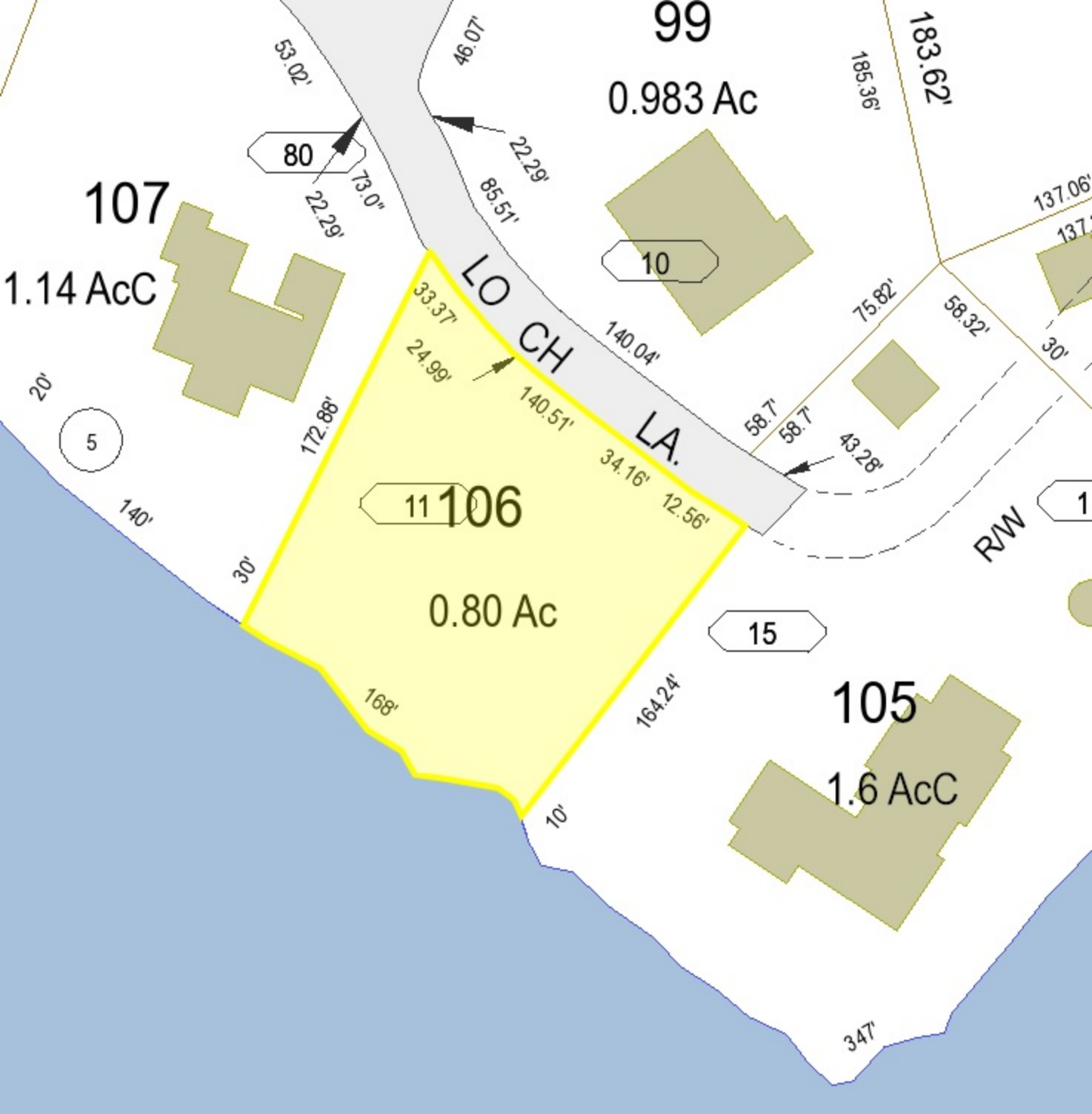
Sales History

Book/Page	Date	Price	Type	Validity
3256/0528	2019/08/15	\$0	Land + Bldg	44
1847/0784	2003/02/18	\$300,000	Land + Bldg	24
1264/0215	1993/08/01	\$0	Land + Bldg	F
n/a	1988/12/01	\$465,000	Land + Bldg	0

Out Building Information

Type	Qty	Year	Size1	Size2	Grade	Cond	Value
Boat Dock-Med	2	1992	4	28	C	A	12630
Wood Deck	1	1992	11	18	C	A	3030

Building Sketch





PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

- 1. **SELLER:** Trustees of the Revocable Trust Agreement for Daniell Descendants _____
- 2. **PROPERTY LOCATION:** 11 Loch Lane, Gilford, NH 03249 _____
- 3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

- 5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
 - a. TYPE OF SYSTEM: None Public Private Seasonal Unknown
 Drilled Dug Other _____
 - b. INSTALLATION: Location: _____ Installed By: _____
Date of Installation: _____ What is the source of your information? _____
 - c. USE: Number of Persons currently using the system: _____
Does system supply water for more than one household? Yes No
 - d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No Unknown
Quality: Yes No Unknown
If YES to any question, please explain in Comments below or with attachment.
 - e. WATER TEST: Have you had the water tested? Yes No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? Yes No
If YES, are test results available? Yes No
What steps were taken to remedy the problem? _____
 - f. COMMENTS: _____

- 6. **SEWAGE DISPOSAL SYSTEM**
 - a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown: Yes No
None: Yes No Septic/Design Plan in Process? Yes No
Septic Design Available? Yes No
Comments: _____
 - b. 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? _____
 - c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
Tank Size 500 Gal. 1,000 Gal. Unknown Other _____
Tank Type Concrete Metal Unknown Other _____
Location: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No Comments: _____
 - d. LEACH FIELD: Yes No Other _____
IF YES: Size _____ Location: _____ Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: _____
 - e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a site assessment been done? Yes No Unknown
SOURCE OF INFORMATION: _____
 - f. COMMENTS: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS

HM SD
08/28/23 08/28/23

BUYER(S) INITIALS

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 11 Loch Lane, Gilford, NH 03249

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? [] YES [x] NO [] UNKNOWN

IF YES: Are tanks currently in use? [] YES [] NO

IF NO: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____ Owner of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? [] Yes [] No Comments: _____

Are tanks registered with the Department of Environmental Services (D.E.S.)? [] YES [] NO [] UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? [] YES [] NO [] UNKNOWN

Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? [x] YES [] NO [] UNKNOWN

If YES, Explain: Govenors Island Club INC

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? [x] YES [] NO [] UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? [x] YES [] NO [] UNKNOWN

If YES, Explain: Governor's Island Club. See Proposed deed.

d. What is your source of information? Steven J Smith Associates INC

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? [] YES [x] NO [] UNKNOWN

If YES, Explain: _____

f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? [] YES [x] NO [] UNKNOWN

If YES, Explain: _____

g. How is the property zoned? _____ Source: _____

h. Has the property been surveyed? [x] YES [] NO [] UNKNOWN If YES, is the survey available? [x] YES [] NO

i. Has the soil been tested? [] YES [] NO [x] UNKNOWN If YES, are the results available? [] YES [] NO

j. Has a percolation test been done? [] YES [] NO [x] UNKNOWN If YES, are the results available? [] YES [] NO

k. Has a test pit been done? [] YES [] NO [x] UNKNOWN If YES, are the results available? [] YES [] NO

l. Have you subdivided the property? [] YES [] NO [x] UNKNOWN

m. Are there any local permits? [] YES [] NO [x] UNKNOWN Please explain: _____

n. Are there attachments explaining any of the above? [] YES [] NO [] UNKNOWN

o. Septic/Design plan available? [x] YES [] NO [] UNKNOWN

p. 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: _____

9. ADDITIONAL INFORMATION:

[Empty box for additional information]

10. 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 PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS [Signature] / [Signature]

BUYER(S) INITIALS [] / []

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

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.

Holly Miller
SELLER DATE
dotloop verified
08/28/23 9:27 AM EDT
T7ZJ-QVZ7-JNUL-NP0E

Sandra Dane
SELLER DATE
dotloop verified
08/28/23 12:51 PM
EDT
XKMX-2AJZ-S8BV-QKLJ

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 OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE

EXECUTIVE SUMMARY – PROPERTY C

ADDRESS	10 Loch Lane, Gilford, NH
TOWN REFERENCE	Map 217, Block 99
BELKNAP COUNTY DEED REFERENCE	Warranty Deed, Book 3256, Page 531
2022 ASSESSED VALUE	\$1,125,400
2022 TAX RATE	\$12.25/\$1,000
2022 EQUALIZATION RATIO	73.6%
2022 ANNUAL REAL ESTATE TAXES	\$13,786
GOVERNOR'S ISLAND CLUB YEARLY FEE	\$2,600 – Recreation, Beach Rights, Clubhouse, Tennis, Trash Pick-Up
UTILITIES	Water: Private well Sewer: Private septic, 3 Bedroom design Electricity: 200 AMP underground.
ACREAGE	1 Acre
FRONTAGE	482' +/- Road Frontage
GARAGE	Direct access 2-car attached garage with auto open doors with keypad and remote entry
TYPE	Contemporary Ranch, 3 Bedroom, 3.5 Bathroom
YEAR BUILT	1995
LIVING AREA	3671± sq.ft. as measured, 4,118± sq.ft. per assessor's card (buyer to verify)
FUEL	Propane underground tank
BASEMENT	Full 3,256 sq.ft.
HEAT	Forced hot air
AIR CONDITIONING	(2) Carrier condensers & (2) Carrier air handlers
HOT WATER	(2) Propane fired
IRRIGATION SYSTEM	Yes
SCHOOL SYSTEM	Gilford SCH District SAU #73
HOME FURNISHINGS	Home as furnished is available for purchase. See Auctioneer

Property C) 10 Loch Lane is a 1-acre property improved with a 3,671 sq.ft. 3-bedroom, 3.5-bathroom contemporary-ranch style home built in 1995 with a 2-car attached garage. This home enjoys filtered views of the lake. This home has a stunning floor plan with a first-floor primary bedroom suite. The sun-filled open-concept home is centered around the kitchen with soaring ceilings and a towering stone fireplace. There is an open study and open sitting room on the second level, and both have views toward the lake and the kitchen below. The large, unfinished basement has ample space to be finished or used for storage.

Gilford, NH : Residential Property Record Card

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Search For Properties

Parcel ID#	Name	Street #	Street Name	Search
				Reset Search

Parcel ID#	Card	Map-Block-Lot	Location	Zoning	State Class	Acres
217-099-000	1	CURRENT	10 LOCH LN	SFR	101 - ONEFAMILY	1.000
Living Units						
1						

Owner Information

Daniell Descendants Revoc Trust Daniell, Barbara E
Ttee
19 Loch Lane
Gilford NH 03249

Property Picture



Deed Information

Book/Page: 3256/0531
Deed Date: 2019/08/15

Dwelling Information

Style: Contemporary
Story Height: 1
Attic: Part Finsh
Basement: Full
Year Built: 1995
Ground Flr Area: 3256
Tot Living Area: 4118
Rooms: 8
Bedrooms: 3
Full Baths: 3
Half Baths: 1

Valuation

Land: \$235,500
Building: \$889,900
Total: \$1,125,400
Net Assessment: \$1,125,400

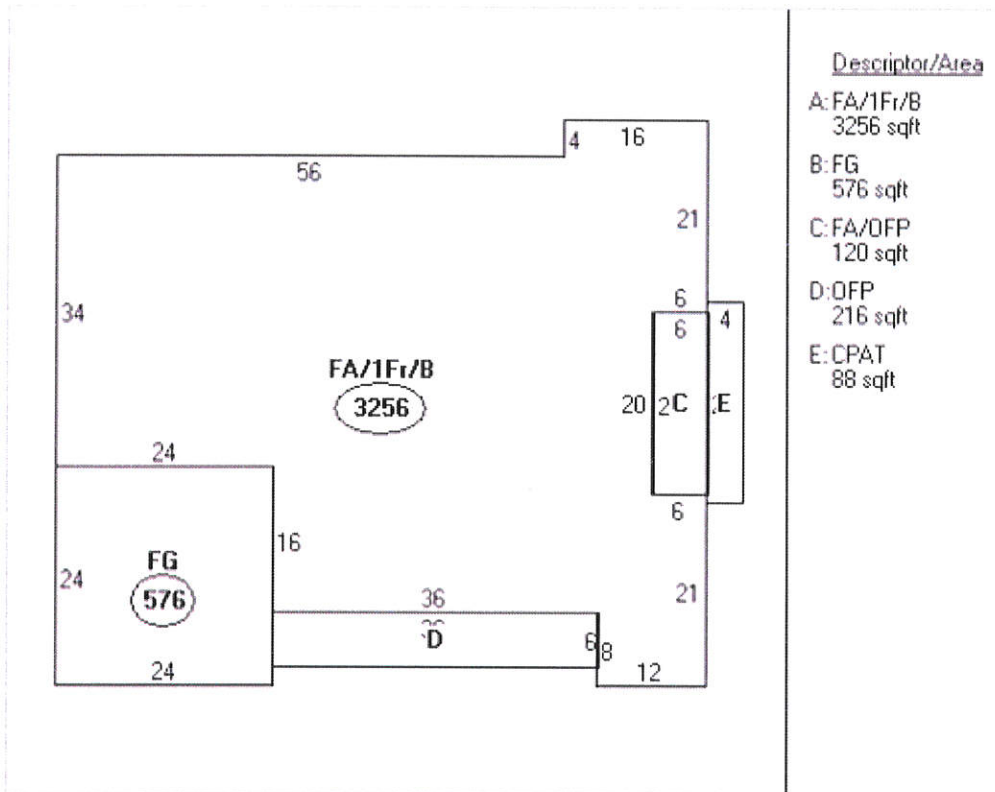
Sales History

Book/Page	Date	Price	Type	Validity
3256/0531	2019/08/15	\$0	Land + Bldg	44
1303/0848	1994/07/01	\$189,000	Land + Bldg	0
n/a	1991/11/01	\$165,000	Land + Bldg	0

Out Building Information

Type	Qty	Year	Size1	Size2	Grade	Cond	Value
------	-----	------	-------	-------	-------	------	-------

Building Sketch



Notice

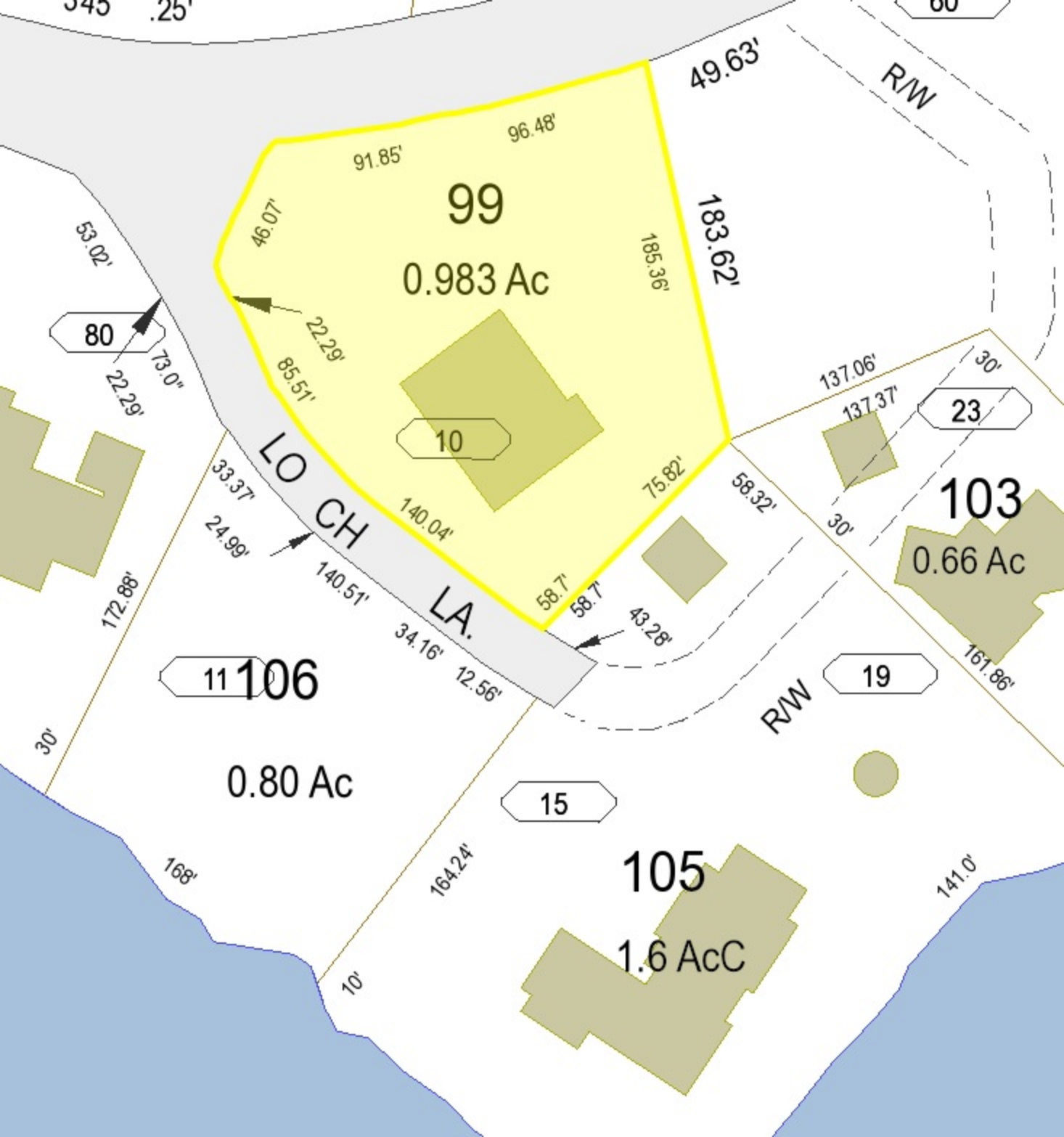
Tax Year 2023 Values

The information delivered through this on-line database is provided in the spirit of open access to government information and is intended as an enhanced service and convenience for citizens of Gilford, NH.

The providers of this database: CLT, Big Room Studios, and Gilford, NH assume no liability for any error or omission in the information provided here.

Comments regarding this service should be directed to: mmcginley@gilfordnh.org.

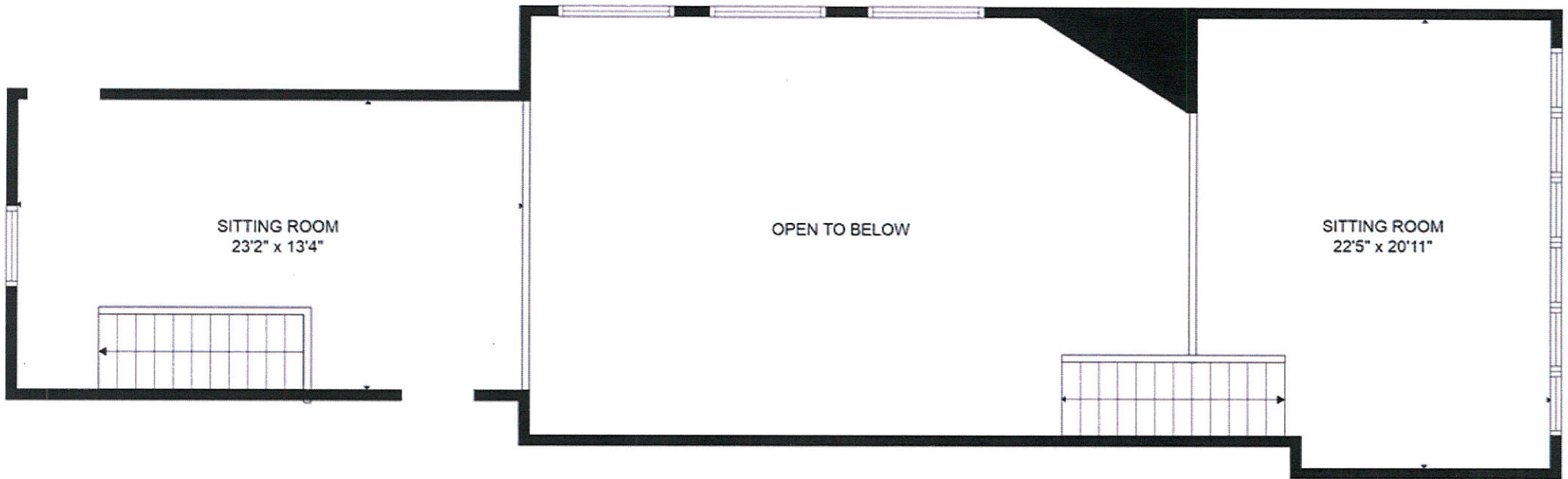






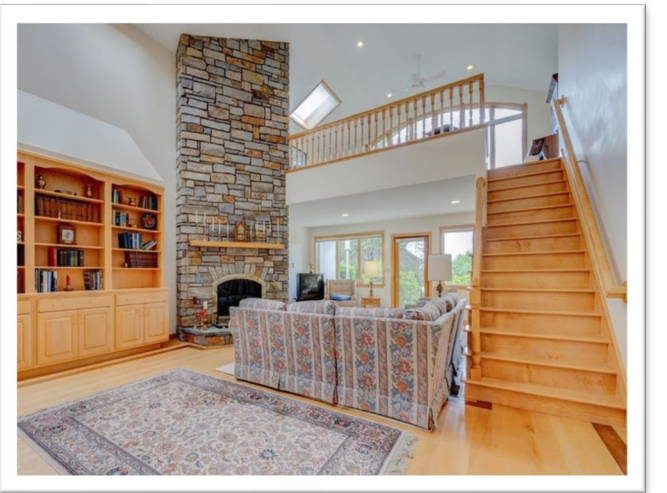
GROSS INTERNAL AREA
 FLOOR 1: 2996 sq. ft, FLOOR 2: 675 sq. ft
 EXCLUDED AREAS: GARAGE: 534 sq. ft, OPEN TO BELOW: 566 sq. ft
 TOTAL: 3671 sq. ft

NOTES AND DIMENSIONS ARE APPROXIMATE, ALL DIM. MIN. CLEAR



GROSS INTERNAL AREA
FLOOR 1: 2996 sq. ft, FLOOR 2: 675 sq. ft
EXCLUDED AREAS: GARAGE: 534 sq. ft, OPEN TO BELOW: 566 sq. ft
TOTAL: 3671 sq. ft

NOTES: ALL DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** Trustees of the Revocable Trust Agreement for Daniell Descendants _____

2. **PROPERTY LOCATION:** 10 Loch Lane, Gilford, NH 03249 _____

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No

4. **SELLER:** has has not occupied the property for 9 months years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____

b. INSTALLATION: Location: See Waterfront Property Site Assessment
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. USE: Number of persons currently using the system: _____
Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown

If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
If YES, are test results available? Yes No
What steps were taken to remedy the problem?

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No

b. 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? _____

c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
Tank Size Gal. Unknown Other: _____
Tank Type Concrete Metal Unknown Other: _____
Location: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
Comments: _____

SELLER(S) INITIALS HM / SD

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 10 Loch Lane, Gilford, NH 03249

d. LEACH FIELD: Yes No Other: _____
IF YES, Location: _____ Size: _____ Unknown: _____
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: See Waterfront Property Site Assessment

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a site assessment been done? Yes No Unknown
Source of Information: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? Yes No Unknown IF YES: Are tanks currently in use? Yes No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: _____
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: _____

b. ASBESTOS - Current or previously existing:

As 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 flooring tiles? Yes No Unknown Other _____ Yes No Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

SELLER(S) INITIALS HM / SD

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 10 Loch Lane, Gilford, NH 03249

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No
Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____
Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: Governor's Island Club. See proposed deed.
What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: Governors Island Club
What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

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

If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

YES NO UNKNOWN If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: Steven J Smith Associates

If YES, is survey available? Yes No Unknown

h. How is the property zoned? _____

i. Street (check one): Public Private Association

If private, is there a written road maintenance agreement? Yes No

Additional Information: _____

j. Heating System Age: 20 approx Type: Propane Fuel: _____ Tank Location: _____

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? Summer 2022

Secondary Heat Systems: _____

Comments: _____

SELLER(S) INITIALS HM / SD

BUYER(S) INITIALS _____ / _____

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New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 10 Loch Lane, Gilford, NH 03249

- k. Roof Age: Approx 20 Type of Roof Covering: Asphalt
Moisture or leakage: _____
Comments: _____
- l. Foundation/Basement: Full Partial Other: _____ Type: Poured concrete
Moisture or leakage: _____
Comments: _____
- m. Chimney(s) How Many? 1 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- n. Plumbing Type: Copper Age: Approx 20 years
Comments: _____
- o. Domestic Hot Water: Age: Approx 20 years Type: _____ Gallons: _____
- p. Electrical System: # of Amps _____ Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____
- r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____
- s. 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: _____
- t. Air Conditioning: Type: Central air Age: 20 year Date Last Serviced and by whom: Summer 2022 Al Terry heating and AC
Comments: _____
- u. Pool: Age : _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____
- v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: Summer 2022
If Portable: Included Negotiable
Comments: _____
- w. Internet: Type Currently Used at Property: _____
- x. Other (e.g. Alarm System, Irrigation System, etc.) _____
Comments: _____

NOTICE 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 PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS HM / SD
08/28/23 9:27 AM EDT dotloop verified 08/28/23 12:51 PM EDT dotloop verified

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 10 Loch Lane, Gilford, NH 03249

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
 Yes No

b. ADDITIONAL COMMENTS:

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.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

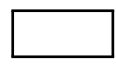
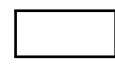
Holly Miller
SELLER
dotloop verified
08/28/23 9:27 AM EDT
GD2N-7WC5-DMAR-8RVW
DATE

Sandra Dane
SELLER
dotloop verified
08/28/23 12:51 PM EDT
LVCO-1QM5-SMSR-JYXZ
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 OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER
DATE

BUYER
DATE





WATERFRONT PROPERTY SITE ASSESSMENT FORM

Water Division/ Subsurface Systems Bureau
Land Resources Management

RSA/Rule: RSA 485-A:39/ Env-Wq 1025

Prior to executing a purchase and sale agreement for any “developed waterfront property” using a septic disposal system, an owner shall, at his or her expense, engage a permitted subsurface sewer or [waste disposal system designer](#) to perform an “On-Site Assessment Study”. **This form is NOT submitted to NHDES.** This form is transferred from the seller to the buyer and becomes part of the purchase and sales agreement. For more information on site assessment studies, please see the [Selling Developed Waterfront Property FACT SHEET](#).

1. SELLER		
NAME: Daniell Descendants Rev Trust Agreement, Barbara E. Daniell, Trustee		
MAILING ADDRESS: 19 Loch Lane		
TOWN/CITY: Gilford	STATE: NH	ZIPCODE: 03249
2. AGENT		
NAME:		
MAILING ADDRESS:		
TOWN:	STATE:	ZIPCODE:
3. SITE ASSESSOR (DESIGNER)		
DESIGNER NAME: May Varney	DESIGNER PERMIT NUMBER: 1838	
P.E. NAME (ISDS over 2500GPD):	P.E. NUMBER:	
ADDRESS: 93 Powder Mill Road		
TOWN/CITY: Alton	STATE: NH	ZIPCODE: 03809
4. LOT LOCATION		
TAX MAP: 217	LOT NUMBER: 99	SUBDIVISION NAME:
STREET ADDRESS: 10 Loch Lane		TOWN/CITY: Gilford
5. LOT DESCRIPTION		
STRUCTURES: Existing House		
NUMBER OF BEDROOMS: 3 Bedrooms (450 GPD)		
6. ABUTTERS IF KNOWN (ATTACH ADDITIONAL SHEET IF NECESSARY)		
NAME: Elizabeth M. Olsen Qual Pers Res Trust	ADDRESS: PO BOX 2050, Lecanto, FL 34460	
NAME: Governors Island Club Inc	ADDRESS: PO BOX 7165, Gilford, NH 03247	
NAME:	ADDRESS:	
LOT CHARACTERISTICS		
LOT SIZE: 1 Acre +/-	SLOPE: 0-8%	LOADING CAPACITY: 775 Gallons per day (GPD) minus existing well radius.
WATER SUPPLY: Well on lot		

SOIL TYPE* **Group 3 (assumed, no test pit dug)** * From [US Natural Resources Conservation Service](#) maps or actual data if available *:

ESTIMATED SEASONAL HIGH WATER TABLE*: **2 feet +/-**

SCOPE OF REVIEW (Materials reviewed, if any): **Onsite Investigation, Town Files, Varney Engineering LLC files.**

DATE OF ON SITE INVESTIGATION: **3/30/2023**

DESIGNER'S ASSESSMENT OF SITE FOR CURRENT USE AND IF THE SITE CAN SUPPORT A SYSTEM MEETING CURRENT STANDARDS (attach a separate sheet for additional comments): **N.H.D.E.S. may allow an increase in number of bedrooms. Existing state approved septic CA1995001857 is for 3 Bedrooms (450 GPD).**

8. PRESENT SEWAGE DISPOSAL SYSTEM

A. DOES THE PROPERTY CURRENTLY HAVE ANY SEWAGE DISPOSAL SYSTEM? **YES**

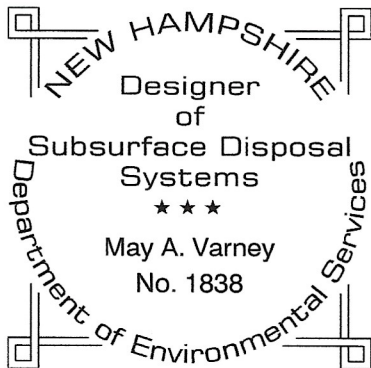
B. IF YES, IS THE SYSTEM STATE APPROVED? **YES**

NOTE: Env-Ws 1022.03 provides that "Holding tanks shall not be approved except as a replacement for an existing system in failure when no other means of disposal is practical." Holding tanks are not approved for new construction or for expansion of existing structures.

If **YES**, a copy of the approved plan, construction approval, and operational approval must be attached to the original of this form. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines and locations of abutter's septic systems and wells (within 75' well radius), if known, must be attached.

If **NO**, supply all available information on the type, capacity, age, and location of the system, and include an 8 1/2" x 11" sketch to scale or with dimensions shown of the property and the location of the system. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines, and approximate locations of abutter's septic systems and wells (within 75' well radius), or if known, must be attached.

9. DESIGNER (SITE ASSESSOR) STAMP AND DATE (** Required)



ASSESSMENT DATE: 4/3/2023

10. **SIGNATURES (**Required)** The undersigned certify that we have reviewed this Site Assessment Form and understand the information contained herein and that we have received a copy of this Site Assessment Form. This form is **not** submitted to NHDES.

BUYER:

DATE:

SELLER:

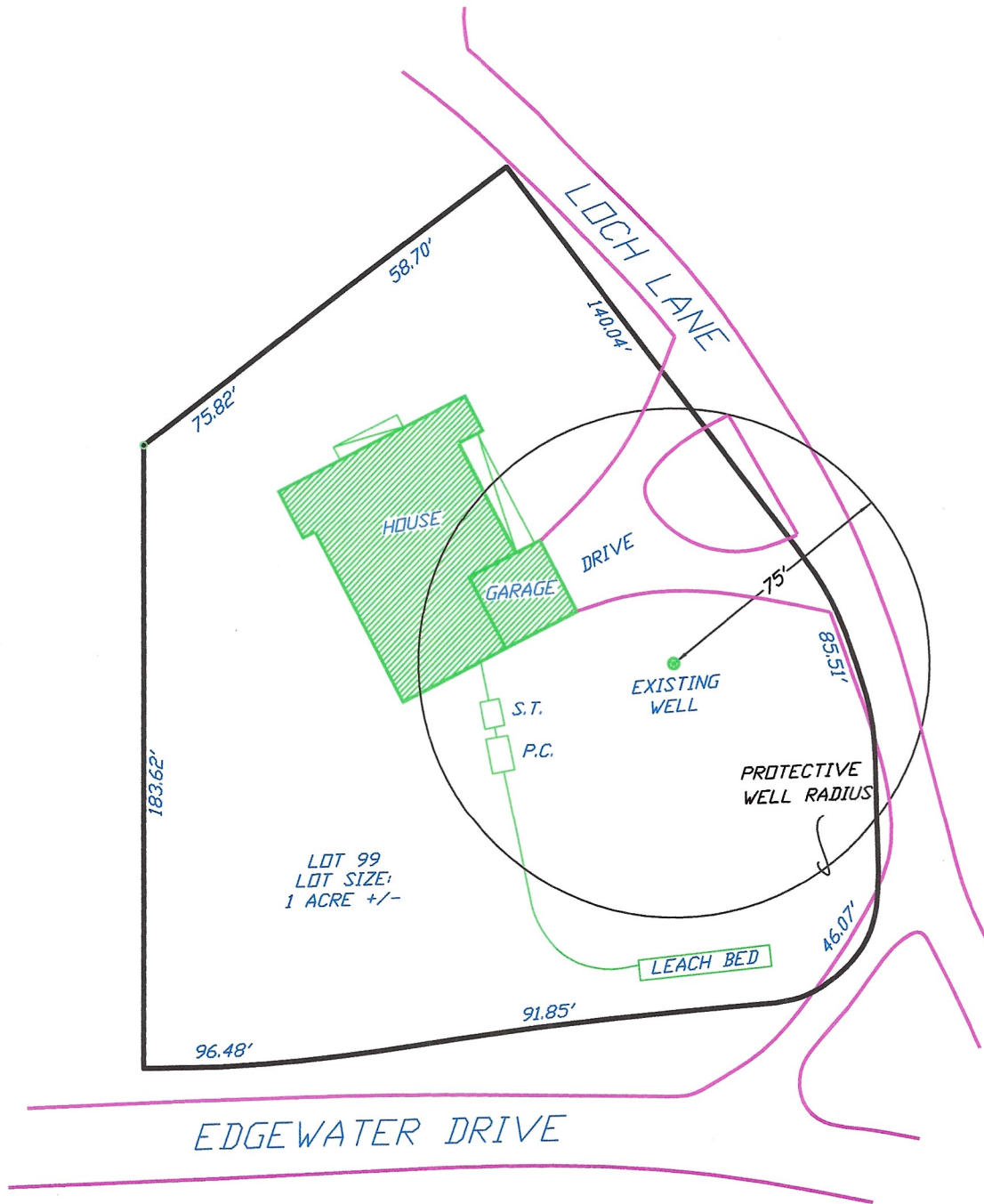
DATE:

MAP 217 LOT 99

10 LOCH LANE

GILFORD, NH

PLOT PLAN



THIS IS NOT A SURVEY BY A LICENSED LAND SURVEYOR

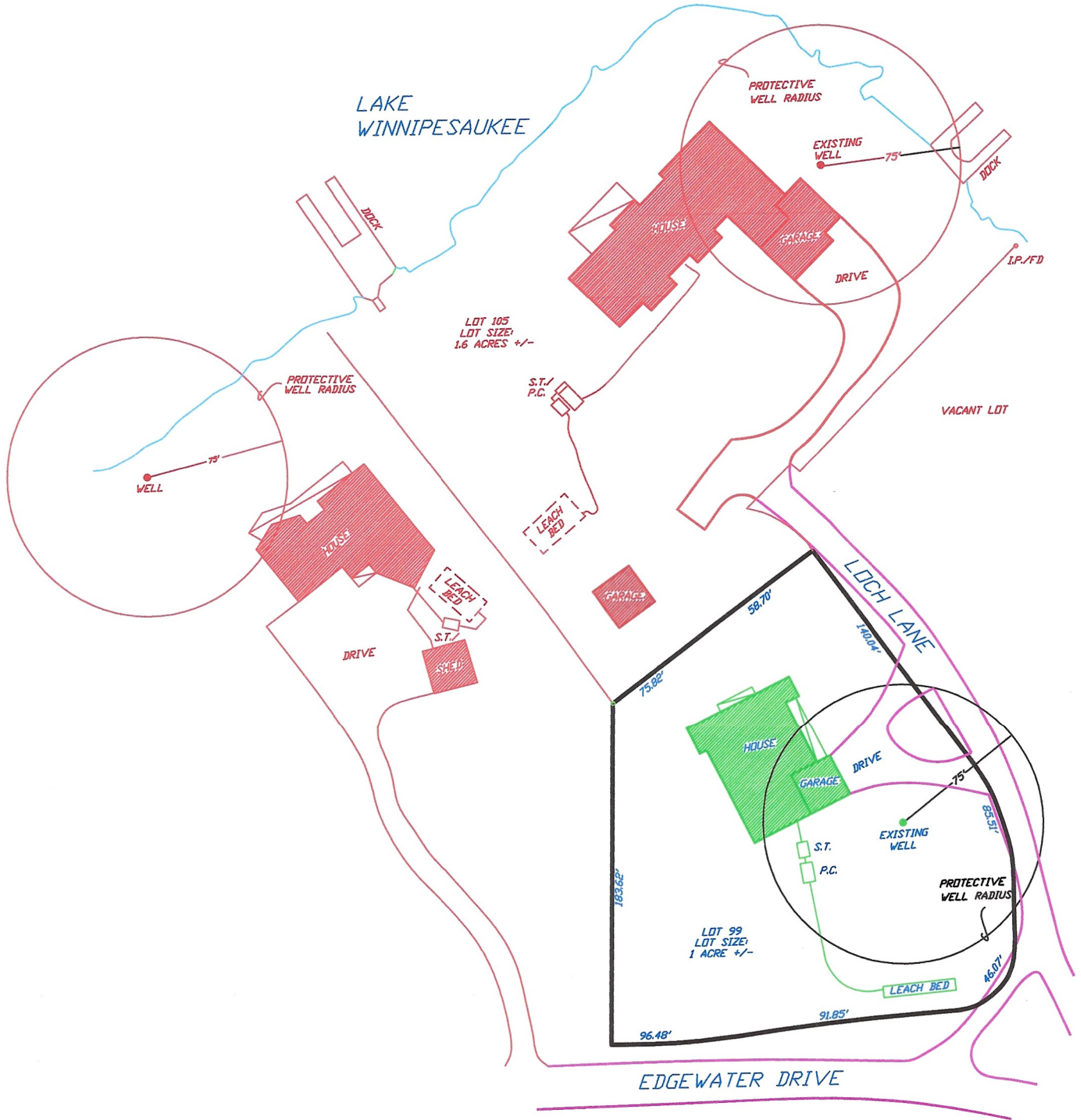
SCALE: 1" = 50'

MAP 217 LOT 99

10 LOCH LANE

GILFORD, NH

ABUTTER PLAN



THIS IS NOT A SURVEY BY A LICENSED LAND SURVEYOR

SCALE: 1" = 80'

APPROVAL FOR OPERATION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
WATER SUPPLY & POLLUTION CONTROL DIVISION
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095

APPROVAL NO. CA1995001857

CA1995001857

AMENDED DUE TO:

OWNER:

ROBERT DANIELL
19 BALFOUR DRIVE
WEST HARTFORD CT 06117

Lot Numbers: **217-99 / 99**
Subd. Appvl. No.: **PRE 67**
Subd. Name: **GOVERNORS ISLAND**
County: **BELKNAP**
Registry Book No.: **1303**
Registry Page No.: **848**
Probate Docket No.:
(If Applicable)

COPY SENT TO:

DEPARTMENT OF PUBLIC WORKS
55 CHERRY VALLEY ROAD
GILFORD NH 03246

Type of System: **3 BR**
450 GPD

Town/City Location: **GILFORD**

Street Location: **LOCH LANE**

Installer A. MITCHELL

Permit No. 1955

Owner installed For His Domicile

Was Inspected On (Date) 7/7/95 & 7/11/95
Before Covering And Is Hereby Approved For Use.

Date Approved: 7/11/95

By:

Peter G. Hanna
Authorized Agent Of N.H. Water Supply And
Pollution Control Division

(OVER)

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure.
(RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts.
(Env-Ws 410.05)

REVISED 8/91

199502078

TOWN'S

APPROVAL FOR CONSTRUCTION

CA1995001857

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
WATER SUPPLY & POLLUTION CONTROL DIVISION
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095

APPROVAL NO. CA1995001857

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

OWNER:

ROBERT DANIELL
19 BALFOUR DRIVE
WEST HARTFORD CT 06117-

Lot Numbers: 217-99 / 99
Subd. Appvl. No.: PRB 67
Subd. Name: GOVERNORS ISLAND
County: BELKNAP
Registry Book No.: 1303
Registry Page No.: 848
Probate Docket No.:
(If Applicable)

COPY SENT TO:

DEPARTMENT OF PUBLIC WORKS
55 CHERRY VALLEY ROAD
GILFORD NH 03246-

Type of System: 3 BR
450 GPD

Town/City Location: GILFORD

Street Location: LOCH LANE

BY APPLICANT: PERMIT NO.

00830

STEVEN J SMITH & ASSOC
6 LILY POND ROAD
GILFORD NH 03246-

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure.
(RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Wa 410.05)

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES
IN PLANS AS INDICATED BELOW CONDITIONS

RECEIVED

MAY 26 1995

TOWN OF GILFORD
PUBLIC WORKS ADMINISTRATION

Approved this date: 05/11/95

Date amended: _____

By: *B6* BRENDA GUIDO

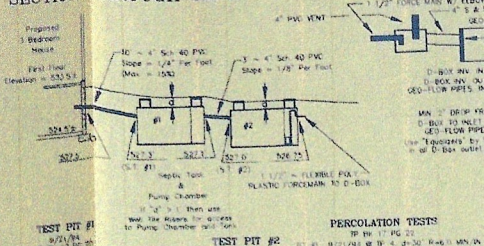
N.H. Water Supply & Pollution Control Division Staff

Amended by: _____ (OVER)

CONSTRUCTION NOTES

- ALL TREES, BUSHES, Boulders, DEBRIS AND TOPSOIL MUST BE REMOVED PRIOR TO PLACING ACCEPTABLE FILL THROUGHOUT THE LEACHFIELD AREA WHICH INCLUDES THE AREA BELOW THE LEACHFIELD, THE EXTENSIONS, AND THE SLOPED EMBANKMENTS.
 - PROPERTY LINES ARE APPROXIMATE ON THIS PLAN.
 - SYSTEM MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE APPROVED PLANS. ANY CHANGES MUST BE APPROVED BY THE DESIGNER & W.S.P.C.D. PRIOR TO CONSTRUCTION.
 - ANY DISCREPANCIES IN THE APPROVED PLANS & THE ACTUAL SITE CONDITIONS MUST BE REPORTED BY THE INSTALLER TO THE DESIGNER AND TO THE W.S.P.C.D. PRIOR TO CONSTRUCTION.
 - NO RESPONSIBILITY FOR THE PROPER OPERATION OF THIS SYSTEM IS ASSUMED UNLESS CONSTRUCTION HAS BEEN SUPERVISED BY STEVEN J. SMITH & ASSOC., INC.
 - THE CONSTRUCTION APPROVAL IS GOOD FOR FOUR YEARS FROM THE DATE OF APPROVAL.
- OPERATING REQUIREMENTS**
- SEPTIC TANKS SHALL BE INSPECTED FOR ACCUMULATION OF SLUDGE AND SCUM AT LEAST ONCE EVERY YEAR.
 - PLEASE BULK WASTE TANKS OR HAZARDOUS WASTES SHALL NOT BE INTRODUCED INTO THE SEPTIC SYSTEM.
 - IF AFTER THIS SYSTEM IS CONSTRUCTED IT APPEARS TO BE IN FAILURE, IT SHALL BE TAKEN TO CORRECT THE PROBLEM.

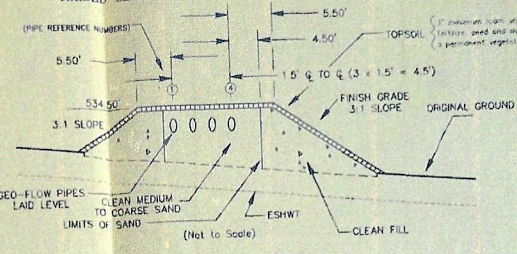
SECTION THROUGH SEPTIC TANKS



PERCOLATION TESTS

TEST PIT #1	TEST PIT #2	TEST PIT #3
0-1" TOPSOIL	0-1" TOPSOIL	0-1" TOPSOIL
1-4" 100% REDUCED BROWN SAND (LOOSE BLOCK)	1-4" 5/16" OLIVE YELLOW FINE SAND (FRABLE BLOCK)	1-4" 5/16" OLIVE YELLOW FINE SAND (FRABLE BLOCK)
4-10" 5/16" OLIVE YELLOW SAND (LOOSE BLOCK)	4-24" BURNED TOPSOIL (LOOSE/DIRTY)	4-24" BURNED TOPSOIL (LOOSE/DIRTY)
10-28" 5/16" OLIVE YELLOW SAND (LOOSE BLOCK)	28-42" 5/16" OLIVE YELLOW LOAM (FRABLE BLOCK)	28-42" 5/16" OLIVE YELLOW LOAM (FRABLE BLOCK)
28-42" 5/16" OLIVE YELLOW SAND (LOOSE BLOCK)	42-48" 10/16" BROWNISH YELLOW MEDIUM LOAM	42-48" 10/16" BROWNISH YELLOW MEDIUM LOAM
42-48" NO LEGS NO SEEPS ESHWT @ 0"	48-80" 5/16" PALE YELLOW FINE SAND (LOOSE FRABLE BLOCK)	48-78" 5/16" PALE OLIVE FINE SAND (LOOSE FRABLE BLOCK)
	NO LEGS NO SEEPS ESHWT @ 48"	NO LEGS NO SEEPS ESHWT @ 30"

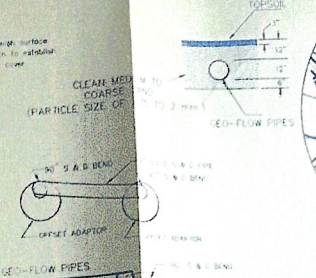
GEO-FLOW TYPICAL CROSS SECTION RAISED LEACH BED & DISTRIBUTION BOX



TEST PIT #4

DEPTH	DESCRIPTION
0-1"	TOPSOIL
1-16"	5/16" OLIVE YELLOW MEDIUM COARSE FINE SAND
16-30"	10/16" BROWNISH YELLOW COARSE SAND (LOOSE MEDIUM)
30-33"	5/16" PALE OLIVE FINE SAND (LOOSE FRABLE BLOCK)
33-36"	NO LEGS NO SEEPS ESHWT @ 30"

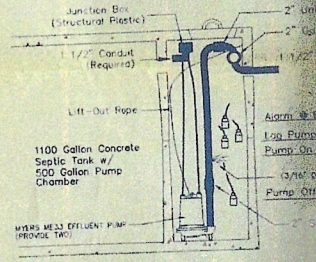
SECTION THROUGH GEO-FLOW FIELD



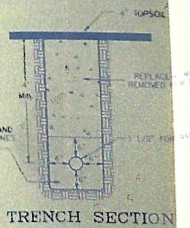
PIPE NUMBER	BOTTOM OF PIPE (ELEVATION)	TOP OF PIPE (ELEVATION)	DEPTH
1	532.50	533.50	1'-0"
2	532.50	533.50	1'-0"
3	532.50	533.50	1'-0"

RAISED STRAIGHT CONNECTION SYSTEM

DUPLEX UNION SYSTEM

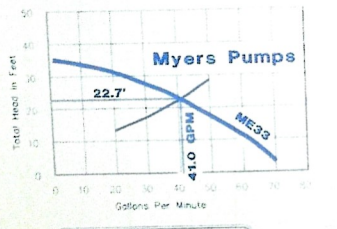
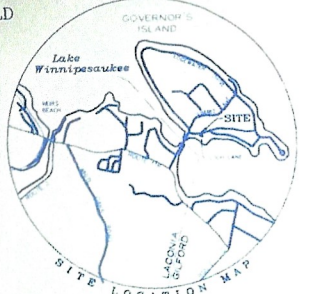


Furnish and install Duplex Myers ME33 Effluent Pump in pump chamber specified elsewhere. Sell letters on mercury float switch or hooked above install Myers Control Panel CE110W w/ Four Floats. Control Panel to be installed in house w/ audio/visual alarm. Pump Run Time ~ 28 Minutes/Cycle. Storage volume above alarm ~ 220 gallons. Inletman Effluent Velocity ~ 11.5 fpa.



TRENCH SECTION

DESIGN INTENT: BOTTOM OF GEOFLOW PIPES TO BE IN 30.0\"/>



LOADING CALCULATIONS

WATERLOO SOIL ~ 600' x 100' x 100'

Total Area = 60,000 SQ. FT.
Total Volume = 6,000,000 CU. FT.
Total Load = 600,000,000 LBS.
Total Area = 60,000 SQ. FT.
Total Volume = 6,000,000 CU. FT.
Total Load = 600,000,000 LBS.

SUBSURFACE DISPOSAL SYSTEM
BY THE GEO-FLOW LEACHING SYSTEM
3 BEDROOM RESIDENTIAL DESIGN
10 LOCH LANE & EDGEWATER DRIVE
GOVERNOR'S ISLAND
GILFORD, BELKNAP COUNTY, N.H.

for
ROBERT DANIELL
19 BALFOUR DRIVE
WEST HARTFORD, CT 06117

April 25, 1995

Sub-4 Name: LOT 99, MEADOW Sub-4 Lot No: 298, 1987
Sub-4 Appl. No.: 217 Date: _____
The Map No.: 1071, 94
Sub-4 Book: 1985 Page: 248

STEVEN J. SMITH & ASSOCIATES, INC.
FOUNDERS PLACE • 6 LELY FORD ROAD
GILFORD, N.H. 03246 PH: 524-1400
SURVEYORS • ENGINEERS • PLANNERS

Approved: Amendments 1, 2, 3, 4 Certificate

Sub-4 Name: LOT 99, MEADOW Sub-4 Lot No: 298, 1987
Sub-4 Appl. No.: 217 Date: _____
The Map No.: 1071, 94
Sub-4 Book: 1985 Page: 248

DESIGNER: Steven J. Smith
DATE: 2 MAY 95
SIGNED: William Shaw

System is greater than 75' from surface water (Lake Winnepesaukee). System meets Hydr. Soil Setback in the event of system failure the replacement area is the same area as this proposed field.

SPECIFICATIONS

LEACHFIELD PERCOLATION RATE = 5 MIN./IN. OF BELDOWNS. AREA REQUIRED = 675 S.F. 40% REDUCTION = 405 S.F. NET REQ'D 430 S.F. @ 3 SF/4" = 135 LINEAR FEET OF GEO-FLOW PIPE REQUIRED. 4 LENGTHS OF 35' EACH PROVIDED. BOTTOM OF BED IS DESIGNED TO BE 4" ABOVE ESHWT & ABOVE LODGE.

SEPTIC TANKS

TANK #1 1000 GAL. CONCRETE SEPTIC TANK
TANK #2 1000 GAL. CONCRETE SEPTIC TANK
BY ANDREW J. FOSS CO., FARMINGTON, N.H. (603) 755-2500 OR APPROVED EQUAL. (TANKS SIZED TO ACCOMMODATE A GARBAGE SLINDER IN THE PROPOSED HOUSE).

DISTRIBUTION BOX

3 OUTLETS MIN. "D"-BOX BY ANDREW J. FOSS CO., FARMINGTON, N.H. (603) 755-2500 OR APPROVED EQUAL.

EQUALIZERS

INSTALL EQUALIZERS IN ALL DISTRIBUTION BOX OUTLETS. BY 3/8" I.D. AVAILABLE AT ANDREW J. FOSS COMPANY, FARMINGTON, N.H. (603) 755-2500.

PUMP CHAMBER PUMP SPECIFICATIONS

PUMP NOTE: FURNISH AND INSTALL DUPLEX MYERS ME-33 EFFLUENT PUMP WITH GATE VALVE, CHECK VALVE, UNION, MERCURY FLOAT SWITCHES AND ALARM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. CAPABLE OF PUMPING 41 GPM AGAINST A TOTAL DYNAMIC HEAD OF 22.7'. INSTALL MYERS CONTROL PANEL @ 110W W/ ON, OFF, LAG AND ALARM FLOATS PER MANUFACTURER'S SPECIFICATIONS & REQUIREMENTS.

SEALANT

ALL CONNECTIONS, JOINTS AND PIPES TO BE SEALED WITH 'THERM-O-SEAL' POLY-LOK SEALS OF EQUAL.

FILL

Clear permeable soil, free of topsoil or humus, dredgings or stones greater than 5" in any direction.

SAND

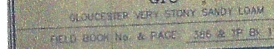
Medium to coarse textured sand with an effective size of .175 to .250 mm, no more than 4% passing the #20 sieve, and no particles larger than 3/4".

SEPTIC SLIDE

NONE REQUIRED

SOIL DATA

BELKNAP COUNTY SOILS SURVEY SHEET 18 GrC
GLOUCESTER, VERY STONY SANDY LOAM
FIELD BOOK No. & PAGE 386 & TP. B. 17



GRAPHIC SCALE (IN FEET) 1 INCH = 20 FEET

Underground Utility TAX MAP 217 LOT 99 Area = 42,817 SF Area = 0.9830 Ac.



REAL ESTATE PURCHASE & SALE AGREEMENT

The undersigned purchaser, as the successful bidder at a certain auction of the real property described below or on Exhibit A, herein agrees to purchase said real estate in accordance with the following terms and conditions:

1. Seller(s): Holly D. Miller and Sandra R. Dane,
 Trustees of the Revocable Trust Agreement for
 Daniell Descendants
 Street: 725 Hideaway Drive
 Longboat Key, FL 34228
 Telephone #: _____
- Buyer(s): _____
 Street: _____
 City/State/Zip: _____
 Telephone #: _____

2. Property: Land Land & Buildings Condo Other: _____
 Street Address: _____ City/Town: Gilford
 County: Belknap State: New Hampshire
 And as described on the attached deed as Exhibit A.

3. BID PRICE (HAMMER PRICE): \$ _____
 7% BUYER'S PREMIUM: \$ _____
 TOTAL PURCHASE PRICE DUE FROM BUYER: \$ _____
- INITIAL DEPOSIT 10% of total purchase price,
 to be held by Paul McInnis LLC
 Escrow Account, to be delivered to Paul McInnis, LLC
 No later than September 23rd, 2:00 p.m.
 Receipt of which is acknowledged
 and is NON-REFUNDABLE: \$ _____
- Additional Deposit: \$ _____
- BALANCE DUE AT TRANSFER OF TITLE: \$ _____

4. Transfer of Title: In accordance with the terms of the auction sale, title shall be transferred and the balance of the purchase price paid on or before Thursday, November 10th at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at Hoover & Flynn, PLLC, 100 International Drive, Suite 365, Portsmouth, New Hampshire on Tuesday, November 7th at 10:00 a.m.

 Seller

 Buyer

- 5 Title shall be transferred by Fiduciary deed free of all liens, subject to all easements and restrictions of record. Buyer acknowledges that Buyer has determined the status of the real estate title and agrees to take title to the property "as is" except as otherwise set forth on Addendums A and B attached hereto and made a part hereof.
- 6 Seller shall keep the premises insured during the term of this Agreement. In the event of damage by fire, or other casualty, with loss greater than \$10,000 the Seller shall either restore the premises to their former condition or the Buyer, at his election, may cancel this Agreement, in which case this Agreement shall be void, or accept the premises in its then condition together with proceeds of such insurance which Seller agrees to assign to Buyer if Buyer so elects.
- 7 Real estate taxes, utilities (*including unused oil or gas in the fuel tank if applicable*) and any water or sewer (*if any*) charges against the property shall be apportioned as of the date of transfer of title.
- 8 Buyer is purchasing the property "as is" and waives all building, environmental, radon and all other inspections and tests of the property of any kind (*other than a lead paint inspection as outlined in item #15 if applicable*). Buyer acknowledges the receipt of the Property Disclosure attached hereto and incorporated herein by reference.
- 9 This Agreement is NOT contingent on Buyer obtaining financing for the purchase price.
- 10 This Instrument is to be construed as a New Hampshire contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as Buyers and Sellers, their obligation hereunder shall be joint and several.
11. TIME IS OF THE ESSENCE as to all dates referenced in this contract. Where necessary to effectuate the intent of the parties, the Agreement shall survive the closing.
12. Personal property included: _____.
13. All representations, statements and agreements heretofore made between the parties are merged in this Agreement, which alone fully and completely expresses their obligations. This Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement, made by the other or on his behalf.
14. Seller and Buyer agree that Paul McInnis LLC is exclusively responsible for bringing about this sale and that no commission is due any other broker or agent, except as follows:

15. In compliance with the requirements of RSA 477:4-a, the following information is provided to BUYER relative to Radon Gas and Lead Paint:

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

_____,
Seller

_____,
Buyer

ADDENDUM "A"
GOVERNOR'S ISLAND CLUB

SUBJECT TO THE BUYER'S PURCHASE OF ONE SHARE OF GOVERNOR'S ISLAND CLUB, INC. STOCK AT \$500.00 PER SHARE. SUBJECT TO BUYERS PAYING TO GOVERNOR'S ISLAND CLUB, INC. A ONE-TIME TRANSFER FEE OF \$7,500.00.

SUBJECT TO THE SELLER OBTAINING A WAIVER OF GOVERNOR'S ISLAND CLUB, INC.'S RIGHT OF FIRST REFUSAL WITHIN 30 DAYS OF RECEIPT OF THE FOLLOWING:

1. COPY OF SIGNED PURCHASE AND SALES AGREEMENT,
2. COPY OF PROPOSED DEED,
3. COPY OF SITE ASSESSMENT STUDY, IF APPLICABLE,
4. COPY OF BUYER'S STOCK APPLICATION FORM,
5. COPY OF APPLICATION FOR WAIVER OF RIGHT OF FIRST REFUSAL,
6. COPY OF GOVERNOR'S ISLAND CLUB, INC.'S ASSENT TO DECLARATION FORM ACCEPTING THE APPLICABLE DECLARATION OF COVENANTS AND RESTRICTIONS,
7. THE BUYER'S CHECK MADE PAYABLE TO GOVERNOR'S ISLAND CLUB, INC. IN THE AMOUNT OF \$8,000.00.

BUYER

DATE

BUYER

DATE

SELLER

DATE

SELLER

DATE

ADDENDUM “B” TO PURCHASE AND SALE AGREEMENT

HOLLY MILLER AND SANDRA DANE, TRUSTEES (SELLER)

AND

_____ **(BUYER)**

Federal Estate Tax Lien

The transfer of title is subject to the Seller’s receipt of a conditional commitment from the Internal Revenue Service, on or before the closing date, to discharge the Property from the federal estate tax lien against Barbara E. Daniell.

If, on or before the closing date, the Internal Revenue Service has issued an Estate Tax Closing Letter regarding Barbara E. Daniell, the parties acknowledge and agree that the conditional commitment will not be necessary and this condition will be deemed to be waived.

Exhibit A

This deed would reflect the purchase of all three properties. A single or combination of two properties would be amended accordingly.

FIDUCIARY DEED

Holly D. Miller, having an address of 725 Hideaway Drive Longboat Key, Florida 34228, and **Sandra R. Dane**, having an address of 340 Leetes Island Road, Branford, Connecticut 06045, both as **Successor Trustees of the Revocable Trust Agreement for Daniell Descendants, created under trust agreement dated November 13, 1997**, the Grantors, for consideration paid of _____ (\$_____) Dollars, grant to _____ having an address of _____ the Grantee, three certain tracts or parcels of land, with the buildings and improvements thereon, located in Gilford, in the County of Belknap and State of New Hampshire, described as follows:

Parcel 1: The land and buildings presently known as 19 Loch Lane, Gilford, New Hampshire, as described on Schedule A attached hereto;

Parcel 2: The land and buildings presently known as 10 Loch Lane, Gilford, New Hampshire, as described on Schedule B attached hereto; and

Parcel 3: The land presently known as 11 Loch Lane, Gilford, New Hampshire, as described on Schedule C attached hereto.

The above described Parcels 1, 2 and 3 are conveyed subject to the Covenants and Restrictions of Governor's Island Club, Inc., dated June 27, 1992, and recorded in the Belknap County Registry of Deeds at Book 1306, Page 61, to which the Grantee, on behalf of its members, successors and assigns, by virtue of the acceptance and recording of this deed, agrees that the above-described premises shall henceforth be submitted.

Robert F. Daniell and Barbara E. Daniell were the initial Trustees of the Revocable Trust Agreement for Daniell Descendants, created under trust agreement dated November 13, 1997. Robert F. Daniell deceased August 9, 2017. Upon the death of Robert F. Daniell, Barbara E. Daniell became the sole Trustee. Barbara E. Daniell deceased on November 14, 2022. Upon the death of Barbara E. Daniell, the undersigned Holly D. Miller and Sandra R. Dane became the Successor Trustees. The Successor Trustees certify that they are the currently acting Trustees of the Revocable Trust Agreement for Daniell Descendant; that, under the trust, they have full and absolute power as Trustees to convey any interest in real estate and improvements thereon held in the trust, including the interests conveyed by this Fiduciary Deed, and that no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power, or to see to the application of any trust assets paid to the Trustees for a conveyance thereof.

For evidence of the deaths of Robert F. Daniell and Barbara E. Daniell, reference is made to the Estate of Robert F. Daniell filed with the 4th Circuit-Probate Division-Laconia as Case No. 311-2017-ET-00475; and to the Estate of Barbara E. Daniell filed with the 4th Circuit-Probate Division-Laconia as Case No. 311-2022-ET-00577.

Both Holly D. Miller and Sandra R. Dane are married. There are no homestead rights applicable to the property hereby conveyed.

Signed this ___ day of _____, 2023.

Revocable Trust Agreement for
Daniell Descendants

Holly D. Miller, Successor Trustee

STATE OF _____
COUNTY OF _____, SS

On the _____ day of _____, 2023 personally appeared the above-named Holly D. Miller, Successor Trustee of the Revocable Trust Agreement for Daniell Descendants, known to me or satisfactorily proven to be the person whose name is subscribed above, who acknowledged the foregoing to be her free act and deed, in the capacity aforesaid, for the purposes herein contained.

[Seal]

Notary Public / Justice of the Peace
My commission expires:

Signed this ___ day of _____, 2023.

Revocable Trust Agreement for
Daniell Descendants

Sandra R. Dane, Successor Trustee

STATE OF _____
COUNTY OF _____, SS

On the _____ day of _____, 2023 personally appeared the above-named Sandra R. Dane, Successor Trustee of the Revocable Trust Agreement for Daniell Descendants, known to me or satisfactorily proven to be the person whose name is subscribed above, who acknowledged the foregoing to be her free act and deed, in the capacity aforesaid, for the purposes herein contained.

[Seal]

Notary Public / Justice of the Peace
My commission expires:

Schedule A – 19 Loch Lane, Gilford, New Hampshire

Those certain tracts or parcels of land with building thereon, situate in Gilford, County of Belknap and State of New Hampshire, being known at 19 Loch Lane (Tax Map 217, Lot 105) and being further described as follows:

Tract 1:

Parcel 1:

First Tract is known and described at Lot No. 8A, Block A, Section 1, more particularly bounded and described as follows:

Beginning at an iron pin set in the ground on the Southerly side of a road known as Shore Road, said pin being also at the Northwesterly corner of the herein described parcel of land at the Northeasterly corner of Lot #7, Block A, Section 1; said pin being approximately four hundred feet (400') from the intersection of Shore Road and Edgewater Drive as measured along the Southerly sideline of Shore Road; thence running South twenty-five degrees fifty-five minutes East (S 25° 55' E) one hundred seventy-nine and fifteen hundredths feet (179.15') along the Easterly sideline of Lot #7 to an iron pin in the ground near the shore of the lake; thence continuing the same course to the shore of the lake; thence running Northeasterly along the shore of the lake about one hundred forty-one feet (141') to a point in the extension of the Northeasterly sideline of the herein described lot; thence running North thirty-two degrees thirty-five minutes West (N 32° 35' W) to an iron pin in the ground near the shore of the lake, the bearing and distance between the two last mentioned pins being North fifty-five degrees fifty-five minutes East (N 55° 55' E) one hundred forty feet (140') ; thence turning and running North thirty-two degrees thirty-five minutes West (N 32° 35' W) one hundred sixty-one and ninety-two hundredths feet (161.92') along the Southwesterly sideline of Lot #8B to an iron pin in the ground on the Southerly sideline of Shore Road; thence running South fifty-seven degrees twenty-five minutes West (S 57° 25' W) seventy-three and ninety hundredths feet (73.90') along the Southerly sideline of Shore Road to an iron pin in the ground; thence continuing along the Southerly sideline of Shore Road by a curve to the right eighty-eight and seventy hundredths feet (88.70') radius, forty-seven and seventy hundredths feet (47.70') to the point of beginning; the bearing and length of the chord of the arc being South seventy-two degrees forty-seven minutes West (S 72° 47' W) forty-seven feet (47').

The above lot contains approximately twenty-two thousand square feet (22,000') of land, reference being made to a map entitled "Map of Subdivision, Section 1, Governor Estates, belonging to the Hayes Recreational Communities, Situated on Governor's Island in Lake Winnepesaukee, in the Town of Gilford, New Hampshire, by David R. Bates, Civil Engineer and Surveyor, Meredith, N.H. Dated February 1, 1929".

Together with the right-of-way leading to said lot of land over the following route, to wit:

Beginning at the main entrance to Governor Estates on the Northerly side of the highway leading from the Weirs to Alton Bay; thence running Northeasterly over Summit Avenue to the causeway and bridge, connecting Governor's Island to the mainland; thence continuing over Summit Avenue from the bridge and causeway to Edgewater Drive near two large stone pillars at the Northerly side of the causeway; thence running Easterly over Edgewater Drive about six hundred feet (600') to Shore Road; thence running Southerly and Easterly over Shore Road about five hundred twenty feet (520') to the Westerly corner of Lot #8B, Block A, Section 1 as shown on a map on file made by David R. Bates, Civil Engineer and Surveyor, Meredith, N.H., dated January 15, 1929, including such right of way over the bridge leading from the mainland to the island as was conveyed by Ramon A. Penn to the Hayes Recreational Communities and recorded with the Registry of Deeds, for Belknap County in the State of New Hampshire, Book 185, Page 501. Such right-of-way to be used in common with others entitled thereto, for travel and conveyance, on foot or by vehicle and for no other use.

Conveyance of the above described tract is made subject to all the conditions and restrictions as particularly set forth in said deeds, and to all changes and modification in such conditions and restrictions as provided for in deeds recorded at Book 233, Page 97 and Book 201, Page 292; Subject further to whatever rights, if any, the Winnipisseogee Lake Cotton & Woolen Manufacturing Co. may have; and subject to whatever rights the Hayes Recreational Communities or its successors may have upon said of the property, or for preference as purchaser, as set forth in the deed form Hayes Recreational Communities recorded in the Belknap County Registry of Deeds, Book 201, Page 292.

Parcel 2

Beginning at a pipe in the ground on the Southerly side of said road on the arc of a curve at the Northwest corner of the above described Parcel 1, said pipe being also the Northerly corner of the original Tract II and the Northeast corner of the original Tract III as conveyed to said Baldi and Small; thence turning and running along the Southerly side of said road an arc of said curve in a Northwesterly direction a distance of six feet (6'), more or less, to a pin halfway between the Westerly inside and the Easterly inside edge of the present circular paved driveway formerly belonging to said Baldi and Small; thence turning and running in a Southeasterly direction through a small section of the original Tract III and a strip at the Northerly part of the original Tract II to a point at the Southern edge of said circular paved driveway; thence turning and running in a Northeast direction along other land formerly of said Baldi and Small and original Tract II a distance of seven feet (7'), more or less to a point on the Westerly line of the original Tract I as described in the above Parcel 1; thence turning ninety degrees zero minutes (90° 00') on the Westerly line of Parcel 1 and running in a Northwesterly direction on said line to the point of beginning.

Parcel 3

Beginning at a pipe set in the ground on the Northerly side of said road at the point of curvature of a curve; thence turning and running along the Northerly side of said road North fifty-seven degrees twenty-five minutes East (N 57° 25' E) a distance of seventy-three and ninety-four hundredths feet (73.94') to a point on the Northerly side of said road at the Southwest corner of land conveyed by said Baldi and Small to Boone Paulino; thence turning and running along the Westerly line of said Paulino; North thirty degrees thirty-six minutes West (N 30° 36' W) a distance of fifty-eight and thirty-two hundredths feet (58.32') to a pipe set in the ground at land now or formerly of Willey; thence turning and running along land of said Willey, South fifty-eight degrees zero minutes West (S 58° 00' W) a distance of seventy five and ninety-six hundredths feet (75.96') to a point at the other land formerly of said Baldi and Small; thence turning and running along other land of the "Grantors" South thirty-two degrees thirty-five minutes East (S 32° 35' E) a distance of fifty-nine and six hundredths' feet (59.06') to the point of beginning.

Together with any easements, appurtenant thereto in common with said Baldi and Small

Further reference may be had from a plan entitled, "Plan Showing Contours for Building Site, Gov. Island, Gilford, N.H." for Adelina L. Baldi and Attilia B. Baldi, dated November 1952, revised March 1963 and recorded in the Belknap County Registry of Deeds in Plan Book 16, Page 1214.

Parcel 4

Beginning at an iron pipe set at the Northeasterly corner of land of Howard R. Chase, Jr. and Muriel H. Chase; thence running South fifty-seven degrees twenty-five minutes West (S 57° 25' W) seventy-three and ninety hundredths feet (73.90') along land of said Chase to an iron pin set; thence continuing along land of said Chase by a curve to the right having a radius of eighty-eight and seventy hundredths feet (88.70'), a distance of forty-seven and seventy hundredths feet (47.70'); thence continuing along said curve a distance of six feet (6'), more or less, along land of said Chase to a point halfway between the Westerly inside and the Easterly inside edge of the present circular paved driveway; thence turning and running in a Northeasterly direction to an iron pipe set at the Southwesterly corner of land of said Chase described as Parcel 3 in the above referenced deed, thence turning and running North fifty-seven degrees twenty-five minutes East (N 57° 25' E) a distance of seventy-three and ninety-four hundredths feet (73.94') to a point marking the Southeasterly corner of said Parcel 3; thence turning and running in a Southeasterly direction a distance of thirty feet (30'), more or less, to the point of beginning.

Subject to an easement for storing snow described in deed from Howard R. Chase, Jr. and Muriel H. Chase to the Town of Gilford dated June 15, 1984, recorded in the Belknap County Registry of Deeds.

For reference see map entitled "Map of Subdivision, Section I, Governor Estates, situated on Governor's Island, Lake Winnepesaukee, in the Town of Gilford, N.H., by David Bates dated February 1, 1929, revised August 1929", and also to revised plan of Lot A as drawn by David R. Bates, October 22, 1931 and being recorded in the Belknap County Registry Deeds, in Book 201, Page 296.

Further reference may be had from a plan entitled, "Plan Showing Contours for Building Site, Gov. Island, Gilford, N.H." for Adelina L. Baldi and Attilia B. Baldi, dated November 1952, revised March 1963 and recorded in the Belknap County Registry of Deeds in Plan Book 16, Page 1214.

Together with the right to use in common with other owners of land in said subdivision the community beaches as shown upon maps on file at the Belknap Registry of Deeds entitled "Development Map Showing Roads and Beaches at Governor Estates situated on Governor's Island in the Town of Gilford, in the State of New Hampshire," made by David R. Bates, Civil Engineer and Surveyor, Meredith, New Hampshire, dated January 15, 1929, Together with a right of way to be used in common with other owners of land in said subdivision to pass and repass over such roads shown upon said maps as may be necessary and convenient to give access to said land hereby conveyed and to the enjoyment of the rights herein granted to use the community beaches, together with a right of way from the main entrance to Governor Estates on the Northerly side of the highway leading from the Weirs to Alton Bay, thence running Northeasterly over Summit Avenue, so-called, to and over the causeway and bridge, connecting Governor's Island to the mainland, but subject to the public rights and to any and all limitations and restrictions on behalf of the public or of the State of New Hampshire affecting said causeway or bridge.

Reference is also made for a more particular description of said lots or parcels of land to the "Map of Subdivision, Section I, Governor Estates, situated on Governor's Island, Lake Winnepesaukee, in the Town of Gilford, N.H., by David Bates dated February 1, 1929, revised August 1929", and also to revised Plan of Lot A as drawn by David R. Bates, October 22, 1931 and being recorded in the Belknap County Registry Deeds, in Book 201, Page 296.

Subject to rights of flowage and drainage, if any, held by the Winnipisseogee Lake Cotton and Woolen Manufacturing Company or any others.

Subject to an easement for storing snow described in deed from Howard R. Chase, Jr. and Muriel H. Chase to the Town of Gilford dated September 28, 1976 and recorded in the Belknap County Registry of Deeds at Book 720, Page 75.

Parcel 5

Also, an easement and right of way over a certain tract or parcel of land located in Gilford, Belknap County, New Hampshire, bounded and described as follows:

Such portion of the right of way lying between the end of Loch Lane as described in deed from Governor's Island Club, Inc. to the Town of Gilford, dated 13 November 1976, and recorded in the Belknap County Registry of Deeds in Book 699, Page 111, and land now or formerly of Seymour L. Harding and Phyllis E. Harding, described as Tract 4 in deed from Howard R. Chase, Jr. and Muriel H. Chase to Seymour L. Harding and Phyllis E. Harding dated 15 June 1984, and recorded in the Belknap County Registry of Deeds at Book 873, page 577.

Tract 2:

Parcel 1

A certain tract or parcel of land with the building and improvement thereon located off Loch Lane on Governor's Island in Gilford, Belknap County, New Hampshire, and shown on a plan entitled "Survey of Land Loch Lane Governors Island for Anthony J. Oliver", by Ronald M. Mitchell & Associates Inc., dated June 1984, Scale 1" = 20', to be recorded in the Belknap County Registry of Deeds, more particularly bounded and described as follows:

Beginning at a railroad spike set in the ground at land now or formerly of Howard Chase as shown on said plan;

Thence South twenty-five degrees thirty-one minutes forty-nine seconds East (S 25° 31' 49" E) a distance of ninety-one and sixty-nine hundredths' feet (91.69') along said Chase land to an iron pipe found as shown on said plan;

Thence North sixty-five degrees twenty-two minutes twenty-two seconds East (N 65° 22' 22" E) a distance of seven and twenty-five hundredths' feet (7.25') along said Chase land to an iron pipe found as shown on said plan;

Thence South twenty-six degrees twenty-five minutes forty-two seconds East (S 26° 25' 42" E) a distance of ninety and forty-seven hundredths' feet (90.47') along said Chase land to an iron pipe found as shown on said plan;

Thence continuing along the same course and said Chase land to the shore of Lake Winnepesaukee;

Thence running in the general Southwesterly and Northwesterly direction along the shore of said Lake a distance of three hundred forty-seven feet (347'), more or less, to a point located South forty-eight degrees fifty-eight minutes five seconds East (S 48° 58' 05" E) of an iron pipe found at land now or formerly of Floyd Willey as shown on said plan, the direct courses and distances between said iron pipes found being South thirty-nine degrees fifty-six minutes ten seconds West (S 39° 56' 10" W) a distance of sixty-six and fifty-six hundredths feet (66.56') to a drill hole in a boulder along the shore of said lake and North sixty degrees fifty-eight minutes ten seconds West (N 60° 58' 10" W) a distance of two hundred forty-two and thirteen hundredths feet (242.13') between said drill hole in a boulder and the last mentioned pipe found;

Thence North forty-eight degrees fifty-eight minutes five seconds East (N 48° 58' 05" E) along said Willey land to said iron pipe found as shown on said plan;

Thence continuing on the same course, a distance of one hundred sixty-four and twenty-four hundredths' feet (164.24') along said Willey land partially along a chain link fence to a point located within Loch Lane as shown on said plan;

Thence following a curve to the left having a radius of eighty-eight and seventy-hundredths feet (88.70') a distance of forty-six and seventy-three hundredths' feet (46.73') to a point of beginning

Parcel 2

A certain tract or parcel of land with any improvement thereon, located off Loch Lane on Governor's Island in Gilford, Belknap County, New Hampshire, and shown on the above referenced plan, more particularly described as follows:

Beginning at a granite bound set at land now or formerly of Howard Chase as shown on said plan;

Thence North thirty-three degrees zero minutes two seconds West (N 33° 00' 02" W) a distance of fifty-eight and seventy hundredths' feet (58.70') along said Chase land to a granite bound set at land now or formerly of Floyd Willey as shown on said plan;

Thence South fifty-seven degrees fifty-seven minutes fourteen seconds West (S 57° 57' 14" W) a distance of fifty-eight and seventy hundredths' feet (58.70') along said Willey land to an iron pipe found within Loch Lane as shown on said plan;

Thence running Southeasterly along a curve to the left having a radius of fifty-eight and seventy hundredths' feet (58.70') a distance of ninety-three and eighteen hundredths' feet (93.18') to the point of beginning.

Parcel 3

A certain tract or parcel of land located off Loch Lane, on Governor's Island, in Gilford, Belknap County, New Hampshire, and show on the above referenced plan, more particularly bounded and described as follows;

Beginning at a railroad spike set at land now for formerly of Howard Chase as shown on said plan;

Thence North forty-one degrees thirty-seven minutes thirty-three seconds East (N 41° 37' 33" E) a distance of fifty-two and seventy-three hundredths' feet (52.73') to a granite bound set as shown on said plan;

Thence running Southwesterly along a curve to the right having a radius of fifty-eight and seventy hundredths' feet (58.70') a distance of forty-nine and ninety hundredths' feet (49.90') to a point at the end of Loch Lane;

Thence South forty-nine degrees seventeen minutes thirty-nine seconds West (S 49° 17' 39" W) a distance of thirty-three and sixty-four hundredths' feet (33.64') along the end of said Loch Lane to a point;

Thence along a curve to the left having a radius of eighty-eight and seventy hundredths' feet (88.70') a distance of forty and one hundredth feet (40.01') to a point of beginning.

Subject to all conditions, restrictions and rights of way of record.

Together with the right to use in common with other owners of land in said subdivision the community beaches as shown upon maps on file at the Belknap Registry of Deeds entitled "Development Map Showing Roads and Beaches at Governor Estates situated on Governor's Island in the Town of Gilford, in the State of New Hampshire," made by David R. Bates, Civil Engineer and Surveyor, Meredith, New Hampshire, dated January 15, 1929, Together with a right of way to be used in common with other owners of land in said subdivision to pass and repass over such roads shown upon said maps as may be necessary and convenient to give access to said land hereby conveyed and to the enjoyment of the rights herein granted to use the community beaches, together with a right of way from the main entrance to Governor Estates on the Northerly side of the highway leading from the Weirs to Alton Bay, thence running Northeasterly over Summit Avenue, so-called, to and or the causeway and bridge, connecting Governor's Island to the mainland, but subject to the public rights and to any and all limitations and restrictions on behalf of the public or of the State of New Hampshire affecting said causeway or bridge.

The conveyance of this land is expressly subject to all of the reservations, exceptions, conditions and restriction set forth in the deeds from New Hampshire Savings Bank, et al to William M. Ferris, Jr.; to whatever rights of flowage and drainage, if any, the Winnipisseogee Lake Cotton and Woolen Manufacturing Company or any others may have; and to all changes and modifications in such conditions and restriction as particularly set forth in said deeds as may have been made by the grantors named in said deeds or by any other person, firm or corporation succeeding the said grantors and promoters of the subdivision known as Governor Estates, and subject to the restrictions adopted by Governor's Island Club, Inc., and island residents, dated 2 September 1950 and recorded in the Belknap County Registry of Dees in Book 340, Page 62, as amended by document entitled Governor's Island Club procedure RE Right of First Refusal, recorded in said Registry in Book 946, Page 203.

Subject to, the extent the same may apply to the above-described premises, the terms conditions, limitations and restrictions set forth in deed of William J. Ferris, Jr. to Adelina L. Naldi and Attilia B. (Small) Baldi, dated 5 May 1948 and recorded in the Belknap County Registry of Deeds in Book 302, Page 347.

Subject to an easement from Frank W. Hussey and Patricia M. Hussey to the Town of Gilford, dated 8 October 1976 and recorded in the Belknap County Registry of Deeds in Book 720, Page 128.

Subject to an easement from Anthony J. Oliver to the Town of Gilford, dated 2 June 1984 and recorded in the Belknap County Registry of Deeds in Book 974, Page 405.

Subject to an easement from Anthony J. Oliver to Seymour L. Harding and Phyllis E. Harding, dated 8 August 1984, and recorded in the Belknap County Registry of Deeds in Book 878, Page 735.

Together with the following easement over property formerly of Ralph Cutillo as Trustee of the Cutillo Family Realty Trust as described in deed to Ralph Cutillo and Lola R. Cutillo dated August 17, 1993, recorded in Book 1264, Page 210.

A permanent right and easement to pass and repass, in common with the "Grantor", over a portion of the property of the "Grantor" located on Loch Lane, Governor's Island, Gilford, County of Belknap, State of New Hampshire, more particularly described as follows:

The permanent right and easement to pass and repass on foot or by vehicle over the existing driveway crossing the Southeasterly corner of the premises described in deed of David R. Decker and Gloria M. Decker, Executors and Trustees under the Will of Floyd M. Willey to Ralph Cutillo, Trustee of the Cutillo Family Realty Trust of New Hampshire dated December 29, 1988, recorded in Book 1082, Page 211, Belknap County Registry of Deeds.

Subject, however, to the conditions stated in the forgoing deed of easement which reads as follows:

"In consideration of the grant of this easement, the Grantees, their heirs, successors and assigns, agree to pay one-half of the expense of maintaining and repairing the easement area. It shall also be a condition of this grant that, upon the written request of the Grantor, its successors and assigns, the Grantees, their heirs, successors and assigns, shall grant a mutual easement over a portion of the Grantees' driveway to the extent that the same shall be necessary to permit access to the Grantor's property. Any such easement shall, unless otherwise agreed, impose as minor an impact on the Grantees' property as is possible in order to provide access to the Grantor's land. At such time as the Grantor, its successors or assigns, shall establish a permanent driveway for access to the Grantor's land, the right of the Grantor, its successors and assigns to require an easement shall be fixed and may not thereafter be altered without the express written consent of the Grantees, their heirs, successors and assigns."

For further reference regarding Tract 1 and Tract 2, see Notice of Lot Merger dated July 7, 2003, recorded in the Belknap County Registry of Deeds at Book 2119, Page 936.

Being the same premises conveyed by Barbara E. Daniell to Barbara E. Daniell, Trustee of the Revocable Trust Agreement for Daniell Descendants, by Warranty Deed dated July 31, 2019 and recorded in the Belknap County Registry of Deeds on August 15, 2019 at Book 3256, Page 518.

Schedule B – 10 Loch Lane, Gilford, New Hampshire

A certain tract or parcel of land with the building thereon, situate in Gilford, in the County of Belknap, and State of New Hampshire, bounded and described as follows:

A certain tract or parcel of land situate on the Southerly side of Edgewater Drive and the Northeasterly side of Loch Lane, shown at “Area 42,817 square feet, 0.9830 acres” on Plan entitled, “Survey of Land of Highpoint Trust, Loch Lane and Edgewater Drive, Governor’s Island, Gilford, Belknap County, New Hampshire” by Steven J. Smith and Associates, Inc. dated July 12, 1994, to be recorded with the Belknap County Registry of Deeds, more particularly bounded and described as follows:

Commencing at a five-eighths inch rebar set in the ground at land now or formerly of Ralph and Lola Cutillo on the Northeasterly side of Loch Lane; thence North 32° 08’ 13” West by the Northeasterly side of Loch Lane at a distance of 140.04 feet to a five-eighths inch rebar set in the ground; thence Northwesterly and Northerly by the Northeast sideline of Loch Lane along the arc of a curve having a radius of 123.00 feet, a distance of 85.51 feet to a five-eighths inch rebar set in the ground; thence North 07° 41’ 47” East, continuing by the northeasterly sideline of Loch Lane, a distance of 22.29 feet to a railroad spike set in pavement; thence Northeasterly and Easterly continuing by the northeasterly sideline of Loch Lane by the arc of a curve having a radius of 33.53 feet a distance of 46.07 feet to a five-eighths inch rebar set in the ground on the Southerly sideline of Edgewater Drive; thence North 86° 24’ 17” East by the Southerly sideline of Edgewater Drive, a distance of 91.85 feet to a one and one-half inch iron pipe set in the ground; thence Easterly by the Southerly sideline of Edgewater Drive on an arc of a curve having a radius of 717.18 feet, a distance of 96.48 feet to a point at land now or formerly of Governor’s Island Club; thence South 05° 06’ 54” West by land of the said Governor’s Island Club, thence South 05° 06’ 54” West by land of said Governor’s Island Club a distance of 0.07 feet to an iron pin set in the ground; thence continuing on a course of South 05° 06’ 54” West by land of Governor’s Island Club, a distance of 1.65 feet to a rebar set in the ground; thence continuing on a course of South 05° 06’ 54” West by land of Governor’s Island Club, a distance of 183.62 feet to a one inch iron pin set in the ground at the corner of land now or formerly of Barbara E. Daniell and land now or formerly of Robert C. Boulanger; thence South 57° 14’ 23” West by land now for formerly of Barbara E. Daniell, a distance of 75.82 feet to a four inch by four inch granite bound set in the ground; thence South 57° 49’ 05” West by land now or formerly of Ralph and Lola Cutillo, a distance of 58.70 feet to the five-eighths inch rebar set on the northeasterly sideline of Loch Lane marking the point of commencement.

This conveyance also includes all of the right, title and interest of the Grantor in and to certain other rights of way in common with others and certain bathing and recreational rights, and rights in community beaches in common with others under the deed from the New Hampshire Savings Bank, Laconia Savings Bank, and City Savings Bank to Floyd M. Willey dated May 1, 1940, recorded in the Belknap County Registry of Deeds, Book 245, Page 486-490, or any other deed of rights attaching to said real estate.

This conveyance is given subject to and easement given by Floyd M. Willey to Robert Kilburn and Iremelia Kilburn dated October 11, 1978, recorded in Book 757, Page 181.

Subject to a utility easement given by Robert F. Daniell to Energy North Propane, dated September 18, 1995 and recorded at the Belknap County Registry of Deeds Book 1354, Page 197.

Being the same premises conveyed by Barbara E. Daniell to Barbara E. Daniell, Trustee of the Revocable Trust Agreement for Daniell Descendants, by Warranty Deed dated July 31, 2019 and recorded in the Belknap County Registry of Deeds on August 15, 2019 at Book 3256, Page 531.

Schedule C – 11 Loch Lane, Gilford, New Hampshire

A certain tract or parcel of land with the building thereon, situate on Governor's Island in the Town of Gilford, in the County of Belknap, and State of New Hampshire, bounded and described as follows:

Beginning two and eighty-nine hundredths' feet (2.89') Southwesterly of an iron pin located near the Southerly edge of Loch Lane and at the Westerly edge of land now or formerly of Ralph and Lola Cutillo and at the Northeasterly corner of the lot herein described;

Thence running on a course of South forty-eight degrees fifty-eight minutes and five seconds West (S 48° 58' 05" W) along said Cutillo land a distance of one hundred sixty-four and twenty-four hundredths' feet (164.24') to a point;

Thence continuing South forty-eight degrees fifty-eight minutes and five seconds West (S 48° 58' 05" W) a few feet to the shore of Lake Winnepesaukee;

Thence turning to the right running in a Northwesterly direction along the shore of Lake Winnepesaukee a distance of one hundred sixty-eight feet (168'), more or less to land now or formerly of Molly Dalton;

Thence turning and running North thirty-five degrees twenty-eight minutes fifty-six seconds East (N 35° 28' 56" E) a few feet to a point near the Southeasterly corner of land of Dalton (the tie course along the Lake being N 39° 22' 57" W a distance of 163.03); Thence continuing on a course of North thirty-five degrees twenty-eight minutes and fifty-six seconds East (N 35° 28' 56" E) along said Dalton land a distance of two hundred and fifty-four hundredths' feet (200.54') to and iron pin located on the Southerly edge of Loch Lane, the Northeasterly corner of said Dalton land, and the Northwesterly corner of the lot herein described;

Thence turning to the right and following the Southerly edge of Loch Lane on a radius of three hundred twenty-eight and twenty-two hundredths' feet (328.22') a distance of one hundred forty and fifty-one hundredths' feet (140.51') to a point;

Thence South forty degrees forty-two minutes twenty-one seconds East (S 40° 42' 21" E) a distance of thirty-four and sixteen hundredths' feet (34.16') to an iron pin on the Southerly edge of said Loch Lane;

Thence continuing to the right along the Southerly edge of said Loch Lane on a radius of eighty-eight and seventy hundredths' feet (88.70') a distance of twenty-seven and seven hundredths' feet (27.07') to a point;

Thence continuing to the right and following a course of South Forty degrees forty-two minutes and twenty-one seconds East (S 40° 42' 21" E) a distance of twelve and fifty-six hundredths' feet (12.56') to a point of beginning.

For reference see “Plan of Land prepared for the Estate of Floyd M. Willey, Governor’s Island, Gilford, New Hampshire, Scale 1” =20’, October 26, 1988” revised through December 27, 1988.

Subject to the rights and easements conveyed by Floyd M. Willey to Robert Kilburn and Iremelia Kilburn, dated October 11, 1978, recorded in Book 757, Page 181, Belknap County Registry of Deeds, to construct, maintain, and repair underground pipelines to convey water to the property of the said Kilburn.

Subject to a waterline easement to draw water from the existing waterline that passes over this land of the Estate of Floyd M. Willey to Lake Winnepesaukee and also to enter upon this land of the Estate of Floyd M. Willey to maintain and repair said waterline. The Grantor, its successors and assigns shall make all repairs as expeditiously as practical and return the ground to its original condition or as near as possible. The right to use the existing waterline is in common with Robert Kilburn and Iremelia Kilburn (see deed of Floyd M. Willey dated October 11, 1978 and recorded in the Belknap County Registry of Deeds at Book 757, Page 181) or their heirs, successors or assigns.

This conveyance also includes all of the right, title, and interest of the grantor in and to certain other rights-of-way in common with others and certain bathing and recreational rights and rights to community beaches in common with others under the deed from the New Hampshire Savings Bank, Laconia Savings Bank, and City Savings Bank to Floyd M. Willey dated May 1, 1940, recorded in Belknap County Registry of Deeds, Book 245, Pages 485-490, or any other deed to the grantor of rights attaching to said real estate.

These premises are conveyed subject to the restrictions adopted by Governor’s Island Club, Inc., and island residents, dated 2 September 1950 and recorded in the Belknap County Registry of Deeds in Book 340, Page 63, as amended by document entitled Governor’s Island Club Procedure RE Right of First Refusal, recorded in said Registry in Book 946, Page 203.

The premises are subject to an easement as described in deed of Ralph Cutillo as Trustee of the Cutillo Family Realty Trust to Ralph Cutillo and Lola R. Cutillo dated August 17, 1993, recorded in Book 1264, Page 210.

Being the same premises conveyed by Barbara E. Daniell to Barbara E. Daniell, Trustee of the Revocable Trust Agreement for Daniell Descendants, by Warranty Deed dated July 31, 2019 and recorded in the Belknap County Registry of Deeds on August 15, 2019 at Book 3256, Page 528.



Governor's Island Club (GIC) is a 500-acre private island community located in the Town of Gilford on Lake Winnepesaukee. The island is connected to the mainland and accessible by a two-lane bridge. Governor's Island offers a wide range of private community amenities, available to residents only. Amenities include clubhouse, tennis courts, community beach, playground hiking trails and trash pick-up.

LINKS TO DOCUMENTS FOR SALE OF REAL ESTATE ON GOVERNOR'S ISLAND

- [Important Information for Seller\(s\) and Purchaser\(s\) of Real Estate on Governor's Island](#)
- [Rules of Governor's Island Club Inc.](#)
- [Application for Membership and Purchase of Stock in Governor's Island Club, Inc.](#)
- [Application for Waiver of Right of First Refusal](#)
- [Assent to Declaration](#)
- [Deed Wording for GIC Covenants](#)
- [By-Laws as Amended, July 16, 2022 and February 16, 2023](#)
- [Declaration of Covenants and Restrictions, 1992](#)
- [First Amendment of the Declaration of Covenants and Restrictions](#)
- [Guidelines on "Additional Living Unit" Approval and Conditional](#)
- [Project Approval Application](#)

- [Governor's Island Club Website](#)

Please contact the auction office with any questions

admin@paulmcinnis.com or (603) 964-1301



How to Bid Online

In order to bid online, any prospective bidder must first request a property information package. The next step is to create an online bidding account at: auction.paulmcinnis.com/auctions (refer to the Due Diligence Checklist contained in the property information package). Finally, submit your bidder registration form with the required bidder deposit to the Auctioneer.

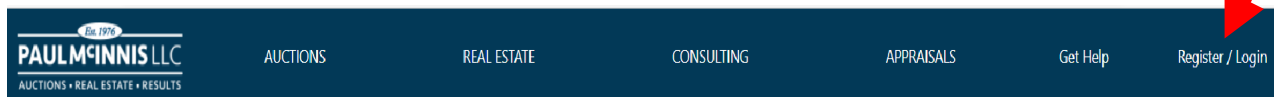
The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to admin@paulmcinnis.com or sent electronically through Dotloop. To use Dotloop, send your request to admin@paulmcinnis.com.

BIDDER DEPOSIT: At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$50,000 per property either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit at time of sale Saturday, September 23rd at 2:00 p.m.) you hereby authorize the Auction Company to retain your \$50,000 Bidder Deposit per property as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$50,000 U.S. dollars per property.

To deliver the Bidder Deposit by physical check, you may deliver the \$50,000 Bidder Deposit per property to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at admin@paulmcinnis.com. Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, we will activate your account and you will be able to bid.

You can access the online auction portal, auction.paulmcinnis.com/auctions, by [clicking here](#).

As shown below, you will need to "**Register/Login**" in the upper right-hand corner of your screen to register and create your online bidding account. You can also click "request to bid" next to the property you are interested in, and you will be prompted to create your auction.paulmcinnis.com/auctions account.



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1 Juniper Road, North Hampton, NH 03862
 paulmcinnis.com
 Phone (603) 964-1301 Fax (603) 964-1302

BIDDER REGISTRATION FORM • 23PM-09ABC
Date: Saturday, September 23rd at 11:00 a.m.
Re: 19, 10 & 11 Loch Lane, Gilford, New Hampshire

Select Property: **Property A** **Property B** **Property C**

FIRST NAME, MIDDLE INITIAL, & LAST NAME
HOME ADDRESS
CITY, STATE, & ZIP CODE
MOBILE TELEPHONE NUMBER (MUST BE ABLE TO RECEIVE SMS MESSAGES)
EMAIL ADDRESS

BIDDER DEPOSIT: If a bidder wishes to bid on one or more of the three properties, he or she will need to provide the required deposit for each of the properties for which they wish to bid. Bidders can bring a personal check made payable Paul McInnis, LLC Escrow, to the auction location at the time of the sale or they can provide their deposit electronically through EARNNEST. EARNNEST is a digital payment platform, and a link can be found either on the Auctioneer’s website, in this package, or by request of the auctioneer at admin@paulmcinnis.com. Electronic Deposits must be initiated no less than 24 hours prior to the auction.

Deposit Amount Per Property:

Property A – 19 Loch Lane, Gilford, NH	\$50,000.00
Property B – 10 Loch Lane, Gilford, NH	\$50,000.00
Property C – 11 Loch Lane, Gilford, NH	\$50,000.00

ADDITIONAL DEPOSIT: The Successful Bidder(s) will be required to tender an additional deposit to increase their initial deposit to a total of Ten Percent (10%) of the Total Purchase Price, at time and place of sale. The deposit must be by wire transfer or check payable to Paul McInnis LLC Escrow Account in U.S. funds. Should the successful bidder fail to execute the Memorandum of Sale and tender the additional deposit, the Bidder agrees to forfeit the initial deposit(s) which shall become a NON-REFUNDABLE, NON-COMPLIANCE FEE.

TERMS: Balance due at closing within forty-five (45) days of sale. A 7% Buyer’s Premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Fiduciary Deed. The sale is subject to confirmation of the Trustee. Subject to all terms of Sale. For a Property Information Package with further details go to paulmcinnis.com

I hereby represent that I have reviewed the Property Information Package including the Mortgagee’s Notice of Sale, Memorandum of Sale Agreement, and I agree to abide by any and all Terms.

PRINT BIDDER’S NAME:

SIGNATURE OF BIDDER:

DATE:

23PM-09 ABC Reviewed by: