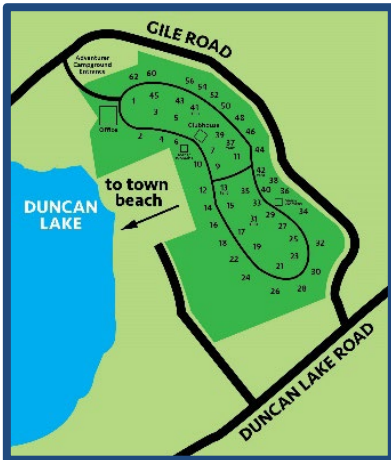


Lot 1

AUCTION

Lot 2

Lot 3



Adventurer Campground, Lakefront Home and Log Sided Cabin Dunkin Lake, Ossipee, NH Live Webcast: Saturday, June 11th at 10:00 a.m.

Lot 1 - 7 Gile Road is a 9.9-acre campground improved with 46 RV sites and 5 tent sites known as Adventurer Campground. This property abuts the town beach on Duncan Lake and includes an office and other smaller buildings that service the property. Zone: Rural Tax Map 122, Lot 10.

Lot 2 - 11 Gile Road is a 1.01-acre lot with a 1,300 sq.ft., 3-bedroom log sided home. This property is close to Duncan Lake with seasonal views and a short walk to the public beach. Zoned: Rural. Tax Map 122, Lot 11.

Lot 3 - 15 Gile Road is a 1.46-acre Duncan Lake waterfront property with 413' of frontage. The expanded mobile home with wide open main living area has been adapted to take full advantage of the views and is in close proximity to the water. There is an attached multi-bay carport and detached barn. Zoned: WF Duncan Lake. Tax Map 122, Lot 12.

Preview: Saturday, June 4th from 9:00 a.m. to 12:00 p.m., Tuesday, June 7th from 12:00 to 3:00 p.m.

Terms: A major credit card will be placed on file with the auction company as a qualification to bid. Successful bidder(s) to deliver earnest money totaling 10% of the total purchase price no later than June 13th at 3:00 p.m., with the balance due at closing within 30 days of the auction. A 10% buyer's premium will be added to the high bid price to become the total purchase price. Properties are being sold free and clear of all liens. All sales are subject to confirmation of the Trustee. Subject to all terms of sale. The properties will be offered separately in combinations and in the entirety.

Place pre-bids online beginning Monday, June 6th and/or bid live during the Live Webcast on June 11th.

Est. 1976

PAUL McINNIS LLC

AUCTIONS ■ REAL ESTATE ■ RESULTS

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- Assessor's Card
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- Photo Page
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- Income Expense Projection & Rent Roll
- RV Plan Layout
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- Waterfront Site Assessment

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- Septic Inspection Report

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- FEMA Flood Map
- Fish and Game map of Duncan Lake
- Subdivision Plan 71/73
- Sample Purchase & Sale Agreement
- Addendum to Purchase and Sale Agreement
- Exhibit A's to P&S's for 7, 11 & 15 Gile Road
- How to Bid Online
- Online Bidder Registration Form

AUCTIONEER'S NOTE

Dear Bidder:

We are pleased to welcome you to this online-only webcast auction. There will be the opportunity for online-only pre-bidding in the days leading up to the live webcast auction if you are unable to attend virtually on June 11th. If you wish to place pre-bids you will also be able to bid during the live webcast.

We are pleased to offer these three properties on behalf of the family of the late William A. Lund. Mr. Lund has owned and operated these properties since the 1980's and loved them until the time of his passing.

The goal of this sale is to give buyers the opportunity to purchase what they are most interested in. Whether that is the lakefront home sited at the water's edge or possibly the campground as an ongoing business or maybe the log sided home as a year-round getaway. Maybe you are only interested in one of the properties and not the others, or maybe all three! This auction is designed to give you the opportunity to bid on what you wish.

In an effort to make anyone who wants to bid, comfortable with the bidding process, we will be conducting a video presentation of this property information package and explanation of the combination bidding process. A link to the video will be added to our website once it is complete.

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

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.



NEW HAMPSHIRE REAL ESTATE COMMISSION

64 South Street, Concord, NH 03301 Tel.: (603) 271-2701

BROKERAGE RELATIONSHIP DISCLOSURE FORM

(This is Not a Contract)

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

Right Now You Are A Customer

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

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

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

To Become A Client

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

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

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

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

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

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

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

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).

I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by: _____

Licensee

Date

(Name of Real Estate Brokerage Firm)

Consumer has declined to sign this form.

(Licensees Initials)

To check on the license status of a real estate firm or licensee go to www.nh.gov/nhrec. Inactive licensees may not practice real estate brokerage.

Types of Brokerage Relationships commonly practiced in New Hampshire

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FACILITATOR (RSA 331-A:25-f)

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

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

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

SUGGESTED DUE DILIGENCE CHECKLIST

For Online Bidders

7, 11 & 15 Gile Road, Ossipee, NH

PRE-BIDDING OPENS: **Monday, June 6th at 9:00 a.m.**

PRE-BIDDING ENDS: **Saturday, June 11^h at 9:00 a.m.**

LIVE WEBCAST BIDDING BEGINS: **Saturday, June 11th at 10:00 a.m.**

ITEMS TO COMPLETE –

- Review the Real Estate Brokerage Relationship Form
- Review the General Terms & Conditions for Online Bidders
- Review the Property Information Package and Links to Additional Documents and Due Diligence
- Review the Purchase & Sale Agreement
- Sign up to bid online at paulmcinnis.nextlot.com or [click here](#)
- 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.

- Contact the Auctioneer with any questions justin@paulmcinnis.com



7, 11, 15 Gile Road, Ossipee, NH 22PM-04

GENERAL TERMS & CONDITIONS

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

BIDDER REGISTRATION: 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 (refer to the Due Diligence Checklist contained in the property information package) and submit your registration form with the required deposit to the Auctioneer.

At the time of registration, you will be required to provide your credit card information. 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, both by Monday, June 13th at 3:00 p.m., you hereby authorize the auction company to charge your credit card a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000.00 U.S. dollars per parcel.

NOTE: If you prefer to pay by check, you may deliver the \$5,000 registration deposit to our office. All terms relating to the registration deposit apply whether the deposit is in the form of a hold on your credit card, or in the form of a check.

Once the online bidding registration form has been completed, 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

ONLINE PRE-BIDDING: The pre-bidding will open on Monday, June 6th at 8:00 a.m. and the pre-bidding will end on Saturday, June 11th at 9:00 a.m.

LIVE WEBCAST AUCTION: Saturday, June 11th at 10:00 a.m. the Live Virtual Auction will begin. It is important to follow the instructions of the auctioneer to follow along 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. Then proceed with the combination Lots 4 through 6. All bids on all 6 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 Trustee's 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 Trustee, 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 Trustee, Paul McInnis LLC and their agents specifically disclaim any warranty, guaranty, 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 Trustee, Paul McInnis LLC or their agents.

BUYER'S PREMIUM: A 10% (Ten Percent) Buyer's Premium will be added to the successful Bid Price to become the Total Purchase Price. Example: \$Bid Price + 10% of \$Bid Price = \$Total Purchase Price due from the Buyer at Closing, less any Earnest Money Deposit.

SUCCESSFUL BIDDER: The successful bidder is defined as, that registered bidder who placed the highest bid as declared by the Auctioneer and the highest bid being acceptable to the Trustee. The successful bidder 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 is required to sign the real estate Purchase & Sale Agreement together with all exhibits, addendums and Trustee disclosure forms without any changes or additional terms and deliver 10% of the total purchase price as the earnest money deposit no later than Monday, June 13th, at 3:00 p.m. Only the Buyer's Name, Bid Price, 10% 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 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 no later than Monday, June 13th, at 3:00 p.m. The deposit must be by cash, wire transfer or check payable to Paul McInnis LLC Escrow Account in U.S. funds. 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 of the Trustee. Trustee reserves the right to accept or reject the high bid on any individual parcel or combination of parcels. The Trustee has 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: justin@paulmcinnis.com

BIDDING SEQUENCE

<u>Lot 1</u>	7 Gile Road	Adventurer Campground
<u>Lot 2</u>	11 Gile Road	Log Sided Home
<u>Lot 3</u>	15 Gile Road	Lakefront Home
<u>Lot 4</u>	7 & 11 Gile Road	Adventurer Campground + Log Sided Home in Combination
<u>Lot 5</u>	11 & 15 Gile Road	Log Sided Home + Lakefront Home in Combination
<u>Lot 6</u>	7, 11 & 15 Gile Road	Adventurer Campground + Log Sided Home + Lakefront Home in Combination

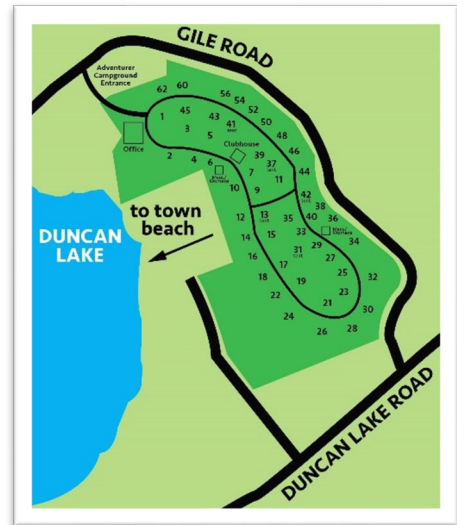
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One Juniper Road, North Hampton, NH 03862
Phone: (603) 964-1301 www.paulmcinnis.com Fax: (603) 964-1302


EXECUTIVE SUMMARY 7 GILE ROAD - LOT 1

ADDRESS	7 Gile Road Ossipee, NH
TOWN REFERENCE	Map 122, Lot 10
CARROLL COUNTY DEED REFERENCE	Quitclaim Deed, Book 2957, Page 0446
2021 ASSESSED VALUE 2021 TAX RATE	\$367,700 \$18.33/\$1,000
2021 ANNUAL REAL ESTATE TAXES	\$7,531
UTILITIES	Water: Supplied by well on 15 Gile Road Sewer: Private septic system services 46 RV sites (plan attached) Electric: On-site - RV sites have private 30-amp hookups
LOT SIZE	9.9 ± Acres
ROAD FRONTAGE	1,200.8 Feet on Gile Road
ZONING	RUR
AUCTIONEERS NOTE	This 9.9-acre site has been operating as a seasonal campground for approximately 40 years and currently provides 46 RV sites and 5 tent sites. It is just a short distance from NH Route 16 and it abuts the Town of Ossipee town beach on Duncan Lake. Access is off Gile Road with an easement across 11 Gile Rd. There is an office as well as a few other smaller buildings that service the site. The septic system was updated and approved in 2002. Approximately 39 of the RV's are owned by the tenants and are not part of the sale.



REGISTER NOW TO BID

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 seller, 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 improvement thereon, the property's fitness for any particular purpose, the property's merchantability, or any other warranty, express or implied. The seller, Paul McInnis LLC and their agents specifically disclaim any warranty, guaranty, or representation, oral or written, past or present, express or implied, concerning the land and improvements thereon. Offerors are required to undertake their own independent physical inspection of the property and thorough review of all documents prior to submitting their offers based solely on their own independent investigations and findings and not in reliance on any information provided by the seller, Paul McInnis LLC or their agents.

OWNER INFORMATION		SALES HISTORY				PICTURE		
LUND, WILLIAM A TRUSTEE WILLIAM A LUND REV TRUST OF 11 15 GILE RD OSS�PEE, NH 03864-7106		Date	Book	Page	Type	Price	Grantor	
		10/28/2011	2957	0446	U 144	LUND, WILLIAM		
		03/28/1986	1083	079	U 138	ADVENTURER		
LISTING HISTORY		NOTES						
08/19/20 JMCM 08/07/19 THFR 03/16/16 THAC 08/17/15 THUR 05/08/14 JHIR 05/07/14 JHCM 11/04/09 TNRL 10/15/09 DJRM		02 NOTES ADVENTURER CAMPGROUND, OFFICE FD= SEAS; ATTACHED SHOWER AND TOILETS; 47 SITES, 43 SITES WITH W+S; '10 N/C(OLD PID:000056 000002 000000) '10 ADJ ACREAGE PER NEW MAPS* ONLY WATER ACCESS IS VIA TOWN BEACH. ROUGHLY 5 ACRES USED AS PRIMARY SITE PER OWNER*2020-OFFICE APPEARS TO ONLY BE USED AS STOR;						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR																															
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes																																
SCREENHOUSE	384	24 x 16	100	15.00	50	2,880		Town of Ossipee-Assessing Department 603-539-4181 PARCEL TOTAL TAXABLE VALUE <table border="1"> <thead> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$ 19,300</td> <td>\$ 73,700</td> <td>\$ 281,100</td> </tr> <tr> <td colspan="3"></td> <td>Parcel Total: \$ 374,100</td> </tr> <tr> <td>2021</td> <td>\$ 15,500</td> <td>\$ 71,100</td> <td>\$ 281,100</td> </tr> <tr> <td colspan="3"></td> <td>Parcel Total: \$ 367,700</td> </tr> <tr> <td>2022</td> <td>\$ 15,500</td> <td>\$ 71,100</td> <td>\$ 281,100</td> </tr> <tr> <td colspan="3"></td> <td>Parcel Total: \$ 367,700</td> </tr> </tbody> </table>				Year	Building	Features	Land	2020	\$ 19,300	\$ 73,700	\$ 281,100				Parcel Total: \$ 374,100	2021	\$ 15,500	\$ 71,100	\$ 281,100				Parcel Total: \$ 367,700	2022	\$ 15,500	\$ 71,100	\$ 281,100				Parcel Total: \$ 367,700
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BATH HOUSE	128	16 x 8	185	25.00	30	1,776																																	
SITE WTR/SWR/ELEC	43		100	1,900.00	75	61,275																																	
SITE WTR/ELEC	4		100	1,400.00	75	4,200																																	
CARPORT WOOD FRAME	176	11 x 16	151	12.00	30	957																																	
						71,100																																	

LAND VALUATION											LAST REVALUATION: 2019					
Zone: RUR RURAL Minimum Acreage: 1.00 Minimum Frontage: 200											Site:		Driveway:		Road: DIRT	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
COM/IND	1.000 ac	43,000	E	100	100	100	100		150	64,500	0	N	64,500	USE		
COM/IND	4.900 ac	x 2,500	X	100					100	12,300	0	N	12,300			
COM/IND	1.000 ac	43,000	E	100					150	64,500	0	N	64,500			
COM/IND	1.000 ac	43,000	E	100					125	53,800	0	N	53,800			
COM/IND	1.000 ac	43,000	E	100					100	43,000	0	N	43,000			
COM/IND	1.000 ac	43,000	E	100					100	43,000	0	N	43,000			
										9.900 ac			281,100	281,100		

PICTURE



OWNER

LUND, WILLIAM A TRUSTEE
 WILLIAM A LUND REV TRUST OF 11
 15 GILE RD
 OSSIPEE, NH 03864-7106

TAXABLE DISTRICTS

District	Percentage
Oss. Crnr	% 100

BUILDING DETAILS

Model: **1 STORY OFFICE**
 Roof: **GABLE OR HIP/ASPHALT**
 Ext: **BELOW AVG**
 Int: **PLYWOOD PANEL**
 Floor: **PINE/SOFT WD**
 Heat: **NONE/NONE**
 Bedrooms: Baths: **2.0** Fixtures: **6**
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators:
 Quality: **B2 AVG-20**
 Com. Wall: **WOOD, 8 FT.** **1.0000**
 Size Adj: **1.6768** Base Rate: **COF 89.00**
 Bldg. Rate: **0.9440**
 Sq. Foot Cost: **\$ 84.02**

PERMITS

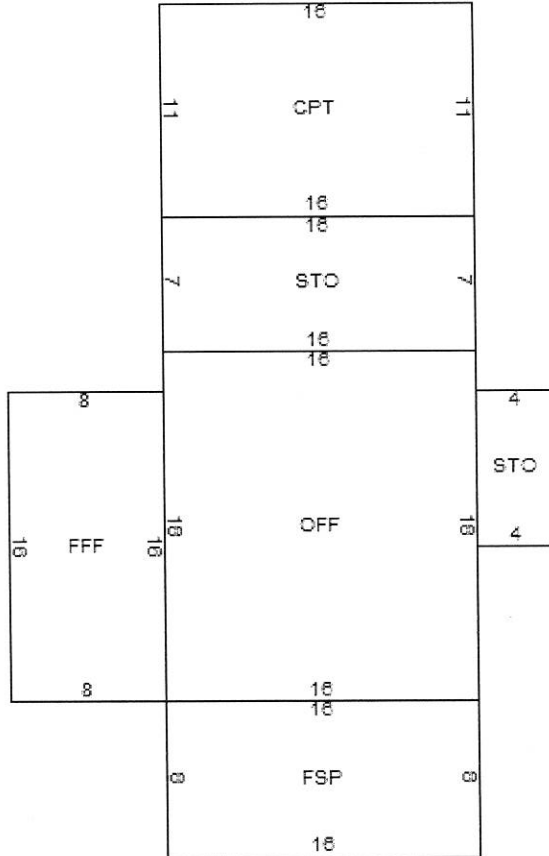
Date	Project Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FSP	FINISHED SCRN	128	0.40	51
OFF	OFFICE AREA	288	1.00	288
FFF	FST FLR FIN	128	1.00	128
CPT	CARPORT	176	0.15	26
STO	STORAGE AREA	144	0.35	50
GLA:	416	864		543

2019 BASE YEAR BUILDING VALUATION

Market Cost New:		\$ 45,623
Year Built:		1930
Condition For Age:	FAIR	56 %
Physical:		
Functional:	WKMNSHP	10 %
Economic:		
Temporary:		
Total Depreciation:		66 %
Building Value:		\$ 15,500





GILE ROAD

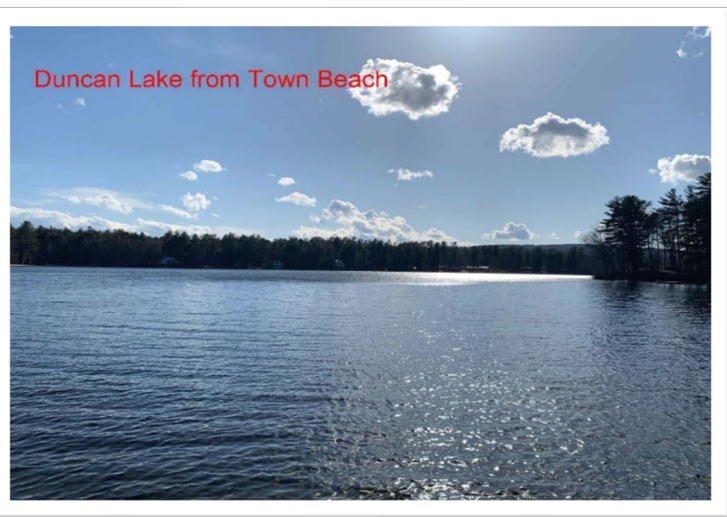
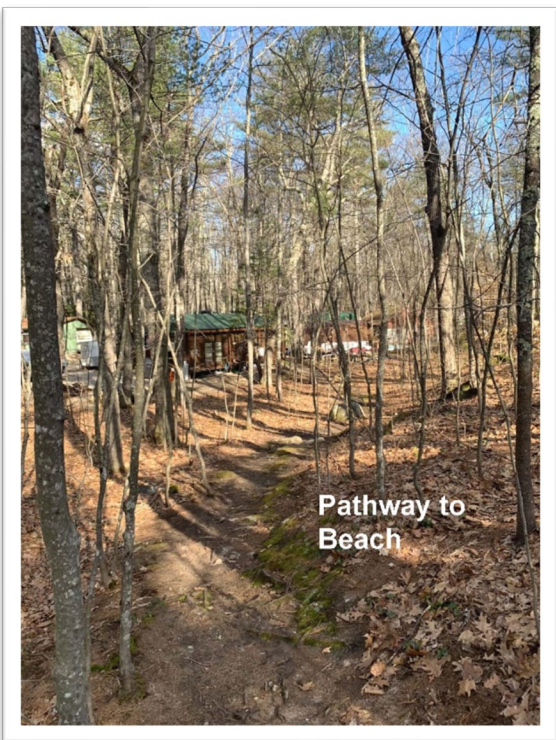
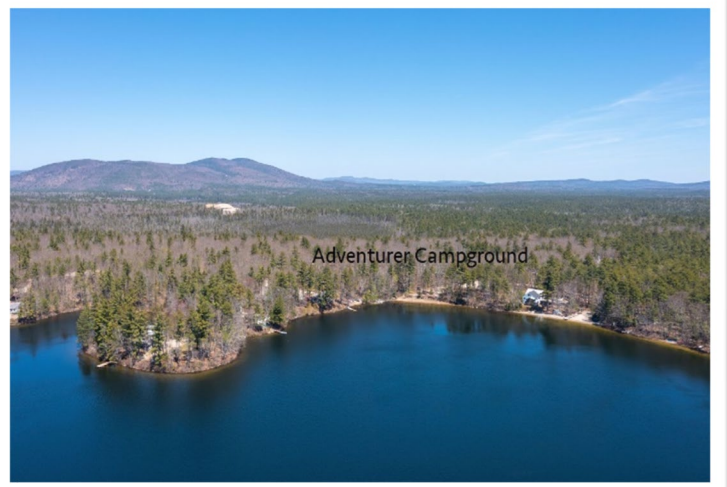
DUNCAN

GILE 28

Island Drain
First St
Gile Rd
Duncan Lake Rd
Route 16
Duncan Lake Rd 2

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 61.1 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

boundary lines
are approximate



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



TO BE COMPLETED BY SELLER

- 1. SELLER: William A. Lund Revocable Trust
2. PROPERTY LOCATION: 7 Gile Road, Ossipee, NH 03864
3. The following answers and explanations are true and complete to the best of SELLER'S knowledge...

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
b. INSTALLATION: Location: 15 Gile Road, Ossipee, NH Installed By: Unknown
c. USE: Number of Persons currently using the system: Does system supply water for more than one household?
d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
e. WATER TEST: Have you had the water tested? Date of most recent test August 2021
f. COMMENTS: Testing & filings are up to date with NHDES. Note: 5) C: This property has seasonal use - 46 RV Sites. Water supplied by well located at 15 Gile Road

- 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
b. IF PUBLIC OR COMMUNITY/SHARED: Have you experienced any problems such as line or other malfunctions?
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
d. LEACH FIELD: Yes No Other IF YES: Size 96' x 12' Location: Back field
e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A?
f. COMMENTS: Site assessment 5/10/22

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

SELLER(S) INITIALS

Handwritten initials in a box

BUYER(S) INITIALS

Blank box for buyer initials

PROPERTY DISCLOSURE - LAND ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 7 Gile Road, Ossipee, NH 03864

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 [] NO [x] 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? [] YES [x] NO [] UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? [] YES [x] 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: Access easement from Gile Road across 11 Gile Road to 7 Gile Road

d. What is your source of information? Legal Review prepared by Attorney Michelle La Count

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? Rural/Industrial Source: Tax Assessors cards (Ossipee)

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

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

n. Are there attachments explaining any of the above? [x] 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 [x] NO If YES, please explain: _____

9. ADDITIONAL INFORMATION:

The Seller (Trustee) executing the disclosures has not occupied the property and information provided is from visual observation and second hand knowledge.

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] / []

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.

Laurie Chandler
dotloop verified
05/16/22 5:17 PM EDT
U7KL-Z7JO-WWWA-8QOE
SELLER DATE

SELLER 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

2022 RENT ROLL - Memorial Day through September (4 Months)

INCOME

<u>RV Site</u>	<u>Seasonal Rate</u>	<u>Paid for 2022</u>	<u>Septic Tank</u>	<u>Description</u>	<u>RV Owned by</u>
RV Sites with RV's owned by Adventurer Campground					
1	\$ 5,400.00	Paid Monthly	4	Occupied Year-round	Adventurer
3			4	RV Taxes \$115, used by site #1 for parking	
26			1	RV Taxes \$111	Adventurer
33			3	RV Taxes \$0	Empty
38	\$ 1,850.00		3	RV Taxes \$113	Empty
45					Adventurer
RV Sites with RV's owned by tenants					
2	\$ 1,650.00	Paid	4		Tenant
4	\$ 1,650.00		4		Tenant
5	\$ 1,850.00		4		Tenant
6			4		Empty
7			4		Empty
9			4		Empty
10	\$ 1,850.00		4		Tenant
11	\$ 1,650.00	Paid	4		Tenant
12	\$ 2,250.00		3		Tenant
13	\$ 1,850.00	Paid			Tenant
14	\$ 1,650.00		3		Tenant
15	\$ 1,650.00		3		Tenant
16	\$ 1,850.00		3		Tenant
17	\$ 1,850.00	Paid	3		Tenant
18	\$ 1,650.00		3		Tenant
19	\$ 1,850.00	Paid	3		Tenant
20	\$ 2,250.00			not on map	Tenant
21	\$ 1,650.00		1		Tenant
22	\$ 1,650.00		3		Tenant
23			1	no record of 23	
24	\$ 1,850.00	Paid	3		Tenant
25	\$ 1,850.00		2		Tenant
27	\$ 1,650.00	Paid	2		Tenant
28			1		Empty
29			2		Empty
30	\$ 1,650.00		1		Empty
32	\$ 1,650.00		1		Tenant
34			2		Tenant
35			3		Tenant
36	\$ 1,650.00	Paid	2		Tenant
37	\$ 1,850.00				Tenant
39	\$ 1,650.00		4		Tenant
40	\$ 1,850.00		3		Tenant
41	\$ 1,850.00				Tenant
43			4		Empty
44	\$ 1,850.00		4		Tenant
46			4	RV Taxes \$0	Tenant
48	\$ 1,650.00		4		Tenant
50	\$ 1,850.00	Paid	4		Empty
52	\$ 1,650.00		4		Tenant
54			4		Empty
56	\$ 1,650.00		4	RV Taxes \$116	Tenant

60	\$ 1,650.00	4	RV Taxes \$150	Tenant
62	\$ 1,650.00	4		Tenant

Tent Sites

8T			not on map	Vacant
31				Vacant
42			currently horseshoe pit	Empty

Expenses

Water Testing	\$600
Utilities	\$4,000
Taxes	\$7531 + \$605
Insurance	\$2,900
Trash	\$500
Maintenance	\$2,000

Management Fee Owner managed the property himself

Important Disclaimer

The Trustee has made an effort to provide an accurate rent roll to give to prospective purchasers. However, there are apparent discrepancies between written records, the septic site plan site numbers and a visual on-site inspection. There also appears to be some discrepancies with the town records for taxation of the RV units that remain on the property year-round.

Past tenants have been invoiced for the 2022 season and the above chart indicates which tenant site(s) have been paid. An updated rent roll will be completed after Memorial Day. There will be a proration of rents at closing with a credit due to the buyer based on the number of days remaining in the season for those sites that have been paid in full for the 2022 season.

Neither the Trustee, Paul McInnis LLC nor any of their agents, contractors, attorneys, officers, or directors ("agents") makes any representations or warranties with respect to the accuracy of the 2022 rent roll for any particular purpose express or implied. Offerors are required to undertake their own independent inspection of the property and thorough review of all documents prior to submitting their offers based solely on their own independent investigations and findings and not in reliance on any information provided by the Trustee, Paul McInnis LLC or their agents.

GILE ROAD

Adventurer
Campground
Entrance



Office

Clubhouse



Mens/
Womens



Mens/
Womens

**to town
beach**



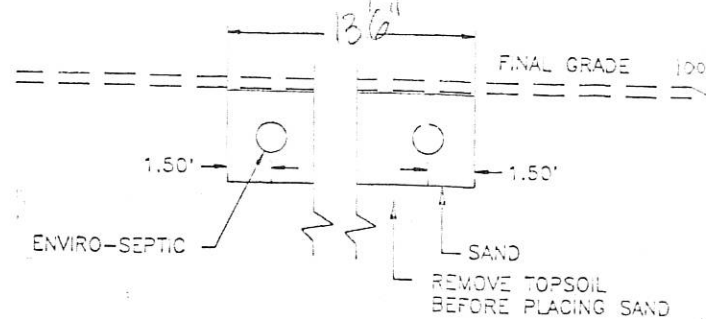
**DUNCAN
LAKE**

DUNCAN LAKE ROAD



SECTIONAL ELEVATION E - E

NUMBER OF LINES 8
CENTER TO CENTER SPACING 15'



ALL FILL AND SAND TO BE FREE OF DEBRIS
NOT TO SCALE

PUMP CHAMBER
NOT TO SCALE TO
ATTACHED TO S. 1
POWER - SEPERATE ELECTRO

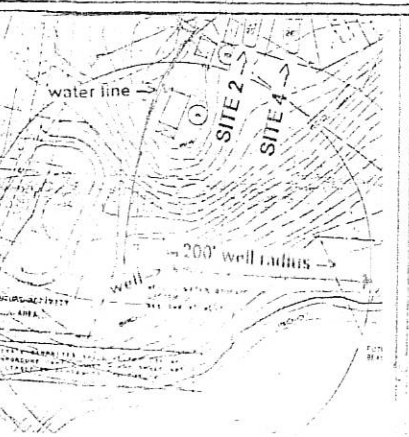
235 GAL. P/CH.
MUST VENT TO

INLET

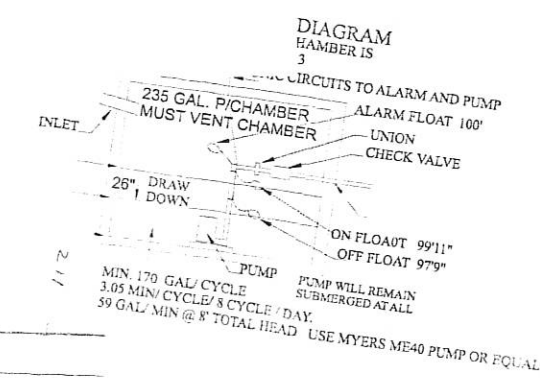
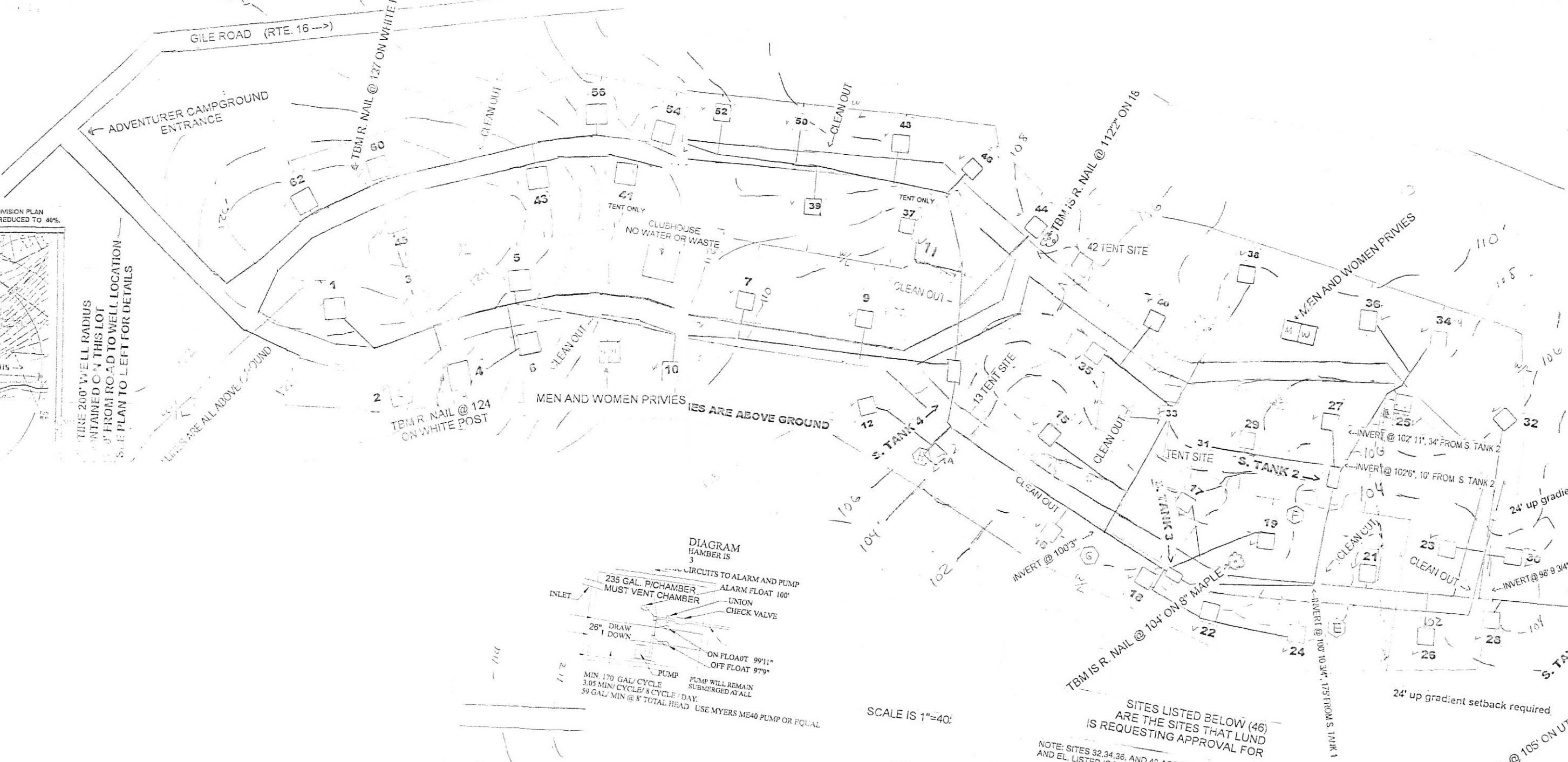
26" DRAW
DOWN

MIN. 170 GAL/CYC
3.05 MIN/CYCLE/84
59 GAL/MIN @ 8' TC

WELL LOCATION TAKEN FROM ORIGINAL SUBDIVISION PLAN
SUBMITTED TO NIDES&WSPC. PLAN HAS BEEN REDUCED TO 40%.



THE 200' WELL RADIUS
MAINTAINED ON THIS LOT
FROM ROAD TO WELL LOCATION
SEE PLAN TO LEFT FOR DETAILS



SCALE IS 1"=40'

SITES LISTED BELOW (46)
ARE THE SITES THAT LUND
IS REQUESTING APPROVAL FOR

NOTE: SITES 32, 34, 36, AND 40 ARE @ THE ENDS OF SEWER MAINS
AND EL. LISTED IS THE INVERT EL. @ THE CAMPSITE

SITE INVERT ELEVATIONS @ CAMP
23

TBM IS R. NAIL @ 105' ON UTILITY

24' up gradient setback required

24' up gradient

INVERT @ 102' 11' 34" FROM S. TANK 2

INVERT @ 102' 6' 10" FROM S. TANK 2

INVERT @ 98' 9' 34" .75

INVERT @ 100' 10' 34" 175' FROM S. TANK 1

TBM R. NAIL @ 124 ON WHITE POST

TBM IS R. NAIL @ 104 ON 8" MAPLE

TBM IS R. NAIL @ 112" ON 16

TBM R. NAIL @ 137 ON WHITE POST

ALL LINES ARE ABOVE GROUND

ALL PRIVES ARE ABOVE GROUND

MEN AND WOMEN PRIVES

ADVENTURER CAMPGROUND ENTRANCE

GILE ROAD (RTE. 16 -->)

CLUBHOUSE
NO WATER OR WASTE

S. TANK 2

S. TANK 4

S. TANK 3

S. TANK 1

MIN. 170 GAL/CYC
3.05 MIN/CYCLE/84
59 GAL/MIN @ 8' TC



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: WILLIAM A LUND REV TRUST		
MAILING ADDRESS: 15 GILE ROAD		
TOWN/CITY: OSSIPEE	STATE: NH	ZIPCODE: 03864
2. AGENT		
NAME: PRIVE SALE WITH WILLIAM A LUND REV TRUST		
MAILING ADDRESS:		
TOWN:	STATE:	ZIPCODE:
3. SITE ASSESSOR (DESIGNER)		
DESIGNER NAME: MARK MCCONKEY	DESIGNER PERMIT NUMBER: 1235	
P.E. NAME (ISDS over 2500GPD):	P.E. NUMBER:	
ADDRESS: 10 CLOVER LANE #1		
TOWN/CITY: FREEDOM	STATE: NH	ZIPCODE: 03894
4. LOT LOCATION		
TAX MAP: 122	LOT NUMBER: 10	SUBDIVISION NAME:
STREET ADDRESS: 7 GILE ROAD		TOWN/CITY: OSSIPEE
5. LOT DESCRIPTION		
STRUCTURES: SEASONAL CAMP SITES (SEE ATTACHED SEPTIC DESIGN)		
NUMBER OF BEDROOMS: 46 SEASONAL SITES		
6. ABUTTERS IF KNOWN (ATTACH ADDITIONAL SHEET IF NECESSARY)		
NAME: UNKNOWN	ADDRESS: [REDACTED]	
NAME: UNKNOWN	ADDRESS: [REDACTED]	
NAME: UNKNOWN	ADDRESS: [REDACTED]	
7. LOT CHARACTERISTICS		
LOT SIZE: 9.9	SLOPE: 18-15%	LOADING CAPACITY: 1850 GALLONS PER DAY
WATER SUPPLY: <input checked="" type="checkbox"/> WELL ON LOT / <input type="checkbox"/> PUBLIC WATER SUPPLY / OTHER: SHARED WITH 3 LOTS		

SOIL TYPE* HENNIKER-GLOUCESTER FINE SANDY LOAM

* From [US Natural Resources Conservation Service](#) maps or actual data if available *:

ESTIMATED SEASONAL HIGH WATER TABLE*: 24-42 INCHES

SCOPE OF REVIEW (Materials reviewed, if any): SITE VISIT, TOWN & OWNER RECORDS

DATE OF ON SITE INVESTIGATION: 5/6/2022

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): THE SYSTEM APPEARS TO BE IN WORKING ORDER AND MEET CURRENT STATE STANDARDS. IN THE EVENT OF A FUTURE FAILURE THE STATE WILL PERMIT A NEW SEPTIC TO BE TO BE DESIGNED AND INSTALLED

8. PRESENT SEWAGE DISPOSAL SYSTEM

A. DOES THE PROPERTY CURRENTLY HAVE ANY SEWAGE DISPOSAL SYSTEM? YES NO

B. IF YES, IS THE SYSTEM STATE APPROVED? YES NO

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)**



603-520-8275
mrkmcconkey@gmail.com

ASSESSMENT DATE: 5/6/2022

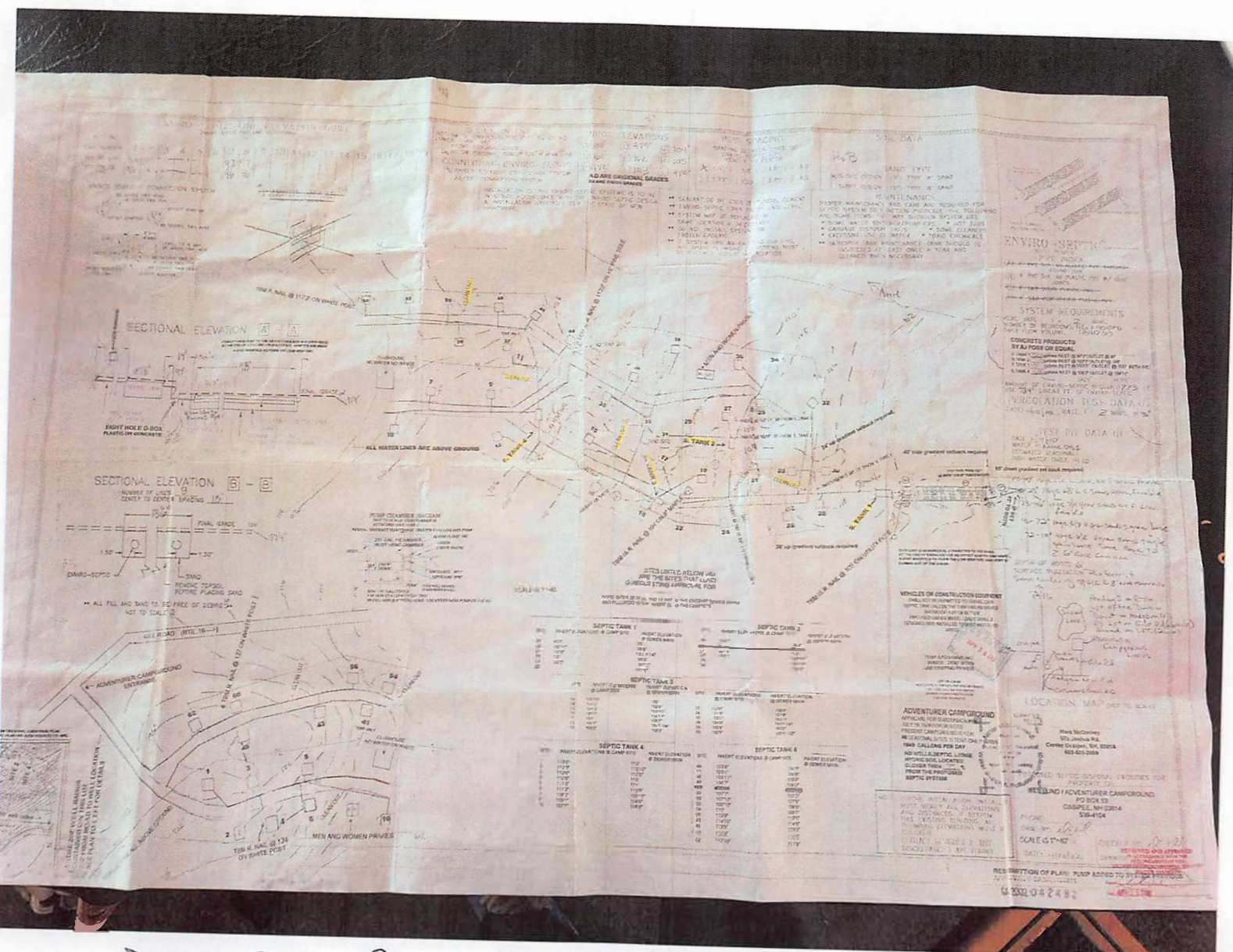
10. SIGNATURES (Required)**

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:

Septic Design - Stat approved
 For The Campground - CA 2002 042-482



Design By McKinley #1235
 MRK mckinley@gmail.com
 603-520-8275

- (B) 4' PVC JOINTS
- (C) 4" S&D SOLID PLASTIC PIPE
- (A) 4" S&D PERFORATED PLASTIC PIPE

SYSTEM REQUIREMENTS

PERC. RATE 1" - 2 MINS.
 NUMBER OF BEDROOMS: 46 X 40 GPD
 DAILY FLOW VOLUME: 1840 GPD

CONCRETE PRODUCTS BY AJ FOSS OR EQUAL

- S. TANK 1 ~~2500~~ gallons INLET @ 97'3" OUTLET @ 97'
- S. TANK 2 ~~1500~~ gallons INLET @ 102'3" OUTLET @ 102'
- S. TANK 3 ~~1500~~ gallons INLET @ 100'3" OUTLET @ 100' WITH P/C
- S. TANK 4 ~~1500~~ gallons INLET @ 105'2" OUTLET @ 104'11"

AMOUNT OF ENVIRO-SEPTIC REQUIRED 773 FT.
 USE: 784" LINEAR FT. OF ENVIRO-SEPTIC

PERCOLATION TEST DATA ⊕

DATE: 11/15/00 RATE: 1" - 2 MINS. @ 30"

TEST PIT DATA ⊕

DATE: 11/15/00
 WATER @: None OBS
 ESTIMATED SEASONAL HIGH WATER TABLE @: 10'

5' down gradient set back required

10-10" 104R 2/2 L-SAND WK. FG gran final

Lot 10 Campground
 S. TANK Notes

COMING OUT OF THE D-BOX

VEHICLES OR CONSTRUCTION EQUIPMENT
 SHALL NOT BE PERMITTED TO TRAVEL OVER SEPTIC TANK UNLESS THE TANK HAS AN AASHTO RATING OF H-20 OR BETTER.
 PIPE USED UNDER WHEEL LOADS SHALL BE DESIGNED AND INSTALLED TO MEET AASTO H-20 SPECS.

TENT SITES HAVE NO WASTE. TENT SITES USE EXISTING PRIVIES

LOT 2 IS 12.6 AC
 ADVENTURER CAMPGROUND WAS APPROVED FOR 11,000 GALLONS/DAY WATER NH WATER SUPPLY & POLLUTION CONTROL 1974 # 42792

ADVENTURER CAMPGROUND
 APPROVAL FOR SUBDIVISION #8064
 JULY 19, 1974 FOR 96 SITES
 PRESENT CAMPGROUND IS FOR 46 SEASONAL SITES 5 TENT ONLY SITES
 1840 GALLONS PER DAY

NO WELLS, SEPTIC, LEDGE HYDRIC SOIL LOCATED CLOSER THEN 75 ft. FROM THE PROPOSED SEPTIC SYSTEM

SURFACE
 Same No
 ↑
 Riv

28

Ossipee

AMES

LOC

SUBMITTED BY:

PROPOSE

BILL L

Lot 10
 Campground
 Septic Design
 Notes:

EXECUTIVE SUMMARY 11 GILE ROAD – LOT 2

ADDRESS	11 Gile Road Ossipee, NH
TOWN REFERENCE	Map 122, Lot 11
CARROLL COUNTY DEED REFERENCE	Quitclaim Deed, Book 2957, Page 0446
2021 ASSESSED VALUE 2021 TAX RATE	\$132,800 \$18.33/\$1,000
2021 ANNUAL REAL ESTATE TAXES	\$2,720
UTILITIES	Water: Supplied by well on 15 Gile Road Sewer: Private septic Electric: 100 amp., circuit breakers Heat: Oil fired forced hot air Water Heater: Electric 40 gallon Washer & Dryer Hookups: Yes
LOT SIZE	1.01 ± Acres
FOUNDATION	Concrete, Stone
ROAD FRONTAGE	389.3 Feet on Gile Road
ZONING	Rural
AUCTIONEERS NOTE	This home sits on a one-acre lot with frontage on Gile Rd. It is improved with a log sided home that was later expanded with an addition. It offers approximately 1300 square feet of living area having 3 bedrooms



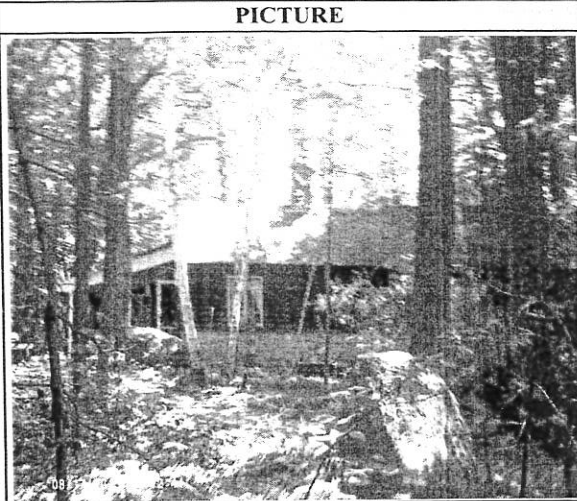
REGISTER NOW TO BID

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 seller, 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 improvement thereon, the property's fitness for any particular purpose, the property's merchantability, or any other warranty, express or implied. The seller, Paul McInnis LLC and their agents specifically disclaim any warranty, guaranty, or representation, oral or written, past or present, express or implied, concerning the land and improvements thereon. Offerors are required to undertake their own independent physical inspection of the property and thorough review of all documents prior to submitting their offers based solely on their own independent investigations and findings and not in reliance on any information provided by the seller, Paul McInnis LLC or their agents.

OWNER INFORMATION		SALES HISTORY					PICTURE
LUND, WILLIAM A TRUSTEE WILLIAM A LUND REV TRUST OF 11 15 GILE RD OSSIPEE, NH 03864-7106		Date	Book	Page	Type	Price	Grantor
		01/28/2011	2957	0446	U V 44		LUND, WILLIAM A
		03/28/1986	1083	079	U V 38		ADVENTURER
LISTING HISTORY		NOTES					
08/18/20	JMCM	AGE EST; INT WELL MAINT; RUSTIC WOOD & DRYWALL WALLS; WOOD FLOORS; HILL; STEEP; WOODED; HIGH; CAUGHT ON FIRE, CHIMNEY FIRE '09; '09 OWNER LIVES NEXT DOOR; '10 ADD BMU AREA(OLD PID:000056 000061 000000) '10 ADJ ACREAGE PER NEW MAPS;2020-TENANTS NO INFO					
08/07/19	THFR						
08/17/15	THUR						
05/08/14	JHIR						
05/07/14	JHCM						
11/04/09	TNRL						
06/17/09	JDRM						
06/13/02	PBRM						

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR						
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes						
							Town of Ossipee-Assessing Department 603-539-4181						
							PARCEL TOTAL TAXABLE VALUE						
								Year	Building	Features	Land		
							2020	\$ 93,300	\$ 0	\$ 38,700	Parcel Total: \$ 132,000		
							2021	\$ 94,100	\$ 0	\$ 38,700	Parcel Total: \$ 132,800		
							2022	\$ 94,100	\$ 0	\$ 38,700	Parcel Total: \$ 132,800		

LAND VALUATION										LAST REVALUATION: 2019					
Zone: RUR RURAL Minimum Acreage: 1.00 Minimum Frontage: 200										Site:		Driveway:		Road: DIRT	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
IF RES	1.000 ac	43,000	E	100	100	100	100		90	38,700	0	N	38,700	ACCESS	
IF RES	0.015 ac	x 2,500	X	100					100	0	0	N	0		
	1.015 ac									38,700			38,700		



OWNER
LUND, WILLIAM A TRUSTEE
 WILLIAM A LUND REV TRUST OF 11
 15 GILE RD
 OSS�PEE, NH 03864-7106

TAXABLE DISTRICTS	
District	Percentage
Oss. Crnr	% 100

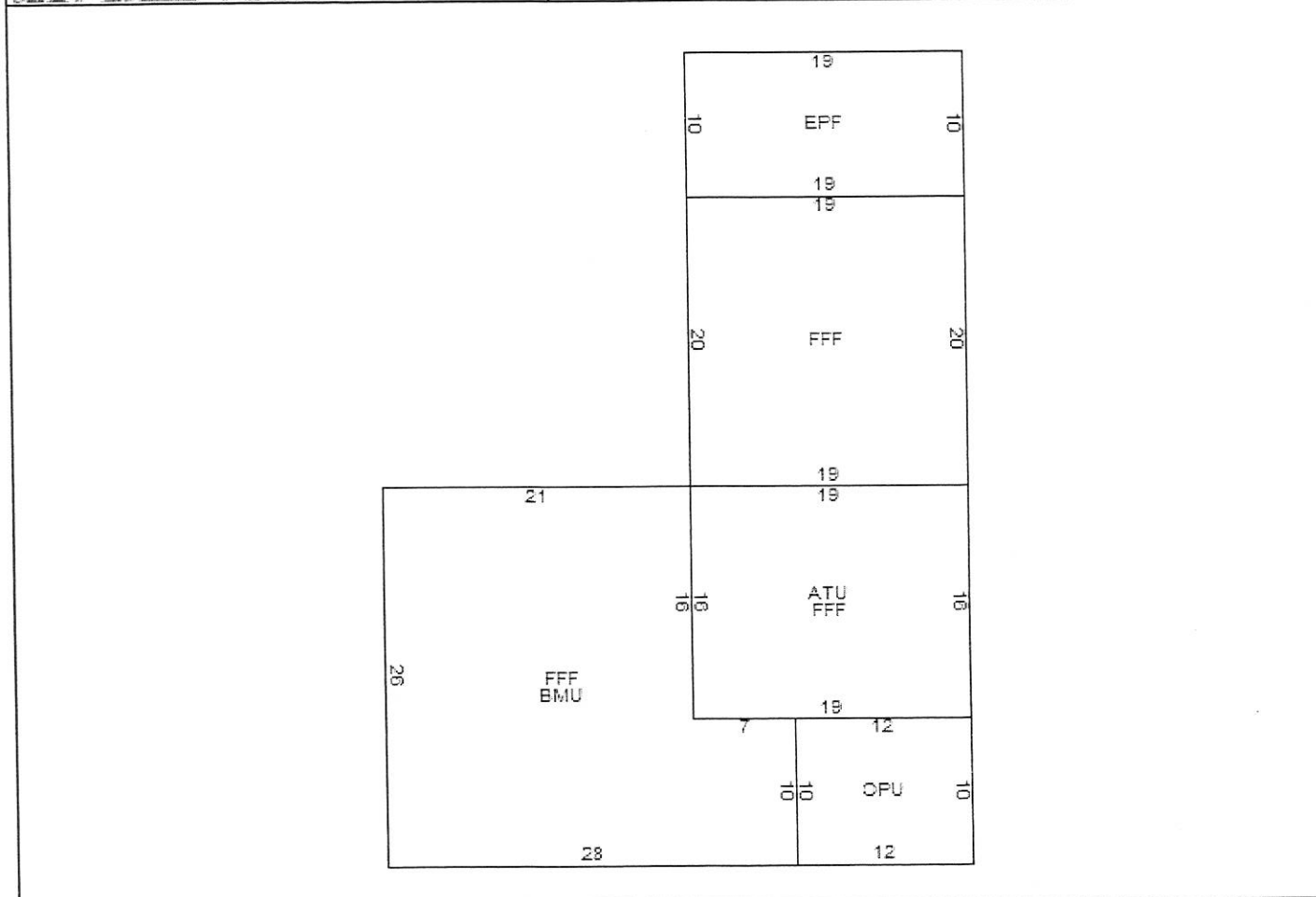
BUILDING DETAILS

Model: 1 STORY RANCH
 Roof: GABLE OR HIP/ASPHALT
 Ext: CLAP BOARD/NOVELTY
 Int: DRYWALL/WOOD PANEL
 Floor: CARPET/HARDWOOD/WD LAM
 Heat: OIL/FA DUCTED

Bedrooms: 3 Baths: 1.5 Fixtures: 5
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A0 AVG
 Com. Wall:
 Size Adj: 1.0120 Base Rate: RAN 85.00
 Bldg. Rate: 0.9614
 Sq. Foot Cost: \$ 81.72

PERMITS

Date	Project Type	Notes



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1300	1.00	1300
BMU	BSMNT	616	0.20	123
ATU	ATTIC	304	0.15	46
OPU	OPEN PORCH	120	0.30	36
EPF	ENCLSD PORCH	190	0.50	95
GLA:	1,300	2,530		1,600

2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 130,752
Year Built:	1925
Condition For Age:	AVERAGE 28 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	28 %
Building Value:	\$ 94,100



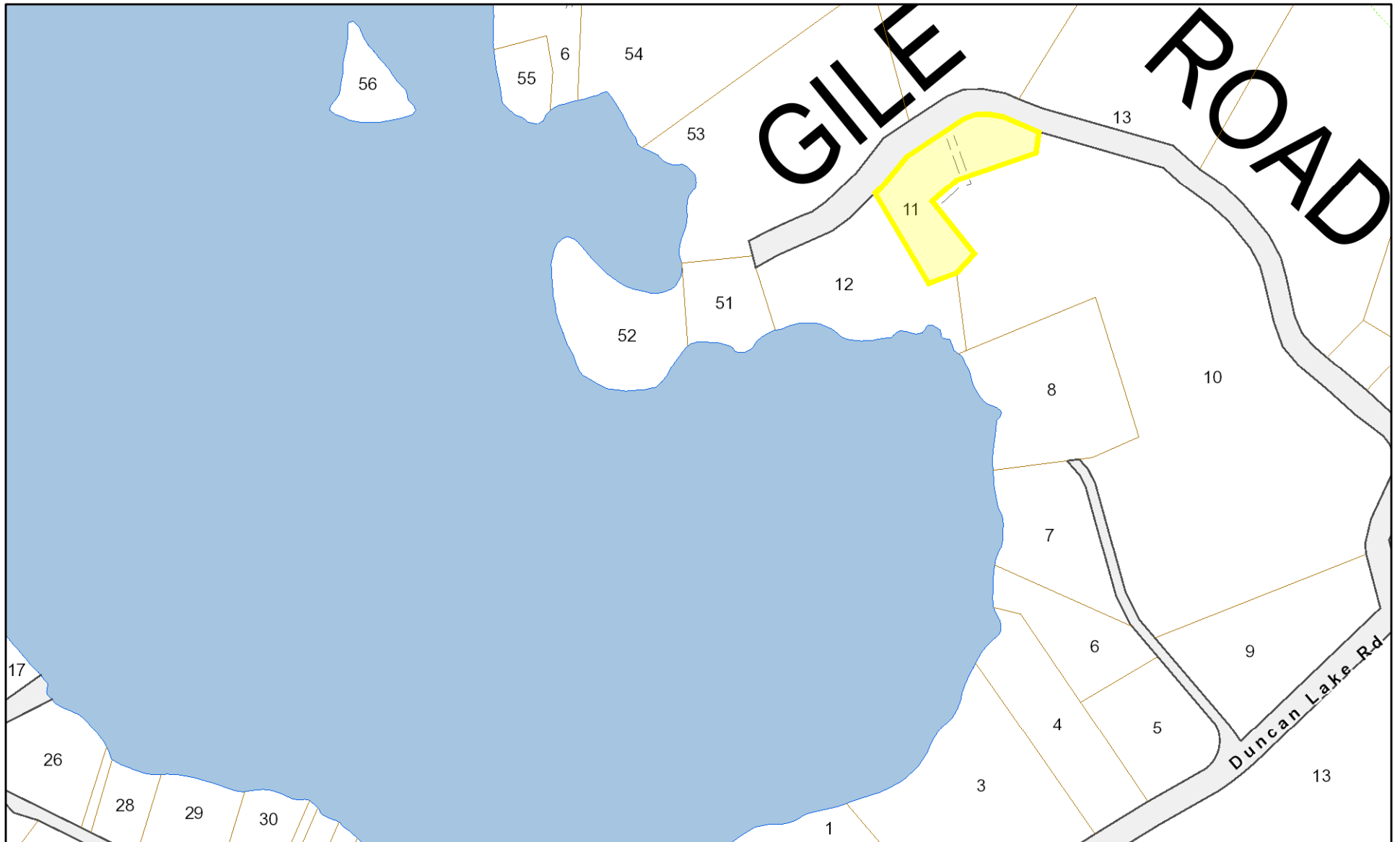
Ossipee, NH



February 2, 2022

1 inch = 272 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



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:** William A. Lund Revocable Trust

2. **PROPERTY LOCATION:** 11 Gile Road, Ossipee, NH 03864

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

4. **SELLER:** has has not occupied the property for _____ 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 Shared well on 15 Gile Road

b. **INSTALLATION:** Location: 15 Gile Road, Ossipee, NH
Installed By: Unknown Date of Installation: 1976 +/-
What is the source of your information? Referencing historical info from when William A. Lund developed the property

c. **USE:** Number of persons currently using the system: The well on 15 Gile, provides water to this property
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 August 2021
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: Note: Expansions for 7 & 11 Gile Road in basement

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: Left front yard Location Unknown Date of Installation: Unknown
Date of Last Servicing: 5/10/22 Name of Company Servicing Tank: Lakes Region Septic Services. 603-522-6246
Have you experienced any malfunctions? Yes No
Comments: Occasional issues with toilet flushing

SELLER(S) INITIALS  / _____

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 11 Gile Road, Ossipee, NH 03864

d. LEACH FIELD: Yes No Other _____
IF YES, Location: To my knowledge is to the left, backside of property Size: Unknown Unknown
Date of installation of leach field: Unknown 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: McConkey Construction
Comments: _____

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

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

BUYER(S) INITIALS  / 

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 11 Gile Road, Ossipee, NH 03864

- 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: Subject to access easement onto 7 Gile Road
 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: _____
 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: _____
 If YES, is survey available? Yes No Unknown
- h. How is the property zoned?** RUR (Rural)
- i. Heating System** Age: _____ Type: Tank Fuel: Oil Tank Location: Under front porch*
 Owner of Tank: CN Brown, Ossipee, NH 603-539-4080 *Yellow fill box accessible on porch
 Annual Fuel Consumption: in 2021 Price: \$1,243.16 Gallons: 463.9
 Date system was last serviced and by whom? _____
 Secondary Heat Systems: Woodstove and fireplace (2 chimneys)
 Comments: _____
- j. Roof Age:** 2019-2002 Type of Roof Covering: 25% metal, 75% asphalt
 Moisture or leakage: There is moisture on a portion of the roof
 Comments: Tenant described some leakage historically. To my knowledge no serious leakage as this time

SELLER(S) INITIALS / BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 11 Gile Road, Ossipee, NH 03864

k. Foundation/Basement: Full Partial Other: See comments Type: Concrete/Stone
Moisture or leakage: _____
Comments: Full under addition/crawl space (limited access) under original structure

l. Chimney(s) How Many? 2 **Lined?** *See comments **Last Cleaned:** #1 11/21, #2 unkn **Problems?** Not aware of any
Comments: 1) wood stove lined flue and 2) furnace chimney

m. Plumbing Type: PEX **Age:** Unknown
Comments: _____

n. Domestic Hot Water: Age: Unknown **Type:** Electric **Gallons:** 40

o. Electrical System: # of Amps 100 Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

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

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

r. 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: _____

s. Air Conditioning: Type: N/A **Age:** _____ **Date Last Serviced and by whom:** _____
Comments: _____

t. Pool: Age: N/A **Heated:** Yes No **Type:** _____ **Last Date of Service:** _____
By Whom: _____

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

v. Internet: Type Currently Used at Property: Consolidated Communications

w. Other (e.g. Alarm System, Irrigation System, etc.): N/A
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  / 

BUYER(S) INITIALS  / 

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 11 Gile Road, Ossipee, NH 03864

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

The Seller (Trustee) executing the disclosures has not occupied the property and information provided is from visual observation and second hand knowledge.

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).

Laurie Chandler
SELLER
dotloop verified
05/16/22 5:17 PM EDT
AYTB-VSKA-R6VU-9UYQ
DATE

SELLER
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

SELLER(S) INITIALS  /

BUYER(S) INITIALS /



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED HAZARDS FOR HOUSING SALES

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 11 Gile Road, Ossipee, NH 03864

Lead Warning Statement

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) Purchaser has received copies of all information listed above.


(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or


(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.


Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 dotloop verified 05/16/22 5:17 PM EDT 6VFD-CEMG-FSTZ-D7AO

Seller Date

Purchaser Date

 dotloop verified 05/18/22 8:45 AM EDT 40V2-925S-33PP-IG60

Agent Date

Seller Date

Purchaser Date

Agent 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: WILLIAM A LUND REV TRUST		
MAILING ADDRESS: 15 GILE ROAD		
TOWN/CITY: OSSIPEE	STATE: NH	ZIPCODE: 03864
2. AGENT		
NAME: PRIVATE SALE WITH WILLIAM A LUND REV TRUST		
MAILING ADDRESS:		
TOWN:	STATE: <input type="text"/>	ZIPCODE: <input type="text"/>
3. SITE ASSESSOR (DESIGNER)		
DESIGNER NAME: MARK MCCONKEY	DESIGNER PERMIT NUMBER: 1235	
P.E. NAME (ISDS over 2500GPD):	P.E. NUMBER:	
ADDRESS: 10 CLOVER LANE #1		
TOWN/CITY: FREEDOM	STATE: NH	ZIPCODE: 03836
4. LOT LOCATION		
TAX MAP: 122	LOT NUMBER: 11	SUBDIVISION NAME: <input type="text"/>
STREET ADDRESS: 11 GILE ROAD		TOWN/CITY: OSSIPEE
5. LOT DESCRIPTION		
STRUCTURES: 1		
NUMBER OF BEDROOMS: 3		
6. ABUTTERS IF KNOWN (ATTACH ADDITIONAL SHEET IF NECESSARY)		
NAME: UNKNOWN	ADDRESS: <input type="text"/>	
NAME: UNKNOWN	ADDRESS: <input type="text"/>	
NAME: UNKNOWN	ADDRESS: <input type="text"/>	
7. LOT CHARACTERISTICS		
LOT SIZE: 1.01	SLOPE: 3-8%	LOADING CAPACITY: 450/2000X1.3= .29 AC. PLUS A WELL
WATER SUPPLY: <input checked="" type="checkbox"/> WELL ON LOT / <input type="checkbox"/> PUBLIC WATER SUPPLY / OTHER: SHARED WITH 3 LOTS		

dawn.buker@des.nh.gov or (603) 271-3501

NHDES Subsurface Systems Bureau, PO Box 95, Concord NH 03302-0095

www.des.nh.gov

SOIL TYPE* METACOMET FINE SANDY LOAM

* From [US Natural Resources Conservation Service](http://www.usfws.gov) maps or actual data if available *:

ESTIMATED SEASONAL HIGH WATER TABLE*: 12-30 INCHES

SCOPE OF REVIEW (Materials reviewed, if any): SITE VISIT, REALTOR RECORDS, TOWN RECORDS

DATE OF ON SITE INVESTIGATION: 5/6/2022

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): THE SYSTEM APPEARS TO BE IN WORKING ORDER BUT MAY NOT MEET CURRENT STATE STANDARDS. IN THE EVENT OF A FUTURE FAILURE THE STATE WILL PERMIT A NEW SEPTIC TO BE TO BE DESIGNED AND INSTALLED.

8. PRESENT SEWAGE DISPOSAL SYSTEM

A. DOES THE PROPERTY CURRENTLY HAVE ANY SEWAGE DISPOSAL SYSTEM? YES NO

B. IF YES, IS THE SYSTEM STATE APPROVED? YES NO UNKNOWN

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)



603-520-8275
mrkmcconkey@gmail.com

ASSESSMENT DATE: 5/6/2022

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:

Concrete Septic TANK Size UNKNOWN



11 Gile Rd

Location & Size of the field is unknown <https://mail.google.com/mail/u/0/>



Leach Field
+/-

11 Gile Rd

EXECUTIVE SUMMARY 15 GILE ROAD – LOT 3

ADDRESS	15 Gile Road Ossipee, NH
TOWN REFERENCE	Map 122, Lot 12
CARROLL COUNTY DEED REFERENCE	Quitclaim Deed, Book 2957, Page 0446
2021 ASSESSED VALUE 2021 TAX RATE	\$341,900 \$18.33/\$1,000
2021 ANNUAL REAL ESTATE TAXES	\$7,002
FINISHED SQUARE FEET	1890
YEAR BUILT	1985
GARAGE	Attached 3-car carport
BARN	470 square feet with storage above, 2 oil fired furnaces, insulated
FOUNDATION	
UTILITIES	Water: On-site well which also services 7 & 11 Gile Road Sewer: Private septic, 1000-gallon concrete tank recently inspected (report attached) Electric: On-site Heat: (2) monitor heaters – kerosene and oil furnace Water Heater: OnDemand – propane Internet: Consolidated Communications, ring video surveillance on home and barn
LOT SIZE	1.46 ± Acres
ROAD FRONTAGE	270.5 feet on Gile Road
ZONING	WF (Duncan Lake)
AUCTIONEERS NOTE	Single family expanded mobile home on Duncan Lake with 415' by the shore of frontage and a 1.46-acre lot. The home is built very close to the shoreline with a deck overlooking the lake. Property also has a storage barn. The home offers 2 bedrooms and 2 bathrooms

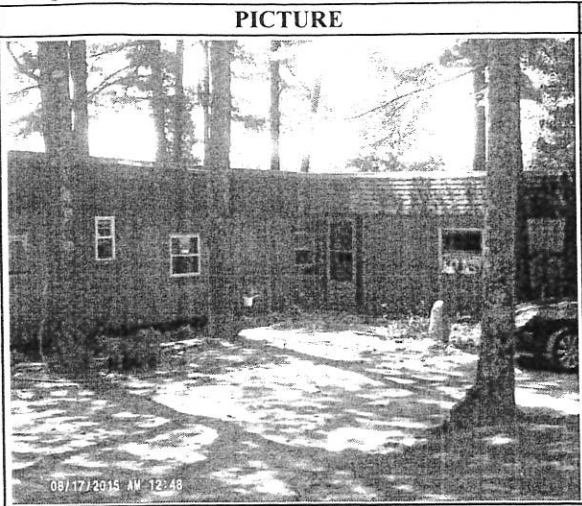


REGISTER NOW TO BID

OWNER INFORMATION		SALES HISTORY					PICTURE
LUND, WILLIAM A TRUSTEE WILLIAM A LUND REV TRUST OF 11 15 GILE RD OSSIPEE, NH 03864-7106		Date	Book	Page	Type	Price	Grantor
		10/28/2011	2957	0446	U I 44		LUND, WILLIAM A
		03/28/1986	1083	079	U I 38		ADVENTURER
LISTING HISTORY		NOTES					
08/18/20	JMCI	02 NOTES-CONVERTED MH, FD=LAYOUT AND MIXED QUALITY; '09 ADJ DECK MEAS, ADD SHED; '10 N/C(OLD PID:000056 000060 000000)* 413 WFF, 80' BEACH THE REST IS ROCKY AND RELATIVELY STEEP* LCON=+10 BEACH -10 ACC;2020-W/MR, DELAYED MAINT, SOME ROT;					
08/07/19	THFR						
03/16/16	THAL						
08/17/15	THUR						
05/08/14	JHIR						
05/07/14	JHCM						
11/04/09	TNRL						
06/17/09	JDRM						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	Town of Ossipee-Assessing Department 603-539-4181			
HEARTH	1		100	500.00	100	500					
DETTACHED DECK	100	20 x 5	100	8.00	50	400					
							900				
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2020	\$ 120,600	\$ 1,200	\$ 220,400					Parcel Total: \$ 342,200			
2021	\$ 120,600	\$ 900	\$ 220,400					Parcel Total: \$ 341,900			
2022	\$ 107,800	\$ 900	\$ 220,400(c)					Parcel Total: \$ 341,900			
								(Card Total: \$ 329,100)			

LAND VALUATION										LAST REVALUATION: 2019				
Zone: WF DUNCAN LAKE		Minimum Acreage: 1.00		Minimum Frontage: 150		Site:		Driveway:		Road: DIRT				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES WTRFRNT	1.000 ac	177,000	E	100	100	100	100		100	177,000	0	N	177,000	ACCESS
IF RES WTRFRNT	0.460 ac	x 4,500	X	100					100	2,100	0	N	2,100	
IF RES WTRFRNT	413.000 wf	x 200	X	100					50	41,300	0	N	41,300	WF
		1.460 ac											220,400	220,400



OWNER
LUND, WILLIAM A TRUSTEE
 WILLIAM A LUND REV TRUST OF 11
 15 GILE RD
 OSSIPEE, NH 03864-7106

TAXABLE DISTRICTS

District	Percentage
Oss. Cmnr	% 100

BUILDING DETAILS

Model: **1 STORY RANCH**
 Roof: **SHED/ASPHALT**
 Ext: **T111**
 Int: **WOOD PANEL**
 Floor: **CARPET/HARD TILE**
 Heat: **OIL/CONVECTION**

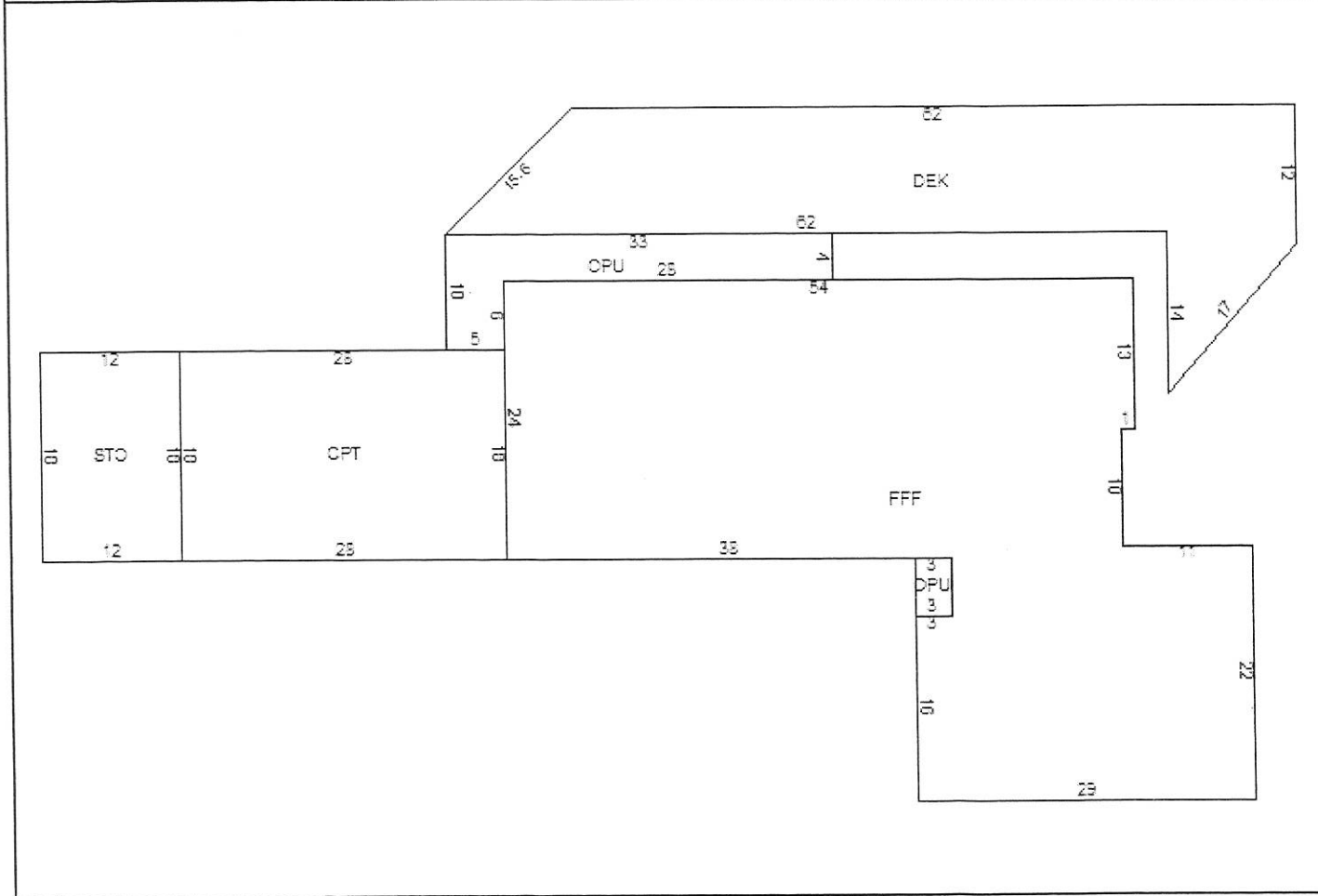
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators:
 Quality: **B1 AVG-10**
 Com. Wall:
 Size Adj: **0.9425** Base Rate: **RAN 85.00**
 Bldg. Rate: **0.7465**
 Sq. Foot Cost: **\$ 63.45**

PERMITS

Date	Project Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1890	1.00	1890
OPU	OPEN PORCH	177	0.30	53
CPT	CARPORT	504	0.15	76
STO	STORAGE AREA	216	0.35	76
DEK	DECK/ENTRANCE	825	0.10	83
GLA:	1,890	3,612		2,178



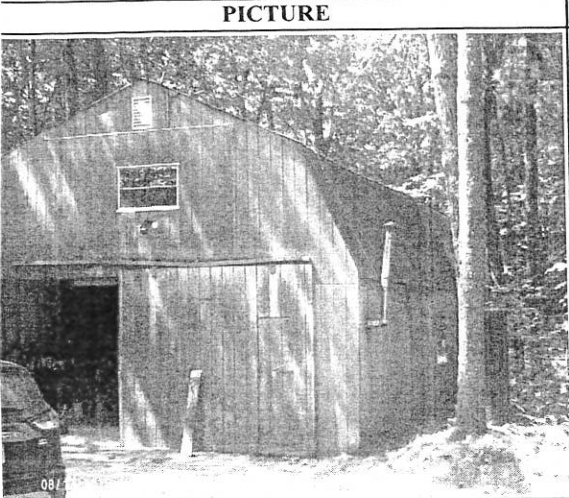
2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 138,194
Year Built:	1985
Condition For Age:	AVERAGE 17 %
Physical:	
Functional:	LAYOUT 5 %
Economic:	
Temporary:	
Total Depreciation:	22 %
Building Value:	\$ 107,800

OWNER INFORMATION		SALES HISTORY					PICTURE
LUND, WILLIAM A TRUSTEE WILLIAM A LUND REV TRUST OF 11 15 GILE RD OSSIPEE, NH 03864-7106		Date	Book	Page	Type	Price	Grantor
LISTING HISTORY		NOTES					
08/07/19	THFR	2002 NOTES CONVERTED MH FD= LAYOUT AND MIXED QUALITY; '10					
08/17/15	THUR	N/C(OLD PID:000056 000060 000000)					
05/08/14	JHIR						
05/07/14	JHCM						
11/04/09	TNRL						
06/16/09	JDRM						
06/13/02	PBRM						

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR							
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	Town of Ossipee-Assessing Department 603-539-4181						
							PARCEL TOTAL TAXABLE VALUE							
								Year	Building	Features	Land			
							2022	\$ 12,800	\$ 0	\$ 0(c)	Parcel Total: \$ 341,900			
									(Card Total: \$ 12,800)					

LAND VALUATION					LAST REVALUATION: 2019					
Zone: WF DUNCAN LAKE	Minimum Acreage:	Minimum Frontage:	Site:	Driveway:	Road:					
Land Type 1F RES WTRFRNT	Neighborhood:	Cond		Ad Valorem	SPI	R	Tax Value	Notes		
0 ac										



OWNER
LUND, WILLIAM A TRUSTEE
 WILLIAM A LUND REV TRUST OF 11
 15 GILE RD
 OSSIPEE, NH 03864-7106

TAXABLE DISTRICTS	
District	Percentage
Oss. Crnr	% 100

BUILDING DETAILS

Model: 1.75 STORY GARAGE
 Roof: GAMBREL/METAL/TIN
 Ext: T111
 Int: MINIMUM
 Floor: CONCRETE
 Heat: OIL/CONVECTION

Bedrooms: Baths: Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: No Generators:

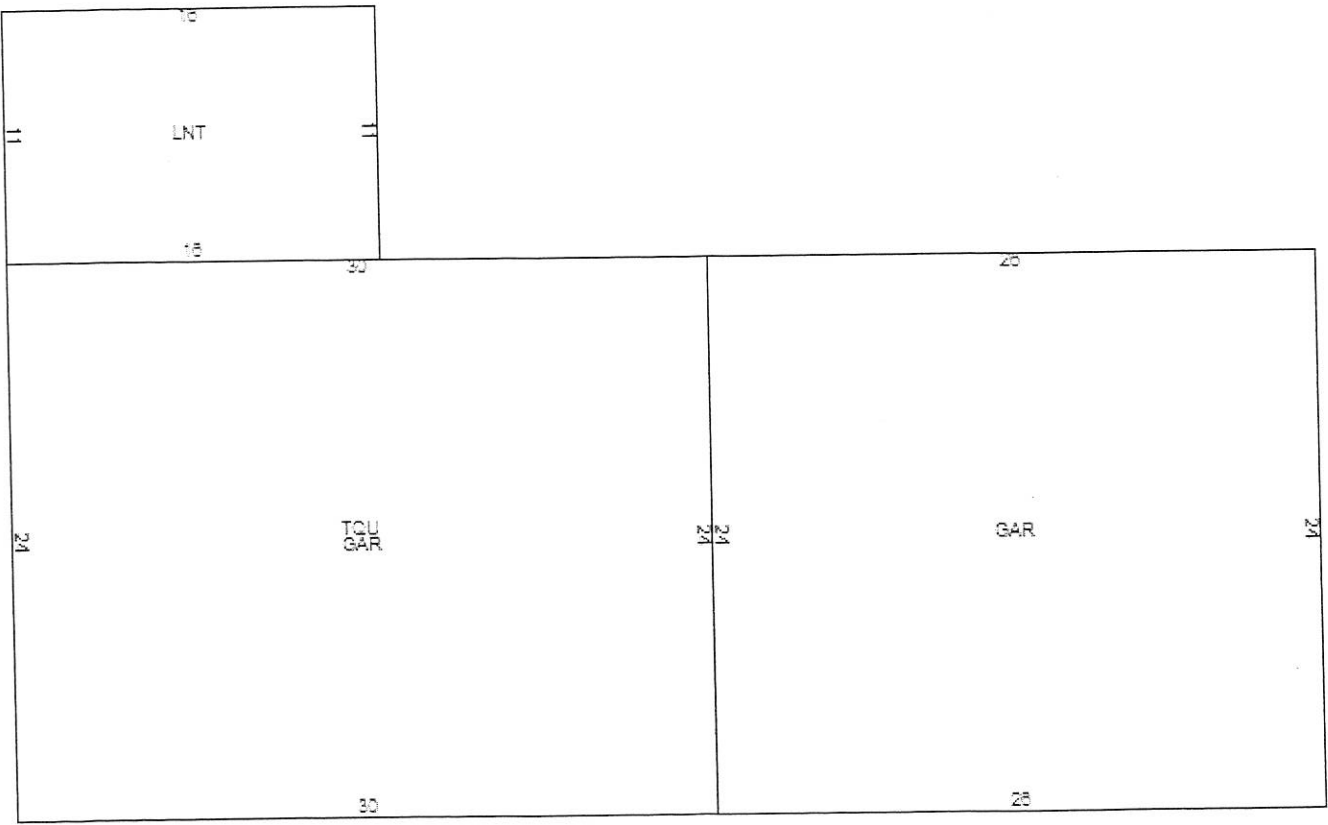
Quality: B2 AVG-20
 Com. Wall:
 Size Adj: 1.4301 Base Rate: CGS 42.00
 Bldg. Rate: 0.6034
 Sq. Foot Cost: \$ 25.34

PERMITS

Date	Project Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	1344	0.35	470
TQU	3/4 STRY UNFIN	720	0.35	252
LNT	LEAN-TO	176	0.10	18
		2,240		740



2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 18,752
Year Built:	1980
Condition For Age:	AVERAGE 32 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	32 %
Building Value:	\$ 12,800



GILE ROAD

DUNCAN ROAD

16

ROUTE 16

Route 16

Gile Rd

Duncan Lake Rd

CHIMNEY ST

CHIMNEY ST

GILE RD

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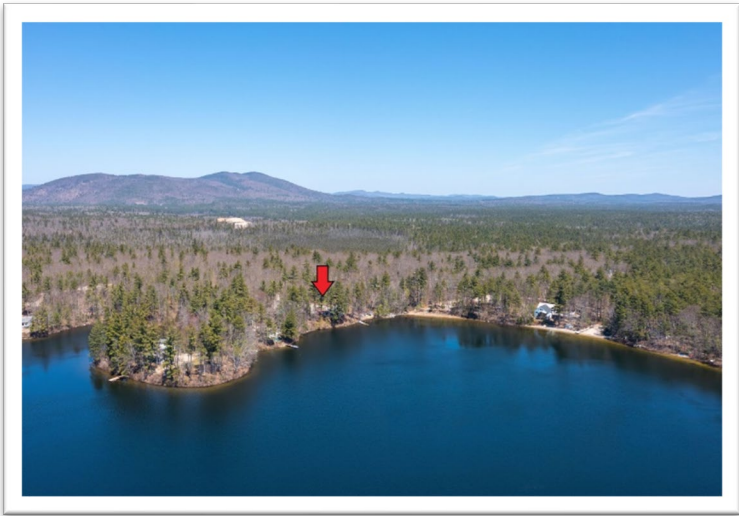
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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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: William A. Lund Revocable Trust

2. PROPERTY LOCATION: 15 Gile Road, Ossipee, NH 03864

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

4. SELLER: has has not occupied the property for 45+ 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: Left of carport
Installed By: Unknown Date of Installation: Unknown - Estimated at 1976
What is the source of your information? Referencing information from when William A. Lund developed the property.

c. USE: Number of persons currently using the system: The well on this property also supports 7 & 11 Gile Road
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 August 2021
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: 1) See attached water test results from 8-25-21, 2) Expansion tank in master bedroom along w/ a hot water heater for the hot TUB. Plumbing for hot tub in master bedroom closet.

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 1,000 Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: To the right of the house Location Unknown Date of Installation: Unknown
Date of Last Servicing: 4-12-22 Name of Company Servicing Tank: Lakes Region Septic Services, 603-522-6246
Have you experienced any malfunctions? Yes No
Comments: Last inspected 4-21-22 - no issues. Inspected by: JB and Sons Sewer and Drain Plus, Inc.

* Note Issues with toilets flushing in the past. Cause unknown.

SELLER(S) INITIALS  / _____

BUYER(S) INITIALS _____ / _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 15 Gile Road, Ossipee, NH 03864

d. LEACH FIELD: [X] Yes [] No [] Other
IF YES, Location: To the right of the house Size: unknown [] Unknown
Date of installation of leach field: unknown Installed By: unknown
Have you experienced any malfunctions? [] Yes [X] No
Comments:

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [X] Yes [] No [] Unknown
IF YES, has a site assessment been done? [X] Yes [] No [] Unknown
Source of Information: McConkey Construction will complete the site assessment on 5/10/22
Comments:

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

Table with 7 columns: INSULATION, LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors.

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 [X] No [] Unknown
IF YES: Are tanks currently in use? [] Yes [] No
IF NO: How long have tank(s) been out of service? No knowledge of underground storage tanks
What materials are, or were, stored in the tank(s)? No knowledge of underground storage tanks
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 [X] Unknown
In the siding? [] Yes [] No [X] Unknown In the roofing shingles? [] Yes [] No [] Unknown
In flooring tiles? [] Yes [] No [X] 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 [X] 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 [Signature] / []

BUYER(S) INITIALS [] / []

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 15 Gile Road, Ossipee, NH 03864

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: _____

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: _____

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: White Mountain Survey, Ossipee, NH 537-4118

If YES, is survey available? Yes No Unknown

h. How is the property zoned? WF (Water Front) Residential Home on Duncan Lake, 2-master bedroom and family room

i. Heating System Age: Unknown Type: MPI Monitors Fuel: K-1 Tank Location: Right side of house

Owner of Tank: To my knowledge - CN Brown, Ossipee, NH, 603-539-4080

Annual Fuel Consumption: See attached Price: See attached Gallons: See attached statements 12/29/21-4/28/22

Date system was last serviced and by whom? Unknown

Secondary Heat Systems: Propane provided by Rymes, 603-228-2224, which covers hot water heater, stove and dryer.

Comments: Setup for "autofill"

j. Roof Age: Unknown Type of Roof Covering: House - metal & Asphalt shingles. Barn - metal with insulation

Moisture or leakage: Some possible moisture/leakage where the oven used to be. Damp/moist window sill in back bedroom.

Comments: *Heating System - Barn 2 down draft kerosene heaters heat the barn. * Survey available - on file with Paul McInnis LLC

SELLER(S) INITIALS

LP /

BUYER(S) INITIALS

 /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 15 Gile Road, Ossipee, NH 03864

k. Foundation/Basement: Full Partial Other: None Type: Slab

Moisture or leakage: _____

Comments: _____

l. Chimney(s) How Many? 1 (a) Lined? Yes Last Cleaned: _____ Problems? _____

Comments: *Woodstove Flue - Triple Bestos stainless steel pipe

m. Plumbing Type: PEX and PVC (limited copper (a)) Age: Varies - upgraded over time

Comments: *Some copper & PEX in the master bedroom

n. Domestic Hot Water: Age: Unknown Type: On demand Gallons: Propane

o. Electrical System: # of Amps 200 Circuit Breakers Fuses

Comments: _____

Solar Panels: Leased Owned If leased, explain terms of agreement: _____

Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No

If Yes, please explain: _____

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

Comments: Occasional mice and ants given the environment.

r. 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: _____

s. Air Conditioning: Type: None Age: _____ Date Last Serviced and by whom: _____

Comments: _____

t. Pool: Age: N/A Heated: Yes No Type: _____ Last Date of Service: _____

By Whom: _____

u. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____

If Portable: Included Negotiable

Comments: _____

v. Internet: Type Currently Used at Property: Consolidated Communications

w. Other (e.g. Alarm System, Irrigation System, etc.) Ring alarm system with cameras in home, carport and barn. Barn has camera inside

Comments: and outside. The outside one has spot-light.

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  / 

BUYER(S) INITIALS  / 

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 7 Gile Road, Ossipee, NH 03864

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

The Seller (Trustee) executing the disclosures has not occupied the property and information provided is from visual observation and second hand knowledge.

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).

Laurie Chandler
SELLER
dotloop verified
05/16/22 5:17 PM EDT
BC4K-DGVN-QGHZ-IBXK
DATE

SELLER
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

SELLER(S) INITIALS *LC* /

BUYER(S) INITIALS /



WATERFRONT PROPERTY SITE ASSESSMENT FORM



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

Water Division/ Subsurface Systems Bureau
Land Resources Management

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: WILLIAM A LUND REV TRUST		
MAILING ADDRESS: 15 GILE ROAD		
TOWN/CITY: OSSIPEE	STATE: NH	ZIPCODE: 03864
2. AGENT		
NAME: PRIVE SALE WITH WILLIAM A LUND REV TRUST		
MAILING ADDRESS:		
TOWN:	STATE: <input type="text"/>	ZIPCODE: <input type="text"/>
3. SITE ASSESSOR (DESIGNER)		
DESIGNER NAME: MARK MCCONKEY	DESIGNER PERMIT NUMBER: 1235	
P.E. NAME (ISDS over 2500GPD):	P.E. NUMBER:	
ADDRESS: 10 CLOVER LANE #1		
TOWN/CITY: FREEDOM	STATE: NH	ZIPCODE: 03836
4. LOT LOCATION		
TAX MAP: 122	LOT NUMBER: 12	SUBDIVISION NAME: <input type="text"/>
STREET ADDRESS: 15 GILE ROAD		TOWN/CITY: OSSIPEE
5. LOT DESCRIPTION		
STRUCTURES: 1		
NUMBER OF BEDROOMS: 2		
6. ABUTTERS IF KNOWN (ATTACH ADDITIONAL SHEET IF NECESSARY)		
NAME: UNKNOWN	ADDRESS: <input type="text"/>	
NAME: UNKNOWN	ADDRESS: <input type="text"/>	
NAME: UNKNOWN	ADDRESS: <input type="text"/>	
7. LOT CHARACTERISTICS		
LOT SIZE: 1.46	SLOPE: 3-8%	LOADING CAPACITY: 300/2000X1.3= .19 AC. PLUS A WELL
WATER SUPPLY: <input checked="" type="checkbox"/> WELL ON LOT / <input type="checkbox"/> PUBLIC WATER SUPPLY / OTHER: SHARED WITH 3 LOTS		

dawn.buker@des.nh.gov or (603) 271-3501
NHDES Subsurface Systems Bureau, PO Box 95, Concord NH 03302-0095
www.des.nh.gov

SOIL TYPE* METACOMET FINE SANDY LOAM

* From [US Natural Resources Conservation Service](#) maps or actual data if available *:

ESTIMATED SEASONAL HIGH WATER TABLE*: 12-30 INCHES

SCOPE OF REVIEW (Materials reviewed, if any): SITE VISIT, REALTOR RECORDS, TOWN RECORDS

DATE OF ON SITE INVESTIGATION: 5/6/2022

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): THE SYSTEM APPEARS TO BE IN WORKING ORDER BUT MAY NOT MEET CURRENT STATE STANDARDS. IN THE EVENT OF A FUTURE FAILURE THE STATE WILL PERMIT A NEW SEPTIC TO BE TO BE DESIGNED AND INSTALLED.

8. PRESENT SEWAGE DISPOSAL SYSTEM

A. DOES THE PROPERTY CURRENTLY HAVE ANY SEWAGE DISPOSAL SYSTEM? YES NO

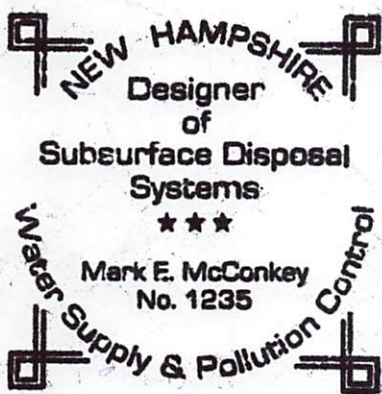
B. IF YES, IS THE SYSTEM STATE APPROVED? YES NO UNKNOWN

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)



603-520-8275
mrkmcconkey@gmail.com

ASSESSMENT DATE: 5/6/2022

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:

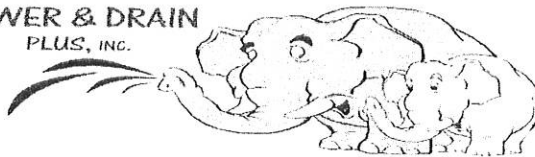


Septic TANK 15 Gile Rd



15 Gile Rd
 Leach field
 location according
 to the owner
 is in this area

JB & SON
SEWER & DRAIN
PLUS, INC.



68 Union Wharf Rd.
Mirror Lake, NH 03853
603-569-0500

drainman0500@gmail.com
jbandsonnh.com

Septic Inspection Report

Date of Inspection: 4-21-2022
Property Address: 15 Gile Rd, Ossipee N.H

Inspected for: Dawn Ahern

Mailing address: _____
Phone: 770-5274 cell _____

Realtor name & number (if applicable): _____

Were plans provided? yes no
Approximate tank size: 1000
Type of tank: concrete metal plastic other _____
Secondary tank: yes no Approximate size: _____

Were baffles intact? yes no Is there a filter? yes no
Notes: _____

High water marks present in the tank: yes no
Past or present flooding observed in the tank: yes no
Cracks or signs of leakage in the tank: yes no
Flow from the house: good okay poor
Notes: Some roof infiltration around inlet line, these roots were cut at time of inspection

Sewage pump: yes no
Sewage pump test: proper function not functioning properly
Notes: _____

Alarm system: yes no
Alarm Test proper function not properly functioning
Leach field type: Gravity Fed Drywell + Trench type
Observation hole(s) dug: yes no Depth greater than 5'
Drywell video inspected

Results of observation holes and other notes:

Video inspection showed concrete block type Drywell with 4" PVC overflow pipes leaving it.

The drywell was found empty at time of inspection. There were no obvious water marks above the overflow pipes and no signs of retention at that level.

No obvious signs of breakout observed in the area. At this time this system shows no obvious signs of malfunction with the use it has been receiving.

At this time, with the use it has been receiving this system appears to be:

GOOD

FAIR

POOR

FAILED

Notes or recommendations(if any):

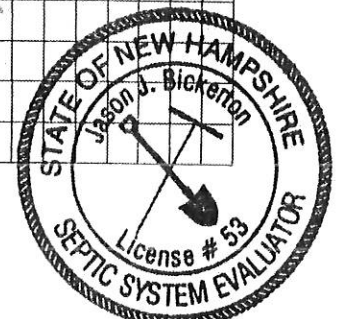
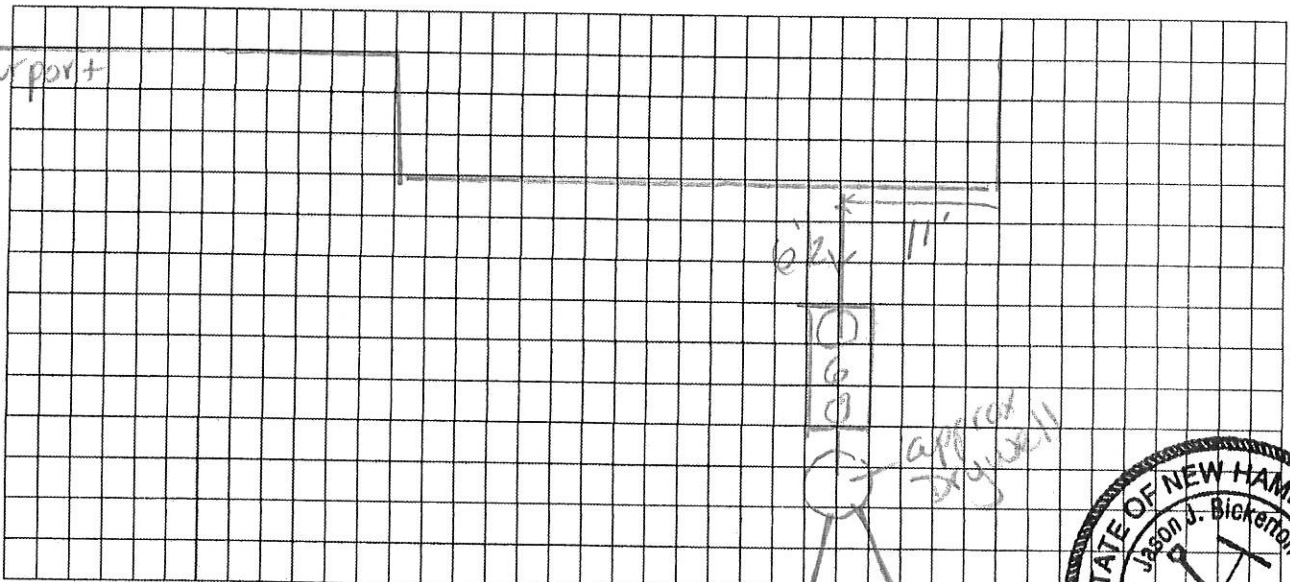
This evaluation is useful in determining the general condition of the system and is not intended to predict how long the system will continue to function. This report is based upon observations and conditions that existed only at the time of evaluation, and must be construed as an opinion. This is not a guarantee of future operation or operation with change of use. Conclusions reached and system longevity cannot be guaranteed due to unforeseen conditions or information that was not provided or available at the time of inspection, such as, but not limited to, multiple septic systems on the property, whether active or abandoned.

***We recommend cleaning your septic tank approximately every 2-3 years depending on usage type*

Jason Bickerton

Jason J. Bickerton, President
JB & Son Sewer & Drain Plus, Inc.
State of NH Septic Evaluator # 053

*diagram not to scale





GRANITE STATE ANALYTICAL

22 MANCHESTER RD
DERRY NH 03038
Phone: (603) 447-4826
Fax: (603) 447-3667

ANALYTICAL RESULTS

Batch ID/Form: 2108-04332 - TOTAL COLIFORM RULE

Submitting Lab ID: 1015

PWS ID/Name: 1847010 - ADVENTURER CAMPGROUND - OSSIPEE

Report Date: 08/30/2021

Collector: BILL LUND

Phone: 603-539-4104

Collect Date: 08/25/2021 10:30:00

Lab Sample ID: 2108-04332-001

Matrix: WATER

Received: 08/25/2021 15:39:00

Sample Location ID: 001

Sample Type: ROUTINE-SAMPLE

Compliance Period: AUG 2021

Description: ROAD TAP

Receipt Temp.: 20 C

Analyte	Results	Units	RDL	DF	Prepared Date	Analysis Date	Analyte Code	Analyst	Qual.
Analytical Method: 9223B		Analyzing Lab: 1015-GRANITE STATE ANALYTICAL SERVICES LLC							
ESCHERICHIA COLI	ABSENT	P-A/100ML			08/26/2021 13:17:00	08/27/2021 09:08:00	2525	4773	
TOTAL COLIFORMS	ABSENT	P-A/100ML			08/26/2021 13:17:00	08/27/2021 09:08:00	2500	4773	

This report is derived from the original 'Report of Laboratory Analysis' and is not intended as a replacement.



GRANITE STATE ANALYTICAL

22 MANCHESTER RD

DERRY NH 03038

Phone: (603) 447-4826

Fax: (603) 447-3667

ANALYTICAL RESULTS

Batch ID/Form: 2108-04331 - CHEMICAL MONITORING

Submitting Lab ID: 1015

PWS ID/Name: 1847010 - ADVENTURER CAMPGROUND - OSSIPEE

Report Date: 08/30/2021

Collector: BILL LUND

Phone: 603-539-4104

Collect Date: 08/25/2021 10:20:00

Lab Sample ID: 2108-04331-001

Matrix: WATER

Received: 08/25/2021 15:39:00

Sample Location ID: 001

Sample Type: ROUTINE-SAMPLE

Compliance Period: Q3 2021

Description: ROAD TAP

Receipt Temp.: 20 C

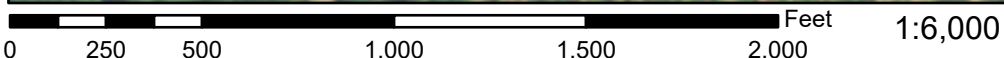
Analyte	Results	Units	RDL	DF	Prepared Date	Analysis Date	Analyte Code	Analyst	Qual.
Analytical Method: 300.0		Analyzing Lab: 1015-GRANITE STATE ANALYTICAL SERVICES LLC							
NITRATE AS N	ND	MG/L	.2			08/26/2021 17:44:00	1810	5502	
NITRITE AS N	ND	MG/L	.2			08/26/2021 17:44:00	1840	5502	

This report is derived from the original 'Report of Laboratory Analysis' and is not intended as a replacement.

National Flood Hazard Layer FIRMMette



71°6'20"W 43°42'33"N



71°5'42"W 43°42'7"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/16/2022 at 9:07 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

For fishing regulation information, please refer to the NHFGD Freshwater Fishing Digest.

Contact: NHFGD Region 2 (Lakes Region), New Hampton
E-mail: reg2@wildlife.nh.gov Phone: 603-744-5470

DUNCAN LAKE Ossipee

FISHERY: Coldwater **ACRES:** 83

TROPIC LEVEL: OLIGO

AVG. DEPTH: 12 **MAX. DEPTH:** 23




SPECIES: EBT,RT


ADDITIONAL INFO: trout pond; speed limit

ACCESS: Duncan Lake boat launch













Please contact NH Dept of Safety, Marine Patrol for info. on water body/boat/motor restrictions:
(603) 293-2037 www.nh.gov/safety

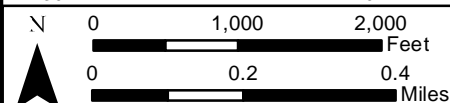
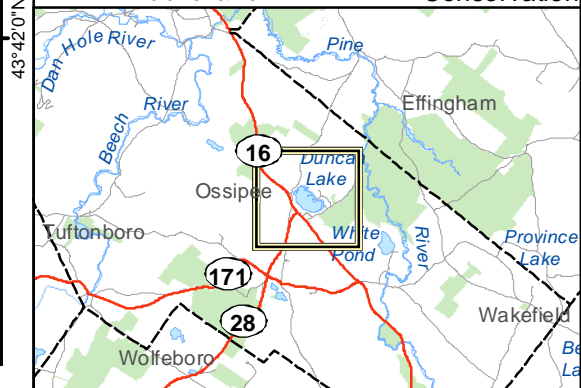
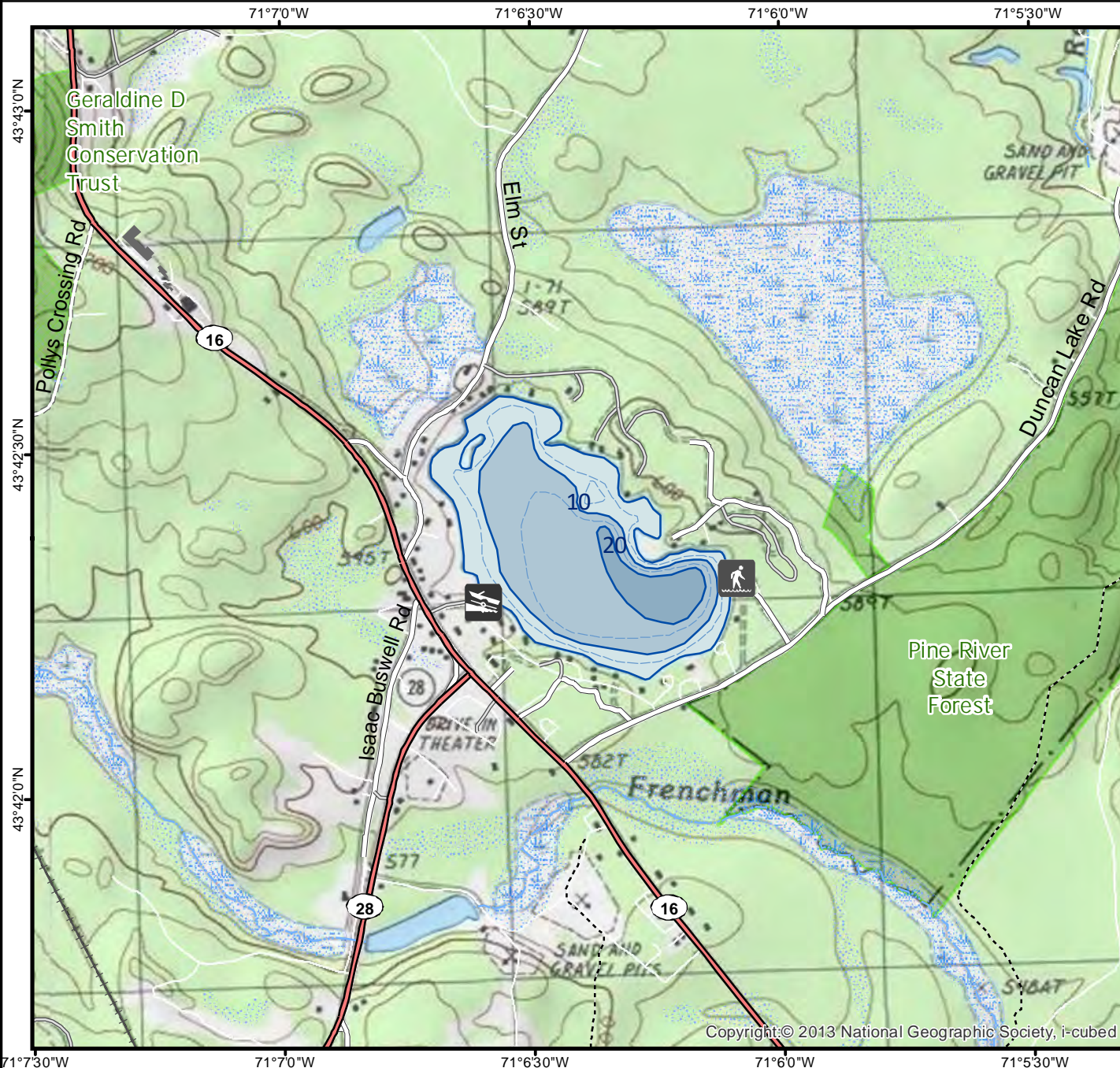
Public Water Access site

-  Canoe/cartop
-  Shorebank
-  Ramp

 Bathymetric contour (feet)

Bathymetry provided by the NH Department of Environmental Services, Watershed Mgt Bureau

-  Town boundary
 -  Primary Route
 -  Road or Street
 -  Trail or other
 -  Stream or Shoreline
 -  Surface Water
 -  Wetland
 -  Conservation or Public land
 -  Cleared Forest
 -  Contour
 -  Building
 -  Restricted Access Conservation
- Source: USGS



Base map data from NH GRANIT at Earth Systems Research Center (UNH) and Open Street Map contributors. UNH, NH Fish & Game and the cooperating agencies make no claim as to the validity or reliability or to any implied uses of these data. NOT INTENDED FOR BOAT NAVIGATION.

Directions: Rt 16

HENRY W & JOYCE E SHAW
CENTER DURHAM, N.H. 03813

WILLIAM H &
EVELYN S CHAY
BOX 84, OSSISPEE, N.H.

WILLIAM L, F, ENA P &
JAMES M SCOTT
75, ELM ST., WAKEFIELD, MA 01880

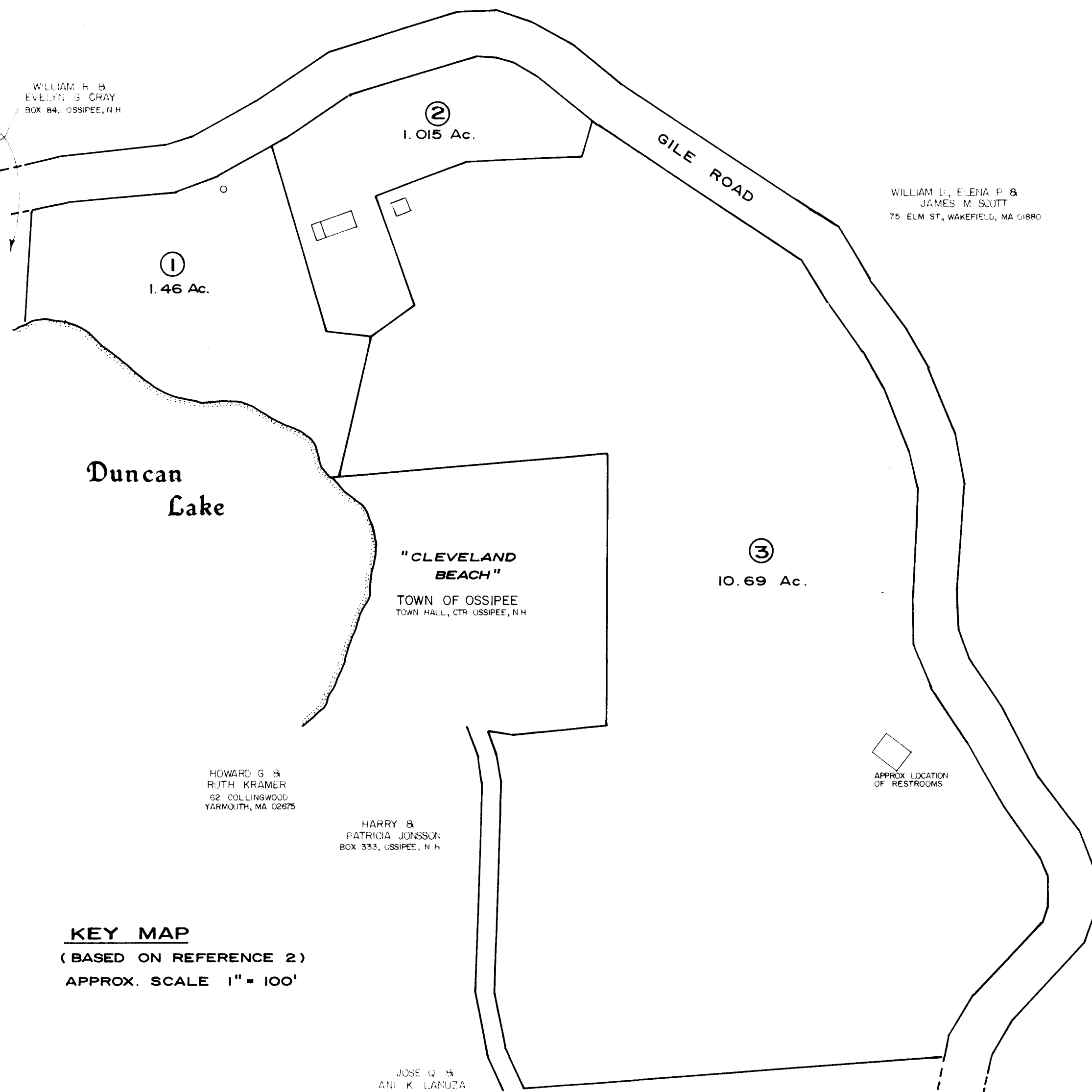
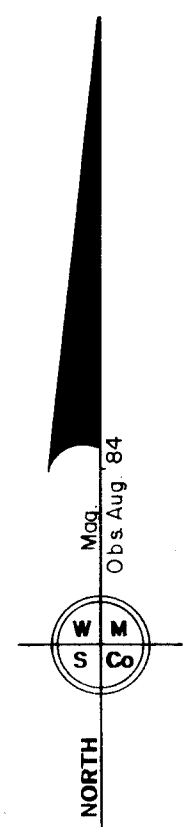
HOWARD G &
RUTH KRAMER
62 COLLINGWOOD
YORKMOUTH, MA 02875

HARRY &
PATRICIA JOHNSON
BOX 333, OSSISPEE, N.H.

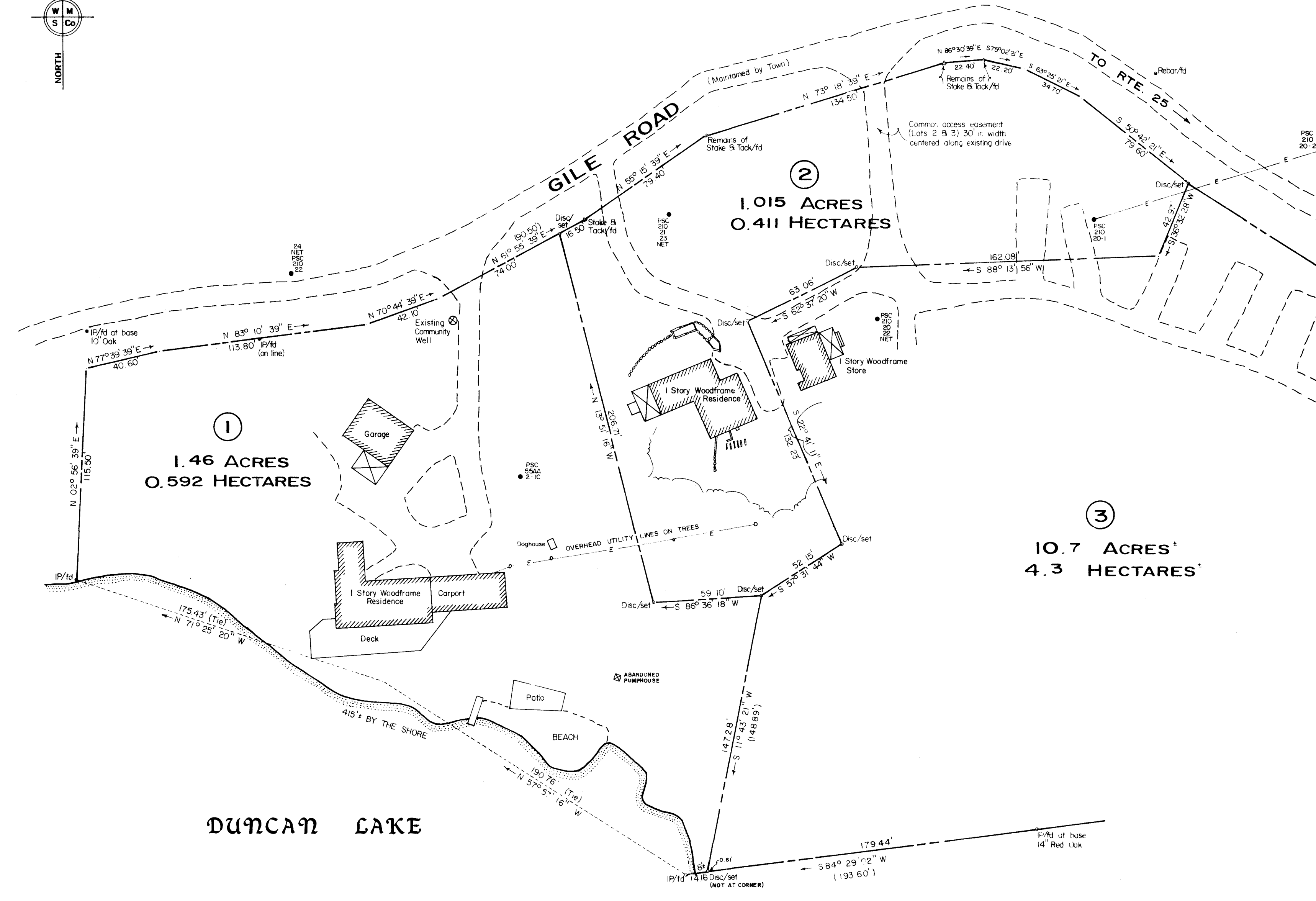
JOSE Q &
ANI K LARUZA
183 WHITE ST
BEAUMONT, MA 02876

ANDREW E CLARKE
MIDDLETON, MA 01949

ANNIE E & LOU
MCLOULU
154 WILLARD STREET
MALDEN, MA 02148



KEY MAP
(BASED ON REFERENCE 2)
APPROX. SCALE 1" = 100'



PRESENTED
AUG 21 1984
WHITE MOUNTAIN
SURVEY COMPANY

"CLEVELAND BEACH"
TOWN OF OSSISPEE

Date	REVISION	LEGEND DIRT ROAD IRON PIPE W.M.S.G. ALLUM DISC FOUND UTILITY POLE	PLANNING BOARD APPROVED DATE <u>Sept 7, 1984</u> CHAIRMAN <u>[Signature]</u> MEMBER <u>Natalie Hall</u>	REFERENCES 1. Carroll County Registry of Deeds (CCRD book/page) 2. "Plan of Land for Adventurer Campground, Inc." by Lakes Region Survey Service, Inc, 9/28/73, CCRD 25/53 3. "Plan of One Acre Lot for Adventurer Campground, Inc." by Stephen H Boomer, Apr 1983, not recorded.	SUBDIVISION OF LAND OF Adventurer Campground, Inc. OSSISPEE, N.H.	CERTIFICATION THIS PLAN IS A REPRESENTATION OF FIELD AND RECORD INFORMATION AS FOUND AND MONUMENTED WHEN SURVEYED DURING JULY & AUG 1984 USING THEODOLITE AND EDM METHODS. PERIMETER INFORMATION IS BASED ON REF 2 AND HAS BEEN MATHEMATICALLY TIED IN TO THE THEODOLITE AND EDM TRAVERSE REFERRED TO ABOVE. EVERY ASPECT OF THIS PLAN IS BASED ON MY BEST KNOWLEDGE AND OPINION THEREOF AS OF THE DATE OF SURVEY. THIS PLAN DOES NOT CONSTITUTE ANY GUARANTEES, TITLES OR OTHERWISE. ANY DEED REFERENCES SHOWN ARE SOLELY FOR GENERAL INFORMATION. AUG 7, 1984 DATE CHESTER E. CHELLMAN, L.L.S.	LOCATION PLAN LOCUS [Map showing location]	
	Recorded at Carroll County Registry of Deeds Plan book /page							
R.F.D. Box 190, Ossipee, New Hampshire 03864			WHITE MOUNTAIN SURVEY COMPANY			Telephone 16031 539-6807		

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):_William A. Lund Revocable Trust	Buyer(s): _____
Street: PO Box 639	Street: _____
City/State/Zip: New Castle, NH 03854	City/State/Zip: _____
Telephone #:	Telephone #: _____

2. Property: 7 Gile Road, 11 Gile Road, 15 Gile Road
 Street Address: _____ City/Town: _____
 County: Carroll State: New Hampshire
 Identified on the town or city Assessment Records as Tax Map122, Lots 10, 11, 12 and described on the attached **Exhibit(s) A**

3. BID PRICE (HAMMER PRICE):	\$ _____
10% BUYER'S PREMIUM:	\$ _____
TOTAL PURCHASE PRICE DUE FROM BUYER:	\$ _____

INITIAL DEPOSIT, to be held by Paul McInnis LLC Escrow Account, to be delivered to Paul McInnis, LLC no later than June 13th **at 3:00 p.m.** and is NON-REFUNDABLE, except as provided below: \$ _____

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 July 11th, 2022 at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at the Carroll County Registry of Deeds in Ossipee, New Hampshire on July 11th at 10:00 a.m.
5. Title shall be transferred by Warranty 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".
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 \$5,000 the Seller shall either restore

 Seller

 Buyer

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: As-is at closing. To include any residual personal property located on the premises.
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 of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

Seller

Buyer

LEAD PAINT: Before 1978, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

Note: lead paint/lead paint hazards – Federal law requires that individuals purchasing residential housing built before 1978 receive a 10-day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Buyer acknowledges that they are given the opportunity to conduct such risk assessment or inspection within the next 10 days. Buyer also acknowledges that results of such risk assessment or inspection will NOT affect any terms of this Real Estate Purchase & Sale Agreement included but not limited to the price and terms agreed upon as well as the buyers' decision to go forward with the purchase of the property.

16. Addenda Attached X Yes, No

IN WITNESS WHEREOF, the parties have hereunto set their hands this day of June, 2022.

Witness

Laurie L. Chandler, Trustee Date

Witness

Purchaser: _____ Date

Witness

Purchaser: _____ Date

Revised: January 2019

© 2022 Paul McInnis LLC

Seller

Buyer

Addendum to Purchase and Sale Agreement

Buyer hereby understands and agrees to purchase the property as-is with the easements described in the attached Exhibit A (Warranty Deed).

15 Gile Road: Buyer understands that the well located on 15 Gile Road is the only well currently supplying water to 7, 11 & 15 Gile Road. With this purchase, an easement is being granted for the benefit of the owners of 7 & 11 Gile Road which will allow those properties ongoing access and service from the well on 15 Gile Road. This non-exclusive easement and perpetual right shall run with the land until such time that the owners of either 7 and/or 11 Gile Road install a well on their respective lot. (see Warranty Deed "Exhibit A" for further clarification)

11 Gile Road: Buyer understands that the well located on 15 Gile Road is the only well currently supplying water to 7, 11 & 15 Gile Road. With this purchase, an easement is being granted for the benefit of 7 Gile Road across 11 Gile Road onto 15 Gile Road for ongoing access and service from the well on 15 Gile Road. This non-exclusive easement and perpetual right shall run with the land until such time that the owners of 7 Gile Road is able to find an alternative water source. (see Warranty Deed "Exhibit A" for further clarification)

11 Gile Road is subject to a common access easement for the benefit of 7 Gile Road. This easement runs with the land and allows access by foot or vehicle to and from Gile road across 11 Gile Road onto 7 Gile Road. The common access easement is shown on recorded plan 71/73.

11 Gile Road is being conveyed subject to the rights of Tenants, if any, who occupy the property at the time of closing.*

7 Gile Road: Buyer understands that the well located on 15 Gile Road is the only well currently supplying water to 7, 11 & 15 Gile Road. With this purchase, an easement is being granted for the benefit of 7 Gile Road across 11 & 15 Gile Road for ongoing access and service from the well on 15 Gile Road. This non-exclusive easement and perpetual right shall run with the land until such time that the owner(s) of 7 Gile Road is able to find an alternative water source.

7 Gile Road is subject to a common access easement for the benefit of 11 Gile Road. This easement runs with the land and allows access by foot or vehicle to and from Gile road across 11 Gile Road onto 7 Gile Road. The common access easement is shown on recorded plan 71/73. (see Warranty Deed "Exhibit A" for further clarification).

7 Gile Road is being conveyed AS IS/WHERE IS and is subject to the rights of any and all tenants to occupy any portion of 7 Gile Road. Further, subject to any rights that tenants or any third party may have or claim in and to any personal property located on located at 7 Gile Rd.*

*These provisions shall survive the closing.

[Signature Page Follows]

Witness

Laurie L. Chandler, Trustee Date

Witness

Purchaser: _____ Date

Witness

Purchaser: _____ Date

Exhibit A to Real Estate P&S Agreement for 7 Gile Road

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, LAURIE L. CHANDLER, Successor Trustee of THE WILLIAM A. LUND REVOCABLE TRUST OF 2011, u/d/t dated October 14, 2011, for consideration paid, grant to, _____, of _____ with *WARRANTY COVENANTS*, the following described premises:

A certain tract or parcel of land with the buildings thereon on the easterly shore of Duncan Lake in the Town of Ossipee, County of Carroll, State of New Hampshire, and bounded and described as follows:

Beginning at an iron pin on the shore of said lake at the southeasterly corner of land of Ferris; thence along land of said Ferris N 02° 42' E, 115.5 feet to a point on the southerly side of the town road which runs from the easterly side of Route 16 southerly and easterly of the aforementioned Duncan Lake; thence along the southerly and westerly sides of said town road by the following successive courses and distances:

- | | |
|-----------------------------|-----------------------------|
| 1. N 77° 25' E, 40.6 feet | 16. S 12° 04' E, 39.8 feet |
| 2. N 82° 56' E, 113.8 feet | 17. S 02° 12' W, 32.9 feet |
| 3. N 70° 30' E, 42.1 feet | 18. S 04° 47' W, 79.8 feet |
| 4. N 61° 41' E, 90.5 feet | 19. S 06° 47' E, 49.6 feet |
| 5. N 55° 01' E, 79.4 feet | 20. S 21° 54' E, 47.9 feet |
| 6. N 73° 04' E, 134.5 feet | 21. S 35° 55' E, 63.9 feet |
| 7. N 86° 16' E, 22.4 feet | 22. S 30° 04' E, 85.3 feet |
| 8. S 75° 17' E, 22.2 feet | 23. S 38° 31' E, 62.5 feet |
| 9. S 63° 40' E, 34.7 feet | 24. S 24° 10' E, 23.8 feet |
| 10. S 50° 57' E, 79.6 feet | 25. S 01° 15' E, 26.6 feet |
| 11. S 57° 17' E, 257.0 feet | 26. S 16° 31' W, 21.1 feet |
| 12. S 33° 13' E, 59.6 feet | 27. S 42° 37' W, 108.5 feet |
| 13. S 38° 53' E, 59.0 feet | 28. S 28° 43' W, 47.1 feet |
| 14. S 29° 29' E, 45.0 feet | and |
| 15. S 22° 40' E, 71.3 feet | 29. S 11° 25' W, 20.1 feet; |

thence by land formerly of Hobart and crossing a 20 foot right of way, S 84° 19' W, 471.6 feet to a wire fence at land formerly of Boardman; thence by said land of Boardman and by land of Peterson, following the line of said wire fence, N 24° 56' W, 451.4 feet to an iron pin on the shore of the aforesaid Duncan Lake; thence by said shore in a generally northerly direction 263 feet, more or less,

to an iron pin at the northwesterly corner of "Cleveland Beach", so-called; thence by said shore in a generally north-westerly direction 380 feet, more or less, to the point of beginning.

Excepting and reserving, however, the following described parcels:

1. Land of the Town of Ossipee known as the "Cleveland Beach" and described in deed of Preston and Sias to the said Town of Ossipee, recorded at the Carroll County Registry of Deeds in Book 211, Page 223, and a 20 foot right of way described in said deed.
2. Land sold to Harry Jonsson by Rines, Fairfield, Rines, Inc. dated April 23, 1966, recorded in said registry at Book 400, Page 578.
3. Land sold to the Town of Ossipee by Rines, Fairfield, Rines, Inc. dated April 27, 1966, recorded in said registry at Book 401, Page 7.
4. Certain tracts or parcels of land with the buildings thereon, situated on the Southerly side of Gile Road, Ossipee, Carroll County, State of New Hampshire, being shown as Lot 1 on a plan of land entitled, "Subdivision of Land of Adventurer Campground, Inc., Ossipee, N.H." by Chester E. Chellman, L.L.S., dated August 7, 1984 and recorded at the Carroll County Registry of Deeds in Plan Book 71, Page 73 Land sold to the Town of Ossipee by Rines, Fairfield, Rines, Inc. dated April 27, 1966, recorded in said registry at Book 401, Page 7.

Together with, a non-exclusive perpetual easement and right across, along, in, and upon Lots 1 and 2 as shown on the plan recorded at the Carroll County Registry of Deeds in Plan Book 71, Page 73, for the purpose to use, maintain, operate, inspect, repair or replace an existing well and pipes located near the northeasterly corner of the carport as shown on Lot 1 on said plan, and to use, maintain, operate, inspect, repair or replace existing well lines or pipes running across Lot 2 as shown on said plan. This is a shared well servicing Lots 1, 2 and 3. This easement shall extend to all pipes and components associated with the said well. All repairs and maintenance must be agreed upon by the owner(s) of Lots 1, 2 and 3 and completed in a timely and diligent manner. Said easement shall run with the land. Should a well ever be installed on the within conveyed lot, this easement shall automatically terminate.

Subject to and together with a common access easement as shown on the plan recorded at the Carroll County Registry of Deeds in Plan Book 71, Page 73 for the benefit of Lots 2 and 3. The shared common access easement shown on said plan shall include the right of the owners, assigns, agents, tenants and invitees, of Lots 2 and 3 to pass and repass over the easement area by vehicles and on foot for the purpose of accessing the respective lots. Said easement shall run with the land and be used in common by the owners of said lots, and said owners shall avoid interference with the rights of each other within said easement area. All repairs and maintenance of the driveway within the common use portion of the easement shall be decided upon mutually by the owners of the lots; provided however, that the owners shall be obliged at all times: a) to maintain the surface of the driveway reasonably flat and smooth; b) to keep the driveway free from all kinds of obstacles; and c) in wintertime to keep the driveway cleared of dangerous accumulations of ice and snow.

Subject to and together with the utility easements as shown on said plan.

Subject to all easements, covenants and restrictions of record, if any.

This is not homestead property.

Meaning and intending to convey a portion of the premises conveyed to William A. Lund, Trustee of The William A. Lund Revocable Trust of 2011 by Quitclaim Deed of William A. Lund, dated October 14, 2011 and recorded in the Carroll County Registry of Deeds at Book 2957, Page 446.

The undersigned, Laurie L. Chandler, Successor Trustee of The William A. Lund Revocable Trust of 2011, under Declaration of Trust dated October 14, 2011, has full and absolute power pursuant to and in accordance with said Trust Agreement to convey any real estate or interest in real estate held in said Trust, and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power, or shall be bound to see the application of any money, property, or asset paid to the Trustee for a conveyance thereof. I further certify that I am the Trustee, and that said Trust has not been revoked, and remains in full force and effect.

Dated this ___ day of _____, 2022.

THE WILLIAM A. LUND REVOCABLE
TRUST OF 2011

Laurie L. Chandler, Successor Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF _____

Personally appeared this ___ day of _____, 2022, the above-named Laurie L. Chandler, who acknowledged herself to be the Successor Trustee of The William A. Lund Revocable Trust of 2011, and as such Trustee, being authorized so to do, she executed the forgoing instrument for the purposes therein contained on behalf of said Trust.

Notary Public/Justice of the Peace
My Commission Expires:

Exhibit A to Real Estate P&S Agreement for 11 Gile Road

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, LAURIE L. CHANDLER, Successor Trustee of THE WILLIAM A. LUND REVOCABLE TRUST OF 2011, u/d/t dated October 14, 2011, for consideration paid, grant to, _____, of _____ with *WARRANTY COVENANTS*, the following described premises:

A certain tract or parcel of land with the buildings thereon, situated on the Southerly side of Gile Road, Ossipee, Carroll County, State of New Hampshire, being shown as Lot 2 on a plan of land entitled, "Subdivision of Land of Adventurer Campground, Inc., Ossipee, N.H." by Chester E. Chellman, L.L.S., dated August 7, 1984 and recorded at the Carroll County Registry of Deeds in Plan Book 71, Page 73 to which said Plan reference is made for a more particular description.

Together with, a non-exclusive perpetual easement and right across, along, in, and upon Lot 1 as shown on the above referenced plan, for the purpose to use, maintain, operate, inspect, repair or replace an existing well located near the northeasterly corner of the carport as shown on Lot 1 on said plan. This is a shared well servicing Lots 1, 2 and 3. This easement shall extend to all pipes and components associated with the said well. All repairs and maintenance must be agreed upon by the owner(s) of Lots 1, 2 and 3 and completed in a timely and diligent manner. Said easement shall run with the land. Should a well ever be installed on the within conveyed lot, this easement shall automatically terminate.

Subject to a non-exclusive easement and perpetual right for the benefit of the owner(s) of Lot 3 as shown on the above referenced plan, across, along, in, upon the herein conveyed premises, for the purpose to use, maintain, operate, inspect, repair or replace a existing well lines running across the herein conveyed parcel. This easement shall extend to all pipes and components associated with the said well. All repairs and maintenance must be agreed upon by the owner(s) of Lots 1, 2 and 3 and completed in a timely and diligent manner. Said easement shall run with the land. Should a well ever be installed on Lot 3, this easement shall automatically terminate.

Subject to and together with a common access easement as shown on said plan for the benefit of Lots 2 and 3. The shared common access easement shown on said Plan shall include the right of the owners, assigns, agents, tenants and invitees, of Lots 2 and 3 to pass and repass over the easement area by vehicles and on foot for the purpose of accessing the respective lots. Said easement shall run with the land and be used in common by the owners of said lots, and said owners shall avoid interference with the rights of each other within said easement area. All repairs and maintenance of the driveway within the common use portion of the easement shall be decided upon mutually by the owners of the

lots; provided however, that the owners shall be obliged at all times: a) to maintain the surface of the driveway reasonably flat and smooth; b) to keep the driveway free from all kinds of obstacles; and c) in wintertime to keep the driveway cleared of dangerous accumulations of ice and snow.

Subject to and together with the utility easements as shown on said plan.

Subject to all easements, covenants and restrictions of record, if any.

This is not homestead property.

Meaning and intending to convey a portion of the premises conveyed to William A. Lund, Trustee of The William A. Lund Revocable Trust of 2011 by Quitclaim Deed of William A. Lund, dated October 14, 2011 and recorded in the Carroll County Registry of Deeds at Book 2957, Page 446.

The undersigned, Laurie L. Chandler, Successor Trustee of The William A. Lund Revocable Trust of 2011, under Declaration of Trust dated October 14, 2011, has full and absolute power pursuant to and in accordance with said Trust Agreement to convey any real estate or interest in real estate held in said Trust, and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power, or shall be bound to see the application of any money, property, or asset paid to the Trustee for a conveyance thereof. I further certify that I am the Trustee, and that said Trust has not been revoked, and remains in full force and effect.

Dated this ___ day of _____, 2022.

THE WILLIAM A. LUND REVOCABLE
TRUST OF 2011

Laurie L. Chandler, Successor Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF _____

Personally appeared this ___ day of _____, 2022, the above-named Laurie L. Chandler, who acknowledged herself to be the Successor Trustee of The William A. Lund Revocable Trust of 2011, and as such Successor Trustee, being authorized so to do, she executed the forgoing instrument for the purposes therein contained on behalf of said Trust.

Notary Public/Justice of the Peace
My Commission Expires:

Exhibit A to Real Estate P&S Agreement for 15 Gile Road

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, LAURIE L. CHANDLER, Successor Trustee of THE WILLIAM A. LUND REVOCABLE TRUST OF 2011, u/d/t dated October 14, 2011, for consideration paid, grant to, _____, of _____ with *WARRANTY COVENANTS*, the following described premises:

A certain tract or parcel of land with the buildings thereon, situated on the Southerly side of Gile Road, Ossipee, Carroll County, State of New Hampshire, being shown as Lot 1 on a plan of land entitled, "Subdivision of Land of Adventurer Campground, Inc., Ossipee, N.H." by Chester E. Chellman, L.L.S., dated August 7, 1984 and recorded at the Carroll County Registry of Deeds in Plan Book 71, Page 73 to which said Plan reference is made for a more particular description.

Subject to a non-exclusive easement and perpetual right for the benefit of the owner(s) of Lots 2 and 3, as shown on the above referenced plan, across, along, in, upon the herein conveyed premises, for the purpose to use, maintain, operate, inspect, repair or replace an existing well located near the northeasterly corner of the carport as shown on said plan. This is a shared well servicing Lots 1, 2 and 3. This easement shall extend to all pipes and components associated with the said well. All repairs and maintenance must be agreed upon by the owner(s) of Lots 1, 2 and 3 and completed in a timely and diligent manner. Said easement shall run with the land. Should a well ever be installed on Lot 2 or Lot 3 this easement shall automatically terminate as to said Lot.

Subject to and together with the utility easements as shown on said plan.

Subject to all easements, covenants and restrictions of record, if any.

This is not homestead property.

Meaning and intending to convey a portion of the premises conveyed to William A. Lund, Trustee of The William A. Lund Revocable Trust of 2011 by Quitclaim Deed of William A. Lund, dated October 14, 2011 and recorded in the Carroll County Registry of Deeds at Book 2957, Page 446.

The undersigned, Laurie L. Chandler, Successor Trustee of The William A. Lund Revocable Trust of 2011, under Declaration of Trust dated October 14, 2011, has full and absolute power pursuant to and in accordance with said Trust Agreement to convey any real estate or interest in real estate held in said Trust, and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power, or shall be bound to see the application of any

money, property, or asset paid to the Trustee for a conveyance thereof. I further certify that I am the Trustee, and that said Trust has not been revoked, and remains in full force and effect.

Dated this ___ day of _____, 2022.

THE WILLIAM A. LUND REVOCABLE
TRUST OF 2011

Laurie L. Chandler, Successor Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF _____

Personally appeared this ___ day of _____, 2022, the above-named Laurie L. Chandler, who acknowledged herself to be the Successor Trustee of The William A. Lund Revocable Trust of 2011, and as such Successor Trustee, being authorized so to do, she executed the forgoing instrument for the purposes therein contained on behalf of said Trust.

Notary Public/Justice of the Peace
My Commission Expires:

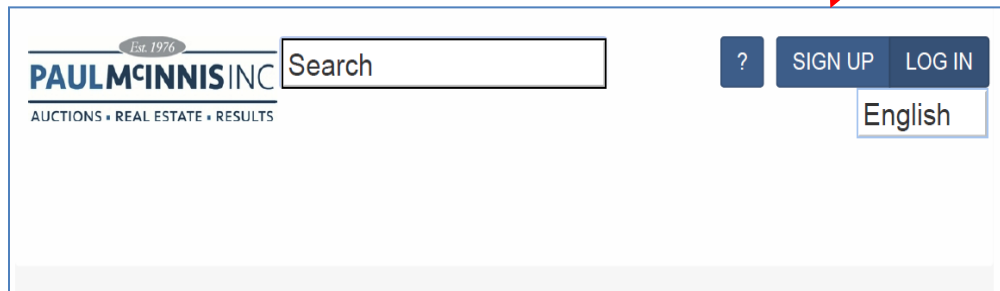
How to Bid Online

Paul McInnis, Inc. is pleased to offer these 3 Properties of land by way of a LIVE VIRTUAL ONLINE AUCTION with Pre- Bidding.

Pre-Bidding is an option for those who are unavailable for the Live Virtual Auction on Saturday, June 11th, at 10:00 a.m. EST. Once registered you can place an initial bid with your maximum and the bidding software will execute the bids on your behalf. Pre- bidding runs from June 6th up until June 11th at 9:00 a.m.

You can access the online auction portal, *NextLot*, by going to our website and clicking on *Online Auction - View Online Auction*. Or [Click Here](#)

STEP ONE:When you have connected with the *NextLot* portal, click "**SIGN UP**" located in the upper right-hand corner of your screen as shown below. Here you will register and create your *NextLot* account. This requires a valid credit card and a \$1.00 charge to verify the card.



STEP TWO: Next you will need to complete the registration form which is on the last page of this package, or you can [click here](#). This requires your credit card once again and acknowledgement by signing the form. This can be completed electronically or printed out and returned to our office by email or fax. Once we receive that form your bid number will be authorized to bid.

Please contact the auction office at admin@paulmcinnis.com or 603-964-1301 with any questions.



Email completed form to
admin@paulmcinnis.com

ONLINE BIDDER REGISTRATION FORM 22PM-04
Pre-Bidding Opens: Monday, June 6th.
Live Webcast: Saturday, June 11th at 10:00 a.m.

SELECT PARCEL: 7 Gile Road 11 Gile Road 15 Gile Road

FIRST NAME, MIDDLE INITIAL, & LAST NAME
HOME ADDRESS
CITY, STATE, & ZIP CODE
PREFERRED PHONE NUMBER
EMAIL ADDRESS

Registration: At the time of registration, you will be required to provide your credit card information below. By registering to bid you understand and agree that **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) both by Monday, June 13th at 3:00 p.m., you hereby authorize the Auction Company to charge your credit card a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000.00 U.S. Dollars per parcel.

Terms: A hold will be placed on the Credit Card given below pending the successful bidder's delivery of the **Earnest Money** totaling 10% of the Total Purchase Price no later than June 13th at 3:00 p.m. With the balance due at closing within 30 days of the auction. A 10% Buyer's Premium will be added to the high bid price to become the Total Purchase Price. Sale is subject to confirmation of the Trustee and is subject to all Terms of Sale.

I hereby represent that I have reviewed the Property Information Package including the General Terms & Conditions, Purchase & Sale Agreement, and the Suggested Due Diligence Checklist and I agree to abide by all Terms.

PRINT BUYER'S NAME:

SIGNATURE OF

BIDDER:

DATE:

22PM-04 Reviewed By:

NAME ON CREDIT CARD		CREDIT CARD NUMBER (MasterCard or Visa)
EXPIRATION DATE	CVV	BILLING ZIP CODE