

BK 3577PG0711

WARRANTY DEED

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

KNOW ALL BY THESE PRESENTS, that ROBERT E. PUTNAM, JR. and CYNTHIA J. PUTNAM, husband and wife, both of 20 Dunlin Way, Portsmouth, New Hampshire 03801, for consideration paid grant to ROBERT C. MONTVILLE and JULIANNA MONTVILLE, husband and wife, of 617 Woodbury Avenue, Portsmouth, New Hampshire 03801,

with WARRANTY COVENANTS, as joint tenants with rights of survival, the following described premises:

030028

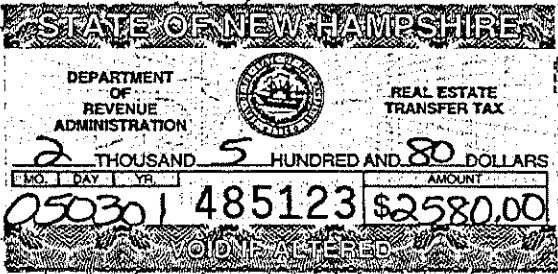
A certain tract or parcel of land, situate in the City of Portsmouth, County of Rockingham and State of New Hampshire, being described as Lot #35 on a plan entitled "Definitive Subdivision Plan in the City of Portsmouth, NH, Tucker's Cove" by Landtech Consultants, Inc. dated February 18, 1993 as revised, and recorded in the Rockingham County Registry of Deeds as Plan D-24827, being more particularly bounded and described as follows:

Beginning at a point on Odiome Point Road at a corner of the herein described lot and Lot 36 on said plan; thence on a curve having a radius of 395.00 feet, a distance of 150.00 feet along Odiome Point Road to a corner of Lot 34 on said plan; thence South 55° 57' 18" West along Lot 34, a distance of 367.01 feet to a corner at land now or formerly of Roland & Clayton Chartier; thence North 60° 44' 35" West along said Chartier land, a distance of 89.43 feet to land now or formerly of Barbara F. Barboza; thence North 54° 52' 48" West along said Barboza land, a distance of 73.54 feet to a point being a corner of the herein described lot; thence North 34° 48' 48" East along Lot 42, a distance of 147.35 feet to a point; thence North 64° 28' 30" East along Lot 36, a distance of 307.22 feet to the point of beginning. Containing 69,451 square feet or 1.59 acres, more or less.

Subject to an Easement Agreement between Tucker's Cove Limited Liability Company and Public Service Company of New Hampshire dated October 22, 1998 and recorded in Book 3343, Page 121 of the Rockingham County Registry of Deeds.

The above Lot is conveyed subject to any and all easements, rights, restrictions, covenants, conditions, encumbrances, and reservations of record or otherwise, insofar as the same are in force and applicable to the premises, including, but not limited to, the following:

1. The terms, easements, covenants, conditions, rights, restrictions, encumbrances, servitudes, and reservations as described and contained or otherwise set forth within a document entitled "Tucker's Cove Limited Liability Protective Covenant" by and between Tucker's Cove Limited Liability Company and the City of Portsmouth dated January 28, 1998 and recorded in the Rockingham County Registry of Deeds at Book 3276, Page 2555, as it may be amended from time to time.



2001 MAY -3 PM 1:17

BK 3577 PG 0712

2. Subject to the terms, easements, covenants, conditions, rights, restrictions, encumbrances, servitudes, and reservations as set forth in the Declaration of Protective Covenants promulgated by Tucker's Cove Limited Liability Company dated December 28, 1998 and recorded in the Rockingham County Registry of Deeds at Book 3357, Page 747, and any amendments thereto.

3. Easements, rights, restrictions, covenants, reservations and exceptions as set forth in and/or referred to in a Quitclaim Deed from Robert A. Shaines, Stuart N. Shaines, and R & S Trust to Tucker's Cove Limited Liability Company dated September 17, 1993 and recorded in the Rockingham County Registry of Deeds at Book 3006, Page 2208, insofar as they may apply to the property conveyed herein.

4. Subject to all utility lines, utility pads and easements for utility services (including, without limitation, electricity, water, gas, telephone, cable television, sewer, and the like) as may be now or in the future deeded to municipal, quasi-governmental, and/or private utility companies.

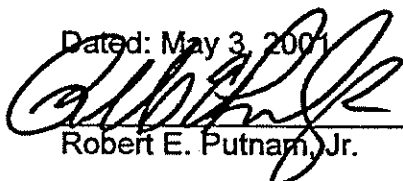
Subject to the rights reserved by Tucker's Cove Limited Liability Company, for itself, its successors and assigns, to the fee in all roadways shown on the Subdivision Plan, until such time as said fee interest is conveyed to the City of Portsmouth.

Subject to the rights reserved by Tucker's Cove Limited Liability Company, for itself, its successors and assigns, a temporary slope easement over that portion of the premises that lies within twenty (20) feet of the sideline of the subdivision road for the purposes of sloping and grading and other work lawfully required by the City of Portsmouth, New Hampshire. This easement will automatically terminate upon the acceptance of the subdivision improvements by the City of Portsmouth.

This is not the homestead property of said Grantors.

Meaning and intending to convey the same premises conveyed to the Grantors by deed of Tucker's Cove Limited Liability Company dated October 8, 1999 and recorded at said Registry of Deeds at Book 3429, Page 1160.

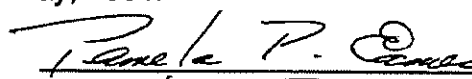
Dated: May 3, 2001


Robert E. Putnam, Jr.


Cynthia J. Putnam

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, SS

The foregoing instrument was acknowledged before me by Robert E. Putnam, Jr. and Cynthia J. Putnam this 3rd day of May, 2001.


Notary Public

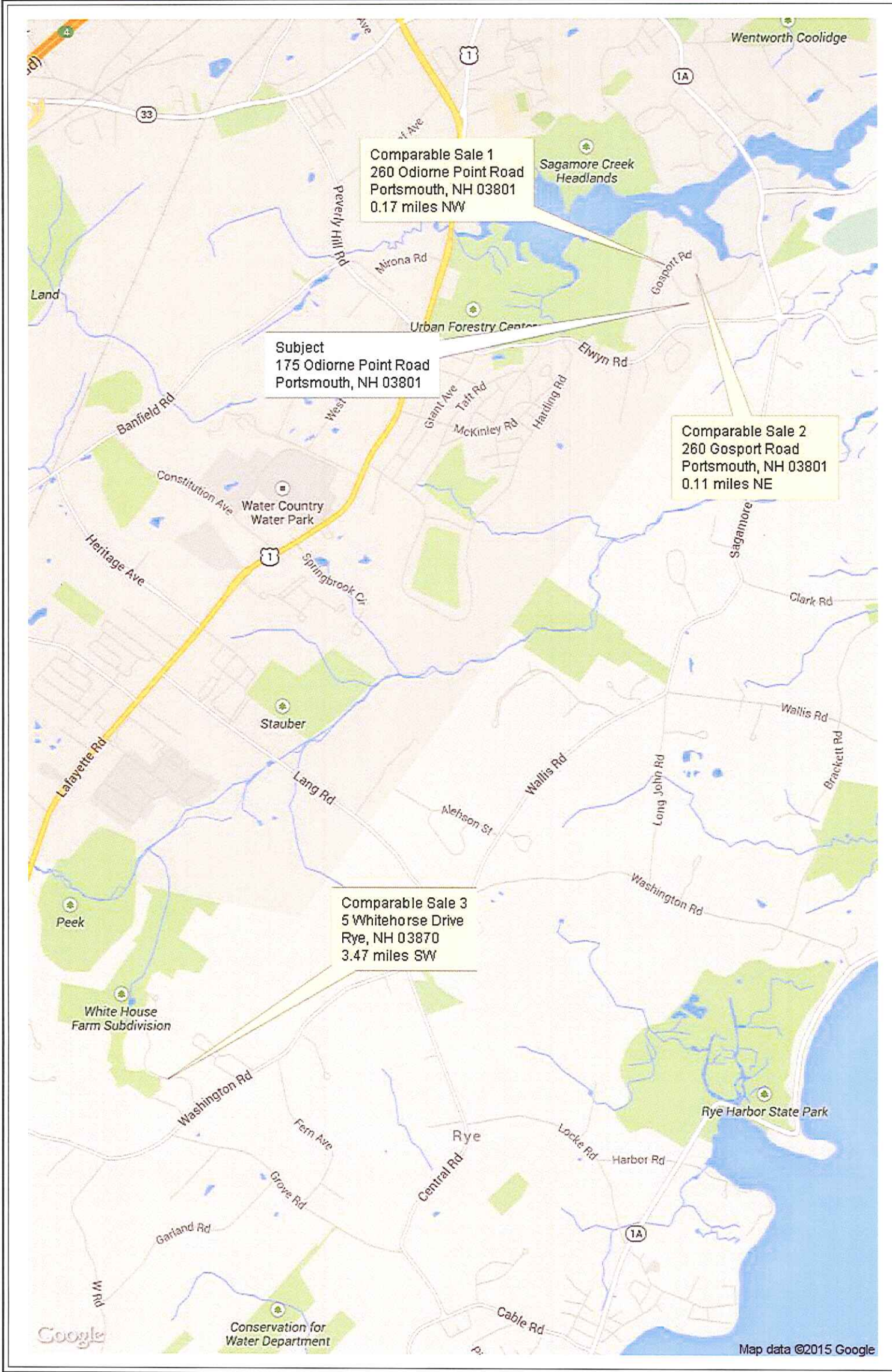


PAMELA P. EAMES, Notary Public
My Commission Expires 9/29/2003



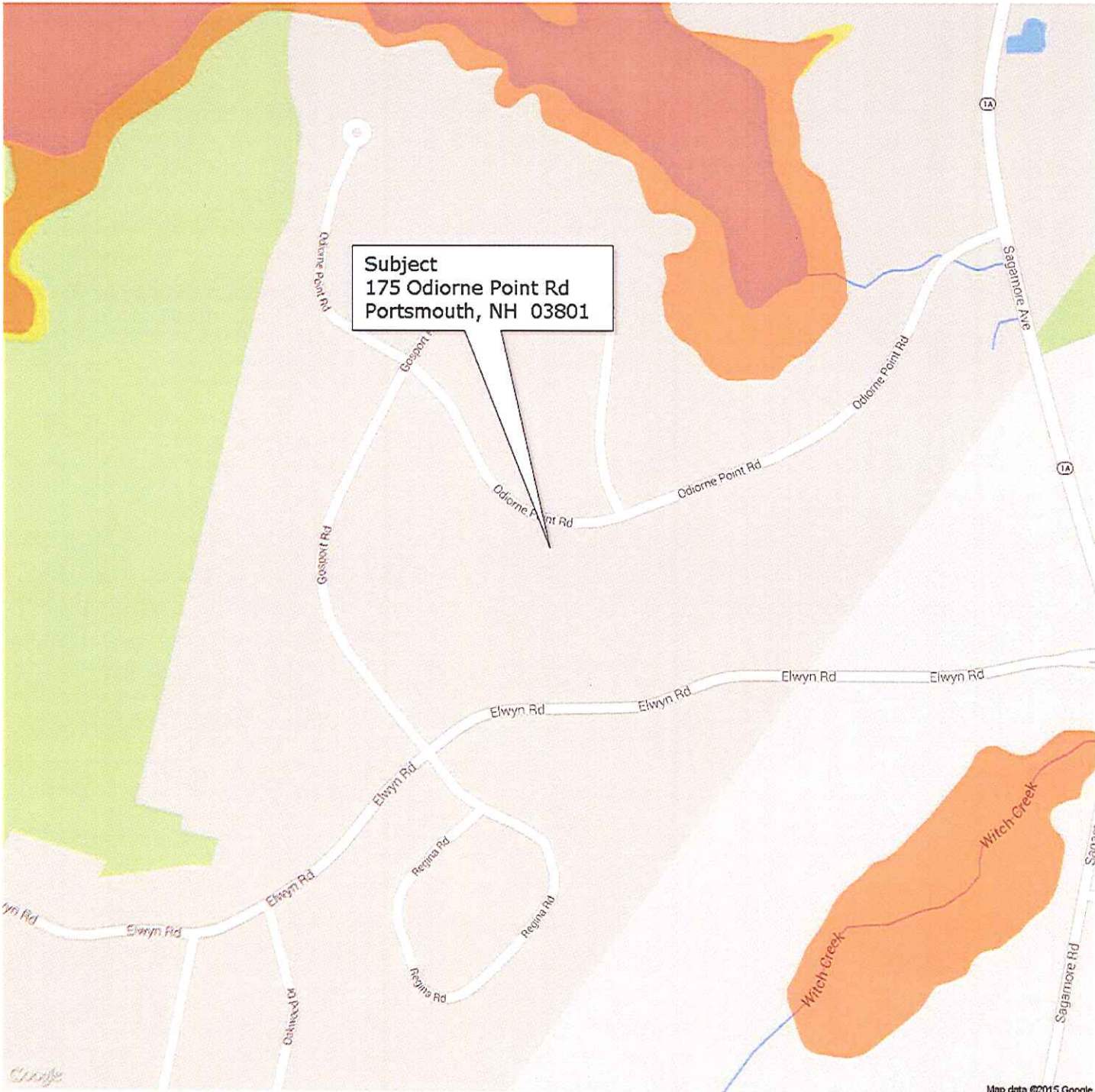
LOCATION MAP

Borrower: N/A	File No.: 150066
Property Address: 175 Odiorne Point Road	Case No.:
City: Portsmouth	State: NH
Lender: Chalmers and Associates, LLC	Zip: 03801



FLOOD MAP

Borrower: N/A		File No.: 150066
Property Address: 175 Odiorne Point Road		Case No.:
City: Portsmouth	State: NH	Zip: 03801
Lender: Chalmers and Associates, LLC		



FLOOD INFORMATION

Community: CITY OF PORTSMOUTH
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 33015C0270E
Panel: 0270E
Zone: X
Map Date: 05-17-2005
FIPS: 33015
Source: FEMA DFIRM

LEGEND

- = FEMA Special Flood Hazard Area – High Risk
- = Moderate and Minimal Risk Areas
- Road View:**
 - = Forest
 - = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

175 ODIORNE POINT RD

Location	175 ODIORNE POINT RD	Assessment	\$930,800
Mblu	0224/ 0010/ 0031/ /	Appraisal	\$930,800
Acct#	35436	PID	35436
Owner	FEDERICI ANN F	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$663,600	\$267,200	\$930,800
Assessment			
Valuation Year	Improvements	Land	Total
2014	\$663,600	\$267,200	\$930,800

Owner of Record

Owner	FEDERICI ANN F	Sale Price	\$1,090,000
Co-Owner		Book & Page	5373/1786
Address	22699 INDIANWOOD DR SOUTH LYON, MI 48178	Sale Date	11/01/2012

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
MONTVILLE ROBERT C	\$172,000	3577/0711	05/03/2001

Building Information

Building 1 : Section 1

Year Built:	2002
Living Area:	4120
Replacement Cost:	\$698,811
Building Percent Good:	89
Replacement Cost Less Depreciation:	\$621,900

Building Photo

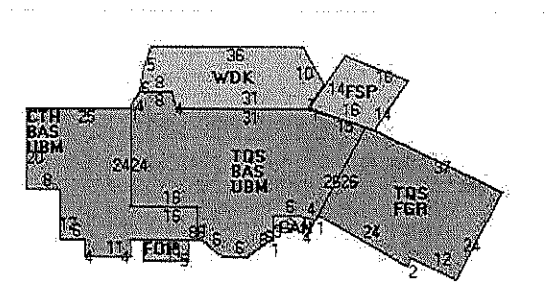
Building Attributes	
Field	Description
Style	Conventional

Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Warm Air
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	2
Total Rooms:	8
Bath Style:	Above Avg Qual
WB Fireplaces	1
Extra Openings	0
Metal Fireplaces	0
Extra Openings	0



(<http://images.vgsi.com/photos/PortsmouthNHPhotos/\\93\00\25\28.jpg>)

Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2339	2339
TQS	Three Quarter Story	2375	1781
CAN	Canopy	31	0
CTH	Cathedral Ceiling	876	0
FGR	Garage, Attached	912	0
FOP	Porch, Open	55	0
FSP	Porch, Screened	236	0
UBM	Basement, Unfinished	2339	0
WDK	Deck, Wood	578	0
		9741	4120

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FBLA	FINISHED BSMNT	1250 S.F.	\$41,700	1

FBLA	FINISHED BSMNT	1250 S.F.	\$41,700	1
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Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	1.59
Description	SINGLE FAM MDL-01	Frontage	
Zone	SRA	Depth	
Neighborhood	113	Assessed Value	\$267,200
Alt Land Appr Category	No	Appraised Value	\$267,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$616,600	\$267,200	\$883,800
2012	\$629,400	\$267,200	\$896,600
2011	\$629,400	\$267,200	\$896,600

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$616,600	\$267,200	\$883,800
2012	\$629,400	\$267,200	\$896,600
2011	\$629,400	\$267,200	\$896,600

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Residential
4092310 Closed

175 Odiorne Point Road
Portsmouth, New Hampshire 03801

L \$1,175,000

C\$1,090,000 ☐



Zoning: SRA
Year Built: 2002
Color: Beige
Gross Taxes: \$ 15,484.28
Taxes TBD: No
Tax Year: 2011
Monthly Assoc.\$: \$
Lot Acre: 1.59
Lot SqFt: 69,260
Common Land Acres:
Road Frontage: Yes/ 150

Rooms: 8
Bedrooms: 4
Total Baths: 4
Full: 2
3/4 Baths: 1
1/2 Baths: 1
Garage Capacity: 3
Garage Type: Attached
Total Fin SqFt: 6,186
Apx Fin Above Grd: 5,280
Apx Fin Below Grd: 906
Apx Ttl Below Grd:

Water Frontage:
Water Acc Type:
of Stories: 2
Basement: Yes /

Foot Print:
Flood Zone: No
Style: Contemporary

Water Body Type:

Water Body Restr.:

Surveyed: Yes

Seasonal: No

Water Body Name:

Current/Land Use:

Land Gains:

Owned Land:

Parcel Access ROW:

ROW for other Parcel:

ROW Width:

ROW Length:

Public Rems: BACK ON THE MARKET-Beautiful custom contemporary home perfect for entertaining! Easy living with chef's kitchen-double sinks, dbl disposals, dbl dishwashers, dbl ovens + warming oven, trash compactor, gas cooktop, granite, & walk in pantry, all open to breakfast area & great room w/cathedral ceiling & fireplace. Formal dining, office,mudroom & 3 season room complete the first floor. 3 bdrms & 3 baths on 2nd floor, fabulous master bath w/ walk-in shower, separate laundry room. Walk out lower level has 4 th bdrm & full bath, family room & tons of storage-easily finished for more living space. Hydro air system with air purifier. One of the best yards in Tuckers Cove! Don't miss this amazing opportunity! 24 hr notice please

Directions: Miller Ave to Sagamore Ave, right into Odiorne Point Road, straight in, house down on left side.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2	1/4
Living Rm	23'3 x 19'6	1	Master BR	19x17+11x8	2	1st				1	
Kitchen	17'2 x 15'3	1	2nd BR	15'7 x 14'3	2	2nd	3	2	1		
Dining Rm	15'4 x 13'10	1	3rd BR	15'4 x 14'7	2	3rd					
Family Rm	42 x 15	L	4th BR	14 x 12'6	L	4th					
Office/Study	13'6 x 12'10	1	5th BR			Bsmt	1	1			
Utility Rm	10 x 9	2	Den								
Breakfast Nook	19'7 x 15	1	Porch	15'6 x 13'10	1						
Mudroom	12 x 9	1									

Assoc Amenities:

Possession: At Closing

Interior Feat.: 2nd Floor Laundry , B-fast Nook/Room , Blinds , Cable , Cable Internet , Cathedral Ceilings , Ceiling Fan , Central Vacuum , Den/Office , Dining Area , Eat-in Kitchen , Family Room , Fireplace-Gas , Formal Dining Room , Great Room , Island , Kitchen/Living , Laundry Hook-ups , Master BR with BA , Mudroom , Multi Phonelines , Pantry , Smoke Det-Hardwired , Sprinkler System , Walk-in Closet , Walk-in Pantry , 1 Fireplace

Exterior Feat.: Deck , Irrigation System , Porch , Porch-Covered , Porch-Enclosed , Screened Porch , Underground Utilities , Window Screens

Basement: Daylight , Full , Interior Stairs , Partially Finished , Storage Space , Walk Out

Equip./Appl.: Air Filter/Exch Sys , Air Conditioner , Central Vacuum , Cook Top-Gas , Dehumidifier , Dishwasher , Disposal , Double Oven , Down-draft Cooktop , Kitchen Island , Microwave , Refrigerator , Smoke Detector , Trash Compactor , Wall Oven

Driveway: Paved

Electric: 200 Amp

Construction: Wood Frame

Exterior: Clapboard , Shingle

Financing:

Foundation: Concrete

Floors: Carpet , Ceramic Tile , Hardwood

Heating/Cool: Central Air , Hot Air , Humidifier , Multi Zone

Garage/Park: 3 Parking Spaces , Attached , Auto Open , Direct Entry

Lot Desc: Cul-De-Sac , Landscaped , Level , Subdivision , Walking Trails , Wooded

Heat Fuel: Oil

Occ. Restrictions:

Roads: Public

Roof: Shingle-Architectural

Sewer: Public

Water: Public

Suitable Land Use:

Water Heater: Off Boiler

Fee Includes:

Building Certs:

Disability: 1st Floor 1/2 Bathrm , 1st Flr Hard Surface Flr.

Docs Available: Covenant(s)

Negotiable:

Excl Sale:

Tax Rate: \$17.27

Assmt:

Assmt Yr:

Tax Class:

Covenant: Yes

Source SqFt: Municipal

County: Rockingham

Recorded Deed: Warranty

Book/Pg: 3577/ 0711

Plan/Survey:

Map/Blck/Lot: 224/ / 10/0031

Property ID:

Tax ID No. (SPAN# VT):

Devel/Subdiv:

Const. Status: Existing

Home Energy Rated Index Score:

District:

High Sch:

Jr./Mid Sch:

Elem Sch: Little Harbor School

Cable:

Electric Co:

Fuel Co:

Phone Co:

Resort:

Timeshare/Fract. Ownrshp: No

Weeks:

Timeshare %:

Short Sale:

List Off: BHHS Verani Portsmouth

Firm/Office: 2082/ 17 **Agent#:** 12834

Phone/Fax: (603) 431-8977 / (603) 431-4737

Co-List Agt: **Phone:** () -

List Agt: Darlene Olson

Phone: (603) 431-8977 **Ext:** 3847

Cell: (603) 490-7652

Email: darlene.olson@verani.com

Fax: (603) 431-4737

Cell: () -

Email:

Non-Public Rems: Please make sure buyers are aware there are 3 bdrms on 2nd floor including master suite, 4th bedroom is in lower level. No first floor master bedroom. Property off market for summer. Can be shown to qualified buyers. Call listing agent.

Firm/Off Rems:

Showing: 24 Hour Notice , Assistd Showings Required , Call List Broker , Pets

Management Co.:

Management Co. Phone:

Rented:

Rental Amount: \$

MLS List Date: 09/12/2011

MLS Type: MLS

List Type: Exclusive Right

TB Fee: %

Expire Dt:

BA Fee: 2.25%

NA/Facil Fee: 2.00%

Internet: Yes

Cont Date: 07/27/2012

Contings:

SubA/BrkA: \$.00

Var Comm: Yes

Pend Date: 09/05/2012

Org LA: Darlene Olson

Orig List \$: \$1,250,000

DOM/DUC: 319 / 96

With Date:

Org CA: Lee Gove

Closed Date: 10/31/2012

Cancelled Date:

Closed \$: \$1,090,000

Fin Terms: Conventional

\$/SqFt AG: \$206.44

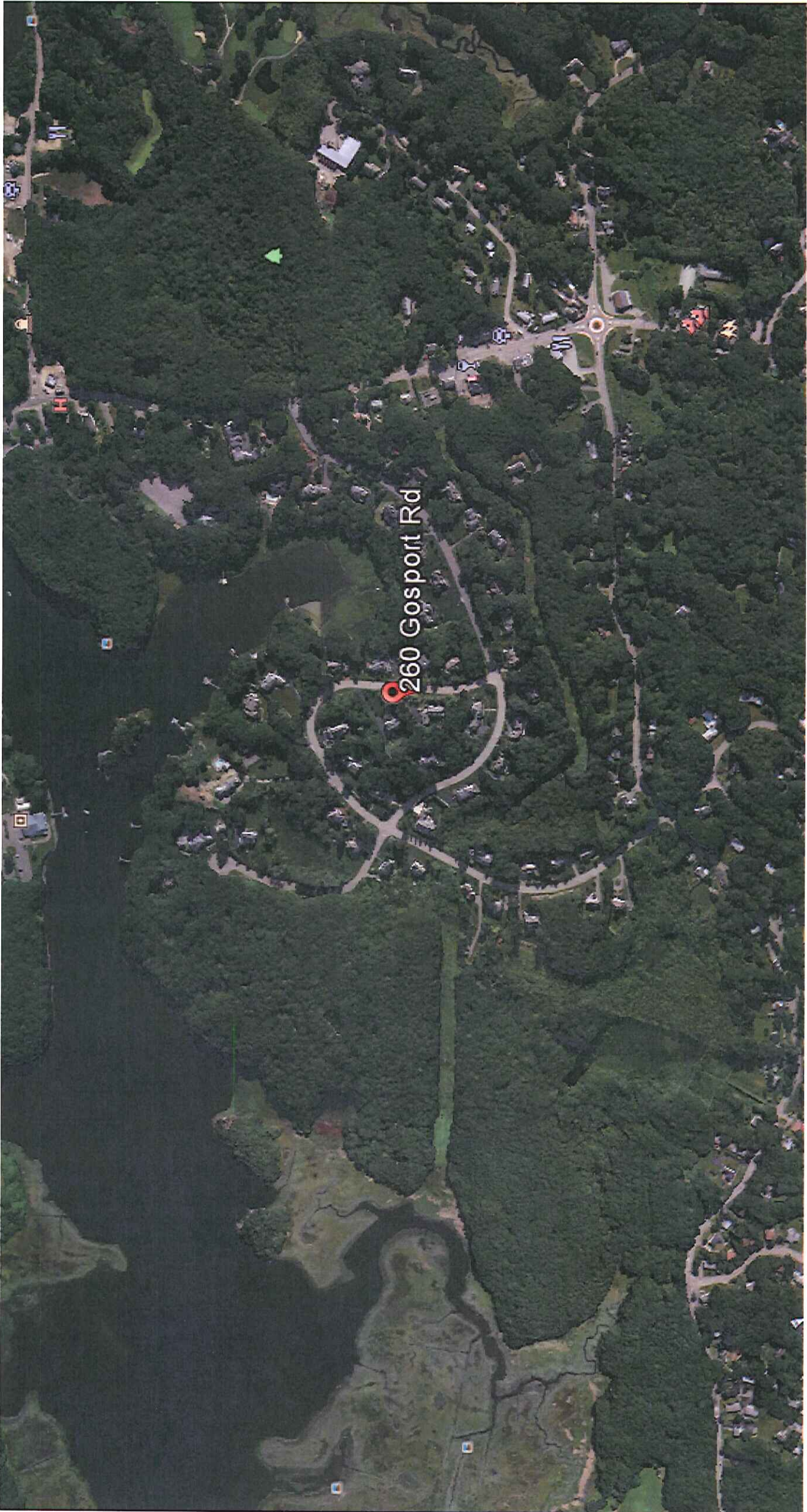
Closed Agt: () - of Coast To Coast Properties (603) 431-1111

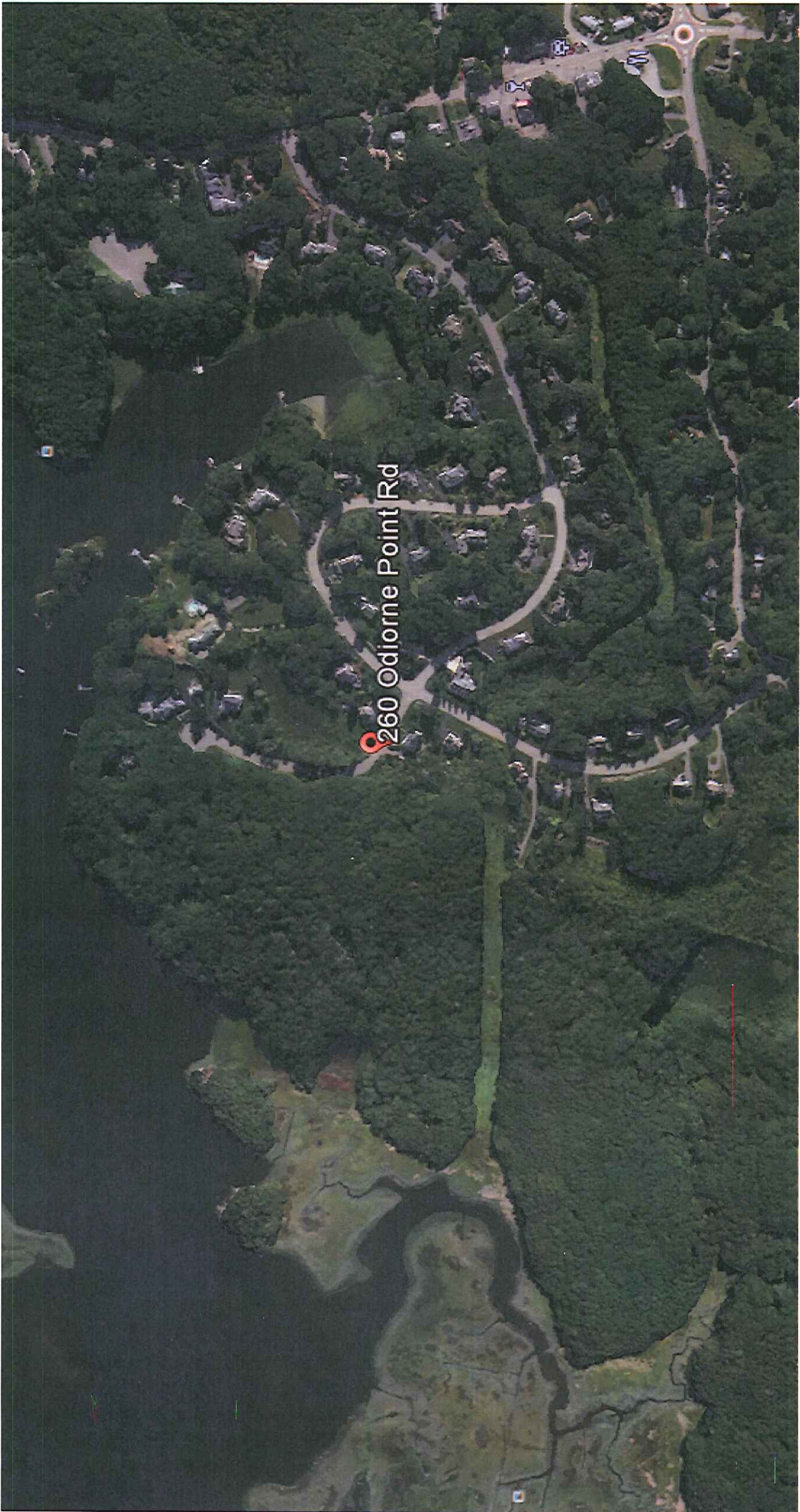
Firm: 3019 **Agt:** 12644

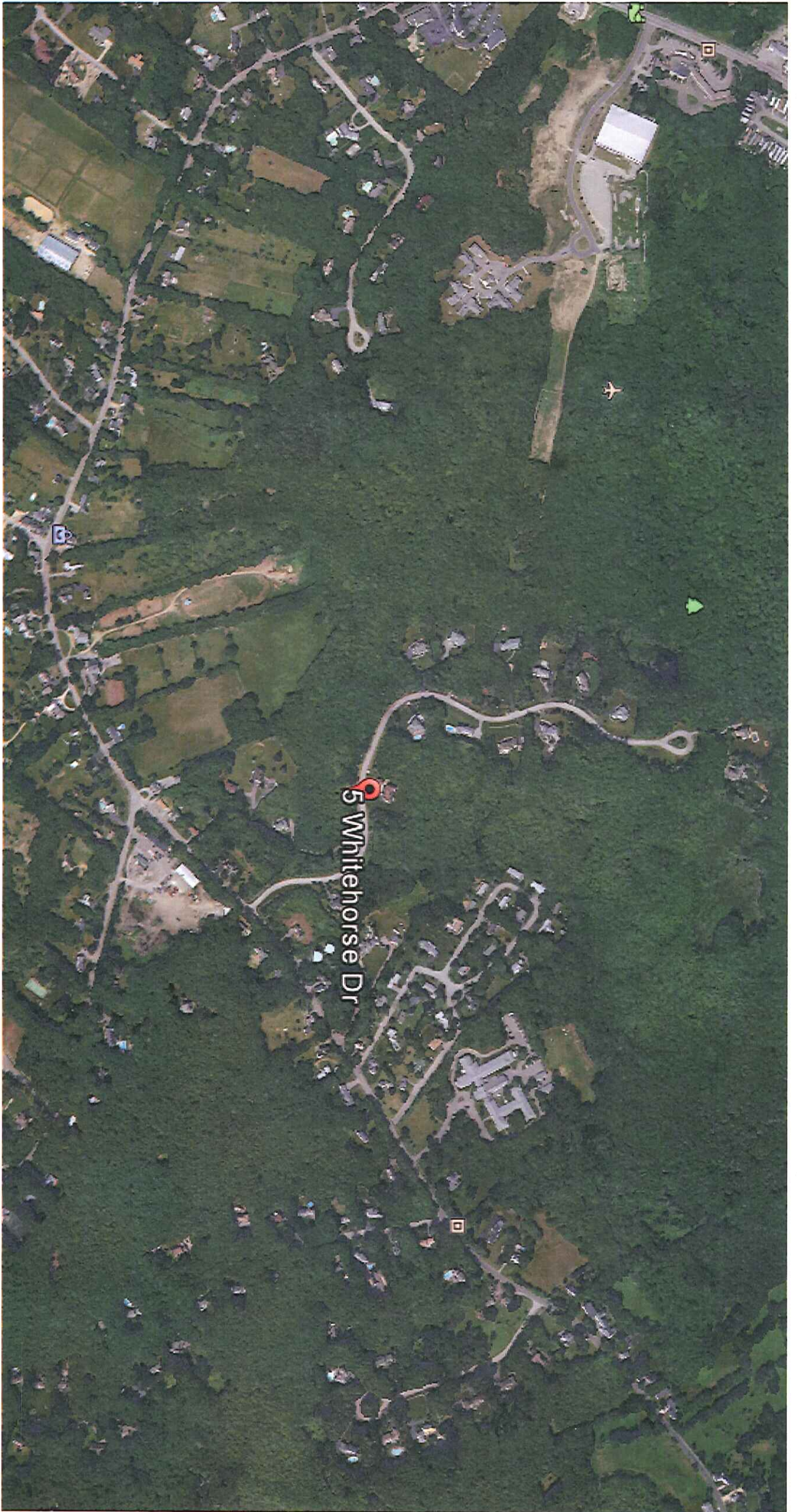
Title Company: Gallo Title

Appraiser: Jay Groleau (603) 957-6100









SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.: 150066
Property Address: 175 Odiorne Point Road		Case No.:
City: Portsmouth	State: NH	Zip: 03801
Lender: Chalmers and Associates, LLC		

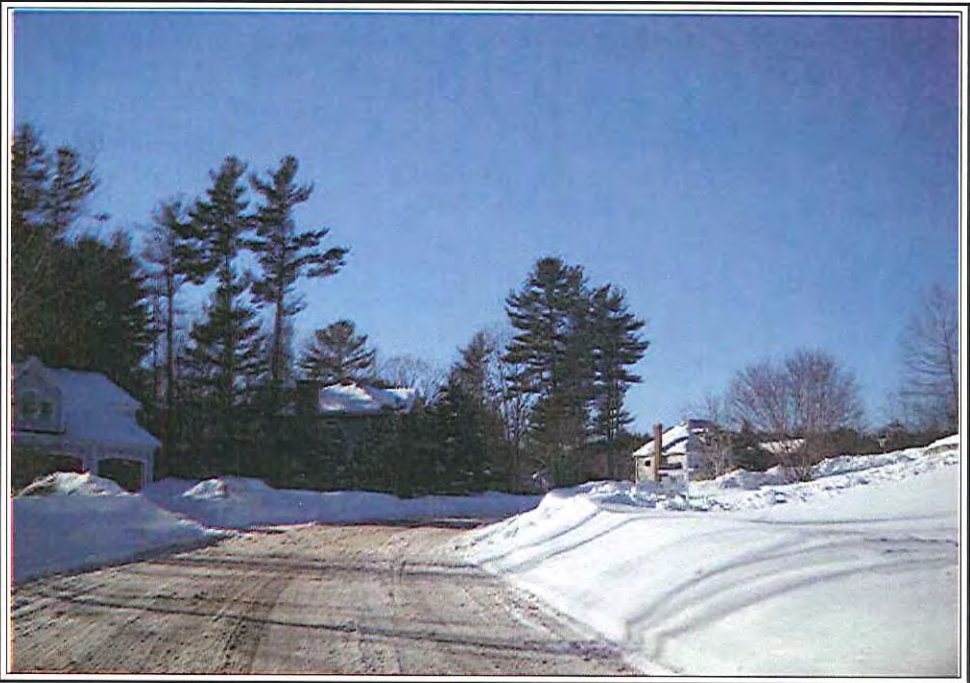


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: November 1, 2012
Appraised Value: \$ 1,140,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.: 150066
Property Address: 175 Odiorne Point Road		Case No.:
City: Portsmouth	State: NH	Zip: 03801
Lender: Chalmers and Associates, LLC		



COMPARABLE SALE #1

260 Odiorne Point Road
Portsmouth, NH 03801
Sale Date: 05/2012
Sale Price: \$ 1,065,000



COMPARABLE SALE #2

260 Gosport Road
Portsmouth, NH 03801
Sale Date: 01/2013
Sale Price: \$ 1,150,000



COMPARABLE SALE #3

5 Whitehorse Drive
Rye, NH 03870
Sale Date: 11/2012
Sale Price: \$ 1,260,000

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

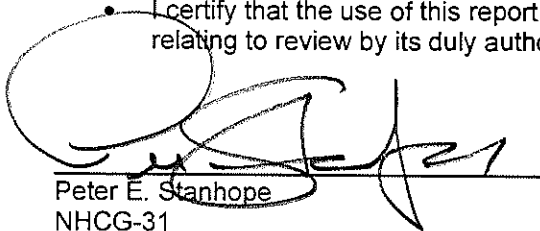
CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. If the appraiser has provided a sketch in the appraisal report, the sketch is included only to assist the reader of the report in visualizing the property and is not represented to be to scale and is included to show approximate relationships.
3. When the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. If the Cost Approach was developed, the appraiser has estimated the value of the land at its highest and best use and the improvements at their contributory value. A definitive opinion regarding conformity to zoning is beyond the scope of this appraisal assignment and the professional expertise of the appraiser. Should the client require a definitive conclusion as to zoning conformity, it is suggested that either a licensed surveyor and/or attorney be consulted. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value. It is assumed that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties. Whenever possible, the appraiser has verified data from multiple sources and relied upon the source considered most accurate. The adjustments used in the sales comparison grid are based on market extraction and/or anticipated market reaction. When adjustments could not be extracted from a paired sales analysis, the adjustment is estimated based on the appraiser's familiarity and knowledge of the local market area. In addition, consideration was given to input derived from conversations with other parties having direct knowledge of the comparables' sales and the subject's market.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. When the appraiser has based their appraisal report and valuation conclusion subject to satisfactory completion, repairs, or alterations, it is assumed that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the Client's Client, opposing parties through discovery or government agencies and courts. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved. I have performed no services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this engagement.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- Anyone who provided real property appraisal assistance to the person signing this certification is noted in the report addenda.
- I certify the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



Peter E. Stanhope
NHCG-31

Peter E. Stanhope, Certified General Appraiser
(NHCG-31 and MECG-647)

EDUCATION:	
American Institute of Real Estate Appraisers	1980 - 1984
University of New Hampshire	1960 - 1964
EXPERIENCE:	
The Stanhope Group - Chief Appraiser	1979 - Present
Appraisal of complex residential, industrial and commercial real estate throughout northern New England for corporations, government agencies, financial institutions, law firms, and private individuals.	
Independent Fee Appraiser	1967 - 1979
RELATED EXPERIENCE:	
Adjunct Faculty, University of New Hampshire	1981 - 1999
Adjunct Faculty, Real Estate Center, University of Maine	1983 - 1990
Faculty, Appalachian Colloquium	1998 - Present
ADDITIONAL EXPERIENCE:	
National Business Institute	
Foreclosure: Appraisal Review Webinar Speaker	
Maine Public Television	
Format development and moderator of a six hour television special on residential and income property valuation	
Tri-State Realtor Institute	
GRI Course I - Appraisal Section Presenter	
New Hampshire Bar Association	
Program presenter for The Appraisal In Tax Abatement, Introduction and Overview of Divorce Litigation, and Use of Experts in Divorce Litigation	
New Hampshire Trial Lawyers Association	
Program presenter for the Annual Family Law Forum	
Expert Witness (Testimony Before):	
State of New Hampshire	
Circuit Courts and Superior Courts	
Board of Taxation and Land Appeal	
State of Maine - York and Cumberland Superior Courts	
U.S. Bankruptcy Court - Manchester, NH; Rutland, VT and Portland, ME	
U.S. District Court - Concord, NH; Boston, MA, Worcester, MA	
DESIGNATIONS, CERTIFICATIONS & AFFILIATIONS:	
Appraisal Institute	
General Associate Member	
National Association of Realtors, Appraisal Section	
General Accredited Member	
State of New Hampshire	
Certified General Real Estate Appraiser	
Licensed Real Estate Broker	
State of Maine	
Certified General Real Estate Appraiser	
OFFICERSHIPS, COMMITTEES & ACTIVITIES:	
New Hampshire Mortgage Banker's Association	
Board of Directors	1989 - 1997
Education Committee, Chair and Ethics Committee, Chair	
New Hampshire Commercial and Industrial Realtors	
Former Director	
New Hampshire Housing Finance Authority	
Reverse Elderly Equity Loan Study Committee, Single Family Committee	
National Association of Realtors	
National Appraisal Committee Appraisal Section, NH Delegate	1993 - 1996
City of Portsmouth Economic Development Loan Program	
Loan Review Board Member	1996 - 2001
Strafford County Regional Planning Commission	
Town of Durham	
Historic District Commission (Chairman 2012 - 2014)	2011 – Present
Oyster River Advisory Committee	
NH Rivers Management and Protection Program	2011 – 2012

CASE STUDY #A7

Property Identification & Description

Address: 178 New Road, Newmarket
Rockingham County, New Hampshire

Identification: Tax Map R3, Lot 59-1
Source Deed: 5503/1592
Land Area: 2.21

Improvements: The subject is improved with a 1,400 SF single-family residence constructed in 2003.

Physical Relationship of Line to the Property

Transmission Corridor: The ROW is 100 feet in width and includes a single 34.5 kV distribution line on single wood poles approximately 35 feet in height.

Number of Structures on Site: 1
ROW Encumbered Acreage: 0.42
Distance from House to ROW: 11
Distance to Nearest Structure: 73 ft
Distance to Most Visible Structure: 73 ft
Visibility from Yard: Clearly visible. Due to the lack of screening and proximity of the Line to the residence, the structure is clearly visible. In addition supporting guy-wires anchor the structure in the subject's immediate front yard.

Property Sale Data

Sale Date: December 18, 2013
Conditions of Sale: Arm's length
Marketing Period: 169 days on market
Average DOM for Town: 65 days
Marketing History: According to the MLS, the property was listed on May 21, 2013 for \$209,000 and closed on December 18, 2013 for \$213,000.

Sale Price: \$213,000



Interview Data

Conducted by: Robert Ball

Transaction Interview: The broker indicated potential buyers were not concerned with the presence of the corridor. The current owner indicated the presence of the corridor was not a significant factor impacting their decision to purchase the home although the guy-wires subsequently were recognized as a nuisance. The buyer also indicated that EMF tests were conducted which satisfied their health related concerns.

Appraised Value on Date of Sale Absent Influence of HVTL

Overview: The subject site includes a 2.21 AC land parcel crossed by a corridor that encumbers 0.42 acres or 19% of the subject lot. The site is improved with a 1,400 SF single-family residence located approximately 73 feet from the nearest structure. The subject improvements are located 11 feet from the ROW.

Sale Data: Three sales were utilized in the valuation of the subject property. All of the comparable sales were located in the Town of Newmarket within 2 miles of the subject. Subsequent to the adjustments, concluded values ranged from \$223,000 - \$238,000.

Appraised Value: \$229,000

Property Assessment Related to the Line

Overview: The 2014 assessed values are \$74,900 for the land, \$152,600 for the building for a total assessment of \$227,500.

Assessment Card Notes: None



Conclusions

Improvements & Visibility

The subject includes a 2.21 AC parcel of which 19% is encumbered with a corridor crossing its southeasterly frontage. The home is located within 11 feet of the transmission corridor. There is a clearly visible structure within 73 feet of the home and a supporting guy-wire in the front yard.

Interview

The listing agent was of the opinion the corridor did not adversely impact the sale price or marketing period.

Appraised Value / Sale Price / Marketing Period

The subject most recently transferred for \$213,000 on December 18, 201 which was 6.99% less than an appraisal as of the same date, of \$229,000. The average days on market for competitive properties within the subject's municipality was 65 days, whereas the subject sold within 169 days of listing or 2.6 times greater than the municipal average.

Summary

Despite the broker's comments, given the location of the Line, its visibility and the appraisal evidence, it is concluded the subject's sales price and marketing period were adversely affected by the Line.



SUBJECT PROPERTY EXHIBITS



HOUSE

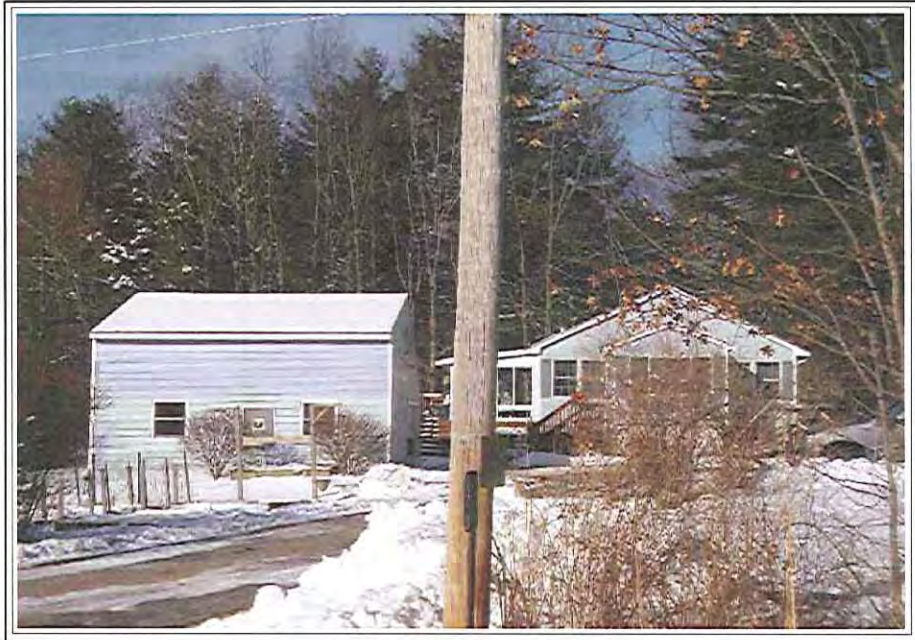
SITE PLAN



AMIDON
APPRAISAL
COMPANY



APPRAISAL OF



LOCATED AT:

178 New Rd.
Newmarket, NH 03857

FOR:

Chalmers & Associates, LLC
616 Park Ln.
Billings, MT 59102

AS OF:

December 20, 2013

BY:

Peter E Stanhope



THE STANHOPE GROUP LLC
Appraisers and Consultants

Certified General
Appraisers

Peter E. Stanhope* February 05, 2015
G. Andrew Clear*
Peter Knight*

Certified Residential
Appraisers

Laurie Larocque
Ann Norman-Sydow
Jeffrey Wood
Victoria Stanhope
David Michaud
Karen Oram
Edward Smith
Debora West

James Chalmers
Chalmers & Associates, LLC
616 Park Lane
Billings, MT 59102

Re: 178 New Road
Newmarket, NH 03857
Stanhope Group File #150056

Dear Mr. Chalmers:

Appraisers

Peter Bride**
Michele Crepeau
Judith Davis

In accordance with your request for appraisal services, I have prepared the accompanying report on the real estate referenced above. This is a summary report prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

The problem to be solved in this appraisal is to conclude an opinion of the most probable market value in fee simple interest of the subject property. Support for the market value estimate is developed in the attached appraisal report. This letter of transmittal is not an appraisal report.

* NH & ME
Certified

** NH
Licensed

As a result of my investigation and analysis of the data contained in this report, I estimate the most probable market value of the subject property, in fee simple interest subject to the extraordinary assumption and hypothetical condition, as of December 20, 2013 to be:

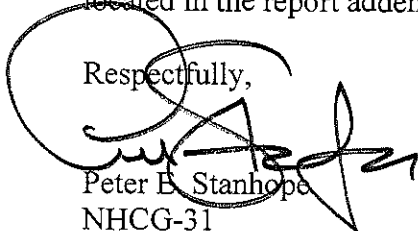
Two Hundred Twenty Nine Thousand Dollars
\$229,000

Extraordinary Assumption: This appraisal is subject to the extraordinary assumption there was no on-site inspection of the subject. The value conclusion is based on the extraordinary assumption that the subject improvements are of average condition, unless reported otherwise in sources used for this analysis. It is assumed that there is no structural defects or undisclosed conditions of the property, that roofing and exterior elements are sound; that all mechanical systems, equipment and appliances are in proper working condition and that all electrical components are in proper working condition.

Hypothetical Condition: This appraisal is subject to the hypothetical condition that the subject has no exposure to high voltage transmission lines (HVTL).

The value indicated is subject to the General Assumptions and General Limiting Conditions located in the report addenda.

Respectfully,



Peter E. Stanhope
NHCG-31

Property Description

UNIFORM RESIDENTIAL APPRAISAL REPORT

N/A
File No. 150056

Property Address 178 New Rd.

City Newmarket

State NH

Zip Code 03857

Legal Description Book 5503, Page 1592, Dated 12/20/2013, \$213,000

County Rockingham

Assessor's Parcel No. Map R3, Lot 57B

Tax Year 2012

R.E. Taxes \$ 5,385.00

Special Assessments \$ 0.00

Borrower N/A

Current Owner SCHAITMAN, Kenneth R

Occupant: ☒ Owner ☐ Tenant ☐ Vacant

Property rights appraised ☒ Fee Simple ☐ Leasehold

Project Type ☐ PUD ☐ Condominium (HUD/VA only)

HOAS 0.00 /Mo.

Neighborhood or Project Name Newmarket

Map Reference 40484

Census Tract 0675.01

Sale Price \$ N/A

Date of Sale N/A

Description and \$ amount of loan charges/concessions to be paid by seller Not Applicable

Lender/Client Chalmers & Associates, LLC

Address 616 Park Ln., Billings. MT 59102

Appraiser Peter E Stanhope

Address 500 Market St. Unit 1C, Portsmouth, NH 03801

Location ☐ Urban ☒ Suburban ☐ Rural

Built up ☐ Over 75% ☒ 25-75% ☐ Under 25%

Growth rate ☐ Rapid ☐ Stable ☒ Slow

Property values ☐ Increasing ☒ Stable ☐ Declining

Demand/supply ☐ Shortage ☒ In balance ☐ Over supply

Marketing time ☒ Under 3 mos. ☐ 3-6 mos. ☐ Over 6 mos.

Predominant occupancy ☒ Owner ☐ Tenant ☒ Vacant (0-5%) ☐ Vacant (over 5%)

Single family housing PRICE \$ (000) 30* Low 10 400 High 120 Predominant Mix Mix

Present land use % One family 80% 2-4 family 10% Multi-family 0% Commercial 5% (Vacant) 5%

Land use change ☒ Not likely ☐ Likely ☐ In process To: Not Applicable

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: Exeter Rd. West; New Rd. North; New Rd. East; New Rd. South is the immediate neighborhood.

* Low end of neighborhood values refers to manufactured homes in a MH park within the neighborhood; not considered adverse.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):

No unfavorable factors noted within the neighborhood that affects marketability. New Rd. is a through street with 30 MPH speed limit.

Exeter Rd. (aka Rte. 108) provides easy access to employment and shopping facilities. Newmarket center, municipal buildings, public schools, in-town shopping and restaurants are approximately three miles north.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):

Based on sales used/considered for this report, the mean sales price vs list price ratio is 99.4%; the mean marketing time is 1.5 months and the estimated exposure time is 50 days. Growth rate is slow due to limited vacant, buildable land within the neighborhood.

Project Information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? ☐ YES ☐ NO

Approximate total number of units in the subject project N/A . Approximate total number of units for sale in the subject project N/A .

Describe common elements and recreational facilities: Not Applicable

Dimensions 126.33F & 168.66F X 511.82 X 31.29 & 43.98 X 84.99 X 249.59 X 39.41 X 109.52 & 48.12 & 48.95 & 52.28 & 29.13

Site area 2.21 Acres +/- Per Ass'r

Specific zoning classification and description R1 (Residential)

Zoning compliance ☒ Legal ☐ Legal nonconforming (Grandfathered use) ☐ Illegal ☐ No zoning

Highest & best use as improved: ☒ Present use ☐ Other use (explain)

Utilities Public Other

Electricity ☒ 200 Amps CB

Gas ☐ None/Typical

Water ☐ Well/Typical

Sanitary sewer ☐ Septic/Typical

Storm sewer ☐ None/Typical

Off-site Improvements Type Public Private

Street Asphalt ☒ ☐

Curb/gutter None/Typical ☐ ☐

Sidewalk None/Typical ☐ ☐

Street lights Incandescent ☒ ☐

Alley None/Typical ☐ ☐

Topography Nearly Level

Size Typical For Area

Shape Irregular; Not Adverse

Drainage Appears Adequate

View Neighborhood

Landscaping Typical For Area

Driveway Surface Asphalt

Apparent easements None Considered

FEMA Special Flood Hazard Area ☐ Yes ☒ No

FEMA Zone X Map Date 05-17-2005

FEMA Map No. 33015C0245E

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.): Extraordinary

Assumption: The subject is not encumbered with low tension power lines. Wells and septic systems are typical and not considered adverse in this region. No on-site inspection completed.

GENERAL DESCRIPTION

EXTERIOR DESCRIPTION

FOUNDATION

BASEMENT

INSULATION

No. of Units One

No. of Stories One

Type (Det./Att.) Detached

Design (Style) Ranch

Existing/Proposed Existing

Age (Yrs.) 10 Yrs.

Effective Age (Yrs.) 2-4

Foundation Concrete

Exterior Walls Vinyl Siding

Roof Surface Asphalt Shing

Gutters & Dwnspts. Yes

Window Type Themopaness

Storm/Screens Screens

Manufactured House No

Slab N/A

Crawl Space N/A

Basement Full

Sump Pump None Disclosed

Dampness None Disclosed

Settlement None Disclosed

Infestation None Disclosed

Area Sq.Ft. 1400

% Finished 0

Ceiling Unfinished

Walls Concrete

Floor Concrete

Outside Entry Yes

Roof ☐

Ceiling ☐

Walls ☐

Floor ☐

None ☐

Unknown ☒

ROOMS

Foyer

Living

Dining

Kitchen

Den

Family Rm.

Rec. Rm.

Bedrooms

Baths

Laundry

Other

Area Sq.Ft.

Basement

Level 1

Level 2

Finished area above grade contains: 5 Rooms; 2 Bedroom(s); 2 Bath(s); 1,400 Square Feet of Gross Living Area

INTERIOR

Materials/Condition

Floors Carpet/Vinyl/Avg.

Walls Drywall/Average

Trim/Finish Softwood/Average

Bath Floor Vinyl/Average

Bath Wainscot Fiberglass/Average

Doors Wood/Average

HEATING

Type FHW

Fuel Oil

Condition Average

COOLING

Central No

Other

Condition

KITCHEN EQUIP.

Refrigerator ☒

Range/Oven ☒

Disposal ☐

Dishwasher ☒

Fan/Hood ☒

Microwave ☐

Washer/Dryer ☒

ATTIC

None ☒

Stairs ☐

Drop Stair ☐

Scuttle ☐

Floor ☐

Heated ☐

Finished ☐

AMENITIES

Fireplace(s) # ☐

Patio ☐

Deck ☐

Porch (2) Enclosed ☒

Fence ☐

Pool ☐

CAR STORAGE:

None ☐

Garage # of cars

Attached Two

Detached

Built-In

Carport

Driveway Ample

Additional features (special energy efficient items, etc.): Standard energy efficient items assumed.

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: Typical

curable/incurable physical deterioration from use and age. No external obsolescence noted. Kitchen and baths being of average quality and average condition. Per broker, the subject offers a den, however the subject property could offer three bedrooms.The floor plan being acceptable in this submarket. The two car detached garage offers a storage loft. Fenced dog kennel area.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: None

Freddie Mac Form 70 6-93

PAGE 1 OF 2
Produced using ACI software, 800.234.8727 www.aciweb.com

Fannie Mae Form 1004 6-93

Appendix F: Amidon Case Studies

Page 189

Valuation Section

UNIFORM RESIDENTIAL APPRAISAL REPORT

N/A
File No. 150056

COST APPROACH

ESTIMATED SITE VALUE, = \$
ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:
Dwelling Sq. Ft. @ \$ = \$
..... Sq. Ft. @ \$ = \$
.....
Garage/Carport Sq. Ft. @ \$ = \$
Total Estimated Cost New = \$
Less Physical Functional External Est. Remaining Econ. Life:
Depreciation = \$
Depreciated Value of Improvements = \$
"As-is" Value of Site Improvements = \$
INDICATED VALUE BY COST APPROACH = \$

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property):
The Cost Approach is not developed due to the lack of an interior or on-site inspections.

ITEM		SUBJECT			COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
178 New Rd.		63 1/2 Elm St.			152 Exeter Rd.			24 Dame Rd.					
Address Newmarket, NH 03857		Newmarket, NH 03857			Newmarket, NH 03857			Newmarket, NH 03857					
Proximity to Subject		1.80 miles NNW			0.79 miles WNW			1.93 miles NNW					
Sales Price		\$ N/A			\$ 202,000			\$ 223,000			\$ 246,000		
Price/Gross Liv. Area		\$ 0.00			\$ 126.25			\$ 99.55			\$ 200.98		
Data and/or Verification Sources		Exter. Inspection Ass'r, MLS, Deed			MLS# 4251005 Ass'r, Broker 20 DOM			MLS# 4328482 Ass'r, Broker 2 DOM			MLS# 4251262 Ass'r, Broker 11 DOM		
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			DESCRIPTION			DESCRIPTION		
Sales or Financing Concessions		Other Financing: None Noted			Conven: None Per Broker			VA: None Per Broker					
Date of Sale/Time		Eff. 12/20/2013			08/18/2013			12/11/2013			08/29/2013		
Location		Average			Proximity To RR 5,000			Heavier Traffic 5,000			Average		
Leasehold/Fee Simple		Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Site		2.21 Acres +/-			.43 Acre +/- 5,000			.64 Acre +/- 5,000			.50 Acre +/- 5,000		
View		Neighborhood			Neighborhood			Neighborhood			Neighborhood		
Design and Appeal		Ranch			Cape			Colonial			Cape		
Quality of Construction		Average			Hardwood Floors -2,000			Average			Hdwd Flrs,Details -12,000		
Age		10 Yrs.			8 Yrs.			9 Yrs.			11 Yrs.		
Condition		Average			Average			Average			Well Maintained -10,000		
Above Grade		Total: Bdrms Baths			Total: Bdrms Baths			Total: Bdrms Baths			Total: Bdrms Baths		
Room Count 20		5 2 2.00			6 3 1.50 1,000			6 3 2.10 -2,000			6 3 2.00		
Gross Living Area		1,400 Sq.Ft.			1,600 Sq.Ft. -4,000			2,240 Sq.Ft. -16,800			1,224 Sq.Ft. 3,500		
Basement & Finished Rooms Below Grade		Full: No Finish			Full: No Finish			Full: No Finish			Full: No Finish		
Functional Utility		Average			Average			Average			Average		
Heating/Cooling		FHW/No AC			FHW/Central AC -2,000			FHW/No AC			FHW/Central AC -2,000		
Energy Efficient Items		Generator Hk-Up 500			None 500			None 500			Generator Hk-Up 3,000		
Garage/Carport		Two Det.W/Loft 13,000			No Garage 4,000			Two Under,NoLoft 9,000			Two Att.;No Loft 4,000		
Porch, Patio, Deck, Fireplace(s), etc.		(2)Encl.d.Porches 4,000			Farmer's Porch 500			Deck 5,000			Farmer's Porch 500		
Fence, Pool, etc.		None			None			None			None		
Other		Dog Kennel 500			None 500			None 500			None 500		
Net Adj. (total)		None			None			None			None		
Adjusted Sales Price of Comparable		Gross: Net: \$ 223,000			Gross: Net: \$ 229,200			Gross: Net: \$ 238,000					

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): Equal emphasis placed on the comparable sales. \$20 (Rounded) per sq.ft. GLA adjustment is used when a significant difference was evident. No adjustment is warranted for the subject's two bedrooms since the den could be utilized as a third bedroom. Other differences have been adjusted for based on anticipated and/or observed market reaction to such differences.

ITEM		SUBJECT			COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Date, Price and Data Source for prior sales within year of appraisal		None per town records.			None per town records.			09/21/2012 \$314,149 (REO) Town Records			None per town records.		

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: The previous transfer of sale #2 was as an REO. Per broker, it was in "move-in ready" condition with "new carpets and paint".

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 229,000
INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ /Mo. x Gross Rent Multiplier 0.00 = \$ 0

This appraisal is made ☐ "as is" ☒ subject to the repairs, alterations, inspections or conditions listed below ☐ subject to completion per plans and specifications.
Conditions of Appraisal: Extraordinary Assumptions: Average quality and condition kitchen and baths; that the improvements are in similar condition on 08/20/2013 as viewed on 01/26/2015. Extraordinary Assumption: No adverse easements, encroachments and or low/high tension powers lines (HVTL).
Final Reconciliation: Emphasis has been placed on the Sales Comparison Analysis since it best reflects the market. The Cost Approach is not developed due to the lack of an interior inspection. The Income Approach is not developed due to the lack of pertinent rental data of single family homes.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised 06/93).
(WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 12/20/2013
(WHICH IS THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 229,000

APPRaiser: Signature Name Peter E Stanhope Date Report Signed 02/05/2015 State Certification # NHCG-31 State NH Or State License #
SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature Name Date Report Signed State Certification # State Or State License #
☐ Did ☐ Did Not Inspect Property

ADDENDUM

Borrower: N/A		File No.: 150056
Property Address: 178 New Rd.		Case No.: N/A
City: Newmarket	State: NH	Zip: 03857
Lender: Chalmers & Associates, LLC		

EXPLANATORY COMMENTS

PROBLEM TO BE SOLVED AND FUNCTION: The purpose of this appraisal is to estimate the market value of the subject property. The function of the appraisal is to assist the above named client, the intended user, in evaluating the subject property for the purpose of measuring the influence on market value of the presence of HVTL. Use of this appraisal by any other party is not intended by the appraiser.

SCOPE OF WORK: The scope of this appraisal requires compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Standards Board of the Appraisal Foundation. These standards contain procedures to be followed in developing an appraisal, analysis or opinion. These standards also set the requirements with regard to the communication of the appraiser's analyses, opinions and conclusions so that those analyses, opinions and conclusions are meaningful and not misleading. The report is written to effect a clear, well-documented and relevant communication of a credible result of value opinion.

The appraisal conclusions will be communicated in a format prepared in accordance with Standard 2 of the Uniform Standards of Professional Appraisal Practice, containing the three conventional approaches to value (if applicable) being the Cost Approach, Sales Comparison Approach, and the Income Approach. It will include photographs of the subject and comparable properties, descriptions of the subject neighborhood, the site, any improvements on the site, a description of the zoning, a highest and best use analysis, a summary of the most important sales used in the appraiser's valuation, a reconciliation and conclusion, a map illustrating the sales in relationship to the subject property, and other data deemed by the appraiser to be relevant to the assignment. Pertinent data and analysis not included in the report may be retained in appraiser's files.

The scope of work required to complete this appraisal assignment included the following: Investigate the property and interview the parties familiar with the property. The appraiser will view the subject improvements at a level necessary to gather information about the physical characteristics of the subject improvements that are relevant to the valuation problem. The appraiser will rely on the deed when provided and parties familiar with the property for information regarding easements, covenants, restrictions and other encumbrances. The appraisal will not research the presence of such items independently. Sales, current and pending listings, considered relevant, that have occurred will be researched in the subject's geographic area. The appraiser's investigations will include research of public records through the use of commercial sources of data such as printed comparable data services and computerized databases. Search parameters such as dates of sales, leases, locations, sizes, types of properties and distances from the subject will start with a relatively narrow constraint and, if necessary, be expanded until the appraiser has either identified data sufficient to estimate market value, or until the appraiser believes that they have reasonably exhausted the available pool of data. Researched sales data will be viewed and, if appropriate, efforts will be made to verify the data with persons directly involved in the transactions such as buyers, sellers, brokers or agents. At the appraiser's discretion, some data will be used without personal verification if, in the appraiser's opinion, the data appears to be correct.

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental conditions. The appraiser's routine inspection of and inquires about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

This appraisal is not a home inspection report and it should not be relied upon to disclose conditions of the property.

PROBABILITY OF VALUE CHANGE: The estimated market value of the property appraised in this report is estimated as of the aforementioned date. Constantly changing economic, social, political and physical conditions have varying effects upon real property values. Even after passage of a relatively short period of time, property values may change substantially and require a new appraisal.

ZONING

A definitive opinion regarding zoning conformity is beyond the professional expertise of the appraiser and not within the scope of this appraisal assignment. Should a definitive conclusion as to zoning conformity be required, a licensed surveyor or attorney should be consulted.

HIGHEST AND BEST USE: The physical, legal, financially feasible and maximally productive elements of Highest and Best Use for the subject property have been evaluated. The subject's current use as a residential property is its highest and best use as that is its only allowable use. A definitive opinion regarding conformity to zoning is beyond the scope of this appraisal assignment and the professional expertise of the appraiser. Should the client require a definitive conclusion as to zoning conformity, it is suggested that either a licensed surveyor and/or attorney be consulted.

ENVIRONMENTAL

The value estimated is based on the assumption that the property is not negatively affected by the existence of

ADDENDUM

Borrower: N/A	File No.: 150056
Property Address: 178 New Rd.	Case No.: N/A
City: Newmarket	State: NH Zip: 03857
Lender: Chalmers & Associates, LLC	

hazardous substances or detrimental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substances and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

RETROSPECTIVE APPRAISAL: This is a retrospective appraisal. The date of value reported in this appraisal is the date of sale (DOS) while the date of this appraisal analysis and drive-by inspection (DOI) are as indicated in the report.

HYPOTHETICAL CONDITIONS (A hypothetical condition is defined by USPAP as that which is contrary to what exists but is supposed for the purpose of analysis):

HVTL / Hypothetical Condition: The subject is appraised based on the HYPOTHETICAL CONDITION that the subject has no exposure to high voltage transmission lines (HVTL).

EXTRAORDINARY ASSUMPTIONS (An extraordinary assumption is defined by USPAP as an assumption, directly relating to a specific assignment, which if found to be false, could alter the appraiser's opinions or conclusion):

NO ON SITE INSPECTION / Extraordinary Assumption: No on-site inspection has been performed for this appraisal. The value conclusion is based on the EXTRAORDINARY ASSUMPTION that the subject improvements are of average condition, unless reported otherwise in sources used for this analysis. It is assumed that there are no structural defects or undisclosed conditions of the property, that roofing and exterior elements are sound; that all mechanical systems, equipment and appliances are in proper working condition and that all electrical components are in proper working condition.

PROFESSIONAL ASSISTANCE: Professional assistance has been provided by L. Larocque, an associate of the Stanhope Group. This assistance included assisting the principal appraiser, Peter Stanhope, throughout the appraisal process and preparation of the report.

PRIOR THREE YEARS: The appraiser has not performed appraisal services for the subject property in the prior three years. This disclosure statement is a USPAP requirement.

This APPRAISAL has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP). The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

By the receipt and implied acceptance of this report, the addressee recognizes the obligation for timely remittance, in full, of associated professional fees. Furthermore, any claims against the appraiser, for whatever reason, are limited to the amount of said fees with responsibility of the appraiser limited to the client and not extending to any third party.

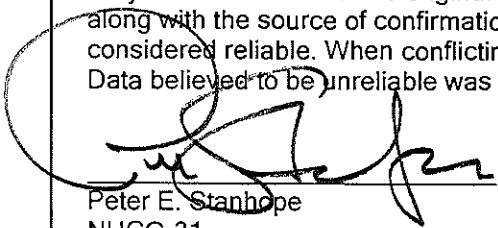
I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

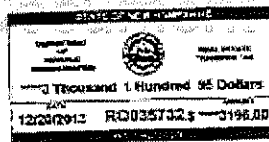
My compensation for completing this assignment is not contingent upon development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, exterior inspection of the subject property and neighborhood, and selection of comparable sales within the subject's market area. The original source of comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.



Peter E. Stanhope
NHCG-31

Return to:
Beacon Title & Escrow Services, LLC
98 Portsmouth Avenue
Stratham, NH 03885



065217

2013 DEC 20 PM 2:39

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

Know all men by these presents, that Steven P. Cote and Teresa A. Cote, husband and wife, of 123 Wemyss Drive, Groveton, NH 03582, for consideration paid, hereby grants to Kenneth R. Schaitman, unmarried, of 25 Guinea Road, Stratham, NH 03885, individually, with Warranty Covenants, the following described premises:

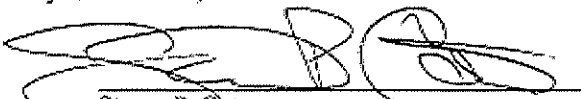

A certain tract or parcel of land situate on the northerly side of New Road, so-called, in Newmarket, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at a point marked by a drill hole on the northerly sideline of said New Road, said point also being the southwest terminus of an existing right of way on land now or formerly of Clough, and thence running S 64° 20' 30" W along a stone wall and said New Road a distance of 126.33 feet to a drill hole; thence running S 64° 03" W along a fence line and a stone wall and said New Road a distance of 168.66 feet to a point; thence turning and running N 35° 28' 00" W by land of Marcoux a distance of 511.82 feet to a point marked by a pipe; thence turning and running S 73° 03' 15" E a distance of 31.29 feet to a point; thence running S 75° 20' 00" E a distance of 43.98 feet to a point marked by a pipe; thence turning and running N 55° 07' 45" E a distance of 84.99 feet to a point marked by an ash tree; thence turning and running S 50° 02' 15" E a distance of 249.59 feet to a point marked by a pipe; thence turning and running N 39° 41' 15" E a distance of 39.41 feet to a point marked by a pipe; thence turning and running S 33° 13' 30" E a distance of 109.52 feet to a point; thence running S 36° 07' E a distance of 48.12 feet to a point; thence turning and running S 54° 17' 30" E a distance of 48.95 feet to a point; thence running S 63° 44' 15" E a distance of 52.28 feet to a point; thence turning and running S 31° 04' E a distance of 29.13 feet to a drill hole by the northerly sideline of New Road being the point of beginning.

Being Lot B in "Minor Subdivision for Albert T. Marcoux" by Bruce L. Pohopek dated May 15, 1979, recorded in the Rockingham County Registry of Deeds as Plan #C-9042.

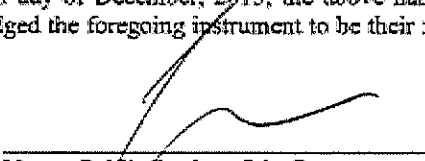
Meaning and intending to convey the same premises conveyed to the within Grantors by Warranty Deed dated August 21, 2008 and recorded at the Rockingham County Registry of Deeds at Book 4944, Page 2675.

Unofficial Document Unofficial Document
WITNESS my hand this 18th day of December, 2013.


Steven P. Cote

Teresa A. Cote

Unofficial Document Unofficial Document
STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

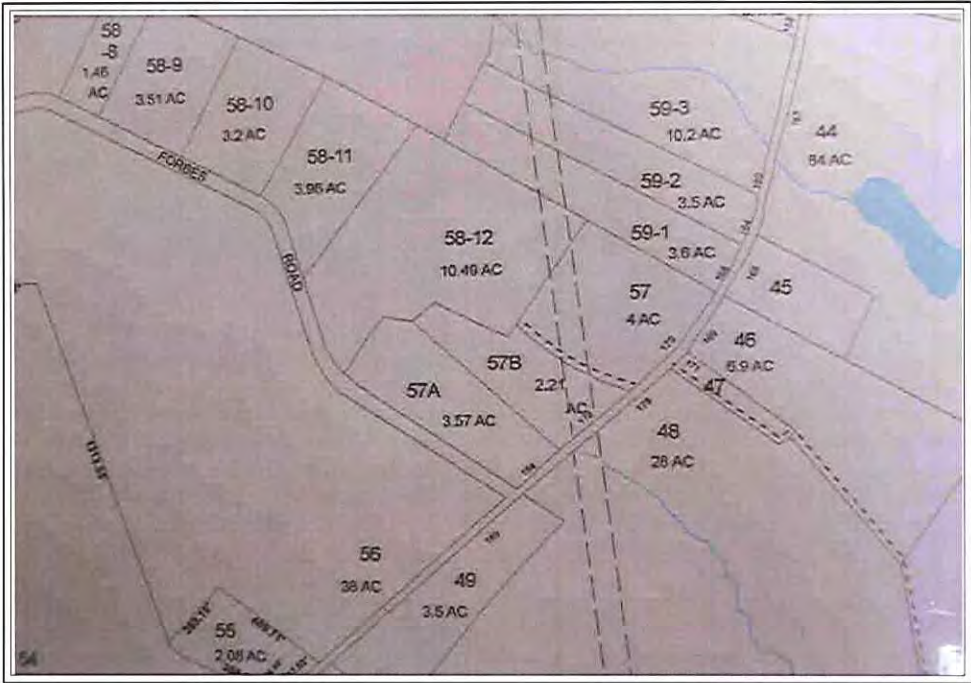
Personally appeared before me on this 18th day of December, 2013, the above named Steven P. Cote and Teresa A. Cote, who acknowledged the foregoing instrument to be their free act and deed for the purposes therein set forth.


Notary Public/Justice of the Peace
My Commission Expires:
[Stamp]
CHRISTOPHER E. RATTE
Justice of the Peace - N.H.
My commission expires 7/10/18

Unofficial Document Unofficial Document

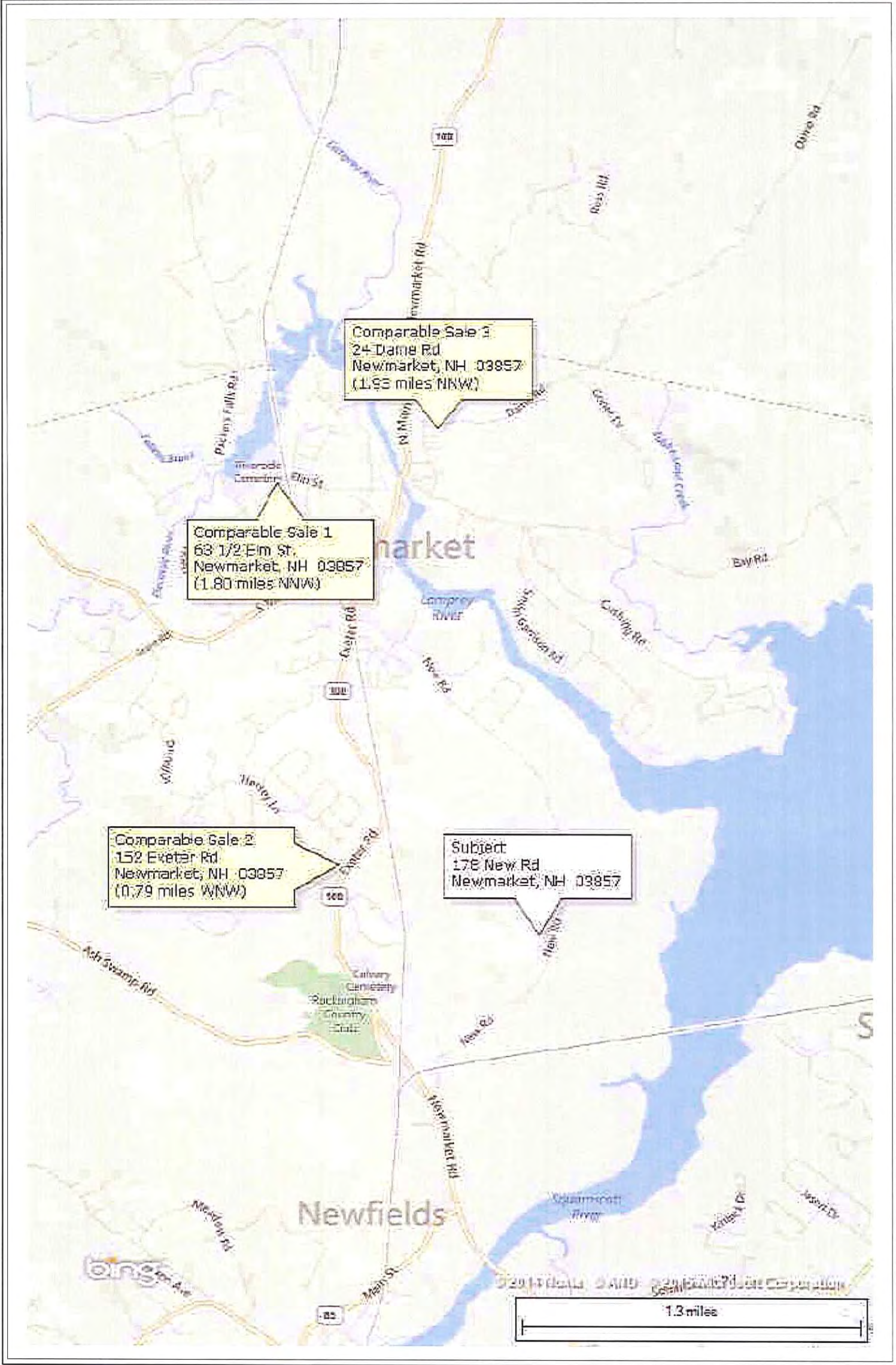
Unofficial Document Unofficial Document

Borrower: N/A		File No.: 150056
Property Address: 178 New Rd.		Case No.: N/A
City: Newmarket	State: NH	Zip: 03857
Lender: Chalmers & Associates, LLC		



LOCATION MAP

Borrower: N/A	File No.: 150056
Property Address: 178 New Rd.	Case No.: N/A
City: Newmarket	State: NH
Lender: Chalmers & Associates, LLC	Zip: 03857



FLOOD MAP

Borrower: N/A	File No.: 150056
Property Address: 178 New Rd.	Case No.: N/A
City: Newmarket	State: NH
Lender: Chalmers & Associates, LLC	Zip: 03857



FLOOD INFORMATION

Community: TOWN OF NEWMARKET
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 33015C0245E
Panel: 0245E
Zone: X
Map Date: 05-17-2005
FIPS: 33015
Source: FEMA DFIRM

LEGEND

- Orange box = FEMA Special Flood Hazard Area - High Risk
- Yellow box = Moderate and Minimal Risk Areas
- Road View:
 - Green box = Forest
 - Blue box = Water

Sky Flood™

No representation or warranty is made by any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker locations. No liability is accepted by any third party for any use or misuse of the flood map or its data.

178 NEW RD

Location	178 NEW RD	Assessment	\$227,500
Mblu	R3/ 57/B / /	Appraisal	\$227,500
Acct#	000831	PID	811
Owner	SCHAITMAN KENNETH R	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$152,600	\$74,900	\$227,500
Assessment			
Valuation Year	Improvements	Land	Total
2014	\$152,600	\$74,900	\$227,500

Owner of Record

Owner	SCHAITMAN KENNETH R	Sale Price	\$213,000
Co-Owner		Book & Page	5503/1592
Address	178 NEW RD NEWMARKET, NH 03857	Sale Date	12/18/2013

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
COTE STEVEN P	\$0	4944/2675	08/22/2008
CROSSON HELEN M	\$0	3225/1863	07/14/1997
CROSSON HELEN M	\$0		

Building Information

Building 1 : Section 1

Year Built:	2003
Living Area:	1400
Replacement Cost:	\$159,118
Building Percent Good:	90
Replacement Cost Less Depreciation:	\$143,200

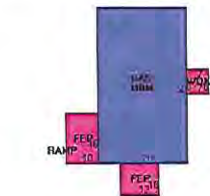
Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Glc/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms

Building Photo



(http://images.vgsi.com/photos/NewmarketNHPhotos/100100\51/84.jpg)

Building Layout



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1400	1400

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	
Use Code	1010
Description	SINGLE FAM MDL-01
Zone	R1
Neighborhood	50
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.21
Frontage	0
Depth	0
Assessed Value	\$74,900
Appraised Value	\$74,900

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME		5 X 8	40 S.F.	\$200	1
FGR3	GARAGE-FAIR		24 X 26	624 S.F.	\$6,900	1
RPV1	<1200			1 UNITS	\$1,200	1
SHD1	SHED FRAME		8 X 12	96 S.F.	\$600	1
PAT1	PATIO-AVG		10 X 12	120 S.F.	\$500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$152,600	\$74,900	\$227,500
2013	\$165,500	\$77,400	\$242,900
2012	\$165,500	\$77,400	\$242,900
Assessment			
Valuation Year	Improvements	Land	Total
2014	\$152,600	\$74,900	\$227,500
2013	\$165,500	\$77,400	\$242,900
2012	\$165,500	\$77,400	\$242,900

Residential
4239810 Closed178 New Road
Newmarket, New Hampshire 03857L \$209,000
C\$213,000 ☐

Zoning:	R1	Rooms:	5
Year Built:	2003	Bedrooms:	2
Color:	Lt Blue	Total Baths:	2
Gross Taxes:	\$ 5,740.00	Full:	1
Taxes TBD:	No	3/4 Baths:	1
Tax Year:	2012	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity:	2
Lot Acre:	2.21	Garage Type:	Detached
Lot SqFt:	96,268	Total Fin SqFt:	1,400
Common Land Acres:		Apx Fin Above Grd:	1,400
Road Frontage:	TBD	Apx Fin Below Grd:	0
		Apx Ttl Below Grd:	1,400
Water Frontage:		Foot Print:	
Water Acc Type:		Flood Zone:	Unknown
# of Stories:	1	Style:	Ranch
Basement:	Yes / Interior		

Water Body Type:	Water Body Restr.:	Surveyed:	Unknown	Seasonal:	No
Water Body Name:	Current/Land Use:	Land Gains:		Owned Land:	

Parcel Access ROW:	ROW for other Parcel:	ROW Width:	ROW Length:
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Public Rems: Seller says sell !!!!! 2-3 BR HOME MOVE IN CONDITION: One level living at its best here! All Handicap equipped. if need be. This home reads 2 Bedrooms but really could be 3 (this extra room could be an office/bedroom/den). Open concept kitchen to living room, sliders off kitchen to nice 3-4 season room. Enter through front door into a wonderful wood ceiling enclosed porch (heated). First floor laundry room, separate 2 car garage (currently only 1 as other bay has work bench's, but could be changed back and plenty of storage above this garage for expansion. Large, landscaped lot (fenced dog area), garden boxes for all those vegetables to grow, and a fire pit--a wonderful place to live in the country but close to local shopping and highways.(JUST DOWN THE STREET FROM SHIP TO SHORE) Room to expand in lower level also. A unique property not to be missed.

Directions: From Rte 33 to Rte 108 Newmarket to New Road (right after Ship to Shore restaurant) follow appx 1/2 mile, home on left.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2	1/4
Living Rm			Master BR			1st					
Kitchen			2nd BR			2nd					
Dining Rm			3rd BR			3rd					
Family Rm			4th BR			4th					
Office/Study			5th BR			Bsmt					
Utility Rm			Den								

Assoc Amenities:	Possession:
Interior Feat.: 1st Floor Laundry , 1st Floor Master BR , Cable Internet , Ceiling Fan , Eat-in Kitchen , Island , Laundry Hook-ups , Master BR with BA , Studio/Workshop	
Exterior Feat.: Out Building , Partial Fence , Porch-Enclosed	
Basement: Daylight , Full , Interior Stairs , Unfinished	
Equip./Appl.: Dishwasher , Dryer , Range-Electric , Refrigerator , Washer	
Driveway: Paved	Electric: 200 Amp , Wired for Generator
Construction: Wood Frame	Exterior: Vinyl
Financing:	Foundation: Concrete
Floors: Carpet , Vinyl	Heating/Cool: Baseboard
Garage/Park: 2 Parking Spaces , Detached , Storage Above	Lot Desc: Abuts Conservation , Country Setting , Landscaped , Level , Wooded
Heat Fuel: Oil	Occ. Restrictions:
Roads: Public	Roof: Shingle-Asphalt
Sewer: Private	Water: Private
Suitable Land Use:	Water Heater: Off Boiler
Fee Includes:	Building Certs:
Disability: 1st Floor 3 ft Doors , 1st Floor 3/4 Bathrm , 1st Flr Hard Surface Flr. , 1st Flr Low-Pile Carpet , Access. Laundry No Steps , Bath w/5' Diameter , Grab Bars in Bathrm , Kitchen w/5 ft Diameter , One-Level Home	
Negotiable:	Docs Available: Plot Plan , Property Disclosure
Excl Sale:	

Tax Rate:	Assmt:	Assmt Yr:
Tax Class:		
Covenant: Unknown	Source SqFt: Municipal	County: Rockingham
Recorded Deed: Quit Claim	Book/Pg: 4944/ 2675	Plan/Survey:
Map/Blck/Lot: / /	Property ID:	Tax ID No. (SPAN# VT): 0000
Devel/Subdiv:	Const. Status: Existing	Home Energy Rated Index Score:
District:	High Sch: Newmarket Senior HS	Jr./Mid Sch: Newmarket Junior HS
Elem Sch: Newmarket Elem School	Cable:	Electric Co:
Fuel Co:	Phone Co:	Resort:
Timeshare/Fract. Ownrshp: No	# Weeks:	Timeshare %:
Foreclosed Bank-Owned REO: No	Short Sale:	

List Off: Coldwell Banker RB/Portsmouth	List Agt: Diane Darling	
Firm/Office: 3054/ 0 Agent#: 22604	Phone: (603) 334-1900 Ext: 1929	Cell: (603) 674-4774
Phone/Fax: (603) 334-1900 / (603) 431-2140	Email: diane.darling@nemoves.com	Fax: (603) 431-2140
Co-List Agt: Phone: () -	Cell: () -	Email:

Non-Public Rems:

Firm/Off Rems:

Showing: 24 Hour Notice , Appointment , Assistd Showings Required , Call List Broker , Tenant Occupied

Management Co.: Management Co. Phone:

Rented: Rental Amount: \$

MLS List Date: 05/21/2013	MLS Type: MLS	List Type: Exclusive Right	TB Fee:
Expire Dt:	BA Fee: 2.00%	NA/Facil Fee: 2.00%	Internet: Yes
Cont Date: 11/06/2013	Contings:	SubA/BrkA: .00%	Var Comm: No
Pend Date:	Org LA: Diane Darling	Orig List \$: \$249,900	DOM/DUC: 169 / 42
With Date:	Org CA: Kate Adler		
Closed Date: 12/18/2013	Cancelled Date:		
Closed \$: \$213,000	Fin Terms: FHA		
Closed Agt: Kate Adler (603) 766-1980 of Bean Group / Portsmouth (603) 766-1980			\$/SqFt AG: \$152.14
Title Company:		Appraiser: Blue Water (800) 668-9695	Firm: 3116 Agt: 609598
Owner: on File		Own Phone: () -	
Tenant:		Tenant Phone: () -	
Concessions: No Comment Details:			









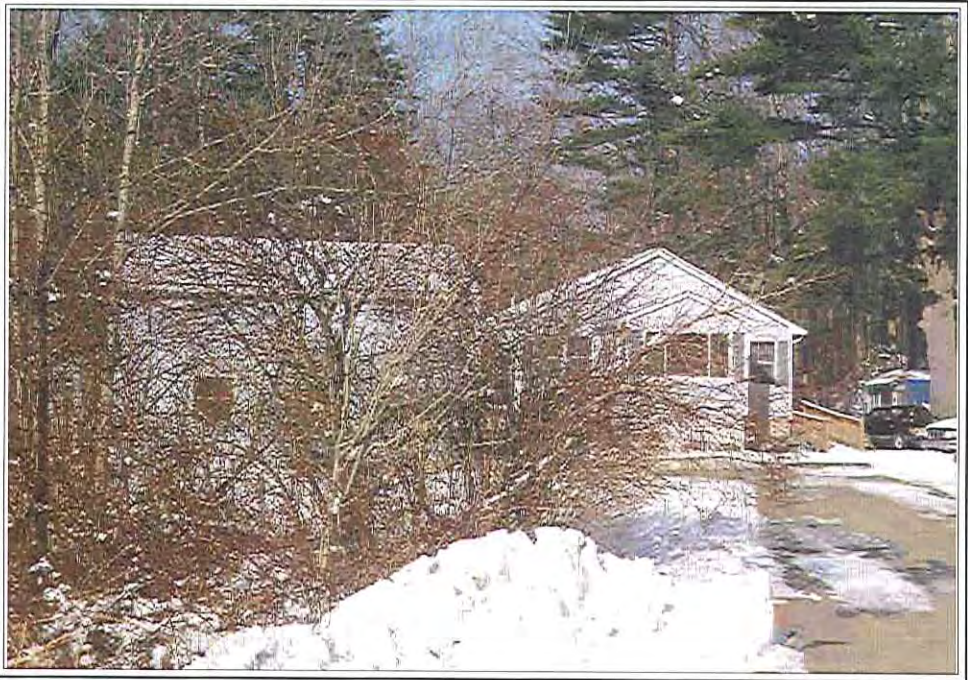
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.: 150056
Property Address: 178 New Rd.		Case No.: N/A
City: Newmarket	State: NH	Zip: 03857
Lender: Chalmers & Associates, LLC		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: December 20, 2013
Appraised Value: \$ 229,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.: 150056
Property Address: 178 New Rd.		Case No.: N/A
City: Newmarket	State: NH	Zip: 03857
Lender: Chalmers & Associates, LLC		



COMPARABLE SALE #1

63 1/2 Elm St.
Newmarket, NH 03857
Sale Date: 08/18/2013
Sale Price: \$ 202,000



COMPARABLE SALE #2

152 Exeter Rd.
Newmarket, NH 03857
Sale Date: 12/11/2013
Sale Price: \$ 223,000



COMPARABLE SALE #3

24 Dame Rd.
Newmarket, NH 03857
Sale Date: 08/29/2013
Sale Price: \$ 246,000

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

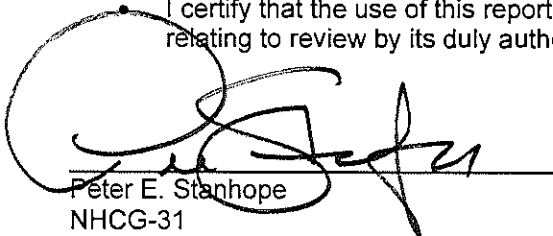
CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. If the appraiser has provided a sketch in the appraisal report, the sketch is included only to assist the reader of the report in visualizing the property and is not represented to be to scale and is included to show approximate relationships.
3. When the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. If the Cost Approach was developed, the appraiser has estimated the value of the land at its highest and best use and the improvements at their contributory value. A definitive opinion regarding conformity to zoning is beyond the scope of this appraisal assignment and the professional expertise of the appraiser. Should the client require a definitive conclusion as to zoning conformity, it is suggested that either a licensed surveyor and/or attorney be consulted. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value. It is assumed that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties. Whenever possible, the appraiser has verified data from multiple sources and relied upon the source considered most accurate. The adjustments used in the sales comparison grid are based on market extraction and/or anticipated market reaction. When adjustments could not be extracted from a paired sales analysis, the adjustment is estimated based on the appraiser's familiarity and knowledge of the local market area. In addition, consideration was given to input derived from conversations with other parties having direct knowledge of the comparables' sales and the subject's market.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. When the appraiser has based their appraisal report and valuation conclusion subject to satisfactory completion, repairs, or alterations, it is assumed that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the Client's Client, opposing parties through discovery or government agencies and courts. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved. I have performed no services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this engagement.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- Anyone who provided real property appraisal assistance to the person signing this certification is noted in the report addenda.
- I certify the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



Peter E. Stanhope
NHCG-31

Peter E. Stanhope, Certified General Appraiser
(NHCG-31 and MECC-647)

EDUCATION:

American Institute of Real Estate Appraisers	1980 - 1984
University of New Hampshire	1960 - 1964

EXPERIENCE:

The Stanhope Group - Chief Appraiser	1979 - Present
Appraisal of complex residential, industrial and commercial real estate throughout northern New England for corporations, government agencies, financial institutions, law firms, and private individuals.	
Independent Fee Appraiser	1967 - 1979

RELATED EXPERIENCE:

Adjunct Faculty, University of New Hampshire	1981 - 1999
Adjunct Faculty, Real Estate Center, University of Maine	1983 - 1990
Faculty, Appalachian Colloquium	1998 - Present

ADDITIONAL EXPERIENCE:

National Business Institute
Foreclosure: Appraisal Review Webinar Speaker

Maine Public Television
Format development and moderator of a six hour television special on residential and income property valuation

Tri-State Realtor Institute
GRI Course I - Appraisal Section Presenter

New Hampshire Bar Association
Program presenter for The Appraisal In Tax Abatement, Introduction and Overview of Divorce Litigation, and Use of Experts in Divorce Litigation

New Hampshire Trial Lawyers Association
Program presenter for the Annual Family Law Forum

Expert Witness (Testimony Before):
State of New Hampshire
Circuit Courts and Superior Courts
Board of Taxation and Land Appeal
State of Maine - York and Cumberland Superior Courts
U.S. Bankruptcy Court - Manchester, NH; Rutland, VT and Portland, ME
U.S. District Court - Concord, NH; Boston, MA, Worcester, MA

DESIGNATIONS, CERTIFICATIONS & AFFILIATIONS:

Appraisal Institute
General Associate Member

National Association of Realtors, Appraisal Section
General Accredited Member

State of New Hampshire
Certified General Real Estate Appraiser
Licensed Real Estate Broker

State of Maine
Certified General Real Estate Appraiser

OFFICERSHIPS, COMMITTEES & ACTIVITIES:

New Hampshire Mortgage Banker's Association	
Board of Directors	1989 - 1997
Education Committee, Chair and Ethics Committee, Chair	
New Hampshire Commercial and Industrial Realtors	
Former Director	
New Hampshire Housing Finance Authority	
Reverse Elderly Equity Loan Study Committee, Single Family Committee	
National Association of Realtors	
National Appraisal Committee Appraisal Section, NH Delegate	1993 - 1996
City of Portsmouth Economic Development Loan Program	
Loan Review Board Member	1996 - 2001
Strafford County Regional Planning Commission	2006 - 2010
Town of Durham	
Historic District Commission (Chairman 2012 - 2014)	2011 - Present
Oyster River Advisory Committee	
NH Rivers Management and Protection Program	2011 - 2012

CASE STUDY #A8

Property Identification & Description

Address: 229 Back Road, Dover
Strafford County, New Hampshire

Identification: Tax Map M, Lot 3/A
Source Deed: 4249/249
Land Area: 1.1 AC

Improvements: The subject is improved with a 996 SF one story single family residence constructed in 1959.

Physical Relationship of Transmission Lines to the Property

Transmission Corridor: The width of the ROW is 125 feet and includes a 115 kV line on single pole laminated wood structures, approximately 75 feet in height.

Number of Structures on Site: 0
ROW Encumbered Acreage: 0.54
Distance from House to ROW: 66 ft
Distance to Nearest Structure: 282 ft
Distance to Most Visible Structure: 346 ft
HVTL Visibility from Yard: Clearly visible. Two structures are located east and west of the subject parcel and can be partially seen through hardwood and softwood trees. The conductors are clearly visible from the residence as there is no vegetative buffer.

Property Sale Data

Sale Date: October 10, 2014
Conditions of Sale: Arm's length
Marketing Period: 21 Days on market
Average DOM for Town: 78 days
Marketing History: The property was originally listed on August 7, 2012 for \$174,900 and withdrawn of December 28, 2012. It was relisted on July 28, 2014 for \$180,000 and closed on October 10, 2014 for \$178,000.

Sale Price: \$178,000



Interview Data

Conducted by: Robert Ball

Transaction Interview: According to the current owner, there were several factors considered when purchasing the subject including the abutting conservation land, its proximity to the City of Dover and access to a larger trail network via the ROW. The owner also mentioned the biodiversity within the corridor. The visibility of the HVTL structures was not part of his decision making process. According to the listing agent, there were multiple potential buyers concerned about the encumbering HVTL, but not enough to affect the marketing time or sale price.

Appraised Value on Date of Sale Absent Influence of HVTL

Overview: The subject includes a 1.1 AC land parcel crossed by a HVTL which encumbers 49% of the parcel. The subject also abuts a conserved area managed by Three Rivers Land Trust and is located close to downtown Dover. The site is improved with a 996 SF single-family residence. No HVTL structures are located on the subject's lot.

Sale Data: Three sales were utilized in the valuation of the subject property. All of the comparable sales were located in the City of Dover, and within 2.5 miles of the subject. Subsequent to the adjustments, concluded values opinions ranged from \$178,000 \$181,800.

Appraised Value: \$179,000

Property Assessment Related to HVTL

Overview: The subject's assessed values are \$85,100 for land, \$96,700 for building for a total of \$181,800.

Assessment Card Notes: None



Conclusions

Improvements & Visibility

The subject includes a 1.1 AC land parcel of which 49% is encumbered by a HVTL along its southwesterly boundary. No HVTL structures are located on the subject and the nearest and most visible structure is 282 feet from the improvements. The residence is 66 feet from the transmission corridor. Although the HVTL structures are partially obscured by vegetative screening, they are nonetheless easily seen from the improvements. The conductors are clearly visible from the residence as there is no vegetative buffer.

Interview

Based on the listing agents comments, some potential buyers were concerned by the presence of the HVTL corridor. These buyers tended to be families that included small children. In spite of the concern voiced by some potential buyers, the broker thought that there was no measurable impact of the HVTL on the marketing period or sales price. This was reinforced by comments from the buying agent who also thought that the sale price and marketing period were unaffected by the HVTL.

The homeowner's comments indicated that the positive attributes of the corridor outweighed any potential concerns.

Appraised Value / Sale Price / Marketing Period

The subject sold for \$178,000 on October 10, 2014. An appraisal as of the same date, absent HVTL influence, resulted in the value of \$179,000.

The average days on market for competitive properties within the subject's municipality were 78 days whereas the subject sold within 21 days of its listing.

Summary

Based on the above, it is concluded that there is no impact on sales price or marketing period attributable to the HVTL.



SUBJECT PROPERTY EXHIBITS



HOUSE

SITE PLAN





APPRAISAL OF



LOCATED AT:

229 Back Road
Dover, NH 03820

FOR:

Chalmers and Associates, LLC
616 Park Lane
Billings, MT 59102

AS OF:

October 10, 2014

BY:

Peter E Stanhope
500 Market Street, Unit 1C, Portsmouth, NH 03801



THE STANHOPE GROUP LLC
Appraisers and Consultants

Certified General
Appraisers

Peter E. Stanhope* February 05, 2015
G. Andrew Clear*
Peter Knight*

Certified Residential
Appraisers

Laurie Larocque
Ann Norman-Sydow
Jeffrey Wood
Victoria Stanhope
David Michaud
Karen Oram
Edward Smith
Debora West

James Chalmers
Chalmers & Associates, LLC
616 Park Lane
Billings, MT 59102

Re: 229 Back Road
Dover, NH 03820
Stanhope Group File #150062

Dear Mr. Chalmers:

Appraisers

Peter Bride**
Michele Crepeau
Judith Davis

In accordance with your request for appraisal services, I have prepared the accompanying report on the real estate referenced above. This is a summary report prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

The problem to be solved in this appraisal is to conclude an opinion of the most probable market value in fee simple interest of the subject property. Support for the market value estimate is developed in the attached appraisal report. This letter of transmittal is not an appraisal report.

* NH & ME
Certified

** NH
Licensed

As a result of my investigation and analysis of the data contained in this report, I estimate the most probable market value of the subject property, in fee simple interest subject to the extraordinary assumption and hypothetical condition, as of October 10, 2014 to be:

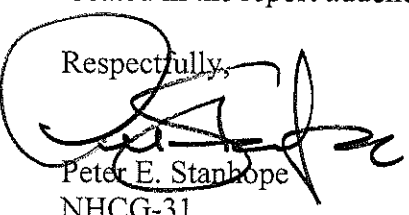
One Hundred Seventy Nine Thousand Dollars
\$179,000

Extraordinary Assumption: This appraisal is subject to the extraordinary assumption there was no on-site inspection of the subject. The value conclusion is based on the extraordinary assumption that the subject improvements are of average condition, unless reported otherwise in sources used for this analysis. It is assumed that there is no structural defects or undisclosed conditions of the property, that roofing and exterior elements are sound; that all mechanical systems, equipment and appliances are in proper working condition and that all electrical components are in proper working condition.

Hypothetical Condition: This appraisal is subject to the hypothetical condition that the subject has no exposure to high voltage transmission lines (HVTL).

The value indicated is subject to the General Assumptions and General Limiting Conditions located in the report addenda.

Respectfully,


Peter E. Stanhope
NHCG-31

File No. 150062

SUBJECT

NEIGHBORHOOD

Dover is popular with buyers for its renovated downtown commercial district, neighborhoods of victorian buildings and its close proximity to area employment in Portsmouth, Dover and Rochester and close proximity to commuter routes Rte 16, Rte 4, Rte 125 and I- 95. The University of NH is a 10 minute drive; Boston, MA is a 75 minute drive.

Average marketing time reported in the local MLS for Dover residential sales in prior 12 month period is 107 days increasing to 123 days for prior 90 day period. Values estimated to be stable from the 1st quarter 2012 through the date of sale. Seller participation in closing costs is common with typically no influence on value. Exposure time is estimated to be 3-4 months.

and

SITE

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.): See Comments
for HYPOTHETICAL CONDITION regarding HVTL.

IMPROVEMENTS

DESCRIPTION OF

DESC

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property:

Valuation Section

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 150062

COST APPROACH

ESTIMATED SITE VALUE, = \$

ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:

Dwelling Sq. Ft. @ \$ = \$

..... Sq. Ft. @ \$ =

..... =

Garage/Carport Sq. Ft. @ \$ =

Total Estimated Cost New = \$

Less Physical Functional External Est. Remaining Econ. Life:

Depreciation = \$

Depreciated Value of Improvements = \$

"As-is" Value of Site Improvements = \$

INDICATED VALUE BY COST APPROACH = \$

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property):

The Cost Approach has been considered but, not included in this appraisal as an indicator of value. The cost approach is valid and most reliable when depreciation from all sources can be accurately measured. The subject's value can not be reliably estimated by the cost approach due to its age. The estimated remaining economic life is estimated to be 50 years.

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
229 Back Road		47 Applevale Drive	25 Applevale Drive	3 Snow Avenue
Address	Dover, NH 03820	Dover, NH 03820	Dover, NH 03820	Dover, NH 03820
Proximity to Subject		0.99 miles SW	1.08 miles SW	2.52 miles NW
Sales Price	\$ 178,000	\$ 188,000	\$ 193,000	\$ 180,000
Price/Gross Liv. Area	\$ 178.71	\$ 164.91	\$ 166.09	\$ 187.50
Data and/or	MLS#4374079	MLS #4348323	MLS #344494	MLS #4336463
Verification Sources	Assr/Broker	Assessor/Appraiser/Real Data	Assessor/Broker/Real Data	Assessor/Appraiser/Real Data
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-) \$ Adjustment	DESCRIPTION + (-) \$ Adjustment	DESCRIPTION + (-) \$ Adjustment
Sales or Financing Concessions		\$6000 Per Appraiser/FHA -3,100	\$7,500 Per Broker/FHA	No Concess Per Appraiser/Conv
Date of Sale/Time	10/10/2014	07/2014	05/2014	07/2014
Location	Average	Average	Average	Average
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	1.10 acres	.17 acres +1,000	.23 acres +1,000	.39 acres +1,000
View	Neighborhood	Neighborhood	Neighborhood	Neighborhood
Design and Appeal	Ranch	Cape	Ranch	Ranch
Quality of Construction	Average	Average	Avg/Hdwood -3,000	Average
Age	55 Years	53 Years	52 Years	41 Years
Condition	Average	Average	Average/Good -5,000	Average
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	25 5 3 1.00	6 3 1.00	6 3 1.00	5 3 1.00
Gross Living Area	996 Sq.Ft.	1,140 Sq.Ft. -3,600	1,162 Sq.Ft. -4,200	960 Sq.Ft.
Basement & Finished Rooms Below Grade	Full: Unfinished	Full: 2 Rooms -2,000	Full: 2 Rooms -2,000	Full: Unfinished
Functional Utility	Average	Average	Average	Average
Heating/Cooling	FHW/No AC	FHA/No AC	FHA/No AC	FHW/No AC
Energy Efficient Items	None	None	None	None
Garage/Carport	None	1 Car Garage -3,000	None	1 Car Garage -3,000
Porch, Patio, Deck, Fireplace(s), etc.	2 Small Porch None	Deck None +2,000	Deck None +2,000	None 1 FP -4,000
Fence, Pool, etc.	None	None	None	None
Other	None	None	None	None
Net Adj. (total)		+ - \$ 8,700	+ - \$ 11,200	+ - \$ 2,000
Adjusted Sales Price of Comparable		\$ 179,300	\$ 181,800	\$ 178,000

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): See Attached Addendum

RECONCILIATION

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data	06/2012	None	None	None
Source for prior sales	169900	Per	Per	Per
within year of appraisal	Assessor	Assessor	Assessor	Assessor

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:
Prior sale of subject is reported to be arms length.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 179,000

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$ N/A

This appraisal is made ☐ "as is" ☒ subject to the repairs, alterations, inspections or conditions listed below ☐ subject to completion per plans and specifications.

Conditions of Appraisal: See explanatory comments for HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS. Note: This is a retrospective appraisal with a DOV as indicated below and a DOI (Date of Drive-By Inspection) of 02/03/2015.

Final Reconciliation: The Cost Approach has been considered but, not developed due to age of improvements. The Income Approach was considered but not developed as single family homes in this area are not typically purchased as income producing investments.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised).

(WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 10/10/2014 (WHICH IS THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 179,000

APPRaiser: Signature: [Signature] Name: Peter E Stanhope Date Report Signed: 02/06/2015 State Certification #: NHCG-31 State: NH Or State License #: State: NH

SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature: _____ Name: _____ Date Report Signed: _____ State Certification #: _____ State: _____ Or State License #: _____

☐ Did ☐ Did Not Inspect Property

Freddie Mac Form 70 6-93

PAGE 2 OF 2
Produced using ACT software, 800.234.8727 www.actweb.com
The Stanhope Group LLC

Fannie Mae Form 1004 6-93

Appendix F: Amidon Case Studies

Page 217

ADDENDUM

Borrower: N/A		File No.: 150062
Property Address: 229 Back Road		Case No.:
City: Dover	State: NH	Zip: 03820
Lender: Chalmers and Associates, LLC		

EXPLANATORY COMMENTS

PROBLEM TO BE SOLVED AND FUNCTION: The purpose of this appraisal is to estimate the market value of the subject property. The function of the appraisal is to assist the above named client, the intended user, in evaluating the subject property for the purpose of measuring the influence on market value of the presence of HVTL. Use of this appraisal by any other party is not intended by the appraiser.

SCOPE OF WORK: The scope of this appraisal requires compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Standards Board of the Appraisal Foundation. These standards contain procedures to be followed in developing an appraisal, analysis or opinion. These standards also set the requirements with regard to the communication of the appraiser's analyses, opinions and conclusions so that those analyses, opinions and conclusions are meaningful and not misleading. The report is written to effect a clear, well-documented and relevant communication of a credible result of value opinion.

The appraisal conclusions will be communicated in a format prepared in accordance with Standard 2 of the Uniform Standards of Professional Appraisal Practice, containing the three conventional approaches to value (if applicable) being the Cost Approach, Sales Comparison Approach, and the Income Approach. It will include photographs of the subject and comparable properties, descriptions of the subject neighborhood, the site, any improvements on the site, a description of the zoning, a highest and best use analysis, a summary of the most important sales used in the appraiser's valuation, a reconciliation and conclusion, a map illustrating the sales in relationship to the subject property, and other data deemed by the appraiser to be relevant to the assignment. Pertinent data and analysis not included in the report may be retained in appraiser's files.

The scope of work required to complete this appraisal assignment included the following: Investigate the property and interview the parties familiar with the property. The appraiser will view the subject improvements at a level necessary to gather information about the physical characteristics of the subject improvements that are relevant to the valuation problem. The appraiser will rely on the deed when provided and parties familiar with the property for information regarding easements, covenants, restrictions and other encumbrances. The appraisal will not research the presence of such items independently. Sales, current and pending listings, considered relevant, that have occurred will be researched in the subject's geographic area. The appraiser's investigations will include research of public records through the use of commercial sources of data such as printed comparable data services and computerized databases. Search parameters such as dates of sales, leases, locations, sizes, types of properties and distances from the subject will start with a relatively narrow constraint and, if necessary, be expanded until the appraiser has either identified data sufficient to estimate market value, or until the appraiser believes that they have reasonably exhausted the available pool of data. Researched sales data will be viewed and, if appropriate, efforts will be made to verify the data with persons directly involved in the transactions such as buyers, sellers, brokers or agents. At the appraiser's discretion, some data will be used without personal verification if, in the appraiser's opinion, the data appears to be correct. The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental conditions. The appraiser's routine inspection of and inquires about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

This appraisal is not a home inspection report and it should not be relied upon to disclose conditions of the property.

PROBABILITY OF VALUE CHANGE: The estimated market value of the property appraised in this

ADDENDUM

Borrower: N/A		File No.: 150062
Property Address: 229 Back Road		Case No.:
City: Dover	State: NH	Zip: 03820
Lender: Chalmers and Associates, LLC		

report is estimated as of the aforementioned date. Constantly changing economic, social, political and physical conditions have varying effects upon real property values. Even after passage of a relatively short period of time, property values may change substantially and require a new appraisal.

ZONING

A definitive opinion regarding zoning conformity is beyond the professional expertise of the appraiser and not within the scope of this appraisal assignment. Should a definitive conclusion as to zoning conformity be required, a licensed surveyor or attorney should be consulted.

HIGHEST AND BEST USE: The physical, legal, financially feasible and maximally productive elements of Highest and Best Use for the subject property have been evaluated. The subject's current use as a residential property is its highest and best use as that is its only allowable use. A definitive opinion regarding conformity to zoning is beyond the scope of this appraisal assignment and the professional expertise of the appraiser. Should the client require a definitive conclusion as to zoning conformity, it is suggested that either a licensed surveyor and/or attorney be consulted.

ENVIRONMENTAL

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substances and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

COMMENTS ON SALES ANALYSIS:

An adjustment is made to Comp 1 for seller concessions that inflated the selling price above the asking price.

An adjustment is made under site that estimates the influence on value of variations in lot size affecting privacy and utility.

No adjustment is made under age as the subject and Comps are estimated to have similar effective ages.

An adjustment is made under quality to Comp 2 for its hardwood floors throughout.

An adjustment is made under condition to Comp 2 for greater updating to cosmetic elements, specifically its newer kitchen.

Variations in gross living area are adjusted at \$25 per square foot, rounded, where a difference exceeds 10% of the subject's GLA.

Basement finish, garage, fireplace deck and porch adjustments are made based on market extraction, paired sales comparison or observed/ anticipated market behavior.

In the final reconciliation of the sales analysis consideration is given to all three Comps as all share similarities to the subject.

RETROSPECTIVE APPRAISAL: This is a retrospective appraisal. The date of value reported in this appraisal is the date of sale (DOS) while the date of this appraisal analysis and drive-by inspection (DOI) are as indicated in the report.

ADDENDUM

Borrower: N/A		File No.: 150062
Property Address: 229 Back Road		Case No.:
City: Dover	State: NH	Zip: 03820
Lender: Chalmers and Associates, LLC		

HYPOTHETICAL CONDITIONS (A hypothetical condition is defined by USPAP as that which is contrary to what exists but is supposed for the purpose of analysis):

HVTL / Hypothetical Condition: The subject is appraised based on the HYPOTHETICAL CONDITION that the subject has no exposure to high voltage transmission lines (HVTL).

EXTRAORDINARY ASSUMPTIONS (An extraordinary assumption is defined by USPAP as an assumption, directly relating to a specific assignment, which if found to be false, could alter the appraiser's opinions or conclusion):

NO ON SITE INSPECTION / Extraordinary Assumption: No on-site inspection has been performed for this appraisal. The value conclusion is based on the EXTRAORDINARY ASSUMPTION that the subject improvements are of average condition, unless reported otherwise in sources used for this analysis. It is assumed that there are no structural defects or undisclosed conditions of the property, that roofing and exterior elements are sound; that all mechanical systems, equipment and appliances are in proper working condition and that all electrical components are in proper working condition.

PROFESSIONAL ASSISTANCE: Professional assistance has been provided by Jeffrey Wood, an associate of the Stanhope Group. This assistance included assisting the principal appraiser, Peter Stanhope, throughout the appraisal process and preparation of the report.

PRIOR THREE YEARS: The appraiser has not performed appraisal services or any other services for the subject property in the prior three years. This disclosure statement is a USPAP requirement.

This APPRAISAL has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP). The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

By the receipt and implied acceptance of this report, the addressee recognizes the obligation for timely remittance, in full, of associated professional fees. Furthermore, any claims against the appraiser, for whatever reason, are limited to the amount of said fees with responsibility of the appraiser limited to the client and not extending to any third party.

I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

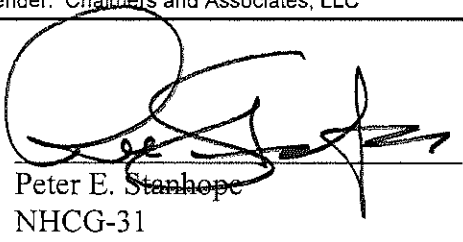
My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

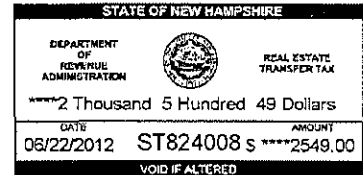
The appraisal is based on the information gathered by the appraiser from public records, other identified sources, exterior inspection of the subject property and neighborhood, and selection of comparable sales within the subject's market area. The original source of comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.

ADDENDUM

Borrower: N/A		File No.: 150062
Property Address: 229 Back Road		Case No.:
City: Dover	State: NH	Zip: 03820
Lender: Chalmers and Associates, LLC		



Peter E. Stanhope
NHCG-31



Warranty Deed

KNOW ALL MEN BY THESE PRESENTS that I, David J. Wyndham, as Trustee of the Jo Ann E. Wyndham Revocable Trust, u/t/a dated February 26, 2003 of 229 Back Raod, Dover, New Hampshire 03820 for consideration paid, grant to Michael K. Worrick, a single person, of 1 Fifth Street #240, Dover, New Hampshire 03820, with WARRANTY COVENANTS, the following described premises:

SEE ATTACHED EXHIBIT FOR COMPLETE LEGAL DESCRIPTION MADE A PART HEREOF.

Meaning and intending to describe and convey the same premises conveyed to Jo Ann E. Wyndham, Trustee of the Jo Ann E. Wyndham Revocable Trust, u/t/a dated Feb. 26, 2003 and recorded in the Strafford County Registry of Deeds in Book 2704, Page 0866.

The undersigned Trustee, as Trustee under the Declaration of Trust creating the Ann E. Wyndham Revocable Trust, u/t/a dated February 26, 2003, has full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon, held in said Trust(s), and no purchaser or third party shall be bound to inquire whether the Trustee(s) has said power or is properly exercising said power or to see the application of any trust assets paid to the Trustee(s) for a conveyance thereof and the within conveyance is with the assent of the beneficiary(ies).

Signed by the grantors this 19th day of June, 2012.

Bene Andre
Witness

The Jo Ann E. Wyndham Revocable Trust


David J. Wyndham
By: David J. Wyndham, Trustee

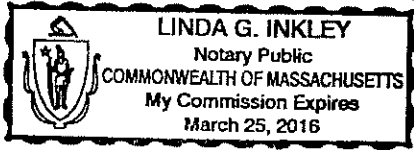
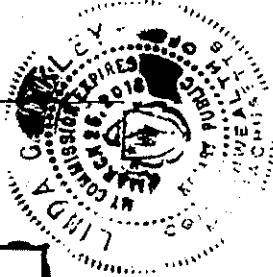
STATE OF ~~New Hampshire~~ Massachusetts
COUNTY OF ~~Strafford~~ Barnstable

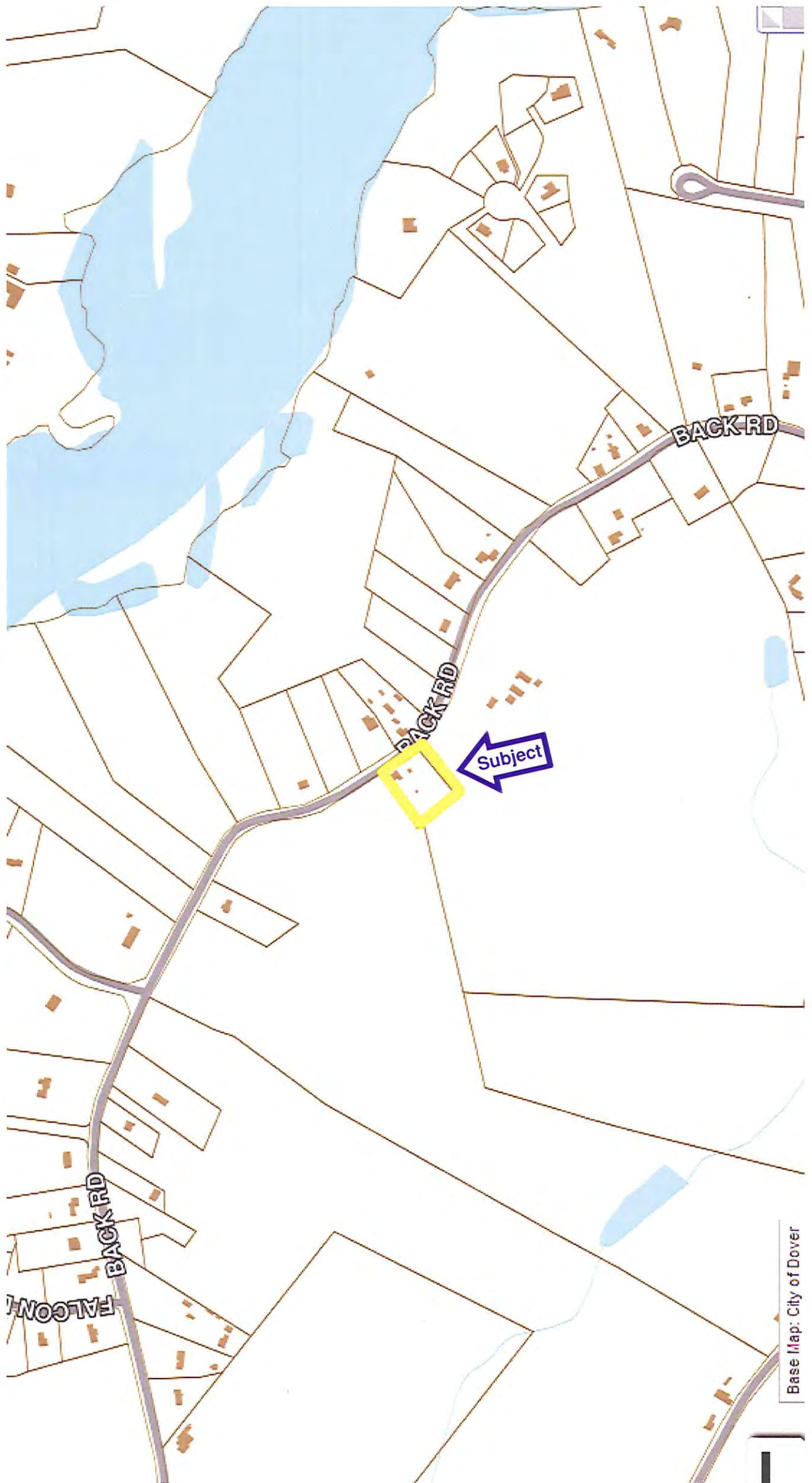
June 19, 2012

Personally appeared, David J. Wyndham, as Trustee of the Jo Ann E. Wyndham Revocable Trust, satisfactorily proven to be the individuals who acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Trust.

Before me,

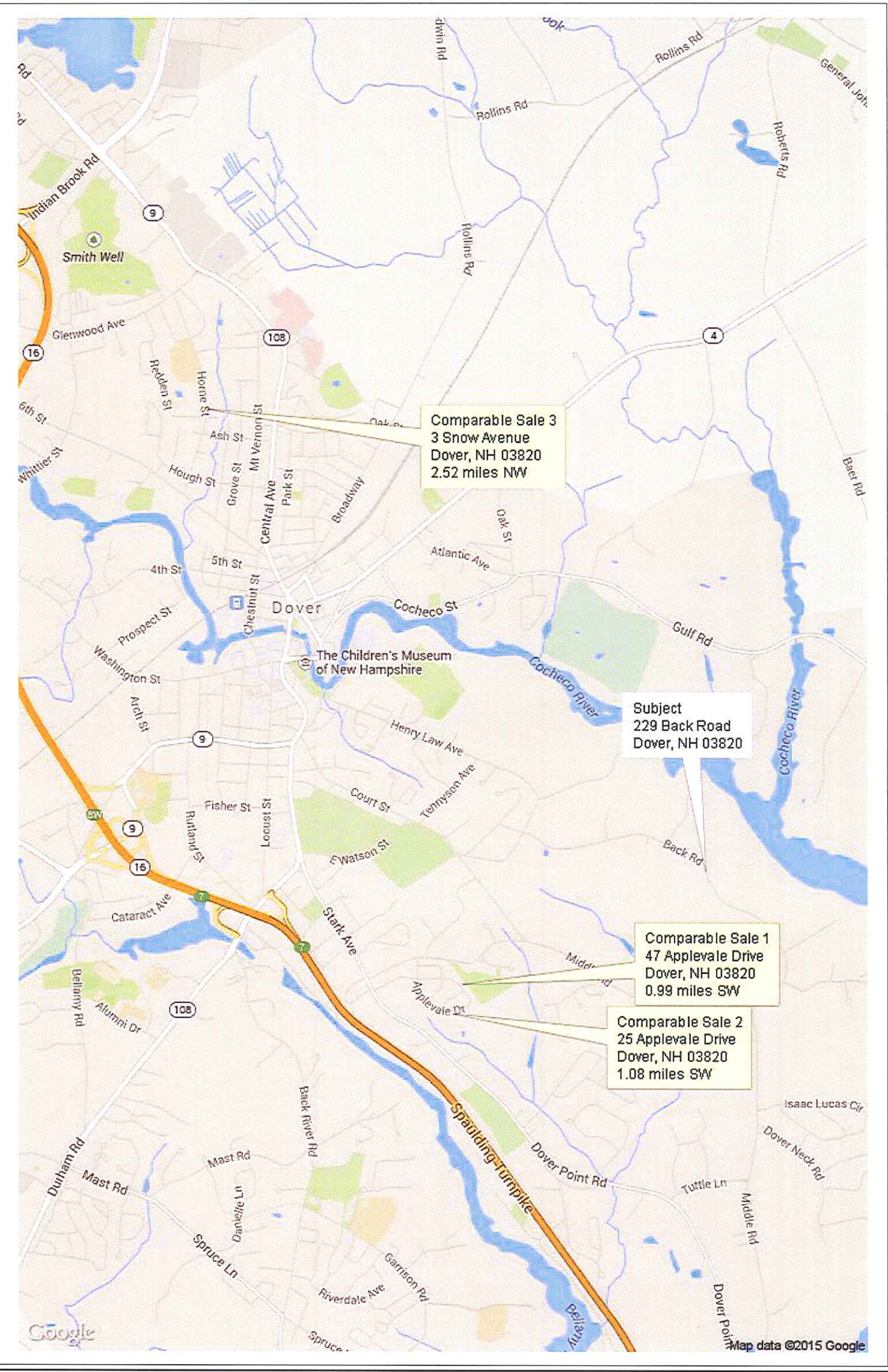

Notary Public:
My Commission Expires:





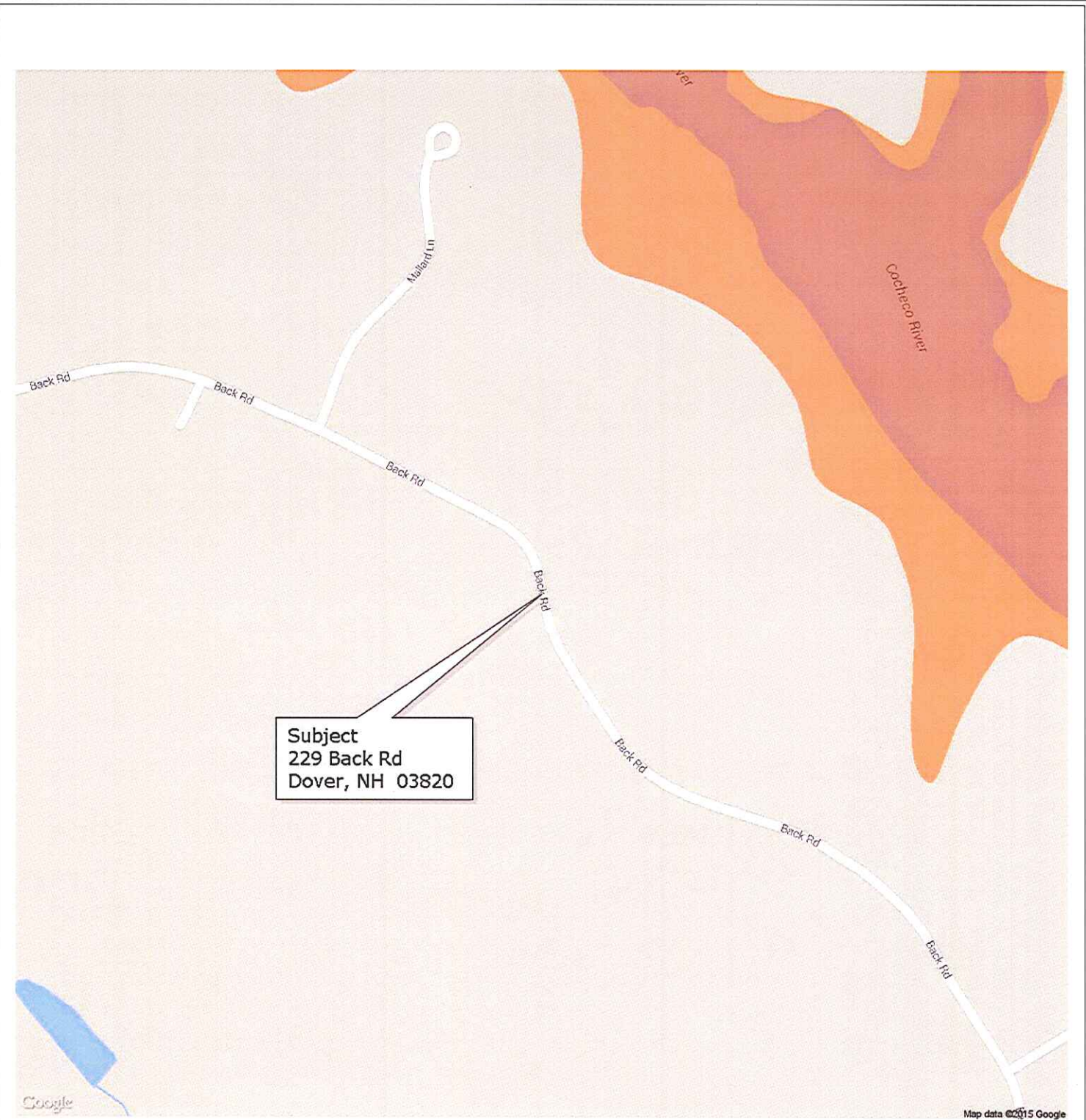
LOCATION MAP

Borrower: N/A	File No.: 150062
Property Address: 229 Back Road	Case No.:
City: Dover	State: NH
Lender: Chalmers and Associates, LLC	Zip: 03820



FLOOD MAP

Borrower: N/A	File No.: 150062
Property Address: 229 Back Road	Case No.:
City: Dover	State: NH
Lender: Chalmers and Associates, LLC	Zip: 03820



FLOOD INFORMATION

Community: CITY OF DOVER
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 33017C0340D
Panel: 0340D
Zone: X
Map Date: 05-17-2005
FIPS: 33017
Source: FEMA DFIRM

LEGEND

- = FEMA Special Flood Hazard Area – High Risk
- = Moderate and Minimal Risk Areas
- Road View:
 - = Forest
 - = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

Property Location:

229 Back Rd
Smith Matthew M
229 Back Rd
Dover Nh 03820

Residential Property Record Card - Dover, New Hampshire

Parcel ID: M0003-A00000

Map Block No. M-3-A-0

Class: R

Use:

101

Card 1 of 1

Current Owner
Smith Matthew M 229 Back Rd Dover Nh 03820

Previous Owner History		
Name	Deed	Date
Worrick Michael K	4029/107	06/22/2012
Wyndham Jo Ann E Rev Trust	2704/864	03/17/2003
Wyndham Joann E	833/375	09/29/1996

Miscellaneous
Deed Info: 4249/249-10/14/2014
Zoning: R-40
Neighborhood: 168
Living Units: 1

Assessment Information	
Assessed Value:	*
Prior Land:	85,100 85,100
Building:	96,700 105,400
Total:	181,800 190,500
Assessed Information:	Value: 181,800

Notes
4 X 4 Ofp= Nv12

Entrance Information				
Date	Time	ID	Actv	Entrance Code
04/08/2002	A	DL		Entry Gained
08/07/2012	S	BL		Not At Home
06/23/2003	P	RC		Est-See Note

Estimates
MRA:
Weighted:
Market:

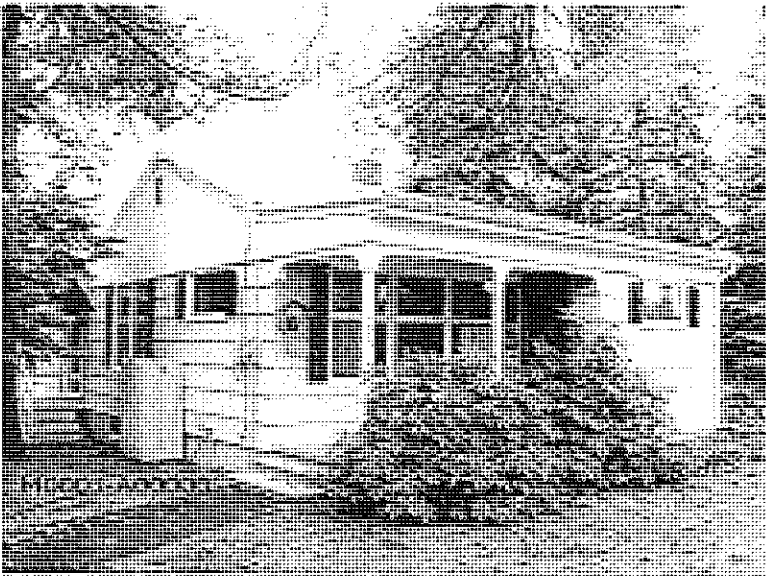
Effective DOV: 4/1/2014
Value Flag: COST VALUE

Sales History				
Book/Page	Date	Price	Type	Validity
4249/249	10/10/2014	178,000	2	
4029/107	06/19/2012	169,900	2	08

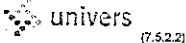
Permit Information				
Date	Permit #	Price	Purpose	% Comp.
04/03/2002	0114	4,300	Mud Room	100
				0

Land Information				
Type	Size	Grade	Influence Factor 1, 2 and %	Value
Primary	A	1 0		85,000
Waste	A	0.1 0	Restriction Topography	50
Total Acres for this Parcel				1.1
Total Land Value				85,100

Out Building Information							
Type	Qty	Year	Size1	Size2	Grade	Cond	%Good
Wood Deck	1	1992	1	120	C	A	30%
Gazabo	1	1992	14	16	C	A	30%
Shed-Electr Or Bunkhse	1	2002	12	14	C	A	53%
Shed-Electr Or Bunkhse	1	2002	12	16	C	A	53%
Canopy	1	2002	8	11	C	A	53%
Shed-Frame	2	2002	7	11	C	A	53%
	0	0	0	0			0%
Total OBY for this card							9,150



Inspection witness by: _____



Printed Thu, Oct 30, 2014

April 1, 2014 Assessment

Property Location:

229 Back Rd

Residential Property Record Card - Dover, New Hampshire

Parcel ID: M0003-A00000

Map Block No. M-3-A-0

Class: R

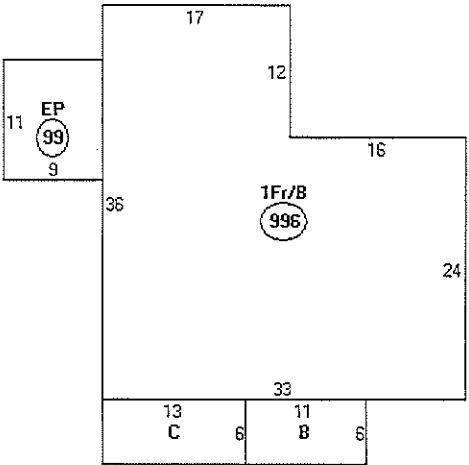
Use:

101

Card 1 of 1

Dwelling Information	
Style:	Ranch
Condo Style:	
Exterior Walls:	Alum/Vinyl
Story Height:	1.0
Attic:	None
Interior/Exterior:	Same
Basement:	Full
Basmt Garage:	0
Rec Room size:	0 0
FBLA size:	0 0
Unfinished Area:	0
Inlaw Apts:	0
WB Fireplace:	Stacks 0 Openings 0
MTL Fireplace:	Stacks 0 Openings 1
Heating Type:	Basic
Fuel:	Oil
Heating System:	Steam/Hot Wa
Year Built:	1959
Eff. Yr Built:	0
Ground Flr Area:	996
Tot Living Area:	996
Basement Area:	0
Grade:	C-
Condition:	Good
CDU:	GD
Building Notes:	
Rooms:	
Bedrooms:	
Full Baths:	
Half Baths:	
Add'l Fixtures:	
Low 1st 2nd 3rd Tot	
0 0 0 0 5	
0 0 0 0 3	
0 0 0 0 1	
0 0 0 0 0	
0 0 0 0 1	

Replacement Costs	
Base Price:	105,030
Additions:	12,600
Unfinished Area:	0
Basement:	0
Attic:	0
Plumbing:	1,300
Heating A/C Adj.:	0
FBLA:	0
Rec Room:	0
Fire Place:	0
Basement Garage:	0
Exterior Trim:	0
Subtotal:	118,930
Grade Factor:	0.92
C & D Factor:	0.00
Total RCN:	109,420
Percent Good:	0.80
Eco Depr:	0
Func Depr:	0
Under Constn %:	0
Market Adj.:	0.00
Total RCNLD:	87,500
Addition Information	
Low 1st 2nd 3rd Area Points	
12 66 3900	
11 78 2900	
12 99 5800	



Descriptor/Area
A: 1Fr/B 996 sqft
B: EP 65 sqft
C: QFP 78 sqft
D: EP 99 sqft

Residential
4374079 Closed

229 Back Rd
Dover, New Hampshire 03820

L \$180,000
C\$178,000 ☐



Zoning:	R-40	Rooms:	5
Year Built:	1959	Bedrooms:	3
Color:		Total Baths:	1
Gross Taxes:	\$ 4,862.00	Full:	1
Taxes TBD:	No	3/4 Baths:	0
Tax Year:	2012	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity:	0
Lot Acre:	1.10	Garage Type:	None
Lot SqFt:	47,916	Total Fin SqFt:	996
Common Land Acres:		Apx Fin Above Grd:	996
Road Frontage:	TBD	Apx Fin Below Grd:	0
		Apx Ttl Below Grd:	0
Water Frontage:		Foot Print:	
Water Acc Type:		Flood Zone:	Unknown
# of Stories:	1	Style:	Ranch
Basement:	Yes / Walkout		

Water Body Type:	Water Body Restr.:	Surveyed:	Unknown	Seasonal:	No
Water Body Name:	Current/Land Use:	Land Gains:		Owned Land:	

Parcel Access ROW:	ROW for other Parcel:	ROW Width:	ROW Length:
---------------------------	------------------------------	-------------------	--------------------

Public Rems: Charming one level living in a beautiful and relaxing country setting. Enjoy the great landscaping and abutting conservation land outside and in the detached screen house. Extra storage in the shed. The house features 3 bedrooms and beautiful natural woodwork. This home is great one floor living and super location.

Directions: Rt 108 South on Central Avenue, Left onto Court Street, Slight left turn onto Henry Law Avenue, Take 2nd Right onto Back Road. Home ahead on Right.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2	1/4
Living Rm	18-3xx11-1		Master BR	11-8x16-6		1st	3	1			
Kitchen	9-11x11-8		2nd BR	10-5x10-6		2nd					
Dining Rm	8-3x8		3rd BR	9-11x13-11		3rd					
Family Rm			4th BR			4th					
Office/Study			5th BR			Bsmt					
Utility Rm			Den								
Other Rm 1			Other Rm 3								
Other Rm 2											

Assoc Amenities:	Possession:	At Closing
Interior Feat.:	1st Floor Laundry , 1st Floor Master BR , Blinds , Cable , Cable Internet , Ceiling Fan , Draperies , Eat-in Kitchen , Kitchen/Dining , Laundry Hook-ups , Mudroom , Natural Woodwork , Smoke Det-Hdwired w/Batt	
Exterior Feat.:	Screened Porch , Shed	
Basement:	Full , Interior Stairs , Unfinished , Walk Out	
Equip./Appl.:	Dishwasher , Range-Gas , Refrigerator	
Driveway:	Paved	
Construction:	Existing , Wood Frame	
Financing:	Electric:	100 Amp , Circuit Breaker(s) , Wired for Generator
Floors:	Exterior:	Vinyl , Wood
Garage/Park:	Foundation:	Concrete
	Heating/Cool:	Hot Water
	Lot Desc:	Abuts Conservation , Country Setting , Landscaped , Level , Wooded Setting
Heat Fuel:	Occ. Restrictions:	
Roads:	Roof:	Shingle-Architectural
Sewer:	Water:	Private
Suitable Land Use:	Water Heater:	Domestic , Off Boiler
Fee Includes:	Building Certs:	
Disability:	Docs Available:	
Negotiable:		
Excl Sale:		

Tax Rate:	Assmt:	\$190,500.00	Assmt Yr:	2012
Tax Class:	Source SqFt:		County:	Strafford
Covenant:	Book/Pg:	4031/ 479	Plan/Survey:	
Recorded Deed:	Property ID:		Tax ID No. (SPAN# VT):	18820-M0003-A00000
Map/Blck/Lot: //	Const. Status:	Existing	Home Energy Rated Index Score:	
Devel/Subdiv:	High Sch:		Jr./Mid Sch:	
District:	Cable:		Electric Co:	
Elem Sch:	Phone Co:		Resort:	
Fuel Co:	# Weeks:		Timeshare %:	
Timeshare/Fract. Ownrshp:	Short Sale:	No		
Foreclosed Bank-Owned REO:				

List Off:	Keller Williams Coastal Realty	List Agt:	Jon Kenyon	Cell:	(603) 765-7774
Firm/Office:	3171/0	Agent#:	393287	Phone:	(603) 610-8533 Ext:
Phone/Fax:	(603) 610-8500 / (603) 610-8550	Email:	thekenvonteam@gmail.com	Fax:	(603) 610-8550
Co-List Agt:	Susan Kenyon	Phone:	(603) 610-8533	Email:	thekenvonteam@gmail.com

Non-Public Rems:

Firm/Off Rems:

Showing: 24 Hour Notice , Combo Lock Box , Pets , Showings by Email

Management Co.:

Rented: Rental Amount: \$

MLS List Date: 07/28/2014

Expire Dt:

MLS Type: MLS

BA Fee: 2.00%

List Type: Exclusive Right

NA/Facil Fee: 1.00%

TB Fee:

Internet: Yes

Cont Date: 08/18/2014

Pend Date:

With Date:

Closed Date: 10/10/2014

Closed \$: \$178,000

Closed Agt: Rocky Lagno (603) 766-1980 of Bean Group / Portsmouth (603) 766-1980

Title Company:

Owner: Worrick

Tenant:

Concessions: No

Details:

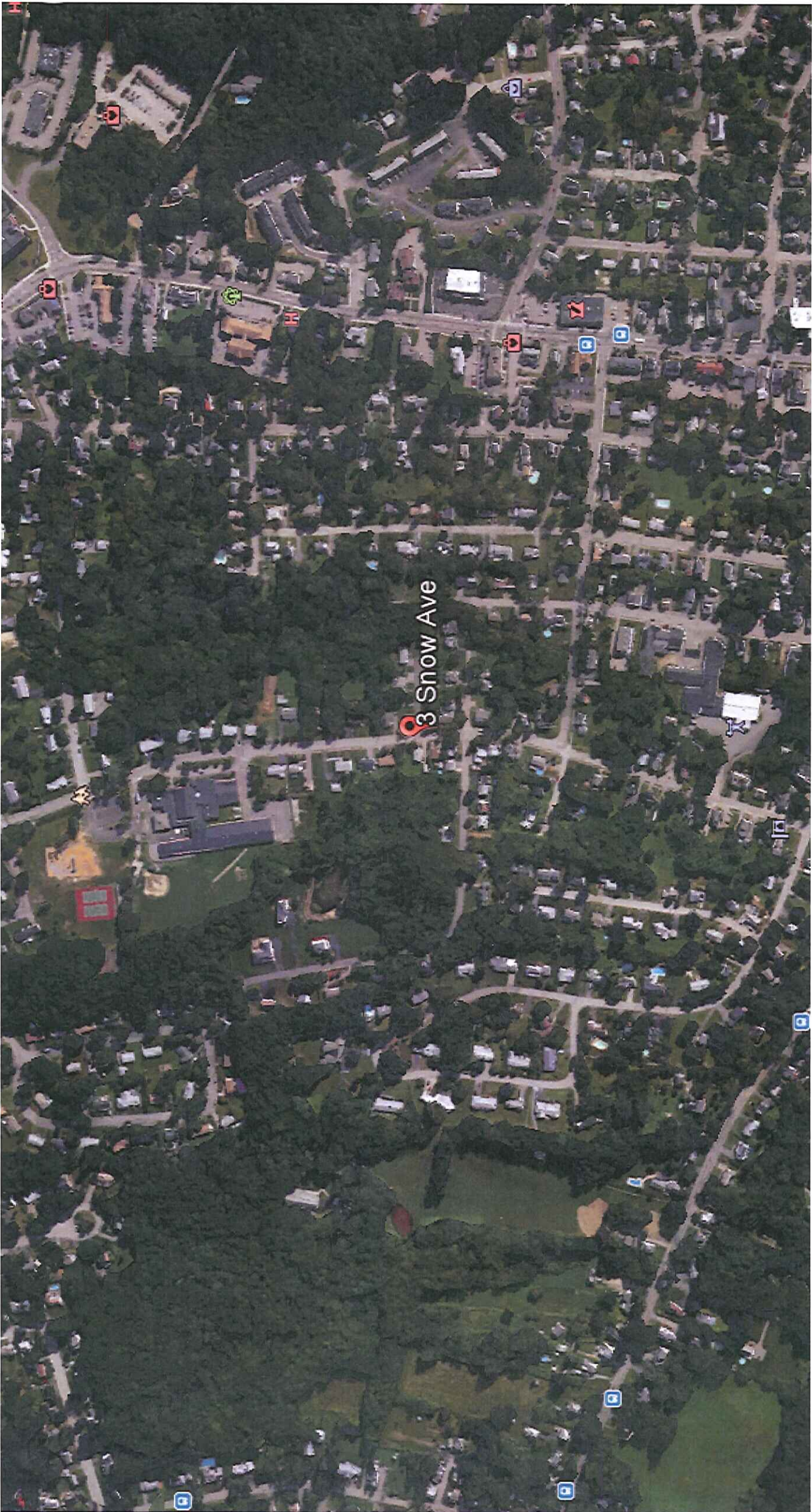
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02/04/2015 03:41 PM Printed By: Jeffrey









SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.: 150062
Property Address: 229 Back Road		Case No.:
City: Dover	State: NH	Zip: 03820
Lender: Chalmers and Associates, LLC		

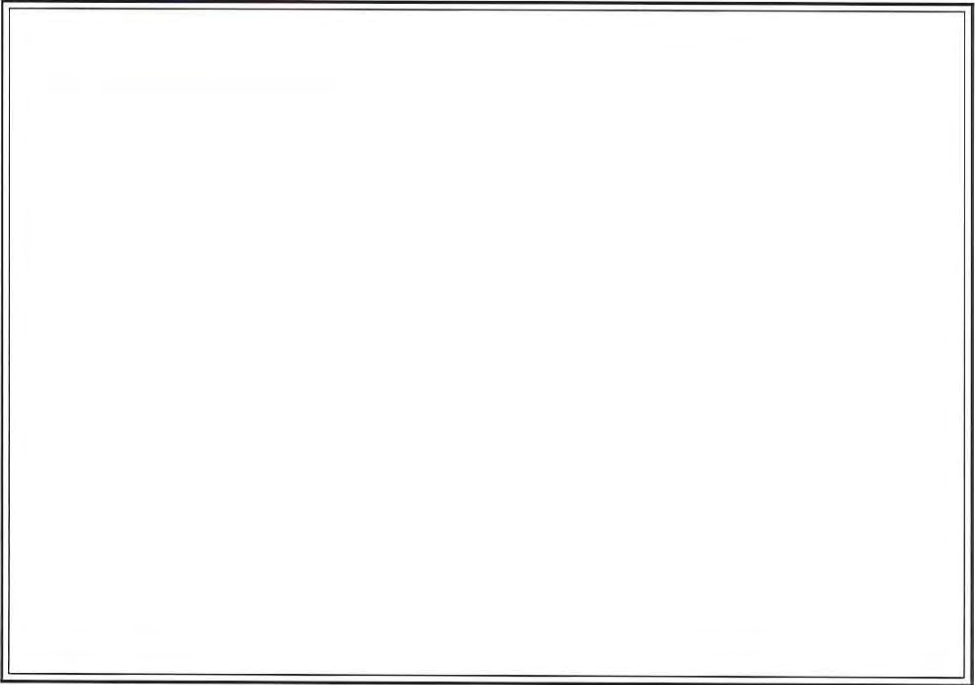


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: October 10, 2014
Appraised Value: \$ 179,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

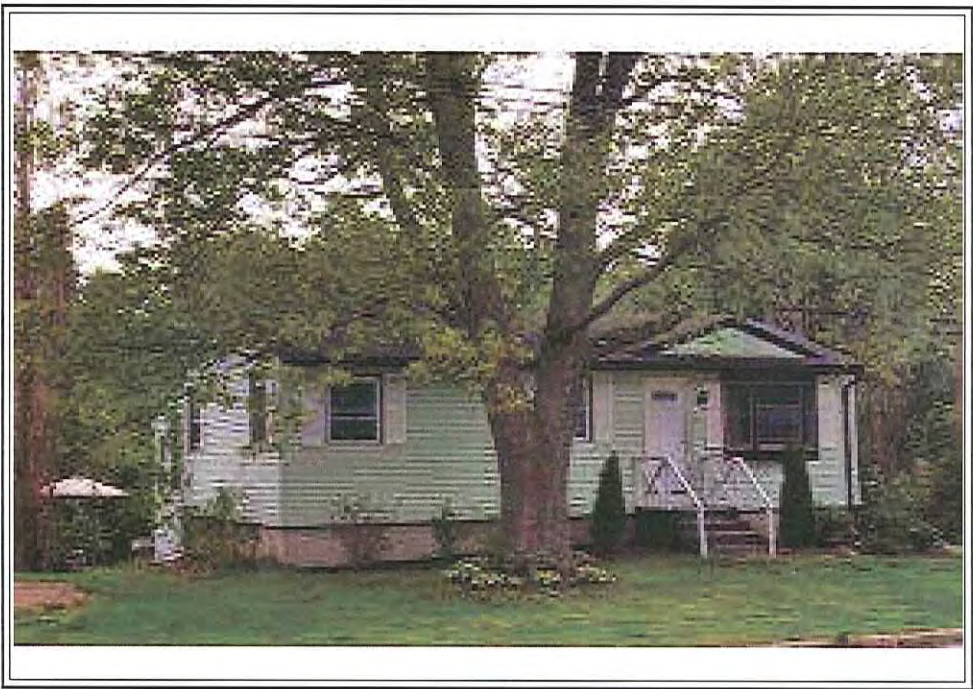
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.: 150062
Property Address: 229 Back Road		Case No.:
City: Dover	State: NH	Zip: 03820
Lender: Chalmers and Associates, LLC		



COMPARABLE SALE #1

47 Applevale Drive
Dover, NH 03820
Sale Date: 07/2014
Sale Price: \$ 188,000



COMPARABLE SALE #2

25 Applevale Drive
Dover, NH 03820
Sale Date: 05/2014
Sale Price: \$ 193,000



COMPARABLE SALE #3

3 Snow Avenue
Dover, NH 03820
Sale Date: 07/2014
Sale Price: \$ 180,000

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

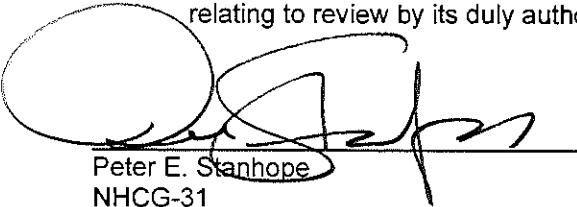
CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. If the appraiser has provided a sketch in the appraisal report, the sketch is included only to assist the reader of the report in visualizing the property and is not represented to be to scale and is included to show approximate relationships.
3. When the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. If the Cost Approach was developed, the appraiser has estimated the value of the land at its highest and best use and the improvements at their contributory value. A definitive opinion regarding conformity to zoning is beyond the scope of this appraisal assignment and the professional expertise of the appraiser. Should the client require a definitive conclusion as to zoning conformity, it is suggested that either a licensed surveyor and/or attorney be consulted. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value. It is assumed that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties. Whenever possible, the appraiser has verified data from multiple sources and relied upon the source considered most accurate. The adjustments used in the sales comparison grid are based on market extraction and/or anticipated market reaction. When adjustments could not be extracted from a paired sales analysis, the adjustment is estimated based on the appraiser's familiarity and knowledge of the local market area. In addition, consideration was given to input derived from conversations with other parties having direct knowledge of the comparables' sales and the subject's market.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. When the appraiser has based their appraisal report and valuation conclusion subject to satisfactory completion, repairs, or alterations, it is assumed that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the Client's Client, opposing parties through discovery or government agencies and courts. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved. I have performed no services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this engagement.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- Anyone who provided real property appraisal assistance to the person signing this certification is noted in the report addenda.
- I certify the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



Peter E. Stanhope
NHCG-31

Peter E. Stanhope, Certified General Appraiser
(NHCG-31 and MECG-647)

EDUCATION:	
American Institute of Real Estate Appraisers	1980 - 1984
University of New Hampshire	1960 - 1964
EXPERIENCE:	
The Stanhope Group - Chief Appraiser	1979 - Present
Appraisal of complex residential, industrial and commercial real estate throughout northern New England for corporations, government agencies, financial institutions, law firms, and private individuals.	
Independent Fee Appraiser	1967 - 1979
RELATED EXPERIENCE:	
Adjunct Faculty, University of New Hampshire	1981 - 1999
Adjunct Faculty, Real Estate Center, University of Maine	1983 - 1990
Faculty, Appalachian Colloquium	1998 - Present
ADDITIONAL EXPERIENCE:	
National Business Institute	
Foreclosure: Appraisal Review Webinar Speaker	
Maine Public Television	
Format development and moderator of a six hour television special on residential and income property valuation	
Tri-State Realtor Institute	
GRI Course I - Appraisal Section Presenter	
New Hampshire Bar Association	
Program presenter for The Appraisal In Tax Abatement, Introduction and Overview of Divorce Litigation, and Use of Experts in Divorce Litigation	
New Hampshire Trial Lawyers Association	
Program presenter for the Annual Family Law Forum	
Expert Witness (Testimony Before):	
State of New Hampshire	
Circuit Courts and Superior Courts	
Board of Taxation and Land Appeal	
State of Maine - York and Cumberland Superior Courts	
U.S. Bankruptcy Court - Manchester, NH; Rutland, VT and Portland, ME	
U.S. District Court - Concord, NH; Boston, MA, Worcester, MA	
DESIGNATIONS, CERTIFICATIONS & AFFILIATIONS:	
Appraisal Institute	
General Associate Member	
National Association of Realtors, Appraisal Section	
General Accredited Member	
State of New Hampshire	
Certified General Real Estate Appraiser	
Licensed Real Estate Broker	
State of Maine	
Certified General Real Estate Appraiser	
OFFICERSHIPS, COMMITTEES & ACTIVITIES:	
New Hampshire Mortgage Banker's Association	
Board of Directors	1989 - 1997
Education Committee, Chair and Ethics Committee, Chair	
New Hampshire Commercial and Industrial Realtors	
Former Director	
New Hampshire Housing Finance Authority	
Reverse Elderly Equity Loan Study Committee, Single Family Committee	
National Association of Realtors	
National Appraisal Committee Appraisal Section, NH Delegate	1993 - 1996
City of Portsmouth Economic Development Loan Program	
Loan Review Board Member	1996 - 2001
Strafford County Regional Planning Commission	
Town of Durham	
Historic District Commission (Chairman 2012 - 2014)	2011 - Present
Oyster River Advisory Committee	
NH Rivers Management and Protection Program	2011 - 2012

Appendix G

Approved Subdivision Plans and Chain of Title Spreadsheets for the 13 Subdivisions Studied

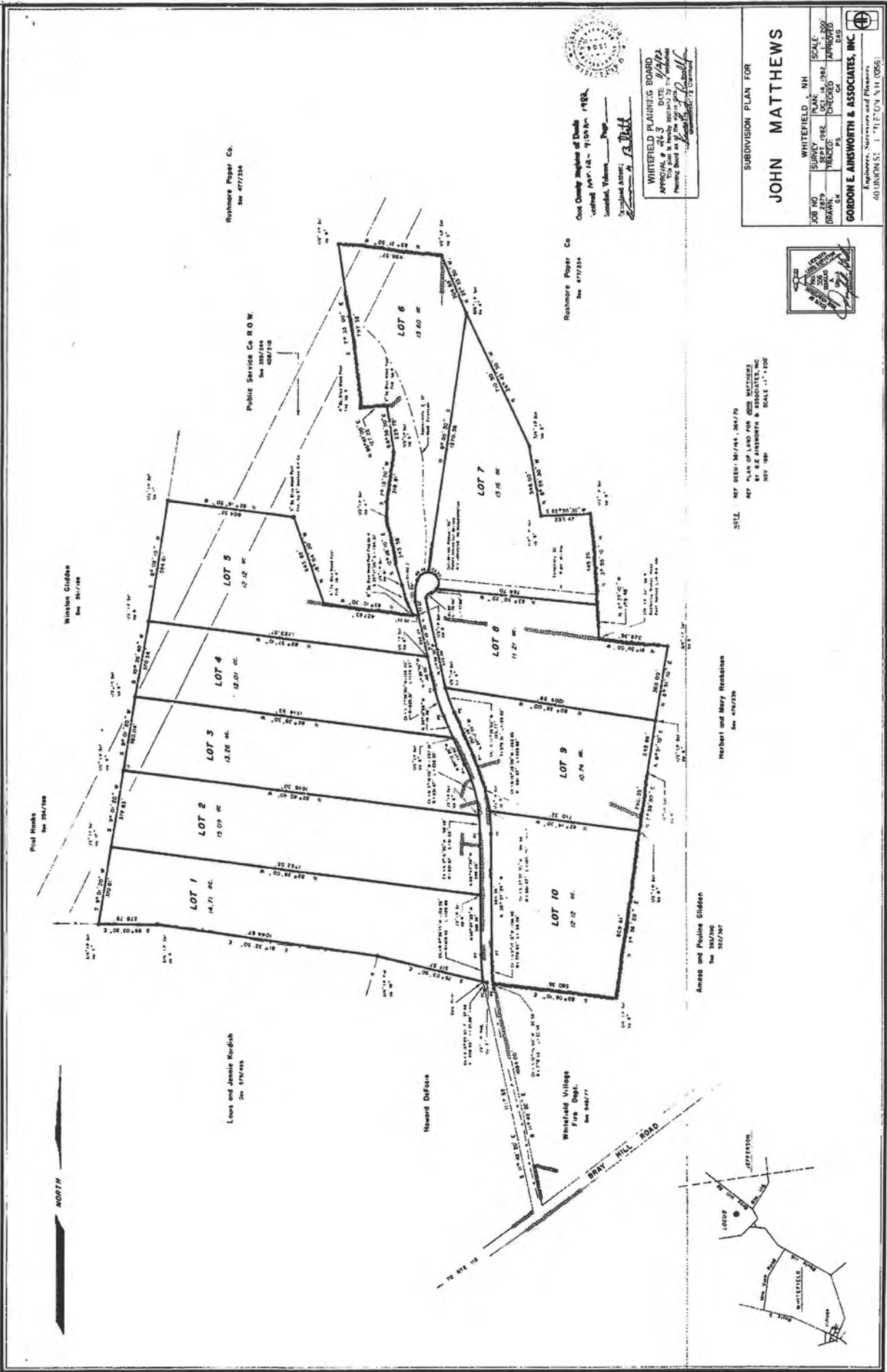
1. John Matthews Subdivision, Town of Whitefield
2. Nason Farm Subdivision, Town of Sugar Hill
3. Pepper Brook Subdivision, Town of Easton
4. Lost Valley Subdivision, Town of Woodstock
5. Central Park Estates Subdivision, Town of Campton
6. Heritage Hill Subdivision, Town of Holderness
7. Ceres Timberland Properties Subdivision, City of Franklin
8. Bella Villa Subdivision, Town of Canterbury
9. Woodridge Subdivision, Town of Allenstown
10. Haynes Farm Subdivision, Town of Deerfield
11. Tucker's Cove Subdivision, City of Portsmouth
12. Coleman Estates Subdivision, Town of Newington
13. Woodland Grove Subdivision, Town of Greenland

1. John Matthews Subdivision, Town of Whitefield

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
206	1	113 Hildreth Rd	Whitefield	12.01	unimproved	Terence Welch	Steven B. Ashley, Mildred A. Ashley, John J. Munroe, Donna L. Munroe, Donna L. Munroe (second), Joseph J. Roscillo, Lorraine C. Smith, Kenneth E. Grover, Doreen F. Grover, Ann M. Munroe, Edward S. Munroe, Stephen K. Munroe, Scott M. Hart, Sheila J. Sweeney	6/9/1994	829	651	land only	Rate: \$10.00 / \$1000
						Stephen K. Monroe	Paul D. Munroe and Donna L. Munroe	9/19/1989	754	760	land only	Rate: \$9.50 / \$1000 - This is a transfer of a 1/9th interest only Rate: \$0.70/05100
						Stephen B. Ashley, Mildred A. Ashley, John J. Munroe, Donna L. Munroe, Frank E. Roscillo, Lorraine C. Smith, Kenneth E. Grover, Doreen F. Grover, Edward S. Munroe, Ann M. Munroe, Paul D. Munroe, Donna L. Munroe, Scott M. Hart and Sheila J. Sweeney	Frank G. Frederickson and Kim M. Frederickson	8/3/1988	732	837	land only	\$38.00 / \$4,000.00 \$150.50 / \$21,500.00
						Frank G. Frederickson and Kim M. Frederickson	John M. Matthews - Developer	11/26/1986	703	119	land w/bldg, if any	\$89.93 / \$11,990.00 Rate: \$ 0.75/\$100
206	2	113 Hildreth Rd	Whitefield	12.12	1991	Terence Welch	John M. Matthews - Developer	5/22/1987	708	294	land only	\$101.25 / \$13,500.00 Rate: \$0.75 / \$100
206	3	137 Hildreth Rd	Whitefield	13.6	1990	Scott D. Chambers and Denise Muggleston	Paul M. McCarthy	12/1/2006	1198	422	land w/bldg, if any	\$1,380.00 / \$92,000.00
						Paul M. McCarthy Cris M. Smith	Cris M. Smith Michael P. Trucchi	7/31/2002	1003	38	land w/bldg, if any	\$855.00 / \$57,000.0
						Michael P. Trucchi and Cris M. Smith	Peter S. Poor	12/6/1994	836	927	land w/bldg, if any	Rate: \$10.00 / \$1000 - This appears to be a transfer of one-half interest only Rate: \$10.50 / \$1000
						Peter S. Poor	John M. Matthews - Developer	10/15/1990	771	421	land w/bldg, if any	\$205.00 / \$19,523.00
						James T. Mather and Debra A. Mather	Ralph Delarue Jr. and Mariam Delarue d/b/a M&R Realty	9/19/1986	696	230	land w/bldg, if any	\$95.63 / \$12,750.00 Rate: \$0.75 / \$100
206	4	128 Hildreth Rd	Whitefield	13.16	1980	M & R Realty	John M. Matthews - Developer	9/26/1987	716	238	land w/bldg, if any	Rate: \$0.70 / \$100
						Arthur J. Marshall and Donna L. Marshall	Ralph E. Delarue, Jr. and Mariam L. Delarue d/b/a M & R Realty	10/25/1986	697	914	land w/bldg, if any	Rate: \$0.75 / \$100 This deed transfers two lots so the consideration paid should be split
206	6	Off Bray Hill Rd	Whitefield	11.21	unimproved	Arthur J. Marshall	Donna Marshall	4/24/1998	893	195	land w/bldg, if any	\$0 / \$0.00 non-contractual transfer pursuant to divorce
						M & R Realty	John M. Matthews - Developer	9/26/1987	716	655	land w/bldg, if any	Rate: \$0.70 / \$100
						Russell Giammarco and Judith M. Beach (P/K/A Judith M. Giammarco)	Russell Giammarco	10/25/1986	697	914	land w/bldg, if any	Rate: \$0.75 / \$100 This deed transfers two lots so the consideration paid should be split
206	7	Hildreth Rd	Whitefield	10.74	unimproved	Walter G. Schmeller, III & Kimberly Schmeller	Russell Giammarco	8/13/2003	1048	208	land w/ bldg, if any	\$293.00 / \$19,500.00
						Russell Giammarco and Judith M. Giammarco	John M. Matthews - Developer	8/4/1992	798	620	land w/ bldg, if any	\$0 / \$0.00 non-contractual transfer pursuant to divorce
						Russell Giammarco and Judith M. Giammarco	John M. Matthews - Developer	11/18/1986	699	290	land w/ bldg, if any	\$90.00 / \$12,000.00 Rate: \$0.75 / \$100
214	7	29 Hildreth Rd	Whitefield	7.6	2000	Matthew J. Carstens	Christine L. Lavelle	10/6/2004	1101	22	land w/ bldg, if any	\$0 / \$0.00 non-contractual transfer pursuant to divorce
						Matthew J. Carstens and Christine L. Lavelle	Theodore A. Johnson	12/6/1999	929	411	land	\$203.00 / \$13,500.00
						Theodore A. Johnson	Richard C. Anderson	9/23/1988	735	811	"wild" land	\$167.30 / \$23,900.00 Rate: \$0.70 / \$100

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
214	9	Hildreth rd	Whitefield	14.71	unimproved	Terence P. Welch and Joshua J. Welch	Howard Defosse *	12/17/1987	720	797	\$70.00 / \$10,000.00	Rate: \$0.70 / \$100 This parcel does not go back to the original developer * and is not one the subdivision plan for the project. I do not believe it is part of the subdivision. Do you want me to go back further?
						Richard C. Anderson						
214	10	75 Hildreth rd	Whitefield	15.09	1988	Priscilla D. Salley, Nancy L. Godin; Steven M. Salley, Lisa M. Coughlin, Brian S. Salley and Peter A. Salley	Duncan T. Cullman	4/28/2003	1031	298	\$330.00 / \$22,000.00	
						Duncan T. Cullman	Thomas E. Tripp and Irene G. Tripp	8/2/2000	944	630	\$225.00 / \$15,000.00	
						Richard C. Anderson	Richard C. Anderson	5/27/1988	728	356	\$189.00 / \$27,000.00	Rate: \$0.70 / \$100
						Richard C. Anderson	John M. Matthews - Developer	7/24/1986	693	41	\$75.00 / \$10,000.00	Rate: \$0.75 / \$100
214	10	75 Hildreth rd	Whitefield	15.09	1988	Priscilla D. Salley, Nancy L. Godin; Steven M. Salley, Lisa M. Coughlin, Brian S. Salley and Peter A. Salley	Priscilla D. Salley	9/17/2010	1311	946	\$0 / \$0.00	non-contractual transfer - pursuant to estate planning gift
						Stephen J. Bowman and Mary V. Bellavance	Stephen J. Bowman and Mary V. Bellavance	12/17/1993	821	652	\$720.00 / \$72,000.00	Rate: \$10.00 / \$1000
						Stephen J. Bowman and Mary V. Bellavance	Michael A. Moore and Linda D. Moore	3/14/1988	724	745	\$154.00 / \$22,000.00	Rate: \$0.70 / \$100
						Michael A. Moore and Linda D. Moore	William A. Balkam and Lee A. Balkam	7/23/1987	712	148	\$122.50 / \$17,500.00	Rate: \$0.70 / \$100
						William A. Balkam and Lee A. Balkam	John M. Matthews - Developer	8/23/1986	694	488	\$95.63 / \$12,750.00	Rate: \$0.75 / \$100
214	11	83 Hildreth rd	Whitefield	13.26	1975	Philip Beaulieu and Elizabeth Beaulieu	Philip Beaulieu	6/26/2013	1381	419	\$0 / \$0.00	non-contractual transfer of gift to spouse
						Philip Beaulieu	Anthony D'Aveni and Mary D. Aveni	2/21/2006	1162	87	\$2,003.00 / \$133,500.00	
						Anthony D'Aveni and Mary D' Aveni	Edward Gallagher and Laura Robertson	8/5/2002	1003	941	\$825.00 / \$55,000.00	
						Edward Gallagher and Laura Robertson	Cris Smith and Kathryn M. Smith	8/23/1999	915	229	\$490.00 / \$32,665.00	
						Cris Smith and Kathryn M. Smith	Daniel J. Castaldini and Jeanne Castaldini	11/9/1994	835	807	\$479.00 / \$47,900.00	Rate: \$10.00 / \$1000
						Daniel J. Castaldini and Jeanne Castaldini	Wesley P. Welcome	2/3/1989	743	115	\$210.00 / \$30,000.00	Rate: \$0.70 / \$100
						Wesley P. Welcome	John M. Matthews - Developer	9/21/1986	695	31	\$91.87 / \$12,250.00	Rate: \$0.75 / \$100
214	12	E/S Hildreth rd	Whitefield	12.12	unimproved	Paul J. Ellis and Edna M. Heath	John J. Matthews - Developer	7/26/1986	693	180	\$93.75 / \$12,500.0	Rate: \$0.75 / \$100

Sub 477 Index Plan #12



2. Nason Farms Subdivision, Town of Sugar Hill

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
222	8	Nason Rd	Sugar Hill	9.01	unimproved	Harold W. Brown and Daryl L. Brown Laconia Savings Bank	Laconia Savings Bank Duane L. Mitchell, Executor of the Estate of	8/27/2010 5/6/2010	3725 3698	987 498	\$ 2,288.00 / \$152,500.00 \$3,157.00 / \$210,400.00	The consideration paid in a Deed in Lieu is based on the debt owed the Bank and not based on a market value
						Nancy E. Smith	Nancy E. Smith, Trustee of the Chester A. S.	8/14/2007	3438	380	\$40.00 / \$0.00	non-contractual transfer out of Trust
						Nancy E. Smith, Trustee of the Chester A. S.	Chester A. Smith and Nancy E. Smith	10/16/1996	2224	934	\$40.00 / \$0.00	non-contractual transfer into Trust
						Chester A. Smith and Nancy E. Smith	Robert C. Cournoyer and Gerard Warlop, d.	8/23/1985	1557	533	\$787.50 / \$105,000.00	tax rate in August 1985 was \$0.75 / \$100
												land and bldg (2 trances which includes a bldg)
222	9	53 Nason Rd	Sugar Hill	5.84	2004	Donald E. Bidgood, Jr. and Joan B. Bidgood Shad Lawton & Janel E. Lawton	Shad & Janel E. Lawton Mary M. Warlop, Exects of the Estate of Ge	11/1/2012 6/15/2003 and 06/10/2003	3929 2838 2839	241 22 74	\$5,100.00 / \$340,000.00 \$225.00 / \$15,000.00	
222	10	Nason Rd	Sugar Hill	5.55	unimproved	Micheline P. Woolf and Robert Woolf, Jr. Gerald Warlop	Gerard Warlop Robert C. Cournoyer and Gerard Warlop, d.	7/25/2001 7/18/2001	2563 2560	669 920	\$90.00 / \$600.00 \$40.00 / \$0.00	non-contractual transfer
222	11	93 Nason Rd	Sugar Hill	5.35	2004	Mark E. Lindberg and Leslie L. Lindberg Donald A. Lawton and Victoria R. Lawton Robert C. Cournoyer	Donald A. Lawton and Victoria R. Lawton Robert C. Cournoyer Robert C. Cournoyer and Gerard Warlop, d.	11/19/2004 2/8/2003 7/10/2001	3077 2785 2560	563 734 923	\$4,350.00 / \$290,000.00 \$225.00 / \$15,000.00 \$40.00 / \$0.00	
222	12	111 Nason Rd	Sugar Hill	5.91	1988	Robert J. Baumer and Bernice Baumer Robert J. Baumer and Bernice Baumer Russell H. Tetreault and Thomas H. Heath c	Russell H. Tetreault and Thomas H. Heath c Russell H. Tetreault and Thomas H. Heath c Robert C. Cournoyer and Gerard Warlop, d.	1/14/1989 1/4/1989 5/23/1987	1786 1787 1679	92 42 803	\$0.00 / \$0.00 \$1,158.50 / \$165,500.00 \$227.00 / \$30,260.00	This is a Corrective Deed which is exempt from tax stamps tax rate in January 1989 was \$0.70 / \$100.00 tax rate in May 1987 was \$0.75 / \$100
222	13	Nason Rd	Sugar Hill	5.97	unimproved	Sugar Hill Community Church Lawrence M. Hersh and Katherine E. Hersh	Lawrence M. Hersh and Katherine E. Hersh Robert C. Cournoyer and Gerard Warlop, d.	11/28/2007 11/2/1985	3473 1572	225 771	\$0.00 / \$0.00 \$171.74 / 22,898.67	Deed states it is a non-contractual transfer tax rate in November 1985 was \$0.75 / \$100
222	15	132 Nason Rd	Sugar Hill	5	1988	Dorothy Carpinetti Glenn P. Dowling Glenn Dowling and Lisa J. Dowling	Glenn P. Dowling Lisa J. Marnell f/w Lisa J. Dowling David C. Bjork, Gilbert S. Adams & Dennis F	6/30/2006 3/21/2005 2/2/1997	3298 3119 2239	762 394 379	\$3,885.00 / \$259,000.00 \$0.00 / \$0.00 \$1,050.00 / \$105,000.00	non-contractual pursuant to divorce decree tax rate in February 1997 was \$10.00 / \$1000 tax rate in October 1987 was \$0.70 / \$100 tax rate in July 1986 was \$0.75 / \$100
						David C. Bjork, Gilbert S. Adams & Dennis F	David L. Shepard	10/19/1987	1702	561	\$875.00 / \$125,000.00	
						David L. Shepard	Robert C. Cournoyer and Gerard Warlop, d.	7/16/1986	1617	778	\$93.75 / \$12,500.00	
222	16	108 Nason Rd	Sugar Hill	5	2005	Arthur J. Connors The Lawton Company, Inc. Glenn Dowling James C. Adams, Jr. and Jane S. Adams	The Lawton Company, Inc. Glenn Dowling James C. Adams, Jr. and Jane S. Adams Robert C. Cournoyer and Gerard Warlop, d.	11/23/2005 4/7/2005 11/15/2004 6/6/2001 6/1/1998	3222 3125 3119 2546 1742	537 566 397 721 526	\$5,248.00 / \$349,850.00 \$675.00 / \$45,000.00 \$0.00 / \$0.00 \$225.00 / \$15,000.00 \$220.50 / \$22,050.00	non-contractual transfer of gift tax rate in June 1998 was \$10.00 / \$1000

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
222	17	Nason	Sugar Hill	5.25	unimproved	Estate of Nancy Smith	Estate of Nancy Smith					Pursuant to NH Law property automatically passes to the Estate of Nancy Smith upon her death without a conveyance deed. Also - the chain is identical to lot 222-8 and the deed reads that the lots cannot be sold separately. I do not believe this to be a whole lot non-contractual transfer out of Trust
						Nancy E. Smith	Nancy E. Smith, Trustee of the Chester A. S.	8/14/2007	3438	380	\$0.00 / \$0.00	land and bldg
						Nancy E. Smith, Trustee of the Chester A. S. and Nancy E. Smith	Robert C. Cournoyer and Gerard Warlop, d.	10/16/1996	2224	834	\$0.00 / \$0.00	land and bldg
						Chester A. Smith and Nancy E. Smith	Robert C. Cournoyer and Gerard Warlop, d.	8/23/1985	1557	533	\$787.50 / \$105,000.00	land and bldg (2 parcels which included a bldg)
222	18	131 Hadley Rd	Sugar Hill	3.63	1973	Harold W. Brown and Daryl L. Brown Laconia Savings Bank	Laconia Savings Bank Duane L. Mitchell, Executor of the Estate of	8/27/2010 5/6/2010	3725 3698	987 498	\$2,288.00 / \$152,500.00 \$3,157.00 / \$210,400.00	The consideration paid in a Deed in Lieu is based on the debt owed the Bank no on a market value
						Nancy E. Smith	Nancy E. Smith, Trustee of the Chester A. S.	8/14/2007	3438	380	\$40.00 / \$0.00	land and bldg
						Nancy E. Smith, Trustee of the Chester A. S. and Nancy E. Smith	Robert C. Cournoyer and Gerard Warlop, d.	10/16/1996	2224	934	\$40.00 / \$0.00	land and bldg
						Chester A. Smith and Nancy E. Smith	Robert C. Cournoyer and Gerard Warlop, d.	8/23/1985	1557	533	\$787.50 / \$105,000.00	land and bldg (2 parcels which included a bldg)

3. Pepper Brook Subdivision, Town of Easton

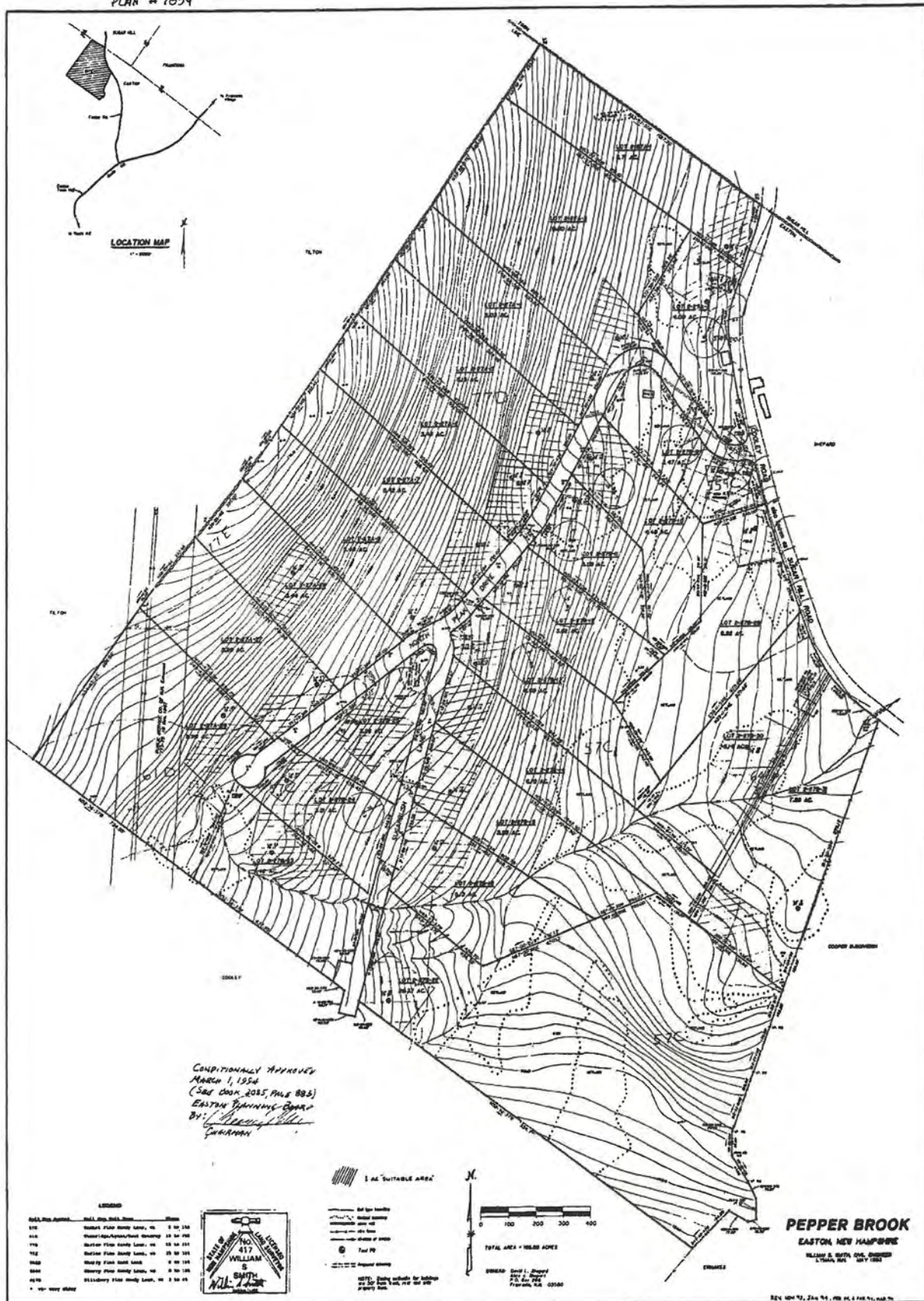
Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
2	39	94 North Peak Dr	Easton	5.03		Susan M. Ford	David L. Shepard and Alice C. Shepard dba I	9/3/1998	2340	79	land only \$325.00 / \$52,500.00	Rate: \$10.00 / \$1,000
2	40	120 North Peak Dr	Easton	5.19	2008	Brooke C. Farr and Suzanne Farr	Gary M. Shipko	3/26/2008	3502	812	land only \$2,175.00 / \$145,000.00	consideration reflects there being a building thereon
						Gary M. Shipko	Robert J. Dudash, Sr.	6/19/2006	3295	340	land only \$1,875.00 / \$125,000.00	consideration reflects there being a building thereon
						Robert J. Dudash, Sr. and Patricia M. Dudash dba I	David L. Shepard and Alice C. Shepard dba I	2/22/1999	2377	139	land only \$300.00 / \$30,000.00	Rate: \$10.00 / \$1,000
2	41	150 North Peak Dr	Easton	5.48		Gary Shipko	Thomas J. Shipko	11/25/2011	3840	92	land only \$0.00 / \$0.00	no consideration / exempt transfer of gift
						Thomas J. Shipko	Gary Shipko	9/11/2011	2823	330	land only \$40.00 / \$0.00	minimum tax stamp / non-contractual transfer
						Gary Shipko	David L. Shepard and Alice C. Shepard dba I	11/16/1998	2358	3	land only \$300.00 / \$30,000.00	Rate: \$10.00 / \$1,000
2	42	174 North Peak Dr	Easton	5.42	2001	Gary Shipko	David L. Shepard and Alice C. Shepard dba I	7/5/2000	2473	492	land only \$480.00 / \$32,000.00	
2	43	202 North Peak Dr	Easton	5.48	2001	Philip L. Reeder	Bruce M. Cole and Lucille V. Cole	10/10/2007	3457	373	land only \$5,250.00 / \$350,000.00	consideration reflects there being a building thereon
						Bruce M. Cole and Lucille V. Cole	David L. Shepard and Alice C. Shepard dba I	11/6/1998	2354	145	land only \$300.00 / \$30,000.00	Rate: \$10.00 / \$1,000
2	44	236 North Peak Dr	Easton	5.44	1998	Lisa W. Cutter and Edward C. Cutter; Truste Jack Waldron and Martha Waldron	David L. Shepard and Alice C. Shepard dba I	11/20/2006	3349	875	land w/ bldg \$7,125.00 / \$475,000.00	Rate: \$10.00 / \$1,000
						Jack Waldron and Martha Waldron	David L. Shepard and Alice C. Shepard dba I	5/11/1998	2314	47	land only \$218.00 / \$21,800.00	
2	45	268 North Peak Dr	Easton	5.26	2004	Albert A. Donatio	Albert A. Donatio, Trustee of the Albert A. Donatio	3/15/2012	3866	387	land only \$40.00 / \$0.00	minimum tax stamp paid / non-contractual transfer to Trust
						Albert A. Donatio	Albert A. Donatio, Trustee of the Albert A. Donatio	3/15/2012	3866	388	land only \$40.00 / \$0.00	minimum tax stamp paid / non-contractual transfer to Trust
						Albert A. Donatio, Trustee of the Albert A. Donatio	Albert A. Donatio, Trustee of the Albert A. Donatio	4/29/2005	3136	65	land only \$40.00 / \$0.00	minimum tax stamp paid / non-contractual transfer to Trust
						Albert A. Donatio	Gary M. Shipko	7/25/2003	2859	45	land only \$1,463.00 / \$97,500.00	
						Gary M. Shipko	James A. Henderson and Martha A. Hender	7/11/2002	2691	823	land only \$780.00 / \$52,000.00	
						James A. Henderson and Martha A. Hender	David L. Shepard and Alice C. Shepard dba I	11/17/1997	2283	979	land only \$295.00 / \$29,500.00	Rate: \$10.00 / \$1,000
2	46	284 North Peak Dr	Easton	9.9		Denis Niland and Patricia Niland	Carl D. Olson	11/21/2003	2931	692	land only \$2,048.00 / \$136,500.00	consideration reflects there being a building thereon
						Carl D. Olson	David L. Shepard and Alice C. Shepard dba I	3/3/1999	2385	126	land only \$285.00 / \$28,500.00	Rate: \$10.00 / \$1,000
2	47	285 North Peak Dr	Easton	5.42		John August Willis	John August Willis, Trustee of the Merrill E.	3/4/2014	4043	902	land only \$40.00 / \$0.00	minimum tax stamp paid / non-contractual transfer to Trust
						Merrill E. Late, Trustee of the Merrill E. Late	Joseph D. Andriolo	3/16/2010	3687	450	land only \$2,350.00 / \$150,000.00	consideration reflects there being a building thereon
						Joseph D. Andriolo	Nancy W. Lynch	5/26/1999	2396	811	land only \$0.00 / \$0.00	no consideration paid / exempt transfer of gift
						Joseph D. Andriolo and Nancy W. Lynch	David L. Shepard and Alice C. Shepard dba I	12/10/1998	2361	580	land only \$300.00 / \$30,000.00	Rate: \$10.00 / \$1,000

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
2	48	277 North Peak Dr	Easton	3.21	1998	Mary R. Williams	Trustee of the Mary R. W. Thomas H. Williams and Mary R. Williams	2/5/2003	2784	227	\$40.00 / \$0.00	minimum tax stamp paid / non-contractual transfer to Trust
						Mary R. Williams	Trustee of the Mary R. W. Thomas H. Williams and Mary R. Williams	2/5/2003	2776	349	\$40.00 / \$0.00	minimum tax stamp paid / non-contractual transfer to Trust
						Mary R. Williams	Trustee of the Mary R. W. Thomas H. Williams and Mary R. Williams	7/31/2002	2697	993	\$40.00 / \$0.00	minimum tax stamp paid / non-contractual transfer to Trust
						Thomas H. Williams and Mary R. Williams	David L. Shepard and Alice C. Shepard dba f	4/15/1998	2390	241	\$300.00 / \$50,000.00	Rte: \$10.00 / \$1000
2	49	235 North Peak Dr	Easton	3.26	2002	Scott Jansen	Scott Jansen and Maureen Jansen	12/15/2005	3271	344	\$40.00 / \$0.00	minimum tax stamp paid / non-contractual transfer to spouse
						Scott Jansen and Maureen Jansen	David L. Shepard and Alice C. Shepard dba f	6/22/2001	2552	401	\$593.00 / \$39,500.00	
2	50	119 Sugar Bush Ln	Easton	26.33	2010	Edward S. Porter and Jennifer L. Porter	David L. Shepard and Alice C. Shepard dba f	8/13/2010	3722	245	\$2,535.00 / \$169,000.00	consideration reflects there being a building thereon
2	51	87 Sugar Bush Ln	Easton	5.13	2004	Kristen A. Belsky	Trustee of the Kristin A. B. Kristin A. Belsky f/k/a Kristin A. Martin	4/23/2014	4052	279	\$40.00 / \$0.00	minimum tax stamp paid / non-contractual transfer to Trust
						Kristin Martin	Kristin Martin, Trustee of the Martin Family	8/13/2010	3536	236	\$40.00 / \$0.00	minimum tax stamp paid / non-contractual transfer from Trust
						Kristin Martin	Trustee of the Martin Family Kristin Martin	6/29/2007	3425	331	\$40.00 / \$0.00	minimum tax stamp paid / non-contractual transfer to Trust
						Kristin Martin	Kristin Martin, Trustee of the Martin Family	5/25/2007	3411	600	\$40.00 / \$0.00	minimum tax stamp paid / non-contractual transfer from Trust
						Kristin Martin	Trustee of the Martin Family James A. Martin, III and Kristin Martin	8/18/2005	3184	391	\$40.00 / \$0.00	minimum tax stamp paid / non-contractual transfer to Trust
						James A. Martin, III and Kristin Martin	James A. Martin, III, Trustee of the Martin F	4/25/2005	3131	625	\$40.00 / \$0.00	minimum tax stamp paid / non-contractual transfer from Trust
						James A. Martin, III Trustee of the Martin F	James A. Martin, III and Kristin Martin	12/19/2001	2633	66	\$40.00 / \$0.00	minimum tax stamp paid / non-contractual transfer to Trust
						James A. Martin, III and Kristin Martin	David L. Shepard and Alice C. Shepard dba f	6/22/2001	2559	548	\$593.00 / \$39,500.00	
2	52	47 Sugar Bush Ln	Easton	5.26	2006	David W. Dougherty and Elizabeth A. Dougherty	David W. Dougherty and Elizabeth A. Dougherty	12/21/2007	3479	182	\$40.00 / \$0.00	minimum tax stamp paid / non-contractual transfer to Trust
						Elizabeth A. Dougherty	David W. Dougherty and Elizabeth A. Dougherty	7/14/2006	3304	903	\$0.00 / \$0.00	no consideration paid / exempt transfer to spouse
						David W. Dougherty and Elizabeth A. Dougherty	David W. Dougherty and Elizabeth A. Dougherty	10/12/2005	3205	38	\$1,920.00 / \$128,000.00	consideration reflects there being a building thereon
						Samuel H. Worthen	David L. Shepard and Alice C. Shepard dba f	7/18/2001	2562	377	\$585.00 / \$39,000.00	
2	53	19 Sugar Bush Ln	Easton	6.1	2004	Edward C. Latta and Mary Ann Latta	Trustee Edward C. Latta and Mary Ann Latta	3/7/2007	3385	491	\$40.00 / \$0.00	minimum tax stamp paid / non-contractual transfer to Trust
						Edward C. Latta and Mary Ann Latta	David L. Shepard and Alice C. Shepard dba f	4/13/2000	2455	960	\$525.00 / \$35,000.00	

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
2	54	185 North Peak Dr	Easton	4.69	2004	Robert L. and Lyoudonia M. Andersen Richard A. Bishop and Kathleen A. Bishop Kelvin Ramdhan and Marilyn Ramdhan William S. Smith and Shirley C. Smith David L. Shepard and Alice C. Shepard dba I	Richard A. Bishop and Kathleen A. Bishop Kelvin Ramdhan and Marilyn Ramdhan William S. Smith and Shirley C. Smith David L. Shepard and Alice C. Shepard dba I	2/6/2012 9/24/2002 9/20/1996 9/6/1996	3857 2717 2220 2220	814 550 70 68	land w/ bldg & impv land only land only land only	\$6,575.00 / \$465,000.00 \$900.00 / \$60,000.00 \$235.00 / \$23,500.00 \$200.00 / \$20,000.00 Rate: \$10.00 / \$1000 Rate: \$10.00 / \$1000
2	55	161 North Peak Dr	Easton	3.62		David S. and Jean A. Graham	David L. Shepard and Alice C. Shepard dba I	4/23/2001	2532	811	land only	\$593.00 / \$59,500.00
2	27C	Sugar Bush Ln	Easton	20.93		Nancy H. and Joseph H. Kahn	John J. Tatone and Maggie E. Tatone	5/29/2003	2828	351	land only	\$3,210.00 / \$214,000.00 deed transfers three lots of land / consideration should be split
						John J. Tatone and Maggie E. Tatone	Lawrence R. Moffat	2/5/2002	2631	172	land w/ bldg	\$2,528.00 / \$168,000.00 large lot later subdivided by Tatone
						Lawrence R. Moffat	David L. Shepard and Alice C. Shepard dba I	9/1/2000	2484	344	land w/ bldg	\$3,225.00 / \$215,000.00 large lot later subdivided by Tatone
2	27D	Sugar Bush Ln	Easton	13.5	2005	Eric R. Benson and Martha L. Benson	Martha L. Benson	11/24/2004	3082	156	land w/ bldg & impv	\$0.00 / \$0.00 no consideration / exempt transfer to spouse
						Martha L. Benson John J. Tatone and Maggie E. Tatone	John J. Tatone and Maggie E. Tatone Lawrence R. Moffat	5/16/2003 2/5/2002	2822 2631	71 172	land w/ bldg & impv land w/ bldg	\$1,643.00 / \$109,500.00 \$2,528.00 / \$168,000.00 large lot later subdivided by Tatone
						Lawrence R. Moffat	David L. Shepard and Alice C. Shepard dba I	9/1/2000	2484	344	land w/ bldg	\$3,225.00 / \$215,000.00 large lot later subdivided by Tatone
2	27E	170 Sugar Bush Ln	Easton	25.08	2006	Craig Cornwell and Maria Cornwell John J. Tatone and Maggie E. Tatone	John J. Tatone and Maggie E. Tatone Lawrence R. Moffat	3/24/2006 2/5/2002	3261 2631	734 172	land w/ bldg & impv land w/ bldg	\$1,950.00 / \$128,000.00 \$2,528.00 / \$168,000.00 large lot later subdivided by Tatone
						Lawrence R. Moffat	David L. Shepard and Alice C. Shepard dba I	9/1/2000	2484	344	land w/ bldg	\$3,225.00 / \$215,000.00 large lot later subdivided by Tatone
2	27F	168 Sugar Bush Ln	Easton	86.4	2005	Julia Anne Willis	John J. Tatone and Maggie E. Tatone	5/2/2003	2814	311	land only	\$3,375.00 / \$225,000.00 consideration reflects there being a building thereon
						John J. Tatone and Maggie E. Tatone	John J. Tatone and Maggie E. Tatone	2/5/2002	2631	172	land w/ bldg	\$2,528.00 / \$168,000.00 large lot later subdivided by Tatone
						Lawrence R. Moffat	David L. Shepard and Alice C. Shepard dba I	9/1/2000	2484	344	land w/ bldg	\$3,225.00 / \$215,000.00 large lot later subdivided by Tatone
2	27B	Sugar Bush Ln	Easton	14.7		Nancy H. and Joseph H. Kahn	John J. Tatone and Maggie E. Tatone	5/29/2003	2828	351	land only	\$3,210.00 / \$214,000.00 deed transfers three lots of land / consideration should be split
						John J. Tatone and Maggie E. Tatone	John J. Tatone and Maggie E. Tatone	2/5/2002	2631	172	land w/ bldg	\$2,528.00 / \$168,000.00 large lot later subdivided by Tatone
						Lawrence R. Moffat	David L. Shepard and Alice C. Shepard dba I	9/1/2000	2484	344	land w/ bldg	\$3,225.00 / \$215,000.00 large lot later subdivided by Tatone
2	27A	Sugar Bush lane	Easton	17		Nancy H. and Joseph H. Kahn	John J. Tatone and Maggie E. Tatone	5/29/2003	2828	351	land only	\$3,210.00 / \$214,000.00 deed transfers three lots of land / consideration should be split

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
						John J. Tatone and Maggie E. Taton Lawrence R. Moffat	Lawrence R. Moffat	2/5/2002	2631	172	\$2,528.00 / \$168,000.00	large lot later subdivided by Tatone
						David L. Shepard and Alice C. Shep	Lawrence R. Moffat	9/1/2000	2484	344	\$3,225.00 / \$215,000.00	large lot later subdivided by Tatone

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4. Lost Valley Subdivision, Town of Woodstock

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
104	12	60 Lost Valley Rd	Woodstock	1.94		Concetta J. Naisie Edward Kaloust and Joyce Kaloust Swiftwater Builders, Inc. Brenda J. Kneeland and Thomas E. Kneeland Brenda J. Kneeland and Thomas E. Kneeland Brenda J. Kneeland	Edward Kaloust and Joyce Kaloust Swiftwater Builders, Inc. Brenda J. Kneeland and Thomas E. Kneeland Brenda J. Kneeland and Thomas E. Kneeland Thomas E. Kneeland, Jr. and Frederick M. C.	5/22/1992 3/21/1977 5/11/1976 2/3/1973 11/18/1972	1969 1304 1291 1191 1185	716 175 82 339 163	\$1,113.00 / \$106,000.00 \$67.50 / \$45,000.00 \$9.00 / \$6,000.00 \$1.50 / \$1,000.00 \$1.50 / \$1,000.00	Rate: \$0.15 / \$100
104	13	52 Lost Valley Rd	Woodstock	2.03	1971	Ann Marie O'Neill and Frederick M. O'Neill Ann Marie O'Neill Frederick M. O'Neill and Ann Marie O'Neill	Ann Marie O'Neill Frederick M. O'Neill Thomas E. Kneeland, Jr. and Frederick M. C.	5/13/2008 8/20/1974 7/6/1971	3518 1231 1146	854 267 498	\$40.00 / \$0.00 \$0.00 / \$0.00 \$1.00 / \$1,000.00	Minimum tax stamp paid / non- contractual transfer to Trust no consideration paid / exempt transfer to spouse Rate: \$0.10 / \$100
104	14	30 Lost Valley Rd	Woodstock	1.3	1971	Donald P. Doenges Donald P. Doenges M. Phyllis Latassa	Gerhard Doenges Gerhard Doenges John J. Latassa	4/11/2008 11/30/1978 12/12/1970	3521 1357 1131	177 578 537	\$315.00 / \$45,000.00 * note \$96.25 / \$38,500.00 \$4.50 / \$4,500.00	This is a transfer of a half interest only. Also there is a paragraph in the deed that states the following "this conveyance is intended to give effect to a transaction between the grantor and the grantee which occurred twenty years ago, but was not properly consummated by the recording of a deed. Transfer tax is based on the rate in effect at the time of the transaction". No true date was stated, based on the date of the deed I calculated the consideration at the 1988 rate. Rate: \$0.70 / \$100 Rate: \$0.25 / \$100 Rate: \$0.10 / \$100
104	15	Lost Valley Rd	Woodstock	0.9	unimproved	Donald P. Doenges M. Phyllis Latassa John J. Latassa and M. Phyllis Latassa Nancy K. Breznak Robert W. Kneeland Robert W. Kneeland	M. Phyllis Latassa John J. Latassa Nancy K. Breznak Robert W. Kneeland Lost Valley Corp. by Thomas E. Kneeland, Jr.	10/5/2007 9/16/1989 6/9/1987 10/2/1986 9/3/1974	3455 1826 1678 1231 1231	613 492 774 265 265	\$975.00 / \$65,000.00 \$38.00 / \$0.00 \$67.50 / \$9,000.00 (stated) \$30.00 / \$10,000 (stated) \$6.75 / \$4,500.00	Minimum tax stamp paid / non- contractual trans to Spouse exempt Rate: \$0.75 / \$100 Minimum tax stamp paid Rate: \$0.15 / \$100
104	16	7 Snow King Rd	Woodstock	0.86	1978	M. Phyllis Latassa John J. Latassa and M. Phyllis Latassa Duncan L. MacLennan and Barbara MacLennan Duncan L. MacLennan and Barbara MacLennan	John J. Latassa Duncan L. MacLennan and Barbara MacLennan Lost Valley Corporation by Thomas E. Kneeland, Jr.	9/26/1989 9/15/1978 7/12/1974 10/19/1973	1826 1353 1223 1206	483 641 545 418	\$38.00 / \$0.00 \$16.25 / \$6,500.00 \$0.00 / \$0.00 \$9.00 / \$6,000.00	Minimum consideration / non- contractual transfer to spouse Rate: 0.25 / \$100 no consideration / Confirmatory Deed (exempt) Rate: \$0.15 / \$100
104	17	16 Lone Wolf Rd	Woodstock	1.17	1996	Clark R. Miller and Lisa M. Miller Clark R. Miller Beth Handy Patterson L. Blodgett and Shelly C. Blodgett Robert E. Carlson and Maureen E. Carlson Lost Valley Corporation	Clark R. Miller Beth Handy Patterson L. Blodgett and Shelly C. Blodgett Robert E. Carlson and Maureen E. Carlson David C. Sweeney Jr. and Avis M. Sweeney	9/26/2008 10/30/2007 8/1/2003 7/9/1995 6/15/1973 9/7/1972	3554 3463 302 2865 1198 1173	498 302 991 590 511 254	\$0.00 / \$0.00 \$3,690.00 / \$246,000.00 \$2,363.00 / \$157,500.00 \$165.00 / \$16,500.00 \$9.75 / \$6,500.00 \$0.00 / \$1.00 (stated)	no consideration paid / exempt transfer to Spouse Rate: \$10.00 / \$1000 Rate: \$0.15 / \$100 This is all the land owned by Sweeney prior to subdivision transferred to the Corporation.
104	18	19 Snow King Rd	Woodstock	1.04	1984	Paul J. Pinkham and Kimberly Pinkham Paul J. Pinkham and Kimberly Pinkham F. Myles Moran James S. Tobin and Barbara K. Tobin	F. Myles Moran and Mary Jo Levitsky (aka f F. Myles Moran James S. Tobin and Barbara K. Tobin Lost Valley Corp. by Thomas E. Kneeland, Jr.	10/27/2000 8/28/2000 3/5/1986 8/5/1974	2496 2483 1589 1230	802 783 481 2000	\$0.00 / \$0.00 \$2,580.00 / \$172,000.00 \$67.50 / \$9,000.00 \$7.25 / \$4,800.00	no consideration paid / Corrective Deed (exempt) Rate: \$0.75 / \$100 Rate: \$0.15 / \$100

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
104	12	60 Lost Valley Rd	Woodstock	1.94		Conchetta J. Natile	Edward Kaloust and Joyce Kaloust	5/22/1992	1969	716	land w/ bldg \$1,113.00 / \$106,000.00	Minimum tax stamp paid / non-contractual gift to spouse (exempt)
104	19	Snow King Rd	Woodstock	1.26	unimproved	Arnold G. Johnson, Jr. and Elaine Danaher	Arnold G. Johnson, Jr. and Deborah L. John Arnold G. Johnson, Jr.	1/10/1991	1895	521	land only \$42.00 / \$0.00	
						Arnold G. Johnson, Jr.	William K. Danaher, Jr. and Elaine Danaher	8/28/1978	1461	385	land only \$16.00 / \$6,400.00	Rate: \$0.25 / \$100
						William K. Kanaher, Jr. and Elaine Danaher	Lost Valley Corp. by Thomas E. Kneeland, Jr.	8/5/1974	1230	594	\$6.75 / \$4,500.00	Rate: \$0.15 / \$100
104	20	15 Red Fox Rd	Woodstock	1.05	2003	Robert F. Matheson and Linda S. Matheson	Robert F. Matheson	12/21/2007	3477	874	land w/ bldg \$0.00 / \$0.00	no consideration / non-contractual / gift to spouse
						Robert F. Matheson	Stella Hasiotis	3/27/2002	2651	520	land only \$210.00 / \$14,000.00	
						Stella Hasiotis	John Hasiotis	1/31/2002	2651	517	land only \$0.00 / \$0.00	no consideration / non-contractual / divorce
						John Hasiotis	Carol Olney (fka Carol A. Suurrol)	1/22/1993	2015	225	land only \$147.00 / \$14,000.00	Rate: \$10.50 / \$1000
						Carol A. Suurrol	Pamela J. Whitaker	9/4/1986	1621	709	land only \$90.00 / \$12,000.00	Rate: \$0.75 / \$100
						Pamela J. Whitaker	Bank to New England, NA, Successor in interest	10/30/1984	1524	249	land only \$57.00 / \$5,700.00	Rate: \$1.00 / \$100
							New England Merchants National Bank by:	11/30/1979	1388	377	land only \$68.75 / \$27,500.00 (stated)	Developer lost property to Bank by Sheriff's Deed (11 lots taken by Bank pursuant to the lawsuit in Superior Court. The amount of the Debt owed pursuant to the recorded attachment is \$652,682.00 / consideration for property is stated in the deed as \$27,500.00)
104	21	Red Fox Rd	Woodstock	1.73	unimproved	Craig Stauning Frederick M. O'Neill and Ann Marie O'Neill	Frederick M. O'Neill and Ann Marie O'Neill Frederick M. O'Neill	1/3/2014 5/13/2008	4034 3518	768 852	land only land only \$374.00 / \$24,900.00 \$40.00 / \$0.00	minimum tax stamp / non-contractual transfer to Trust Rate: \$10.50 / \$1000 Exempt from tax stamp / consideration stated based on outstanding property taxes due to town
						Frederick M. O'Neill	Town of Woodstock	1/21/1993	2013	133	land only \$21.00 / \$2,000.00	
						Town of Woodstock		7/14/1989	1926	891	tax deed \$0.00 / \$1,191.04 (stated)	
						Frederick M. O'Neill and Ann Marie O'Neill	Lost Valley Corp by: Thomas E. Kneeland, J	7/12/1974	1223	543	land only \$0.00 / \$0.00	no consideration paid / Confirmatory Deed exempt
						Frederick M. O'Neill and Ann Marie O'Neill	Lost Valley Corp by: Thomas E. Kneeland, J	10/19/1973	1206	419	land only \$1.50 / \$1,000.00	Rate: \$0.15 / \$100
104	22	20 Red Fox Rd	Woodstock	3	2002	Anton Matcjak and Marketa Matcjak	Anton Matcjak	10/12/2007	3458	915	land w/ bldg & impv \$0.00 / \$0.00	non-contractual transfer to spouse
						Anton Matcjak	William Conn and Cindy Conn	6/9/2000	2466	944	land only \$165.00 / \$11,000.00	this deed transfers two lots, consideration should be split
						William Conn and Cindy Conn	Jerome E. McGee and Wanda L. McGee	10/22/1991	1938	386	land only \$53.00 / \$5,000.00	Rate: \$10.50 / \$1000 deed transfers two lots, consideration should be split
						Jerome E. McGee and Wanda L. McGee	Bank of New England, NA, successor of interest	12/31/1985	1582	725	land only \$105.00 / \$14,000.00	Rate: \$0.75 / \$100 deed transfers two lots, consideration should be split
							Mortgage to New England Merchants Natl	11/30/1979	1388	337	land only \$68.75 / \$27,500 (stated)	Developer lost property to Bank by Sheriff's Deed (11 lots taken by Bank pursuant to the lawsuit in Superior Court. The amount of the Debt owed pursuant to the recorded attachment is \$652,682.00 / consideration for property is stated in the deed as \$27,500.00)
104	23	39 Snow King Rd	Woodstock	1.46	1979	James C. O'Donnell and Eleanor M. O'Donn	Nancy L. Falcone Thomas E. Kneeland, Jr. and Frederick M. C.	7/30/1979 10/30/1973	1377 1212	374 535	land only land only \$13.75 / \$5,500.00 \$9.75 / \$6,500.00	Rate: \$0.25 / \$100 Rate: \$0.15 / \$1000

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104	12	60 East Valley Rd	Woodstock	1.94		Concetta J. Natale	Edward Kaloust and Joyce Kaloust	5/22/1992	1989	716	\$1,113.00 / \$106,000.00	This deed transfers two lots (47 & 48) which are consolidated into one lot (47).
104	24	9 Grey Squirrel Rd	Woodstock	2	1988	David Charles Pearce	Timothy Caponigro	2/28/2002	2040	999	\$2,949.00 / \$169,000.00	
						Timothy Caponigro	James M. Connolly and Paula M. Connolly	6/21/2001	2554	527	\$525.00 / \$35,000.00	This deed transfers two lots (47 & 48)
						3. James P. Connolly - one half interest and 3. Thomas J. Grady		10/30/1995	2234	403	\$100.00 / \$10,000.00 (stated and calculated)	Rate: \$10.00 / \$1000 LOT 47 ONLY
						1. James P. Connolly and Paula M. Connolly	1. Russell D. Whitney and Eleanor P. White	11/30/1994	2127	90	\$160.00 / \$16,000.00 (stated and calculated)	Rate: \$10.00 / \$1000 LOT 48 ONLY
						2. James P. Connolly and Thomas J. Grady	2. Kevin McShea	10/11/1985	1566	594	\$85.00 / \$11,300.00	Rate: \$0.75 / \$100 LOT 47 ONLY
						1. Russell D. Whitney and Eleanor P. White	1. Clarence A. Whitney, Jr.	4/19/1984	1502	610	\$45.00 / \$4,450.00 (stated)	Rate: \$1.00 / \$100 LOT 48 ONLY tax stamp calculation is a consideration of \$4,500.00
						1. Clarence A. Whitney, Jr.	1. New England Merchants National Bank	11/30/1979	1387	927	\$10.00 / \$1,100.00 (stated)	LOT 48 ONLY minimum tax stamp paid / consideration is stated
						2. Kevin McShea	2. Kim Ella Ferrero and Rachel Joanne Ferrero	8/6/1984	1516	107	\$95.00 / \$9,500.00	Rate: \$1.00 / \$100 LOT 47 ONLY
						1. Kim Ella Ferrero and Rachel Joanne Ferrero	1. Lost Valley Corporation By Frederick M. O'Neil	11/13/1977	1327	273	\$11.25 / \$4,500.00	Rate: \$0.25 / \$100 LOT 47 ONLY
						2. Lost Valley Corporation	2. Brenda J. Kneeland	10/24/1977	1323	413	\$10.00 / \$0.00	Minimum tax stamp paid / no consideration stated - transfers two lots
						2. Brenda J. Kneeland	Lost Valley Corporation by Thomas E. Kneec	7/23/1975	1256	108	\$6.00 / \$4,000.00	46 & 47 Rate: \$0.15 / \$100 transfers four lots 47, 46, 10 & 42 consideration should be split
104	25	10 Grey Squirrel Rd	Woodstock	1.82	1986	Jeffrey O. Long and Candace A. Long	James M. Connolly and Paula M. Connolly	12/26/1996	2234	405	\$970.00 / \$97,000.00	This deed transfers all of Lot 46 and a portion of Lot 47 so it is an oversized lot (Lot Line Adjustment Plan 8335) Consideration may reflect higher value;
						James M. Connolly and Paula M. Connolly	1. Thomas J. Grady (half interest only in Lot 46)	10/30/1995	2234	403	\$100.00 / \$10,000.00 (stated and calculated)	Rate: \$10.00 / \$1000
						2. Anna F. Warner (Lot 46)		5/2/1985	1547	241	\$95.00 / \$9,500.00	Rate: \$1.00 / \$100
						1. James M. Connolly and Thomas Grady	Kevin McShea (Lot 47)	10/11/1985	1566	594	\$95.00 / \$12,600.00	Rate: \$0.75 / \$100
						1. Kevin McShea	Kim Ella Ferrero and Rachel Joanne Ferrero	8/6/1984	1516	107	\$95.00 / \$9,500.00	Rate: \$1.00 / \$100
						1. Kim Ella Ferrero and Rachel Joanne Ferrero	1. Lost Valley Corporation by Frederick M. O'Neil	11/13/1977	1327	273	\$11.25 / \$7,500.00	Rate: \$0.15 / \$100
						2. Anna F. Warner	Joseph Ferrero (Lot 46)	8/6/1979	1378	295	\$11.25 / \$4,500.00 (stated and calculated)	Rate: \$0.25 / \$100
						2. Joseph Ferrero	Lost Valley Corporation by Frederick M. O'Neil	11/13/1977	1327	275	\$11.25 / \$7,500.00	Rate: \$0.15 / \$100
						1 and 2, Lost Valley Corporation	Brenda J. Kneeland (Lots 46 & 47)	10/24/1977	1323	413	\$10.00 / \$100 (stated)	Minimum tax stamp / non-contractual transfer
						1 and 2, Brenda J. Kneeland	Lost Valley Corporation (Lot 47, 46, 10)	7/23/1975	1256	108	\$6.00 / \$4,000.00	Rate: \$0.15 / \$100 multiple lot transfer - consideration should be split
104	26	59 Snow King Rd	Woodstock	0.99	1986	Mark and Cindy Visniewski	Peter G. Wonson, Trustee of the Peter	4/28/2005	3132	653	\$3,525.00 / \$235,000.00 (stated and calculated)	minimum tax stamp / non-contractual transfer to Trust Rate: \$1.00 / \$100
						Peter G. Wonson, Trustee of the Peter	Peter G. Wonson and Nancy E. Wonson	4/22/2002	3051	566	\$40.00 / \$0.00	
						Peter G. Wonson and Nancy E. Wonson	James E. Gray	7/28/1984	1541	421	\$640.00 / \$64,000.00	Rate: 0.50 / \$100
						James E. Gray	James B. Libby	7/21/1981	1427	306	\$37.50 / \$7,500.00	Rate: \$0.25 / \$100
						James B. Libby	Jimmie D. McLaughlin	8/31/1979	1380	562	\$13.75 / \$5,500.00	Rate: \$0.15 / \$100
						Jimmie D. McLaughlin	Michael J. Lioz	2/23/1976	1275	477	\$4.65 / \$3,100.00	Rate: \$0.15 / \$100
						Michael J. Lioz	Lost Valley Corp by David C. Sweeney,	9/28/1972	1182	60	\$12.75 / \$8,500.00	Rate: \$0.15 / \$100
						Lost Valley Corporation	David C. Sweeney Jr. and Avis M. Sweet	9/7/1972	1173	254	\$0.00 / \$1.00 (stated)	This is all the land owned by Sweeney prior to subdivision transferred to the Corporation
104	27	73 Snow King Rd	Woodstock	1.69	1979	Leonard L. Lapenta and Patricia M. Lap Ann Marie O'Neill		9/14/1979	1381	183	\$13.75 / \$5,500.00	Rate: \$0.25 / \$100

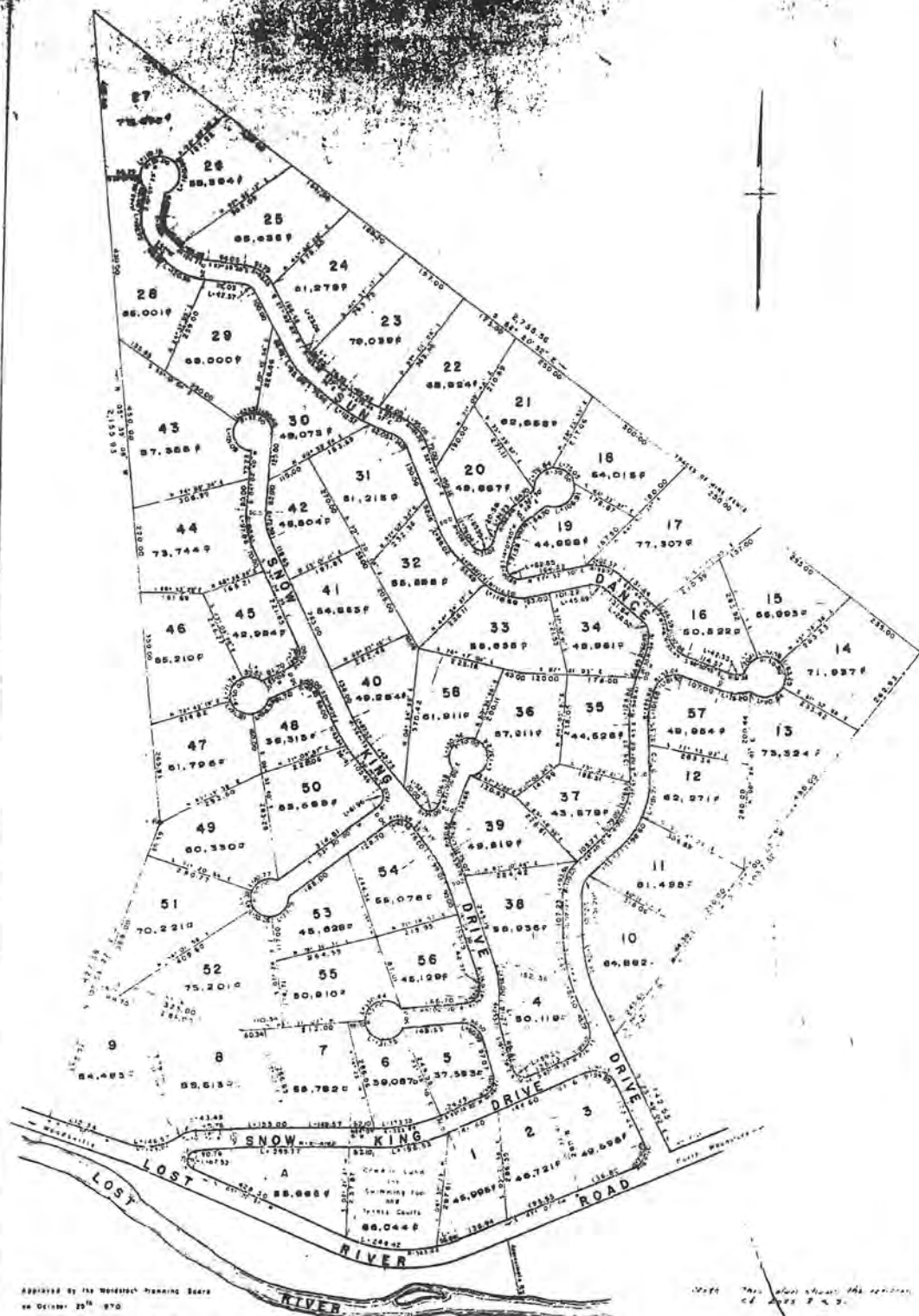
Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
104	12	60 Lost Valley Rd	Woodstock	1.94		Concetta J. Natale Ann Marie O'Neill	Edward Kaloust and Joyce Kaloust Lost Valley Corporation by Thomas Km	5/22/1992 7/12/1974	1969 1223	716 547	\$1,113.00 / \$106,000.00 \$1.50 / \$1,000.00	Rate: \$0.15 / \$100 Ann Marie O'Neill is the wife of one of the original developers. I do not know definitively if \$1,000.00 was fair market value for the lot in 1974 but they consistently sold lots among themselves for that value but to others for \$4,000.00
104	28	85 Snow Rd	Woodstock	2.01	1996	Martin C. Day	Mary L. Day, Nathaniel M.C. Day and N	6/14/2012	4050	399	\$0.00 / \$0.00	No consideration paid / non-contractual gift to spouse
						Mary L. Day, Nathaniel M.C. Day and N Mary L. Day and Nathaniel M.C. Day	10/4/2002	2721	708	\$0.00 / \$0.00	No consideration paid / non-contractual gift to spouse	
						Mary L. Day and Nathaniel M.C. Day	Mary L. Day, Nathaniel M.C. Day and N	7/20/1996	2210	111	\$0.00 / \$0.00	No consideration paid / non-contractual gift to spouse
						Mary L. Day, Nathaniel M.C. Day and N Bruce D. Feldman	7/20/1993	2038	688	\$150.00 / \$15,000.00 (stated and calculated)	Rate: \$10.00 / \$1,000	
						Bruce D. Feldman	Debra Van Sligh	2/18/1987	1655	469	\$45.00 / \$6,000.00	Rate: \$0.75 / \$100
						Bruce D. Feldman and Debra Van Sligh Brian K. Putnam and Chiara A. Putnam	8/10/1981	1430	231	\$37.50 / \$7,500.00	Rate: \$0.50 / \$100	
						Brian K. Putnam and Chiara A. Govoni Thomas E. Kneeland, Jr. and Brenda J. Thomas E. Kneeland, Jr., and Brenda J. Lost Valley Corporation by Thoams E. J	1/5/1976	1268	413	\$6.75 / \$4,500.00	Rate: \$0.15 / \$100	
						Thomas E. Kneeland, Jr., and Brenda J. Lost Valley Corporation by Thoams E. J	7/12/1974	1223	546	\$1.50 / \$1,000.00	Rate: \$0.15 / \$100 Thomas E. Kneeland, Jr. and Brenda J. Kneeland are one of the original developers. I do not know definitively if \$1,000.00 is fair market value of the lot in 1974 but they consistently sold lots among themselves for that value and lots	
104	29	74 Snow King Rd	Woodstock	1.05	2001	Linda P. Hartman, Trustee of the Linda Richard P. Giolosa and Susanne S. Giol Richard P. Giolosa and Susanne S. Giol Richard P. Giolosa and Susanne S. Giol	9/2/2012 9/26/2006	3919 3331	509 720	\$5,475.00 / \$365,000.00 \$40.00 / \$0.00	minimum tax stamp / non-contractual transfer to Trust	
						Richard P. Giolosa and Susanne S. Giol Joseph H. LeBlanc and Rita G. LeBlanc	2/14/2000	2446	947	\$150.00 / \$10,000.00 (stated and calculated)	Rate: \$0.25 / \$100	
						Joseph H. LeBlanc and Rita G. LeBlanc Robert G. Hayes New England Merchants National Bank	4/27/1981 11/30/1979	1423 1387	641 949	\$6.25 / \$6,500.00 \$10.00 / \$3,800.00 (stated)	Minimum tax stamp paid. Property sold at Sheriff's Sale pursuant to court order	
104	30	66 Snow King	Woodstock	1.26	2004	Frederick Leblanc Nancy G. Wonsow, Trustee of the Nancy E. Wonsow, Successor Trustee of	Nancy E. Wonsow, individually and as Nancy E. Wonsow, Successor Trustee of	5/7/2010 1/22/2010	3705 3676	205 867	\$4,875.00 / \$325,000.00 \$40.00 / \$0.00	minimum tax stamp / non-contractual transfer to a Trust. This is a transfer of one half interest only
						Peter G. Wonsow, Trustee of the Peter Peter G. Wonsow and Nancy E. Wonsow	4/22/2002	3051	570	\$40.00 / \$0.00	minimum tax stamp / non-contractual transfer to a Trust	
						Peter G. Wonsow and Nancy E. Wonsow Donald C. Gray and Susan M. Gray	6/30/2001	2556	675	\$270.00 / \$18,000.00 (stated and calculated)	Rate: \$1.00 / \$100	
						Donald C. Gray and Susan M. Gray	Avis M. Sweeney and David C. Sweeney	12/22/1984	1530	432A	\$60.00 / \$6,000.00 (stated and calculated)	Rate: \$0.15 / \$100 - This is a re-recording of original deed at 1186-334 but they paid tax stamps twice
						Avis M. Sweeney and David C. Sweeney Lost Valley Corporation by David C. Sw	1/4/1973	1186	547	\$9.00 / \$6,000.00	Corrective documents are usually exempt from stamps	
						Avis M. Sweeney and David C. Sweeney Lost Valley Corporation by David C. Sw	1/4/1973	1186	334	\$9.00 / \$6,000.00	Rate: \$0.15 / \$100 - original deed	

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
104	12	60 Lost Valley Rd	Woodstock	1.94		Concetta J. Natale Lost Valley Corporation	Edward Kaloust and Joyce Kaloust David C. Sweeney Jr. and Avis M. Sweet	5/22/1992 9/7/1972	1869 1173	716 254	\$1,113.00 / \$106,000.00 \$0.00 / \$1.00 (stated)	This is all the land owned by Sweeney prior to subdivision transferred to the Corporation
104	31	50 Snow King Rd	Woodstock	1.13	2003	John K. and Linda M. Eisenhart Theodore P. Smith and Suzanne S. Smi	Theodore P. and Suzanne S. Smith Kevin G. McNamara and Karen J. McN.	9/18/2006 8/8/2002	3327 2699	442 435	\$6,150.00 / \$410,000.0 \$570.00 / \$38,000.00	This consideration does not seem to reflect a value with buildings and improvements. This consideration does not seem to reflect a value with buildings and improvements. Rate: \$0.15 / \$100
						Kevin G. McNamara and Karen J. McN.	Edward Bistany and Josephine Bistany	3/13/2000	2451	499	\$150.00 / \$10,000.00	
						Edward Bistany and Josephine Bistany	Lost Valley Corporation by: Thomas E. J.	10/3/1974	1235	63	\$6.75 / \$4,500.00	land only
104	32	Bull Moose Rd	Woodstock	1.42	unimproved	John P. Donahoe, Jr., Trustee of the Jo John P. Donahoe and M. Joan Donahoe	John P. Donahoe and M. Joan Donahoe	2/12/2011	3884	959	\$40.00 / \$0.00	land only
						John P. Donahoe and M. Joan Donahoe	Lost Valley Corporation by Thomas E. J.	8/19/1974	1230	198	\$7.25 / \$4,800.00	land only
104	33	10 Bull Moose Rd	Woodstock	1.33	1986	David S. Barretto and Karen E. Barretto Shelley Cannon Shelley Cannon James H. Mason III and Kimberly E. Nic	James H. Mason III and Kimberly E. Nic James H. Mason III and Kimberly E. Nic James H. Mason III and Kimberly E. Nic	9/14/2001 11/21/1997 3/31/1995	2583 2285 2135	39 51 163	\$3,099.00 / \$206,600.00 \$1,500.00 / \$150,000.0 \$0.00 / \$0.00	Rate: \$10.00 / \$1000 Exempt / No consideration for Corrective Deed Non-contractual transfer to spouse Exempt / No consideration pursuant to Divorce Decree Rate: \$1.00 / \$100 Developer lost property to Bank by Sheriff's Deed (1) lots taken by Bank pursuant to the lawsuit in Superior Court. The amount of the Debt owed pursuant to the recorded attachment is \$652,682.00 / consideration for property is stated in the deed as \$27,500.00
						James H. Mason III and Kimberly E. Nic	Martha E. Mason	9/26/1994	2111	268	\$0.00 / \$0.00	
						James H. Mason III		3/27/1991	1913	385	\$0.00 / \$0.00	
						James H. Mason III and Martha E. Mas	Bank of New England, NA Successor in Mortgage to New England Merchants	9/17/1984 11/30/1979	1520 1388	718 337	\$44.00 / \$4,400.00 \$68.75 / \$27,500 (stated)	
104	34	Snow King Rd	Woodstock	1.14	unimproved	Kevin L. McTeague and R. Patricia McT	Kevin L. McTeague and R. Patricia McT	11/30/1979	1387	925	\$10.00 / \$3,750.00 (stated)	Minimum tax stamp paid. Property sold at Sheriff's Sale pursuant to court order
104	35	Snow King Rd	Woodstock	2.46	unimproved	Mary Jo Levitsky Rhonda L. McIntosh Kevin L. McTeague and R. Patricia McT	Rhonda L. McIntosh Kevin L. McTeague and R. Patricia McT Kevin L. McTeague and R. Patricia McT	5/28/2004 1/24/2002 11/3/1979	3004 2626 1387	666 878 924	\$407.00 / \$27,100.0 \$240.00 / \$16,000.00 \$10.00 / \$4,000.00 (stated and calculated)	Rate: \$0.25 / \$100 Property sold at Sheriff's Sale pursuant to court order
104	36	43 Sundance Rd	Woodstock	1	2002	John Benjamin Wilson and Lori Jean V. William Waterhouse dba Wisal Realty 1. William Waterhouse d/b/a Wisal Rt Paul S. Chesel and Christel Chesel	John Benjamin Wilson and Lori Jean V. William Waterhouse dba Wisal Realty 1. William Waterhouse d/b/a Wisal Rt Paul S. Chesel and Christel Chesel	9/13/2001 2/26/1993	2581 2019	59 249	\$293.00 / \$19,500.00 \$42.00 / \$0.00	consideration reflects land only William Waterhouse dba takes title to the property in three separate deeds. This is a confirmatory deed from the prior owners who lost it to property taxes. The tax stamp is the minimum for the period. There was no consideration for this transfer

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
104	12	60 Lost Valley Rd	Woodstock	1.94		Concetta J. Natale 2. William Waterhouse d/b/a Wisal Rt Town of Woodstock (Tax Collector) 3. Wisal Realty Enterprises	Edward Kaloust and Joyce Kaloust Town of Woodstock (Tax Collector)	5/22/1992 10/7/1992 9/75/1987	1969 1997 1825	716 181 90	\$1,113.00 / \$106,000.00 \$0.00 / \$0.00 \$0.00 / \$46.16 (stated)	Exempt / Corrective Deed No consideration paid Towns are Exempt from tax stamps. Consideration is based on amount of outstanding property taxes and interest Rate: \$0.25 / \$100 Rate: \$0.15 / \$100
104	37	63 Sundance Rd	Woodstock	1.02	1983	Alonso R. Sawyer Alonso R. Sawyer and Stephanie A. Sav Thomas Grady and Barbara Grady	Stephanie A. Sawyer Thomas F. Grady and Barbara Grady Edward O'Connor and Jean H. O'Connor	1/19/2007 10/17/2000 7/7/1985	3371 2494 1546	633 449 659	\$0.00 / \$0.00 \$1,920.00 / \$128,000.00 \$65.00 / \$6,500.00 (stated)	Exempt / no consideration pursuant to Divorce Rate: \$0.75 / \$100 The stamps paid on this deed are incorrect based on the stated consideration. The tax stamp rate change. 7/7/1985, a week before this deed was signed, from the rate of \$1.00 / \$100, I consider the stated consideration correct. Let me know if you have any questions. Rate: \$0.15 / \$100
104	38	Sundance Rd	Woodstock	1.08	unimproved	David D. Milligan and Patricia A. Millig Charles Clermont Frederick M. O'Neill Trustee of the O'h Ann Marie O'Neill Ann Marie O'Neill	William E. Halmkin and Barbara J. Halm Richard L. Kelly and Helen Kelly Lost Valley Corporation by Thomas E. J.	10/22/2004 5/31/2002 9/2/1974 7/8/1974	3067 2673 1231 1223	625 713 271 340	\$974.00 / \$64,900.00 \$495.00 / \$33,000.00 \$0.00 / \$100.00 (stated) \$1.50 / \$1,000.00	non-contractual transfer to Trust Rate: \$0.15 / \$100 I do not know definitively if \$1,000.00 is fair market value of the lot in 1974 but they consistently sold lots among themselves for that value and lots
104	39	83 Sundance Rd	Woodstock	1.28	1986	Andrew A. Clark William E. Halmkin and Barbara J. Halm Richard L. Kelly and Helen Kelly	William E. Halmkin and Barbara J. Halm Richard L. Kelly and Helen Kelly Lost Valley Corporation by Thomas E. J.	2/3/1999 7/14/1980 10/23/1974	2373 1401 1235	454 433 378	\$1,420.00 / \$142,000.00 \$15.00 / \$3,000.00 \$6.75 / \$4,500.00	Rate: \$10.00 / \$1000 Rate: \$0.50 / \$100 Rate: \$0.150 / \$100
104	40	Sundance Rd	Woodstock	1.28	unimproved	Philip S. Meidell and Tatiana K. Meidell Kevin G. McNamara and Karen J. McN Edward Bistany and Josephine Bistany	Kevin G. McNamara and Karen J. McN Edward Bistany and Josephine Bistany Lost Valley Corporation by Thomas E. J.	7/20/2000 3/13/2000 10/3/1974	2474 2451 1235	325 497 63	\$240.00 / \$16,000.00 \$150.00 / \$10,000.00 \$6.75 / \$4,500.00	consideration does not appear to reflect a dwelling consideration does not appear to reflect a dwelling Rate: \$0.15 / \$100
104	41	111 Sundance Rd	Woodstock	1.41	1979	Marion T. Walsh, Trustee of the Mario Marion T. Walsh, Divisee under the Wi John G. Berg	Marion T. Walsh, Trustee of the Mario Marion T. Walsh, Divisee under the Wi Bank of New England, N.A., Successor New England Merchants National Bank	1/13/2006 5/9/1985 11/30/1979	3240 1546 1388	523 407 337	\$40.00 / \$0.00 \$51.00 / \$5,100.00 \$68.75 / \$27,500.00	Minimum tax stamp / non-contractual transfer to Trust Rate: \$1.00 / \$100 Developer lost property to Bank by Sheriff's Deed (11 lots taken by Bank pursuant to the lawsuit in Superior Court. The amount of the Debt owed pursuant to the recorded attachment is \$652,682.00 / consideration for property is stated in the deed as \$27,500.00

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
104	12	60 Lost Valley Rd	Woodstock	1.94		Cincetta J. Natalie	Edward Kaloust and Joyce Kaloust	5/22/1992	1969	716	land w/ bldg	\$1,113.00 / \$106,000.00
104	42	125 Sundance Rd	Woodstock	1.1	2003	Judith Evans	Judith Evans, Trustee of LME Nominee Charles H. Evans and Judith Evans	3/12/2007	3542	412	land w/ bldg & impv	\$40.00 / \$0.00
						Charles H. Evans and Judith Evans	Acorn Associates XLIV, Ltd.	4/22/2003	2808	270	land w/ bldg & impv	\$2,322.00 / \$154,800.00
						Acorn Associates XLIV, Ltd.	Frank S. Kazmarek and Colleen S. Kac	11/15/2002	2740	257	land only	\$450.00 / \$30,000.00
						Frank S. Kazmarek and Colleen S. Kac	Thomas J. Doherty and Laura J. Doherty	9/17/1992	1989	485	land only	\$195.00 / \$18,500.00
						Thomas J. Doherty and Laura J. Doherty	Ann Marie O'Neill and Brenda Kneelan	9/25/1979	1382	467	land only	\$10.00 / \$4,000.00
						Ann Marie O'Neill and Brenda Kneelan	Ann Marie O'Neill and Frank L. Berquist	5/23/1977	1320	792	land only	\$0.00 / \$5,000 stated
						Frank L. Berquist	Lost Valley Corporation by Thomas E. J.	9/26/1974	1233	604	land only	\$6.75 / \$4,500.00
104	43	104 Sundance Rd	Woodstock	1.14	1986	Carole Callahan, Trustee of the Carole Douglas C. Elliott	Douglas C. Elliott and Sharon L. Elliot	9/17/2003	2892	530	land w/ bldg	\$4,425.00 / \$295,000.00
						Douglas C. Elliott	James H. Bresnick and Harolyn S. Bressi	4/7/1987	1660	769	land only	\$136.00 / \$18,100.00
						James H. Bresnick and Harolyn S. Bressi	Lost Valley Corporation	3/25/1978	1341	94	land only	\$26.50 / \$10,600.00
						Lost Valley Corporation	Ann Marie O'Neill	3/14/1978	1338	185	land only	\$10.00 / \$0.00
						Ann Marie O'Neill	Lost Valley Corporation by Thomas E. J.	7/24/1975	1256	110	land only	\$6.00 / \$4,000.00
						Ann Marie O'Neill	Lost Valley Corporation	3/25/1978	1341	94	land only	\$26.50 / \$10,600.00
104	44	Black Bear Rd	Woodstock	1.44	unimproved	Cheryl Rea, Trustee of Ouch Realty	Charles P. Tringale	9/8/2010	3749	873	land only	\$933.00 / \$62,200.00
						Charles P. Tringale	Gary T. Quiricone and Margaret I. Quir	10/31/1994	2117	588	land only	\$150.00 / \$15,000.00
						Gary T. Quiricone and Margaret I. Quir	CMB Construction Company, Inc.	4/12/1989	1799	684	land only	\$168.00 / \$24,000.00
						CMB Construction Company, Inc.	Mark C. Lavitt	11/14/1988	1784	766	land only	\$105.00 / \$15,000.00
						Mark C. Lavitt	James H. Bresnick and Harolyn S. Bressi	4/7/1987	1660	771	land only	\$135.00 / \$18,000.00
						James H. Bresnick and Harolyn S. Bressi	Lost Valley Corporation	3/25/1978	1341	94	land only	\$26.50 / \$10,600.00
						Lost Valley Corporation	Kenneth W. Cline	3/16/1978	1338	187	land only	\$10.00 / \$0.00
						Kenneth W. Cline	Lost Valley Corporation by Thomas E. J.	10/4/1974	1243	459	land only	\$6.75 / \$4,500.00
104	45	16 Black bear Rd	Woodstock	1.24	1981	Darrell J. Deleppo and Mary Ann D. De Jerome Lemelin	De Jerome Lemelin & Michele L. Lemelin	4/16/2001	2530	197	land w/ bldg & impv	\$1,185.00 / \$79,000.00
						Jerome R. Lemelin, Louise J. Lemelin and Jerome R. Lemelin	Louise J. Lemelin, Louise J. Lemelin, &	7/17/1989	1813	927	land only	\$38.00 / \$0.00
						Jerome R. Lemelin, Louise J. Lemelin, & James W. Ryan	Jerome R. Lemelin, Louise J. Lemelin, & James W. Ryan	12/15/1984	1529	301	land only	\$480.00 / \$48,000.00
						James W. Ryan	Lost Valley Corporation by Frederick W.	6/30/1979	1371	853	land only	\$13.75 / \$5,500.00

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
104	12	60 Lost Valley Rd	Woodstock	1.94	1986	Concetta J. Natale	Edward Kaloust and Joyce Kaloust	5/22/1992	1969	716	\$1,113.00 / \$106,000.00	No consideration / Exempt - gift to spouse
104	46	90 Sundance Rd	Woodstock	1.03	1986	Herman G. Pfeuti aka Hermann G. Pfei Herman Pfeuti	John F. Berg	9/12/2001	2582	46	\$0.00 / \$0.00	Rate: \$10.00 / \$1000 Rate: \$0.70 / \$100
						Herman Pfeuti	Donald D. Doenges	7/15/1998	2329	126	\$785.00 / \$78,500.00	Rate: \$10.00 / \$1000
						Donald P. Doenges	Bank of New England, Successor in Int	12/15/1988	1780	488	\$210.00 / \$30,000.00	Rate: \$0.70 / \$100
						John F. Berg	New England Merchants National Bank	5/9/1985	1546	407	\$51.00 / \$5,100.00	Rate: \$10.00 / \$100
								11/30/1979	1388	337	\$68.75 / \$27,500.00	Developer lost property to Bank by Sheriff's Deed (11 lots taken by Bank pursuant to the lawsuit in Superior Court. The amount of the Debt owed pursuant to the recorded attachment is \$652,682.00 / consideration for property is stated in the deed as \$27,500.00)
104	47	74 Sundance Rd	Woodstock	1.77	1992	George A. Smith, Trustee of the Georg George A. Smith and Michele D. Smith	George A. Smith and Michele D. Smith Foreclosure Deed of Brenda Kneeland	4/26/2014	4056	589	\$40.00 / \$0.00	Minimum tax stamp / non-contractual transfer to Trust Rate: \$10.50 / \$1000 Consideration is based on debt owed
								8/3/1990	1877	107	\$105.00 / \$10,000.00 (stated and calculated)	Rate: \$0.25 / \$100 Rate: \$0.15 / \$100
						John L. Murphy	Normand G. Trudel and Normand R. Tr	4/5/1978	1342	760	\$10.00 / \$4,000.00	
						Normand G. Trudel and Normand R. Tr	Lost Valley Corporation by Tomas M. K	8/26/1974	1230	596	\$6.75 / \$4,500.00	
104	48	7 Otter Brook Rd	Woodstock	1.16	1995	Anthony F. Merlino and Donna M. Mei Anthony Merlino	Anthony Merlino	10/24/2006	3341	556	\$40.00 / \$0.00	Minimum tax stamp / non-contractual transfer to Trust No consideration / Exempt gift to issue
						Joseph Merlino	Joseph Merlino	12/31/2004	3103	151	\$0.00 / \$0.00	No consideration / Exempt gift to issue
						Joseph Merlino and Anthony Merlino	Joseph Merlino	10/24/1994	2115	733	\$0.00 / \$0.00	No consideration / Exempt gift to issue
						Joseph Merlino	Debra L. Hardy	12/20/1993	2068	863	\$133.00 / \$13,300.00	Rate: \$10.00 / \$1000
						Debra L. Hardy	Bank of New England, NA, Successor to	1/29/1986	1585	177	\$43.36 / \$5,780.00	Rate: \$0.70 / \$100
							New England Merchants National Bank	11/30/1979	1388	337	\$68.75 / \$27,500.00	Developer lost property to Bank by Sheriff's Deed (11 lots taken by Bank pursuant to the lawsuit in Superior Court. The amount of the Debt owed pursuant to the recorded attachment is \$652,682.00 / consideration for property is stated in the deed as \$27,500.00)
104	49	Otter Brook Rd	Woodstock	1.51	unimproved	Robert L. Novack and Georgene R. No New England Merchants National Bank	Robert L. Novack and Georgene R. No New England Merchants National Bank	11/29/1979	1419	55	\$10.00 / \$1,600.00 (stated)	Minimum tax stamp paid. Property sold at Sheriff's Sale pursuant to court order.



Approved by the Western Planning Board
on October 25th 1970

Certified by Chairman: [Signature]
and Secretary: [Signature]

This plat shows the portion
of the 64-acre tract.
This portion of the tract
is shown in the
plotted map.

PETER HODGES SURVEYORS, INC.
RECORDS
11/18/70
[Other markings]

5. Central Park Estates Subdivision, Town of Campton

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
21/08	9	106 Trapper Rd	Campton	1.02	1995	Dennis John Palmer and Marilyn Jane Palm Steven L. Bodreau and Brenda J. Boudreau Steven L. Bodreau and Brenda J. Lewis Mary Dragon and Robert Dragon R.L.C., Inc. - Developer	Mary Dragon and Robert Dragon R.L.C., Inc. - Developer	11/29/2012 12/4/1997 12/10/1991	3936 2866 1941	887 918 411	\$1,575.00 / \$105,000.00 \$585.00 / \$58,500.00 \$210.00 / \$21,000.00	Rate: \$10.00 / \$1000 Rate: \$10.50 / \$1000
21/08	10	96 Trapper Rd	Campton	1	1987	Mary H. Manita, Trustee of the Mary H. Ma Mary H. Manita and John I. Manita Mary H. Manita and John I. Manita Frederick E. Brown R.L.C., Inc. - Developer	Mary H. Manita and John I. Manita Frederick E. Brown R.L.C., Inc. - Developer	9/10/2010 4/30/2004 12/28/2001	3730 2990 2617	983 887 418	\$40.00 / \$0.00 \$1,770.00 / \$118,000.00 \$750.00 / \$50,000.00	no consideration / transfer to Trust this deed and consideration is for a total of 10 lots and should be split
21/08	11	78 Trapper Rd	Campton	1	1995	Francis A. Irish and Linda L. Irish David Eric Court and Tammy Lee Court	David Eric Court and Tammy Lee Court R.L.C., Inc. - Developer	3/3/2003 8/15/1995	2828 2154	849 542	\$1,769.00 / \$117,000 \$150.00 / \$15,000.00	Lot 3 only this deed and consideration is for Lot 3 and Lot 4 and should be split. Rate: \$10.00 / \$1000
21/08	12	74 Trapper Rd	Campton	1	1997	Dennis E. Smith, Sr. and Kelly J. Smith Lauren E. Belyea Ruth Sandra Custer and David G. Custer Leo A. Robitaille and Jean B. Robitaille	Lauren E. Belyea Ruth Sandra Custer Leo A. Robitaille and Jean B. Robitaille David Eric Court and Tammy Lee Court	5/20/2010 3/25/2005 5/30/2003 5/30/2003	3707 3121 2843 2843	466 187 537 534	\$1,778.00 / \$118,500.00 \$2,100.00 / \$140,000.00 \$1,664.00 / \$110,900.00 \$40.00 / \$0.00	No consideration was paid on this deed but there was no explanation as to why. Looking at the listing I would surmise that when the Robitaille's bought the property no deed was recorded, which means there was consideration paid at that time but there is nothing on record to tell us. The Town Assessor may have the information.
21/08	15	44 Trapper Rd	Campton	1	1996	Anthony E. Amabile and Emily A. Amabile Jose Colon Jose Colon and Jennifer M. Colon Frederick E. Brown	Jose Colon n/a Jose Colon-Medina Jennifer M. Thompson / N/a Jennifer M. Co Frederick E. Brown R.L.C., Inc. - Developer	3/5/2014 5/23/2010 8/14/2002 12/28/2001	4043 3725 2701 2617	579 433 210 418	\$1,740.00 / \$116,000.00 \$0.00 / \$0.00 \$524.00 / \$34,800.00 \$750.00 / \$50,000.00	exempt non-contractual / Divorce this deed and consideration is for a total of 10 lots and should be split
21/08	16	36 Trapper Rd	Campton	1	2004	John Levesque and Donna Levesque Frederick E. Brown	Frederick E. Brown R.L.C., Inc. - Developer	6/20/2003 12/28/2001	2841 2617	268 418	\$1,230.00 / \$82,000.00 \$750.00 / \$50,000.00	there is a separate deed for the MOHO on this lot this deed and consideration is for a total of 10 lots and should be split
21/08	17	28 Trapper Rd	Campton	1	2001	Debra I. Guilloite Frederick E. Brown	Frederick E. Brown R.L.C., Inc. - Developer	10/21/2003 12/28/2001	2913 2617	285 418	\$1,613.00 / \$107,500.00 \$750.00 / \$50,000.00	this deed and consideration is for a total of 10 lots and should be split
21/08	18	22 Trapper Rd	Campton	1	2002	Russell Gould and Ida Gould Frederick E. Brown	Frederick E. Brown R.L.C., Inc. - Developer	7/10/2003 12/28/2001	2852 2617	318 418	\$600.00 / \$40,000.00 \$750.00 / \$50,000.00	this deed and consideration is for a total of 10 lots and should be split

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
21/08	19	12 Trapper Rd	Campton	1	2005	Ben O. Fordham and Ben B. Fordham Frederick E. Brown	Frederick E. Brown R.L.C., Inc. - Developer	5/9/2003 12/28/2001	2827 2617	906 418	land only land with improvements	\$600.00 / \$40,000.00 \$750.00 / \$50,000.00
21/08	20	6 Trapper Rd	Campton	1.14	2004	Robert W. Martin, Jr. and Everett F. Smith Frederick E. Brown	Frederick E. Brown R.L.C., Inc. - Developer	3/26/2004 12/28/2001	2972 2617	736 418	land only land with improvements	\$750.00 / \$50,000.00 \$750.00 / \$50,000.00 this deed and consideration is for a total of 10 lots and should be split
21/09	1	105 Trapper Rd	Campton	1	2004	John R. Derosa and Patricia M. Derosa	Sec'y of Veterans Affairs	2/23/2012	3860	862	land with MOHO	\$477.00 / \$63,500.00 (stated) The tax stamp paid is only the Buyer's half. VA is exempt from payment. Consideration is stated in the deed. corrective deed - exempt and the VA and NH Housing are exempt. NH Housing is exempt from paying tax stamps - consideration is stated in deed and based on debt owed.
21/09	2	101 Trapper Rd	Campton	1	1991	Carolyn M. Child Amanda Tellow Joanne Peterson Earl R. Stewart and Brenda L. Stewart Salem Development, Inc.	Amanda Tellow Joanne Peterson Earl R. Stewart and Brenda L. Stewart Salem Development, Inc. R.L.C., Inc. - Developer	6/27/2013 10/19/2012 5/13/2004 9/30/1993 2/18/1993	3991 3925 2995 2052 2014	835 938 630 241 351	land w/ MOHO land w/ MOHO land w/ MOHO land w/ MOHO land only	\$750.00 / \$50,000.00 \$1,332.00 / \$88,800.00 \$1,425.00 / \$95,000.00 \$630.00 / \$63,000.00 \$63.00 / \$6,000.00 Rate: \$10.00 / \$1000 Rate: \$10.50 / \$1000
21/09	3	93 Trapper Rd	Campton	1	2000	Jamin R. Levasseur Louis Whitcomb and Linda Whitcomb, Erne Beneficial NH, Inc.	Louis Whitcomb and Linda Whitcomb, Erne Beneficial NH, Inc. Foreclosure of mortgage at 3472-85 re: De Beneficial NH, Inc.	7/17/2012 11/22/2010 9/24/2010	3900 3757 3733	896 481 592	land w/ MOHO land only land including MOHO	\$1,998.00 / \$126,500.00 \$1,320.00 / \$86,000.00 \$1,775.00 / \$118,320.24 Tax stamp calculation consideration is \$118,300.00. The \$118,320.24 is stated in the Deed. Rate: \$10.00 / \$1000
21/09	4	85 Trapper Rd	Campton	1	1998	Deborah Luce and Kevin Luce	R.L.C., Inc. - Developer	8/28/1998	2340	870	land only	\$110.00 / \$11,000.00 this deed and consideration is for a total of 10 lots and should be split
21/09	5	77 Trapper Rd	Campton	1	2001	William N. and Carolyn D. Swift	R.L.C., Inc. - Developer	5/24/2001	2541	175	land only	\$300.00 / \$20,000.00
21/09	6	47 Trapper Rd	Campton	1	2002	Patrice M. Plante Michael D. Ray and Pauline Mae Ray Alojia Malonson, Trustee of the Alojia M. Alojia Malonson Anthony Stewart Frederick E. Brown	Michael D. Ray and Pauline Mae Ray Michael D. Ray, Successor Trustee of the Alojia M. Alojia Malonson Anthony Stewart Frederick E. Brown R.L.C., Inc. - Developer	8/15/2013 10/28/2009 3/10/2006 9/30/2005 5/31/2002 12/28/2001	4005 3657 3257 3201 2673 2617	62 6 62 432 104 418	land with MOHO land with MOHO land w/ bldg & imp land w/ bldg land only land w/ improvements	\$1,755.00 / \$117,000.00 \$40.00 / \$0.00 \$40.00 / \$0.00 \$2,475.00 / \$165,000.00 \$495.00 / \$33,000.00 \$750.00 / \$50,000.00 non-contractual trans from Trust non-contractual Trans to Trust this deed and consideration is for a total of 10 lots and should be split
21/09	7	35 Trapper Rd	Campton	1.01	2000	Leslie A. Rich Ronald C. Doucet and Helen P. Doucet	Ronald C. Doucet and Helen P. Doucet R.L.C., Inc., - Developer	11/13/2009 11/30/2001	3661 2606	721 368	land w/ MOHO land only	\$2,052.00 / \$136,800.00 \$450.00 / \$30,000.00
21/09	8	31 Trapper Rd	Campton	1.14	1999	Fred Campbell and Lori Elliott	R.L.C., Inc. - Developer	10/31/2000	2496	838	land only	\$336.00 / \$22,400.00
21/09	9	21 Trapper Rd	Campton	1	1986	Laura Johnson Salem Development, Inc.	Salem Development, Inc. Darrin Catherine Mordorff/k/a Darrin Carl	10/10/1997 2/25/1997	2277 2242	879 870	land only land only	\$249.00 / \$24,900.00 \$121.00 / \$12,100.00 Rate: \$10.00 / \$1000 Rate: \$10.00 / \$1000

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
						Darcie Catherine Byers and Eric Paul Murdok Salem Development, Inc. Salem Development, Inc.	R.I.C., Inc. - Developer	6/23/1995 9/27/1993	2149 2052	471 779	\$125.00 / \$12,500.00 \$50.00 / \$5,000.00	Rate: \$10.00 / \$1000 Rate: \$10.00 / \$1000
21/09	10	11 Trapper Rd	Campton	1	2007	Edward F. Abbot and Sandra Abbott	R.I.C., Inc. - Developer	11/7/2000	2499	571	\$419.00 / \$27,900.00	

6. Heritage Hill Subdivision, town of Holderness

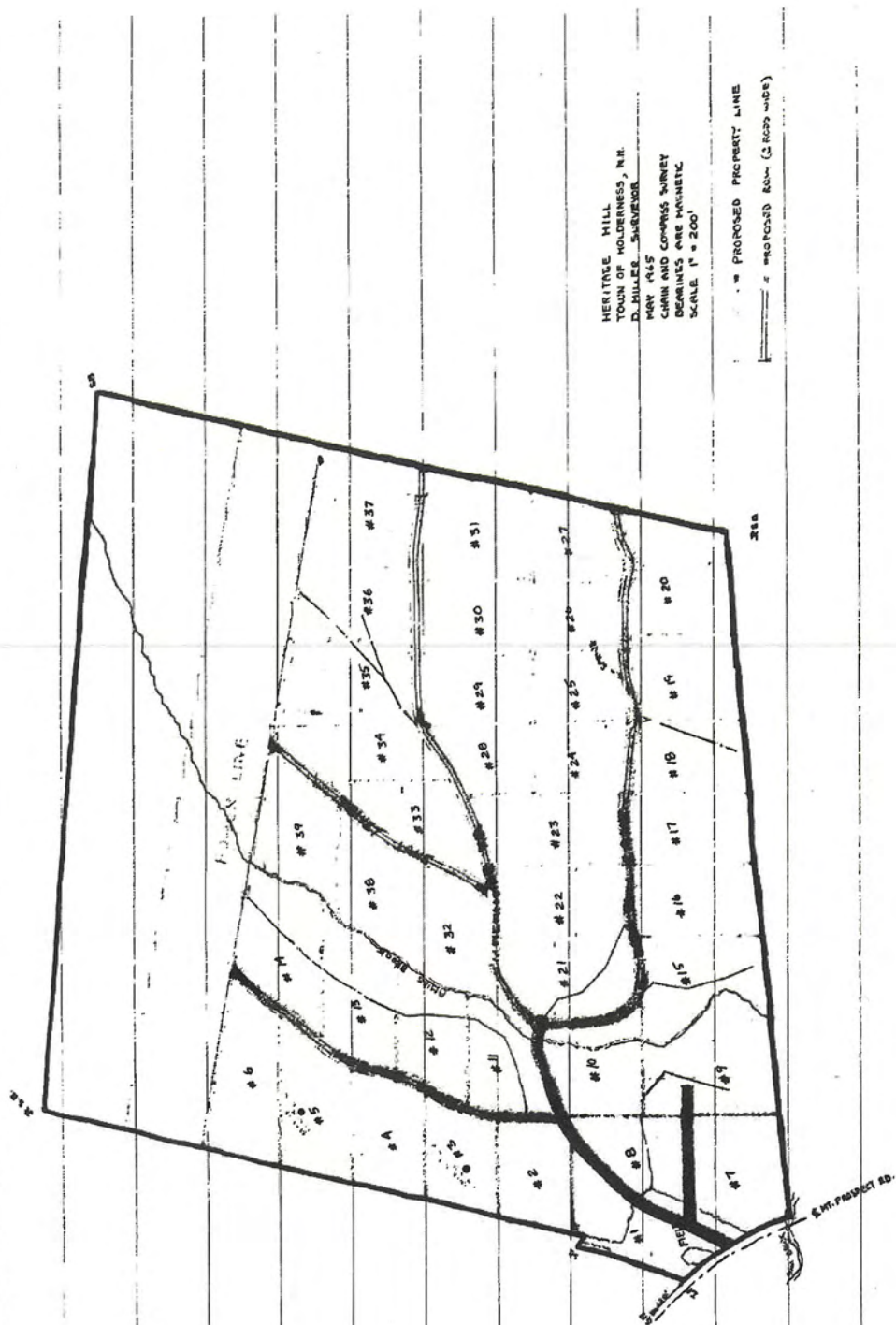
Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
224	42	7 Hob Nob Ln	Holderness	1.2	1970	Dennis P. Flaherty and Marcy A. Flaherty Jay M. Conley Andrew G. Bronson Kevin J. Barlow and Susan S. Barlow	Jay M. Conley Andrew G. Bronson Kevin J. Barlow	2/1/2008 8/30/2001 9/23/1996 12/19/1986	3487 522 2219 1642	808 528 48 175	land w/ bldg land w/ bldg land w/ bldg land only	Lot 2 only Rate: \$10.00 / \$1000 Lot 2 only Rate: \$0.75 / \$100 This deed transfers two lots so consideration should be split
						Kevin J. Barlow and Ann E. Barlow	Walter W. Davis and Dagmar S. Davis - orig	8/5/1970	1125	50	land only	Rate: \$0.10 / \$100 This deed transfers two lots so consideration should be split
224	44	23 Hob Nob Ln	Holderness	1.2	1975	Christopher C. Boukes and Lynette A. Rou Charles S. Van Hagen and Madeline Van Hagen	Charles S. Van Hagen and Madeline Van Hagen	7/15/1991 6/9/1972	1919 1166	409 82	land w/ bldg land only	Rate: \$10.50 / \$1000 Rate: \$0.10 / \$100
224	46	35 Hob Nob Ln	Holderness	3.19	1980	Patricia N. Bourque (flia Patricia N. Newell) Grace M. Newell	Grace M. Newell	7/28/2003	2865	520	land w/ bldg	No consideration / non-contractual transfer of half interest
						Grace M. Newell and Patricia A. Newell Clinton A. Van Hagen William J. Crane, William F. Crane and Fran Glenn T. Kiedaish	Peter Van Hagen and Jane Van Hagen unde Daniel F. Ryder, Jr., William J. Crane, William J. Crane, William F. Crane and Fran Glenn T. Kiedaish	9/12/1982 2/12/1980 7/25/1979	1454 1393 1371	776 738 628	land only land only land only	Rate: \$0.50 / \$100 Rate: \$0.25 / \$100 Rate: \$0.25 / \$100 This transfer is for a half interest only in multiple lots for phase II of development
						Daniel F. Ryder, Jr. and Glenn T. Kiedaish -	Walter W. Davis and Dagmar S. Davis - orig	11/13/1972	1177	365	land only	Rate: \$0.15 / \$100 transfer of multiple lots to second developer of phase II
224	47	40 Hob Nob Ln	Holderness	1.8	1974	William M. Wilcox and Diane Wilcox William M. Wilcox Larry T. Spencer and Eleanor A. Spencer	William M. Wilcox Larry T. Spencer & Eleanor A. Spencer Walter W. Davis and Dagmar S. Davis - orig	2/13/2004 10/30/2001 5/6/1974	2959 2596 1141	566 31 182	land w/ bldg & imp land w/ bldg & imp land only	Non contractual transfer to spouse Rate: \$0.10 / \$100
224	48	28 Hob Nob Ln	Holderness	1.6	1972	Peter S. Francisco and Susan Francisco Citi Bank, NA	Citi Bank, NA Citimortgage, Inc. Foreclosure Deed under	3/4/2011 1/14/2011	3783 3770	802 886	land w/ bldg land w/ bldg	stamp calculates out to \$135,300.00 (stated)
						Larry G. Matthews and Penny P. Matthews Scott W. Miller and Stephanie L. Preble Scott W. Miller and Stephanie L. Preble Donald S. Palmer and Patricia M. Palmer Donald S. Palmer and Patricia M. Palmer Burgess H. Youngman and Gayle E. Youngm Burgess H. Youngman and Gayle E. Youngm	Scott W. Miller and Stephanie L. Preble Donald S. Palmer and Patricia M. Palmer Burgess H. Youngman and Gayle E. Youngm Burgess H. Youngman and Gayle E. Youngm Burgess H. Youngman and Gayle E. Youngm	6/7/2002 5/30/2000 5/21/2002 6/19/1985 2/11/1971	2676 2464 2670 1548 1134	660 628 393 754 333	land w/ bldg land w/ bldg land w/ bldg land w/ bldg land only	Rate: \$1.00 / \$100 Rate: \$0.10 / \$100
224	49	18 Hob Nob Ln	Holderness	1.5	1969	Richard L. Berg Russell H. Lord, Jr. and Iris G. Lord	Russell H. Lord, Jr. and Scott D. McGuffin, E Walter W. Davis and Dagmar S. Davis - orig	6/25/2001 9/26/1968	2553 1085	613 174	land w/ bldg land only	Rate: \$0.10 / \$100
224	50	12 Hob Nob Ln	Holderness	1.3	1980	Anne E. Simensen Erik J. Simensen and Anne E. Simensen Arthur J. Simensen, Trustee of the M&A Re John P. McDonough and Karen K. McDono John P. McDonough and Karen K. McDono Barry M. Conners and Pamela Kay Warren- Earline F. Eagan and Holly Ann Graton Earline F. Eagan	Erik J. Simensen Arthur J. Simensen, Trustee of the M&A Re John P. McDonough and Karen K. McDono John P. McDonough and Karen K. McDono Barry M. Conners and Pamela Kay Warren- Earline F. Eagan and Holly Ann Graton Earline F. Eagan	7/17/2012 11/9/2009 5/21/2002 4/11/2000 2/17/1984 2/6/1981	3903 3660 2670 2455 1497 1415	196 452 393 986 611 427	land w/ bldg land w/ bldg land w/ bldg land w/ bldg land w/ bldg land w/ bldg	Non-Contractual / Divorce Rate: \$0.00 / \$0.00 Rate: \$2,025.00 / \$135,000.00 Rate: \$2,024.00 / \$134,900.00 Rate: \$1,482.00 / \$98,800.00 Rate: \$495.00 / \$49,500.00 Rate: \$1.00 / \$100 Minimum tax stamp / no consideration paid / gift to self and daughter
						Earline F. Eagan Gordon W. Smith and Janice L. Smith Gordon W. Smith	Gordon W. Smith and Janice L. Smith Walter W. Davis and Dagmar S. Davis - orig	2/22/1972 1/19/1967	1159 1050	485 97	land only land only	Rate: \$0.10 / \$100 Rate: \$1.10 / \$1000
224	51	7 Trivett Ln	Holderness	1.54	1972	John Patrick McDonough and Karen J. McD Gary G. Boudreau and Dora R. Boudreau Gary G. Boudreau and Dora R. Boudreau David B. Price and Margaret S. Price David B. Price and Margaret S. Price	John Patrick McDonough and Karen J. McD Gary G. Boudreau aka Gary G. Boudreau and David B. Price and Margaret S. Price David B. Price and Margaret S. Price David B. Price and Margaret S. Price	5/30/2002 10/23/1986 10/20/1978	2674 1633 1354	687 853 209	land only land only land only	This deed says only "land" but I believe by the consideration there is a house on it This deed says only "land" but I believe by the consideration there is a house on it Rate: \$0.75 / \$100 Rate: \$0.25 / \$100

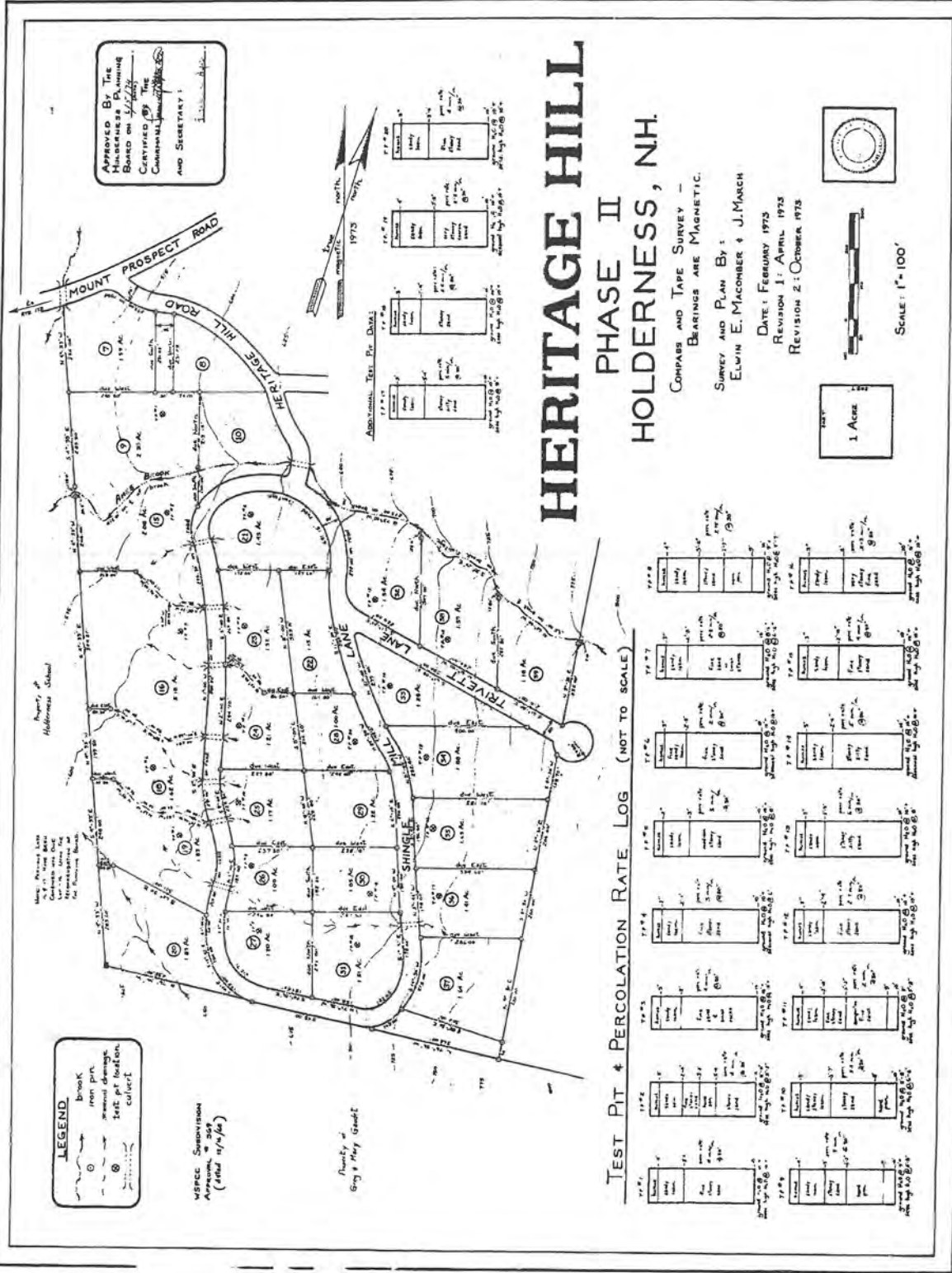
Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
						Daniel F. Ryder, Jr. and Glenn T. Kiedaich - Walter W. Davis and Dagmar S. Davis - orig		11/13/1972	1177	365	\$52.50 / \$3,500.00	Rate: \$0.15 / \$100 transfer of multiple lots to second developer of" phase II"
224	52	15 Triwett Ln	Holderness	1.57	1984	Donald L. Saviano and Bernice P. Saviano, Donald L. Saviano and Bernice P. Saviano, Jeffrey E. Hale and Phyllis A. Pierce, Jeffrey E. Hale and Phyllis A. Pierce	Donald L. Saviano and Bernice P. Saviano, Donald L. Saviano and Bernice P. Saviano, Jeffrey E. Hale and Phyllis A. Pierce, Jeffrey E. Hale and Phyllis A. Pierce	10/25/2006 11/19/2001 5/28/1990	3341 2600 1862	443 36 953	\$40.00 / \$0.00 \$2,501.00 / \$166,700.00 \$1,192.00 / \$113,500.0	non-contractual transfer to Trust Rate: \$10.50 / \$1000 This deed says "land" but I believe by the consideration there is a house on it Rate: \$0.75 / \$100 also the same with this deed and the reference to "land" vs. the consideration Rate: \$1.00 / \$100 Rate \$0.25 / \$100 This transfer is for a half interest only in multiple lots for phase II of development Rate: \$0.15 / \$100 transfer of multiple lots to second developer of" phase II"
						Michael M.L. Pearson and Loretta Hervey P. Michael L. Thurston and Martha Hill Thurst		7/30/1986	1613	369	\$618.75 / \$82,500.00	
						Michael L. Thurston and Martha Hill Thurst Daniel F. Ryder, Jr., William J. Crane, Willis William J. Crane, William F. Crane and Fran Glenn T. Kiedaich		8/13/1983 7/25/1979	1484 1371	448 628	\$88.00 / \$8,800.00 \$50.00 / \$20,000.00	
						Daniel F. Ryder, Jr. and Glenn T. Kiedaich - Walter W. Davis and Dagmar S. Davis - orig		11/13/1972	1177	365	\$52.50 / \$3,500.00	
224	53	21 Triwett Ln	Holderness	1.18	1980	Scott W. Miller and Stephanie L. Preble James L. Martin and Linda A. Martin Shirley B. Daigreault and Peter J. Daigreault Peter J. Daigreault	James L. Martin and Linda A. Martin Peter J. Daigreault and Shirley B. Daigreault Peter J. Daigreault	6/18/2002 12/29/1998 4/23/1993	2679 2366 2023	536 452 242	\$3,450.00 / \$230,000.00 \$1,600.00 / \$160,000.00 \$0.00 / \$0.00	Rate: \$10.00 / \$1000 non-contractual transfer to Spouse Rate: \$1.00 / 1000 This is for a half interest only and the consideration from this deed and the deed below should be added together for the full consideration of the purchase Rate: \$1.00 / 1000 This is for a half interest only and the consideration from this deed and the deed above should e added together for the full consideration of the purchase Rate: \$0.25 / \$100 This transfer is for a half interest only in multiple lots for phase II of development Rate: \$0.15 / \$100 transfer of multiple lots to second developer of" phase II"
						William J. Crane, William F. Crane and Fran Glenn T. Kiedaich		7/25/1979	1371	628	\$50.00 / \$20,000.00	
						Daniel F. Ryder, Jr. and Glenn T. Kiedaich - Walter W. Davis and Dagmar S. Davis - orig		11/13/1972	1177	365	\$52.50 / \$3,500.00	
224	54	12 Triwett Ln	Holderness	1.2	1991	Nichols J. DeRuvo and Madelyn A. DeRuvo Grace S. Ryder, William J. Crane, William F. William J. Crane, William F. Crane and Fran Glenn T. Kiedaich	Grace S. Ryder, William J. Crane, William F. Crane and Fran Glenn T. Kiedaich	7/25/1986 7/25/1979	1614 1371	229 628	\$87.80 / \$11,700.00 \$50.00 / \$20,000.00	Rate: \$0.75 / \$100 Rate: \$0.25 / \$100 This transfer is for a half interest only in multiple lots for phase II of development Rate: \$0.15 / \$100 transfer of multiple lots to second developer of" phase II"
						Daniel F. Ryder, Jr. and Glenn T. Kiedaich - Walter W. Davis and Dagmar S. Davis - orig		11/13/1972	1177	365	\$52.50 / \$3,500.00	
224	55	28 Triwett Ln	Holderness	3.51	1983	John M. Messinger, II and Susan M. Messir Susan S. Hayes (formerly Susan S. Hayes) Robert W. Keyes and Susan Haley Robert E. Wherland and Joan W. Wherland Robert E. Wherland and Joan W. Wherland Bonnie J. Baas John C. Baas John C. Baas and Bonnie J. Baas Daniel F. Ryder, Jr., William J. Crane, Willis	John M. Messinger, II and Susan M. Messir Susan S. Hayes (formerly Susan S. Hayes) Robert E. Wherland and Joan W. Wherland Robert E. Wherland and Joan W. Wherland Bonnie J. Baas John C. Baas John C. Baas and Bonnie J. Baas Daniel F. Ryder, Jr., William J. Crane, Willis	7/19/2005 8/27/1990 8/15/1988 12/21/1984 9/11/1980	3171 1876 1755 1530 1405	304 715 671 487 613	\$7,095.00 / \$473,000.00 \$3,308.00 / \$315,000.00 \$2,785.00 / \$355,000.00 \$20.00 / less than \$100.00 stated consideration \$40.00 / \$16,000.00	This consideration is for two (2) lots with a house so value is higher due to double lot Rate: \$10.50 / \$1000 same note: value is higher due to double lot Rate: \$0.70 / \$100 same note: value is higher due to double lot Rate: \$0.25 / \$100 same note: value is higher due to double lot

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
						William J. Crane, William F. Crane and Fran Glenn T. Kiedaisch		7/25/1979	1371	628	\$50.00 / \$20,000.00	Rate: \$0.25 / \$100 This transfer is for a half interest only in multiple lots for phase II of development
						Daniel F. Ryder, Jr. and Glenn T. Kiedaisch - Walter W. Davis and Dagmar S. Davis - orig.		11/13/1972	1177	365	\$52.50 / \$3,500.00	Rate: \$0.15 / \$100 transfer of multiple lots to second developer of phase II
224	57	85 Heritage Hill Rd	Holderness	1.41	1983	Phillip C. Haskell and Terri L. Johnson William J. Crane, William F. Crane and Fran Glenn T. Kiedaisch	Daniel F. Ryder, Jr., William J. Crane, William J. Crane, William F. Crane and Fran Glenn T. Kiedaisch	10/20/1982 7/25/1979	1457 1371	994 628	\$45.00 / \$9,000.00 \$50.00 / \$20,000.00	Rate: \$0.50 / \$100 Rate: \$0.25 / \$100 This transfer is for a half interest only in multiple lots for phase II of development
						Daniel F. Ryder, Jr. and Glenn T. Kiedaisch - Walter W. Davis and Dagmar S. Davis - orig.		11/13/1972	1177	365	\$52.50 / \$3,500.00	Rate: \$0.15 / \$100 transfer of multiple lots to second developer of phase II
224	58	95 Heritage Hill Rd	Holderness	1.64	1983	Richard W. Humeveill and Anne W. Hume Daniel F. Ryder, Jr., William J. Crane, William J. Crane, William F. Crane and Fran Glenn T. Kiedaisch		7/29/1981 7/25/1979	1428 1371	35 628	\$47.00 / \$9,400.00 \$50.00 / \$20,000.00	Rate: \$0.50 / \$100 Rate: \$0.25 / \$100 This transfer is for a half interest only in multiple lots for phase II of development
						Daniel F. Ryder, Jr. and Glenn T. Kiedaisch - Walter W. Davis and Dagmar S. Davis - orig.		11/13/1972	1177	365	\$52.50 / \$3,500.00	Rate: \$0.15 / \$100 transfer of multiple lots to second developer of phase II
224	61	94 Heritage Hill Rd	Holderness	1.511	1980	Charles A. Stein, Sr. and Ann J. Stein	Clarence W. Bailey, Jr., Trustee of the Clare	8/30/1999	2415	867	\$2,985.00 / \$109,000.00	This consideration is for two lots (27 and 31) with a house so value is higher due to double lot. Lot 27 is deeded out to Stanley J. Dudek, Jr. in 2004 for \$44,500.00 (see run sheet for 124 Heritage Hill Road)
						Clarence W. Bailey, Jr., Trustee of the Clare Clarence W. Bailey aka Clarence W. Bailey, Clarence W. Bailey and M. Eugenia Bailey	Daniel F. Ryder, Jr. and Glenn T. Kiedaisch	12/22/1995 7/9/1979	2176 1370	354 401	\$40.00 / \$0.00 \$37.50 / \$15,000.00	non-contractual transfer to Trust Rate: \$0.25 / \$100 same note: value is higher due to double lot
						Daniel F. Ryder, Jr. and Glenn T. Kiedaisch - Walter W. Davis and Dagmar S. Davis - orig.		11/13/1972	1177	365	\$52.50 / \$3,500.00	Rate: \$0.15 / \$100 transfer of multiple lots to second developer of phase II
224	62	84 Heritage Hill Rd	Holderness	1.05	1985	David L. Moore Jack F. Travis and Lisa A. Travis Daniel Hale	Jack F. Travis and Lisa A. Travis Daniel Hale Paula Hale	2/15/2008 2/28/1997 7/3/1984	3494 2240 1512	87 578 162	\$3,180.00 / \$12,000.00 \$1,265.00 / \$126,500.00 \$20.00 / \$0.00	Rate: \$10.00 / \$1000 non-contractual pursuant to Divorce
						Daniel J. Hale and Paula Hale William J. Crane, William F. Crane and Glenn T. Kiedaisch	Daniel F. Ryder, Jr., William J. Crane, W	7/29/1981 7/25/1979	1431 1371	104 628	\$47.00 / \$9,400.00 \$50.00 / \$20,000.00	Rate: \$0.50 / \$100 Rate: \$0.25 / \$100 This transfer is for a half interest only in multiple lots for phase II of development
						Daniel F. Ryder, Jr. and Glenn T. Kiedaisch - Walter W. Davis and Dagmar S. Davis - orig.		11/13/1972	1177	365	\$52.50 / \$3,500.00	Rate: \$0.15 / \$100 transfer of multiple lots to second developer of phase II
224	64	66 Heritage Hill Rd	Holderness	1	1980	Anne Elthorn Haskell Steven E. Szabadics and MaryAnn Szab Michael G. Balocco and Karen S. Baloco Michael G. Balocco and Karen S. Baloco Gerald P. Bourgeois and Marguerite R. Bourgeois and Marguerite R. Sugarloaf Mountain Builders, Inc. Superloaf Mountain Builders, Inc. Daniel F. Ryder, Jr., William J. Crane, W William J. Crane, William F. Crane and Glenn T. Kiedaisch	Steven E. Szabadics and MaryAnn Szab Michael G. Balocco and Karen S. Baloco Michael G. Balocco and Karen S. Baloco Gerald P. Bourgeois and Marguerite R. Bourgeois and Marguerite R. Sugarloaf Mountain Builders, Inc. Superloaf Mountain Builders, Inc. Daniel F. Ryder, Jr., William J. Crane, W William J. Crane, William F. Crane and Glenn T. Kiedaisch	7/31/2008 5/31/1989 2/1/1987 2/26/1982 1/14/1980 7/25/1979	3541 1808 1653 1440 1391 1371	70 693 168 934 176 628	\$3,675.00 / \$245,000.00 \$784.00 / \$112,000.00 \$802.50 / \$107,000.00 \$320.00 / \$64,000.00 \$10.00 / \$4,000.00 \$50.00 / \$20,000.00	Rate: \$0.70 / \$100 Rate: \$0.75 / \$100 Rate: \$0.50 / \$100 Rate: \$0.25 / \$100 Rate: \$0.25 / \$100 This transfer is for a half interest only in multiple lots for phase II of development

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes	
224	65	58 Heritage Hill Rd	Holderness	1.13	1992	Daniel F. Ryder, Jr. and Glenn T. Kiedal	Walter W. Davis and Dagmar S. Davis -	11/13/1972	1177	365	\$52.50 / \$3,500.00	land only	Rate: \$0.15 / \$100 transfer of multiple lots to second developer of "phase II"
						Benjamin and Carla Savage Michael L. Barry and C. Jane Bjerklie-B. Nancy Duval	Michael L. Barry and C. Jane Bjerklie-B. Nancy Duval	7/31/2002 10/11/1991	2695 1934	766 188	\$3,105.00 / \$207,000.00 \$168.00 / \$16,000.00	land w/ bldg land w/ bldg	Rate: \$10.50 / \$1000 This deed states "land with building" but the consideration is more in line with it Rate: \$0.75 / \$100 Rate: \$0.25 / \$100 This transfer is for a half interest only in multiple lots for phase II of development
						Nancy Duval William J. Crane, William F. Crane and Glenn T. Kiedal	Grace S. Ryer (Estate of Daniel F. Ryder)	9/2/1986 7/25/1979	1620 1371	636 628	\$90.00 / \$16,000.00 \$50.00 / \$20,000.00	land only land only	Rate: \$0.15 / \$100 transfer of multiple lots to second developer of "phase II"
						Daniel F. Ryder, Jr. and Glenn T. Kiedal	Walter W. Davis and Dagmar S. Davis -	11/13/1972	1177	365	\$52.50 / \$3,500.00	land only	Rate: \$0.15 / \$100 transfer of multiple lots to second developer of "phase II"
224	66	184 Heritage Hill Rd	Holderness	1.45	1980	Gabriel Nizetic and Cheryl A. Harrison	Patrick F. Heuveline and Debra D. Heu	3/29/1991	1903	182	\$1,134.00 / \$108,000.00	land w/ bldg	Rate: \$10.50 / \$1000
						Patrick F. Heuveline and Debra D. Heu Paul A. Montour and Suzanne L. Mont Floyd M. Murphy and Marlene M. Mui Daniel F. Ryder, Jr. and Glenn T. Kiedal	Paul A. Montour and Suzanne L. Mont Floyd M. Murphy and Marlene M. Mui Daniel F. Ryder, Jr. and Glenn T. Kiedal	9/19/1988 6/14/1985 7/30/1976	1762 1547 1289	406 136 749	\$945.00 / \$135,000.00 \$875.00 / \$87,500.00 \$10.95 / \$7,300.00	land w/ bldg land w/ bldg land only	Rate: \$0.70 / \$100 Rate: \$1.00 / \$100 Rate: \$0.15 / \$100
						Daniel F. Ryder, Jr. and Glenn T. Kiedal	Walter W. Davis and Dagmar S. Davis -	11/13/1972	1177	365	\$52.50 / \$3,500.00	land only	Rate: \$0.15 / \$100 transfer of multiple lots to second developer of "phase II"
						David S. Ransom and Diane M. Drouin	David S. Ransom, Trustee of the David S. Ransom, Kathleen Ransom	4/19/2006	3313	362	land w/ bldg & impv	No tax stamp or consideration - Corrective Deed. Original Deed at 3272-23 Exempt from stamp - gift to spouse.	
224	67	152 Heritage Hill Rd	Holderness	1.32	1980	David S. Ransom, Trustee of the David S. Ransom	David S. Ransom, Kathleen Ransom	5/27/2004 10/29/2002	3005 2774	954 230	\$40.00 / \$0.00 \$0.00 / \$0.00	land w/ bldg & impv land w/ bldg & impv	non-contractual transfer / Trust non-contractual transfer, exempt pursuant to Divorce
						David Ransom and Kathleen Ransom	Joseph D. Rotella and Mary Rotella	9/28/2000	2491	40	\$1,425.00 / \$95,000.00	land w/ bldg & impv	Rate: \$0.70 / \$100
						Joseph D. Rotella and Mary Rotella	John S. Boreyko and Victoria L. Boreyko	12/21/1988	1781	393	\$805.00 / \$115,000.00	land w/ bldg	Rate: \$1.00 / \$100
						John S. Boreyko and Victoria L. Boreyko	James C. Offutt and Margaret J. Offutt	3/14/1984	1501	382	\$650.00 / \$65,000.00	land w/ bldg	Rate: \$0.50 / \$100
224	68	150 Heritage Hill Rd	Holderness	1.21	1985	Robert Randall Haskell, III	The Secretary of the Department of Hc	3/11/2014	4044	965	\$474.00 / \$63,078.00 (stated on Deed)	land w/ bldg & impv	Full stamp of stated amount would be \$947.00. Seller is exempt from paying their half of the stamp
						The Secretary of the Department of Hc	U.S. Bank National Association	6/18/2013	3997	202	\$20.00 / \$1.00 (stated)	land w/ bldg & impv	Full minimum stamp would be \$40.00. Buyer is exempt from paying their half of the stamp
						US Bank N.A.,	The Secretary of the Department of Ho	2/13/2013	3958	815	\$20.00 / \$0.00	land w/ bldg & impv	Full minimum stamp would be \$40.00. Seller is exempt from paying their half of the stamp but there is not reason for the exemption of stamps or
						US Bank, NA	U.S. Bank National Association Foreclor	3/15/2011	3782	439	land w/ bldg & impv	\$2,000.00 / \$133,297.55 (stated)	

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
						Mark R. McGee and Donna M. Reidy	Larry G. Matthews and Pennie P. Matt	6/28/2002	2687	240	land w/ bldg & impv	
						Larry G. Matthews and Pennie P. Matt	Jeffrey S. Belyea and Betty S. Belyea	10/5/2000	2492	138	land w/ bldg & impv	\$2,025.00 / \$135,000.00
						Jeffrey S. Belyea and Betty S. Belyea	Joseph M. Bourque and Robert P. Bour	9/15/1987	1694	851	land only	\$1,574.00 / \$104,900.00
						Joseph M. Bourque and Robert P. Bour	William J. Crane and Glenn T. Kiedaisch	9/12/1986	1623	159	land only	\$181.30 / \$25,900.00
						William J. Crane and Glenn T. Kiedaisch		7/25/1979	1371	628	land only	\$88.58 / \$11,810.00
												Rate: \$0.75 / \$100
												Rate: \$0.25 / \$100 This transfer is for a half interest only in multiple lots for phase II of development
						Daniel F. Ryder, Jr. and Glenn T. Kiedai	Walter W. Davis and Dagmar S. Davis	11/13/1972	1177	365	land only	Rate: \$0.15 / \$100 transfer of multiple lots to second developer of "phase II"
						Ronald G.L. Huynen and Penelope Huy	Armand P. Fitts and Linda R. Fitts-Clo	8/2/1996	2211	697	land w/ bldg	Rate: \$10.00 / \$1000
						Armand P. Fitts and Linda R. Fitts	Heritage Hill Associates	6/1/1987	1671	389	land w/ bldg	Rate: \$0.75 / \$100
						Heritage Hill Associates	Robert H. Gurnty and Ellen J. Garrity	1/22/1987	1649	988	land only	minimum tax stamp / no consideration
						Robert H. Garrity and Ellen J. Garrity	Barbara A. Cumming	6/30/1986	1606	671	land only	Rate: \$0.75 / \$100
						Hubert J. Cumming and Barbara A. Cur	Daniel F. Ryder, Jr. and Glenn T. Kiedai	8/22/1977	1319	188	land only	Rate: \$0.15 / \$100
						Daniel F. Ryder Jr. and Glenn T. Kiedai	Walter W. Davis and Dagmar S. Davis	11/13/1972	1177	365	land only	Rate: \$0.15 / \$100 transfer of multiple lots to second developer of "phase II"
						Pamela J. Ward	Sharon L. Frazier	5/27/2004	3003	411	land w/ impv	Rate: \$10.00 / \$1000 This deed states "Tract of land" (no building or improvements) but the consideration suggests that a house was included
						Sharon L. Frazier	Bruce A. Leonard and Sherrie S. Jackm	6/7/1999	2398	119	land only	Rate: \$0.25 / \$100
												Rate: \$0.15 / \$100 transfer of multiple lots to second developer of "phase II"
						Bruce A. Leonard and Sherrie S. Jackm	Daniel F. Ryder, Jr. and Glenn T. Kiedai	7/10/1978	1346	154	land only	
						Daniel F. Ryder, Jr. and Glenn T. Kiedai	Walter W. Davis and Dagmar S. Davis	11/13/1972	1177	365	land only	Rate: \$0.25 / \$100
												Rate: \$0.15 / \$100 transfer of multiple lots to second developer of "phase II"
						Lewis J. Mello and Carolyn M. Mello	Stanley J. Dudek, Jr.	1/14/2008	3483	187	land w/ bldg & impv	Lot 27 only
						Stanley J. Dudek, Jr.	Charles A. Stein, Sr. and Ann J. Stein	10/21/2004	3067	388	land w/ bldg & impv	Lot 27 only
						Charles A. Stein, Sr. and Ann J. Stein	Clarence W. Bailey, Jr., Trustee of the t	8/30/1999	2415	867	land w/ bldg & impv	This consideration is for two (2) lots with a house so value is higher due to double lot non-contractual transfer to Trust
												Rate: \$0.25 / \$100 same note: value is hient due to double lot
						Clarence W. Bailey, Jr., Trustee of the t	Clarence W. Bailey aka Clarence W. Bai	12/22/1995	2176	354	land only	Rate: \$0.15 / \$100 transfer of multiple lots to second developer of "phase II"
						Clarence W. Bailey and M. Eugenia Bai	Daniel F. Ryder, Jr. and Glenn T. Kiedai	7/9/1979	1370	401	land only	
						Daniel F. Ryder, Jr. and Glenn T. Kiedai	Walter W. Davis and Dagmar S. Davis	11/13/1972	1177	365	land only	





7. Ceres Timberland Subdivision, City of Franklin

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes:
27-401	1	948 Hill Rd	Franklin	7.11	2002	Matthew White Federal Home Mortgage Loan	Federal Home Loan Mortgage Corp. Foreclosure Deed under Mortgage of Mich	1/6/2014 3/21/2014	3427 3375	619 830	\$1,388.00 / \$92,500.00 \$1,244.00 / \$105,750.00	bank sale Federal Home Loan is exempt from paying State of NH tax stamps. \$1,244.00 is only half of the stamps due on a consideration of \$165,750.00
27-401	2	972 Hill Rd	Franklin	6.95	2002	Michael Heintz Marvin B. Miller Jr. & Carrie A. Miller John C. Dolbeare & Elizabeth M. Dolbeare Jason D. Berlin and Kara A. Berlin	Marvin R. Miller Jr. & Carrie A. Miller John C. Dolbeare & Elizabeth M. Dolbeare Jason D. Berlin and Kara A. Berlin Ceres Timberland Properties, LLC - Develop	11/18/2005 9/16/2002 5/15/2002 3/21/2002	2843 2403 2365 2350	1494 179 1601 642	\$3,840.00 / \$756,000.00 \$2,325.00 / \$155,000.00 \$780.00 / \$52,000.00 \$375.00 / \$25,000.00	
27-401	2	972 Hill Rd	Franklin	6.95	2002	Jody & Eric Franson Andrew C. Turner & Jennifer L. Turner	Andrew C. Turner & Jennifer L. Turner Andrew C. Turner & Jennifer L. Turner (f/n)	11/17/2005 12/30/2004	2842 2742	1486 911	\$3,375.00 / \$225,000.00 \$0 / \$0	no consideration paid / non-contractual transfer to change title pursuant to marriage
27-401	3	Hill Rd	Franklin	7.09	unimp	Bruce & Pamela Fraser	Ceres Timberland Properties, LLC - Develop	3/5/2002	2345	724	\$375.00 / \$25,000.00	
27-402	1	977 Hill Rd	Franklin	7.45	2001	Dave & Cynthia Renaud Green Tree Servicing, LLC Carol D. Duncan and Linda Robinson	Green Tree Servicing, LLC Foreclosure Deed of Green Tree Servicing, Ceres Timberland Properties, LLC - Develop	11/10/2011 4/10/2010 7/27/2001	3281 3192 2283	1929 549 1349	\$630.00 / \$42,000.00 \$1,395.00 / \$93,000.00 \$375.00 / \$25,000.00	bank sale there is a separate deed for the MOHO on this property same date at 2283-1351
27-402	2	975 Hill	Franklin	6.46	2001	Matthew Ayer & Bonnie Smith Lawrence Adams	Lawrence Adams Ceres Timberland Properties, LLC - Develop	3/26/2014 6/27/2001	3434 2283	1095 512	\$2,625.00 / \$175,000.00 \$413.00 / \$27,500.00	
27-402	3	947 Hill	Franklin	5.92	2001	Michael & Patti Bone	Ceres Timberland Properties, LLC - Develop	10/27/2001	2315	918	\$360.00 / \$24,000.00	there is a separate deed for the MOHO on this property same day at 2315-918

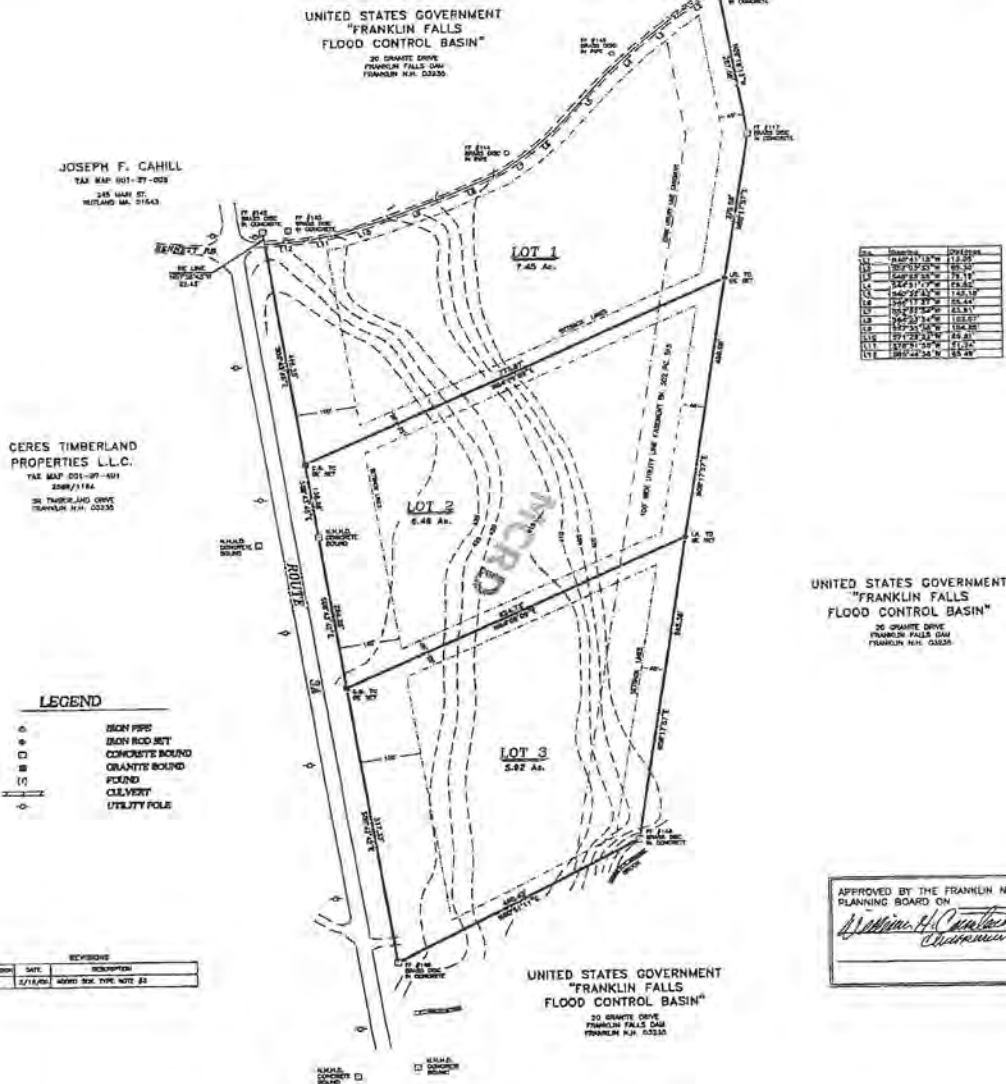
#15494 Recorded June 11, 10:45 am 2001 Attest Stacy Lwi Kimil Deputy Register



LOCATION MAP

NOTES

1. FIELD PROCEEDINGS FOR THIS SUBDIVISION WERE COMPLETED BY THE SURVEYOR ON 1/15/2001.
2. REVISIONS TO THE SUBDIVISION WERE MADE BY THE SURVEYOR ON 1/15/2001.
3. THE TOTAL AREA OF THE SUBDIVISION IS 1.45 ACRES.
4. ALL DISTANCES WERE MEASURED BY THE SURVEYOR ON 1/15/2001.
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LEGEND

- IRON PIPE
- IRON ROD SET
- CONCRETE BOUND
- GRANITE BOUND
- FOUND
- CULVERT
- UTILITY POLE

REVISION	DATE	DESCRIPTION
1	2/15/2001	WASD. S.W. TYPE NOTE 23

SUBDIVISION FOR
CERES TIMBERLAND
PROPERTIES L.L.C.

ROUTE 3A
FRANKLIN, N.H. MERRIMACK CO.
FEBRUARY 22, 2000
SCALE 1 INCH = 100 FEET
DEED BOOK 2089 PAGE 1184
TAX MAP 001-27-402

I HEREBY CERTIFY THIS PLAN AND
SUBDIVISION TO BE CORRECT
Colin E. Brown
COLIN E. BROWN
100 PLEASANT STREET
BRISTOL, N.H. 03222
(603) 744-2822

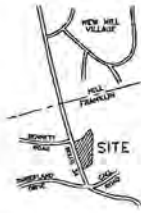


CENTRAL LAND SURVEYING
INC.

COLIN E. BROWN
LICENSED LAND SURVEYOR
(603) 744-2822
BRISTOL, N.H. 03222



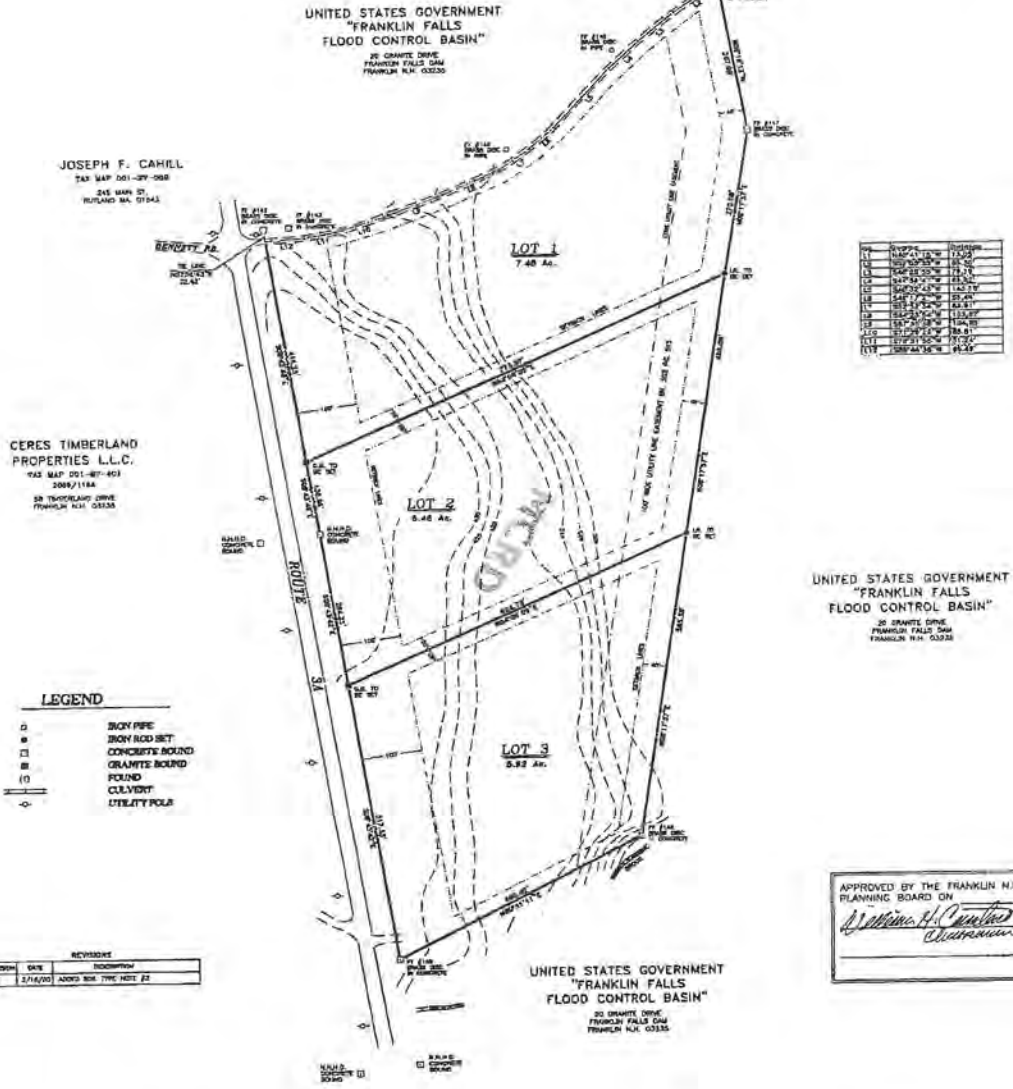
*15494 Recorded June 11, 10:45 am 2001 Attest Stacy L. Kmil Deputy Register



LOCATION MAP

NOTES

1. FIELD PROCESSIONS: MONITOR SET TO TOTAL STATION OBSERVATION; CLOSURE TRAVERSES PERFORMED AND 3000 SERIES OF CLOSURES BETTER THAN 1/10,000
2. ELEVATION FOR TO GOVERNMENT BOUND BY 6148 BAYERS AN ELEVATION OF 500.00 CONTOUR INTERVAL 10.0
3. BOUNDARY LINE SHOWN FOLLOWING THE CENTER OF THE OLD HIGHWAY ROAD
4. ALL CONVEYANCES SHOWN AS POINTS FROM THE DEEDS OF RECORD 1999 ALL BOUNDARY LINE SHOWN BY THE DEEDS OF RECORD
5. PLAN REPRESENTATION
6. M.C.R.S. PLAN #880 PROPERTY TO BE ACQUIRED FROM HOLLAND HILLS FROM VICTOR LINDEN TILL 1940 BY THE U.S. ARMY CORPS OF ENGINEERS
7. M.C.R.S. PLAN #11818 BOUNDARY & BOUNDARY SURVEY OF FRANKLIN FALLS RESERVATION 1999
8. STATE OF N.H. RESERVATION PROCEEDING FOR 1-5 RESERVATION 19-14



NO.	DATE	DESCRIPTION
1	1/15/00	10000
2	1/15/00	10000
3	1/15/00	10000
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19	1/15/00	10000
20	1/15/00	10000

- LEGEND
- IRON PIPE
 - IRON ROD SET
 - CONCRETE BOUND
 - GRANITE BOUND
 - FOUND
 - CULVERT
 - UTILITY POLE

REVISION	DATE	DESCRIPTION
1	2/12/00	ADDED NEW TYPED NOTE #2

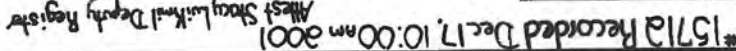
APPROVED BY THE FRANKLIN N.H. PLANNING BOARD ON
William H. Carter
 Chairman

SUBDIVISION FOR CERES TIMBERLAND PROPERTIES L.L.C.
 ROUTE 3A
 FRANKLIN, N.H. MERRIMACK CO.
 FEBRUARY 22, 2000
 SCALE 1 INCH = 100 FEET
 DEED BOOK 2089 PAGE 1164
 TAX MAP 001-27-402

I HEREBY CERTIFY THIS PLAN AND SUBDIVISION TO BE CORRECT
Colin R. Brown 3/16/00
 COLIN R. BROWN DATE
 188 PLEASANT STREET
 BRISTOL, N.H. 03222
 (603) 744-2822



CENTRAL LAND SURVEYING INC.
 COLIN R. BROWN
 LICENSED LAND SURVEYOR
 (603) 744-2822
 BRISTOL, N.H. 03222





LOCATION MAP

NOTES

1. FIELD PROCEDURE: TOPCON GTS 3 TOTAL STATION INSTRUMENT
CLOSED TRAVERSE PERFORMED JAN. 2000 ERROR OF CLOSURE
BETTER THAN 1/16,000
2. ALL CORNERS SHOWN AS PLYWOOD WERE FOUND DECEMBER 1999
ALL SHOWN AS SET WERE SET MARCH 2000
3. PLAN REFERENCES:
 - a. M.C.D. FILE 95A PROPERTY TO BE ACQUIRED FROM
GOLDEN HILL FARM HOMES AREA JULY 1945 BY THE
U.S. ARMY CORPS OF ENGINEERS
 - b. M.C.D. FILE #11816 SICKET & BOUNDARY SURVEY OF
FRANKLIN FALLS RESERVOIR REPT. 29, 1860
 - c. STATE OF N.H. HIGHWAY DEPARTMENT PROJECT FCS 1-B
SHEETS A & B



Sex	Age	Wing Length	Wing Area	Wing Shape
♂	20.5.00	110	124.4	1.104.00

CERES TIMBERLAND
PROPERTIES LLC
TAX MAP 001-27-601
2008/1184

UNITED STATES GOVERNMENT
"FRANKLIN FALLS
FLOOD CONTROL BASIN"
TAX MAP 001-27-403

TAX MAP 001-27-603

Pursuant to PSA 928-18.01

* I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBMISSION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

DATE July 17, 2002

I CERTIFY THAT A COPY OF THIS SURVEY
HAS BEEN FILED WITH THE FRANKLIN, N.J.
PLANNING BOARD AS REQUIRED BY RSA
876:15 IV

Chas. R. Brown
LEADER, LAD. SUBV.

UNITED STATES GOVERNMENT
"FRANKLIN FALLS
FLOOD CONTROL BASIN"
TAX MAP 001-27-403

LEGEND

- | | |
|----------|----------------|
| ● | IRON ROD |
| □ | CONCRETE BOUND |
| (n) | FOUND |
| ○○○○○○○○ | STONE WALL |
| ===== | CULVERT |
| ◇ | UTILITY POLE |

PROPERTY OF
CERES TIMBERLAND
PROPERTIES LLC
ROUTE 3A
FRANKLIN, N.H. MERRIMACK CO.
MARCH 28, 2000
SCALE 1 INCH = 100 FEET
DEED BOOK 2089 PAGE 1164
TAX MAP 001-27-402

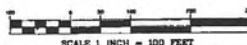
D. BLAKELY HOAR
REALTY TRUST
TAX MAP 001-28 LOT 401
1786/814



CENTRAL LAND SURVEYING
— INC. —

COLIN R. BROWN
LICENSED LAND SURVEYOR

(603)-744-2822
BOSTON, N.H. 03221

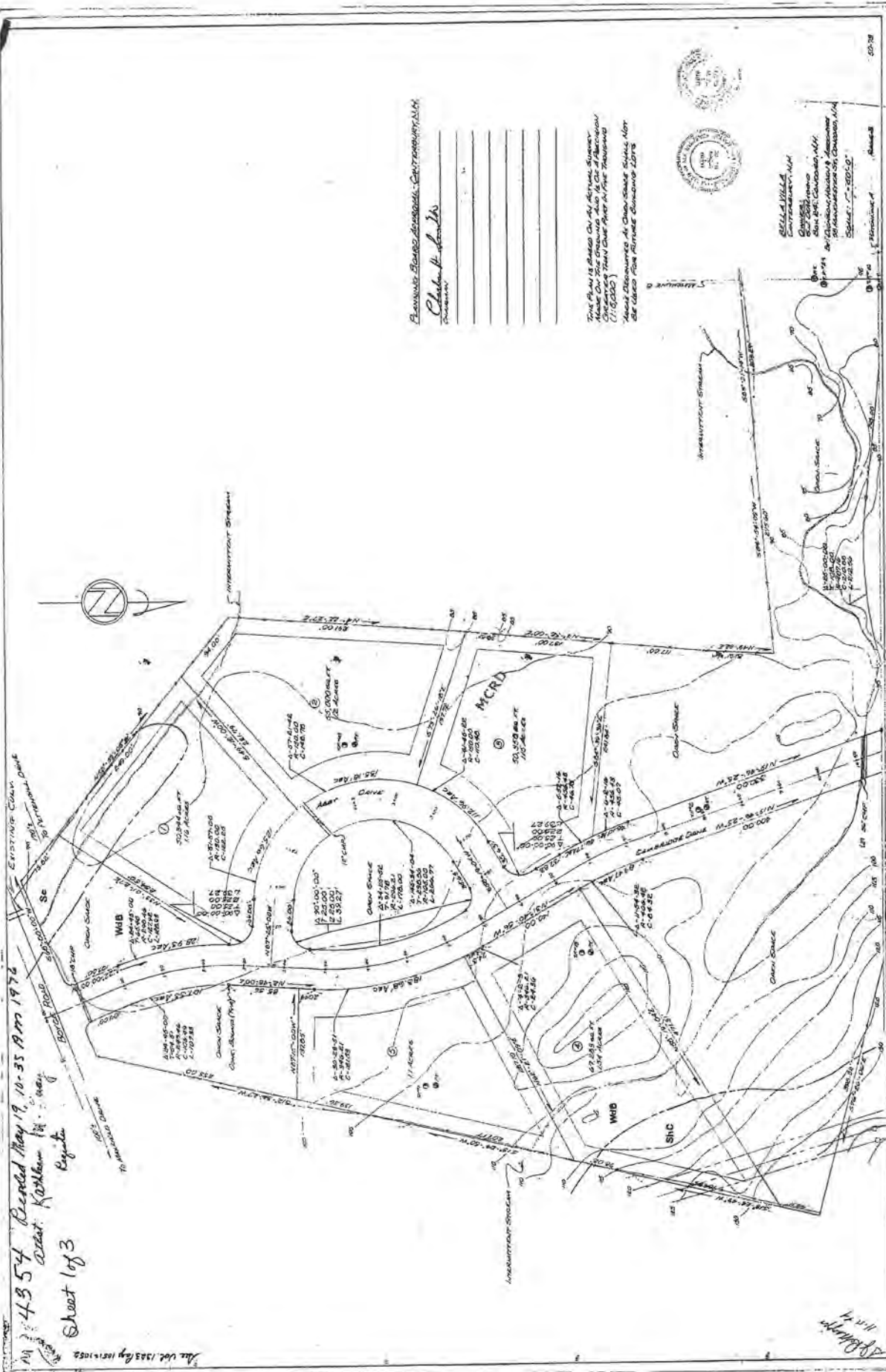


8. Bella villa Subdivision, Town of Canterbury

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
263	18	2 Abby Dr	Canterbury	1.16	1975	William D. Caldwell and Deborah A. Caldwell Matthew J. Becker and Lindsay L. Johnson Paul E. Loin and Eleanor F. Loin Donald M. Smith, Jr. and Dorothy O. Smith Luke J. Smith, Jr. and Elaine J. Smith Luke J. Smith, Jr.	Matthew J. Becker and Lindsay L. Becker / h. Donald M. Smith, Jr. and Dorothy O. Smith Luke J. Smith, Jr. and Elaine J. Smith Luke J. Smith, Jr.	6/26/2014 10/29/2010 9/17/1999 7/7/1980 3/21/1978	3445 3222 2176 1374 1315	668 1504 328 398 786	\$3,060.00 / \$204,000.00 \$2,918.00 / \$194,500.00 \$1,890.00 / \$126,000.00 \$70.00 / \$28,000.00 \$10.00 / >\$100.00 (stated)	land w/ bldg land w/ bldg land w/ bldg land only land only minimum tax stamps paid / non-contractual transfer to spouse Rate: \$0.25 / \$100 deed transfers all remaining lots (18 total) in subdivision except for Lots 3 and 10 - consideration should be split
						Castlewood Homes, Inc.		10/5/1977	1306	70	\$100.00 / \$40,000.00	Rate: \$0.15 / \$100 deed transfers all remaining lots (19 total) in subdivision except for Lot 3 - consideration should be split
						Castlewood Homes, Inc.	Sylvester J. DeMaggio - Developer	10/14/1976	1282	620	\$112.50 / \$75,000.00	Rate: \$0.15 / \$100 deed transfers all remaining lots (19 total) in subdivision except for Lot 3 - consideration should be split
263	19	4 Abby Dr	Canterbury	1.2	1980	Cynthia Moniz Trustee of the Cynthia Moniz Moniz Cynthia Moniz Stephen H. Gorin and Cynthia D. Moniz Steven W. Roy and Carol R. Roy Luke J. Smith, Jr. and Elaine J. Smith Richard H. Decato, Jr. and Susan M. Decato Richard H. Decato, Jr. and Susan M. Decato Luke J. Smith, Jr.	Cynthia Moniz Stephen H. Gorin and Cynthia D. Moniz a/h Steven W. Roy and Carol R. Roy Luke J. Smith, Jr. and Elaine J. Smith Richard H. Decato, Jr. and Susan M. Decato Richard H. Decato, Jr. and Susan M. Decato Luke J. Smith, Jr.	8/11/2004 8/11/2004 7/16/1987 10/5/1981 8/24/1978 3/21/1978 10/5/1977	2692 2692 1663 1404 1329 1315 1306	435 432 95 79 469 785 70	\$40.00 / \$0.00 \$0.00 / \$0.00 \$805.00 / \$107,300.00 \$162.25 / \$64,900.00 \$10.00 / >\$100.00 (stated) \$10.00 / >\$100.00 (stated) \$100.00 / \$40,000.00	land w/ bldg & impv land w/ bldg & impv land w/ bldg land w/ impv land only land only land only minimum tax stamp paid / non-contract transfer to Trust no consideration paid / exempt transfer to spouse Rate: \$0.75 / \$100 Rate: \$0.25 / \$100 minimum tax stamp paid minimum tax stamp paid Rate: \$0.25 / \$100 deed transfers all remaining lots (18 total) in subdivision except for Lots 3 and 10 - consideration should be split
						Castlewood Home, Inc.	Sylvester J. DeMaggio - Developer	10/14/1976	1282	620	\$112.50 / \$75,000.00	Rate: \$0.15 / \$100 deed transfers all remaining lots (19 total) in subdivision except for Lot 3 - consideration should be split
263	20	8 Abby Dr	Canterbury	1.15	1988	Kenneth R. Robichaud and Karen E. Robichaud Donald C. Brannigan B. Gene DeMaggio	Donald C. Brannigan Hilda DeMaggio, Executrix of the Will of B. Sylvester J. DeMaggio - Developer	5/2/1989 2/12/1987 10/5/1976	1787 1635 1282	436 782 253	\$840.00 / \$120,000.00 \$101.26 / \$13,500.00 (stated) \$12.75 / \$8,500.00	land w/ bldg land only land only Rate: \$0.70 / \$100 Rate: \$0.75 / \$100 tax stamp is off by \$0.01 Rate: \$0.15 / \$100
263	32	47 Cambridge Dr	Canterbury	1.19	1985	Irene L. Rydberg, Trustee of the Irene L. Rydberg and Irene L. Rydberg Theodore L. Rydberg and Irene L. Rydberg Fred C. Carter and Patricia A. Carter Luke J. Smith, Jr.	Irene L. Rydberg and Irene L. Rydberg Theodore L. Rydberg and Irene L. Rydberg Fred C. Carter and Patricia A. Carter Luke J. Smith, Jr. Castlewood Homes, Inc.	3/24/1998 5/14/1985 3/6/1985 10/5/1977	2092 1510 1503 1306	751 117 601 70	\$40.00 / \$0.00 \$770.00 / \$77,000.00 \$61.00 / \$6,100.00 \$100.00 / \$40,000.00	land w/ bldgs & impv land only land only land only minimum tax stamp paid / non-contractual transfer to Trust Rate: \$1.00 / \$100 Rate: \$1.00 / \$100 Rate: \$0.25 / \$100 deed transfers all remaining lots (18 total) in subdivision except for Lots 3 and 10 - consideration should be split
						Castlewood Homes, Inc.	Sylvester J. DeMaggio - Developer	10/14/1976	1282	620	\$112.50 / \$75,000.00	Rate: \$0.15 / \$100 deed transfers all remaining lots (19 total) in subdivision except for Lot 3 - consideration should be split
263	33	41 Cambridge Dr	Canterbury	1.09	1985	Harold W. Hardy and Judith E. Hardy Pamela L. Jardullo Marc A. Jardullo Marc A. Jardullo and Pamela L. Jardullo Jeffrey M. Warren and Michaela L. Warren Fred C. Carter and Patricia A. Carter Luke J. Smith, Jr.	Pamela L. Jardullo Marc A. Jardullo Jeffrey M. Warren and Michaela L. Warren Fred C. Carter and Patricia A. Carter Luke J. Smith, Jr. Castlewood Homes, Inc.	10/21/2005 3/4/2003 10/31/2000 4/2/1985 1/28/1984 10/5/1977	2835 2469 2230 1505 1465 1282	458 709 1462 178 228 620	\$4,170.00 / \$278,000.00 \$0.00 / \$0.00 \$2,755.00 / \$183,500.00 \$625.00 / \$62,500.00 \$100.00 / \$12,000.00 \$100.00 / \$40,000.00	land w/ bldgs land w/ bldgs land w/ bldgs land w/ bldgs land only land only no consideration/exempt transfer pursuant to divorce Rate: \$1.00 / \$100 Rate: \$1.00 / \$100 Rate: \$0.25 / \$100 deed transfers all remaining lots (18 total) in subdivision except for Lots 3 and 10 - consideration should be split

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
						Castlewood Homes, Inc.	Sylvester J. DeMaggio - Developer	10/14/1976	1282	620	\$112.50 / \$75,000.00	Rate: \$0.15 / \$100 deed transfers all remaining lots (19 total) in subdivision except for Lot 3 - consideration should be split
263	34	39 Cambridge Dr	Canterbury	1.32	1985	Cambridge Realty Trust Paul J. Mercier, Jr.	Paul J. Mercier, Jr. - Half interest only Paul J. Mercier, Jr. Trustee for the Cambridge	10/1/2005	2856	478	\$0.00 / \$0.00	no consideration paid / transfer to Trust
						Cambridge Realty Trust	Pamela W. Mercier - half interest only	1/14/2005	2740	1633	\$40.00 / \$0.00	minimum tax stamps paid / non-contractual trans from Trust
						Paul J. Mercier, Jr. and Pamela W. Mercier	Luke J. Smith, Jr. and Elaine J. Smith	1/7/2004	2623	1182	\$0.00 / \$0.00	no consideration paid / transfer to Trust
						Paul J. Mercier, Jr. and Pamela W. Mercier	Luke J. Smith, Jr. and Elaine J. Smith	8/8/1985	1523	1083	\$0.00 / \$0.00	no consideration paid / corrective deed exempt from stamps
						Paul J. Mercier, Jr. and Pamela W. Mercier	Luke J. Smith, Jr. and Elaine J. Smith	8/3/1984	1483	331	\$122.00 / \$12,200.00	Rate: \$1.00 / \$100
						Luke J. Smith, Jr. and Elaine J. Smith	Castlewood Homes, Inc.	1/17/1983	1434	204	\$35.00 / \$7,000.00	Rate: \$0.50 / \$100
						Castlewood Homes, Inc.	Sylvester J. DeMaggio - Developer	10/14/1976	1282	620	\$112.50 / \$75,000.00	Rate: \$0.15 / \$100 deed transfers all remaining lots (19 total) in subdivision except for Lot 3 - consideration should be split
263	36	37 Cambridge Dr	Canterbury	1.09	1985	Ronald R. Dianne Martha F. Cloutier	Martha F. Cloutier David L. Cloutier	8/29/2013 12/23/1998	3408 2134	1084 1323	\$3,585.00 / \$239,000.00 \$0.00 / \$0.00	no consideration paid / transfer exempt pursuant to divorce
						David L. Cloutier and Martha F. Cloutier	Judith K. Hendrick Jeffery P. Hendrick	9/26/1991 1/10/1990	1868 1830	308 1111	\$998.00 / \$95,000.00 \$0.00 / \$0.00	Rate: \$10.50 / \$1000 no consideration paid / transfer exempt pursuant to divorce
						Jeffery P. Hendrick and Judith K. Hendrick	Kenneth W. Cannon and Marcia K. Cannon	9/4/1986	1590	313	\$975.00 / \$130,000.00	Rate: \$0.75 / \$100
						Kenneth W. Cannon and Marcia K. Cannon	Donald C. Brannigan	7/15/1985	1519	608	\$585.00 / \$78,000.00	Rate: \$0.75 / \$100
						Donald C. Brannigan	Luke J. Smith, Jr.	2/22/1985	1501	937	\$135.00 / \$13,500.00	Rate: \$1.00 / \$100
						Luke J. Smith, Jr.	Castlewood Homes, Inc.	10/5/1977	1306	70	\$100.00 / \$40,000.00	Rate: \$0.25 / \$100 deed transfers all remaining lots (18 total) in subdivision except for Lots 3 and 10 - consideration should be split
						Castlewood Homes, Inc.	Sylvester J. DeMaggio - Developer	10/14/1976	1282	620	\$112.50 / \$75,000.00	Rate: \$0.15 / \$100 deed transfers all remaining lots (19 total) in subdivision except for Lot 3 - consideration should be split
263	37	35 Cambridge Dr	Canterbury	1.36	1987	Virgil C. Bassom Scott P. O'Brien and Carolyn E. O'Brien	Scott P. O'Brien and Carolyn E. O'Brien Cynthia J. Carbonneau and Karen D. Poirer	8/27/2004 10/31/1997	2856 2076	976 162	\$3,375.00 / \$225,000.00 \$970.00 / \$97,000.00	Rate: \$10.00 / \$1000 Rate: \$10.00 / \$1000
						Cynthia J. Carbonneau and Karen D. Poirer	Douglas E. Munson, III and Muriel S. Munson	5/30/1996	2023	1955	\$900.00 / \$90,000.00	Rate: \$0.75 / \$100
						Douglas E. Munson, III and Muriel S. Munson	Benson & Tasker Realty Associates	6/26/1987	1655	944	\$1,155.74 / \$154,999.00	Rate: \$0.75 / \$100 deed transfers a total of 9 lots - consideration should be split
						Benson & Tasker Realty Associates	Luke J. Smith, Jr.	12/19/1986	1614	463	\$2,350.00 / \$313,400.00	Rate: \$0.75 / \$100 deed transfers a total of 9 lots - consideration should be split
						Luke J. Smith, Jr.	Castlewood Homes, Inc.	10/5/1977	1306	70	\$100.00 / \$40,000.00	Rate: \$0.25 / \$100 deed transfers all remaining lots (18 total) in subdivision except for Lots 3 and 10 - consideration should be split
						Castlewood Homes, Inc.	Sylvester J. DeMaggio - Developer	10/14/1976	1282	620	\$112.50 / \$75,000.00	Rate: \$0.15 / \$100 deed transfers all remaining lots (19 total) in subdivision except for Lot 3 - consideration should be split
263	38	31 Cambridge Dr	Canterbury	1.33	1985	Jameson R. Durand and Cheryl R. Durand Ronald L. Magoon and Amanda Kiebbe	Ronald L. Magoon and Amanda Kiebbe alt Ronald L. Magoon and Barbara Kiebbe	6/16/2006 5/30/1997	2902 2057	526 1624	\$4,838.00 / \$322,500.00 \$1,230.00 / \$123,000.00	Rate: \$10.00 / \$1000 consideration reflects there being a building
						Bernhard Kiebbe and Barbara Kiebbe	Cedric A. Gage and Jean A. Gage	6/28/1985	1517	532	\$835.00 / \$83,500.00	Rate: \$1.00 / \$100 consideration reflects there being a building
						Cedric A. Gage and Jean A. Gage	Luke J. Smith, Jr.	2/5/1985	1500	671	\$135.00 / \$13,500.00	Rate: \$1.00 / \$100

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
						Luke J. Smith, Jr.	Castlewood Homes, Inc.	10/5/1977	1306	70	\$100.00 / \$40,000.00	Rate: \$0.25 / \$100 deed transfers all remaining lots (18 total) in subdivision except for Lots 3 and 10 - consideration should be split
						Castlewood Homes, Inc.	Sylvester J. DeMaggio - Developer	10/14/1976	1282	620	\$112.50 / \$75,000.00	Rate: \$0.15 / \$100 deed transfers all remaining lots (19 total) in subdivision except for Lot 3 - consideration should be split



PLANNED BOARD APPROVAL: CANTONMENT, MA

Sheet 1 of 3

Scale: 1" = 200'

This plan is based on an actual survey made on the drawing also to be of record (1/18/55) and other data of the following:

Actual Dimensions of the same Survey Not to be used for future reference.



SEATTLEVILLE, MA

Conservation and Fisheries

May 1976

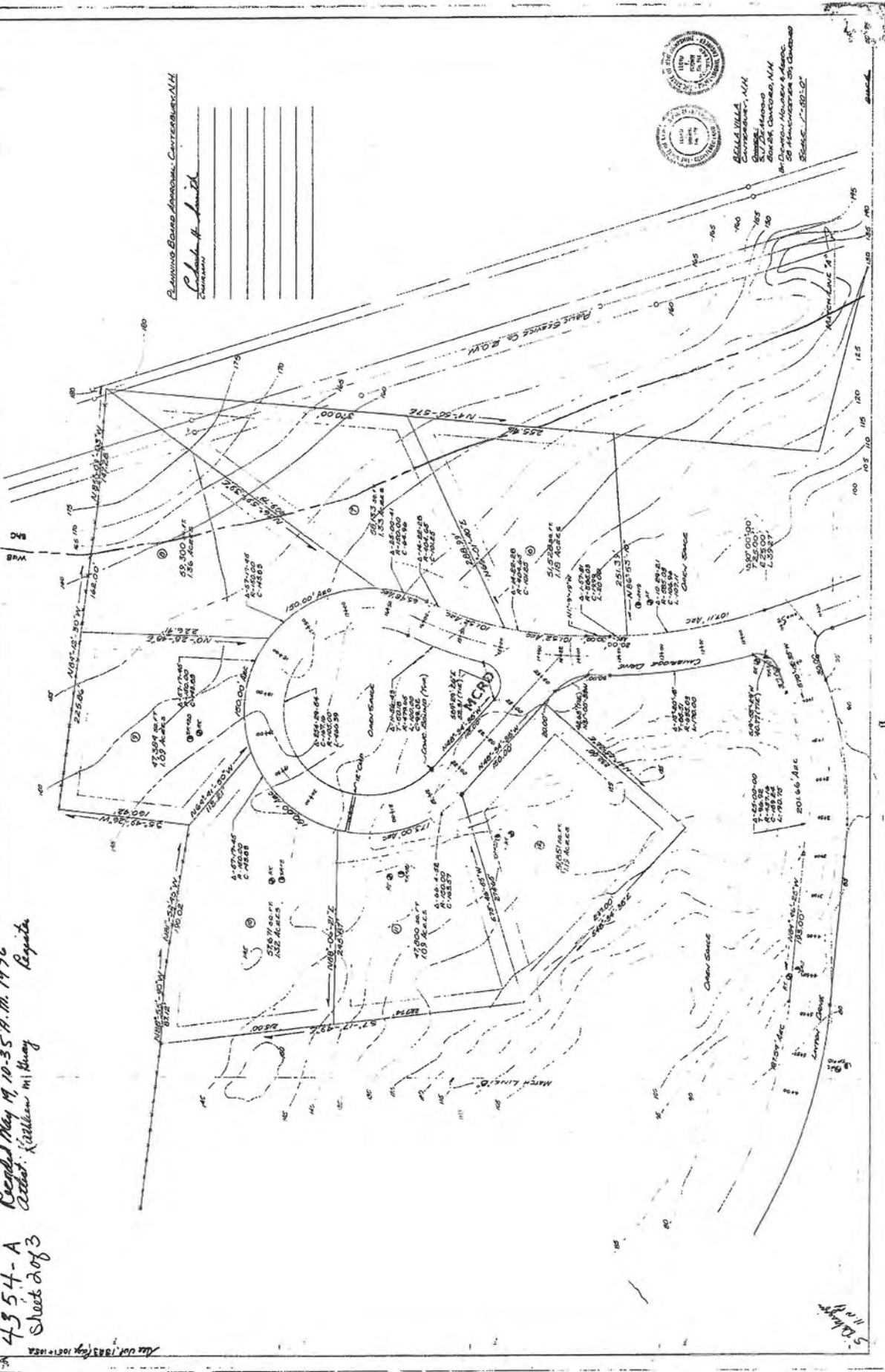
4354-A
Sheets 2 of 3

Recorded May 19, 10-35 A.M. 1976
Artist: Kathleen M. Quay Rega

Neur. 1343 f. 1051 + 1052

PLANNING BOARD APPROVAL - CANTERBURY, N.H.

Charles H. Smith
Chairman



BELLA VILLA
CARROLLTON, N.H.
Quincy
51 De Mayo
Box 24, Concord, N.H.
Dr. DeWitt Houghton & Assoc.
50 Manchester St., Concord
Sept. 1 - 1920

Recorded May 19, 10-35 A.M. 1976
Artist: Karlene m. Henry
Regester

Detest: Kathleen m. Huray

Requaten

4354-B
Sheet 3 of 3

Sheet 3 of 3

10/10/1901 10/10/1901 10/10/1901

INTERSTATE 93

Tic
N. 5°-56'-10"W

М.И.Н.О. С.В.

UNNO C.B.

Open Space

Open Space

NO BUSINESSES TO BE REOPENED
IN HOT SPOT AREAS DESIGNATED

Open Since

Some Text On This Page
Wd B

Wed 8

Planning Board Approval - Citterio, NY

Charles H. Lawrence

Scale: 1" = 50'-0"

04/11/2012
SIL DEADING
BON 2nd CONCASSO. 1st

Dickinson, Howard G. Apple
508 Main Street St. Con



5-1-1



60-24

Page 54

9. Woodridge Subdivision, Town of Allenstown

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
402	30	39 Chestnut Dr	Allenstown	2.67	2007	Kevin M. Lusier and Nicole R. Boucher Christopher Donigan	Christopher Donigan Donigan Properties, LLC - second Develop	9/5/2007 6/25/2001	3016 3015	1513 380	\$4,170.00 / \$278,000.00 \$900.00 / \$60,000.00	consideration paid reflects there being a building thereon
						Donigan Properties, LLC	Bear Meadows Real Estate, LLC - original De	1/8/2003	2447	935	\$7,500.00 / \$500,000.00	consideration paid is for 38 lots
402	31	35 Chestnut Dr	Allenstown	3.1	2006	Ronald J. Lanouette and Mildred A. Lanou Donigan Properties, LLC	Donigan Properties, LLC - second Develop Bear Meadows Real Estate, LLC - original De	10/21/2005 1/8/2003	2835 2447	1300 935	\$1,650.00 / \$110,000.00 \$7,500.00 / \$500,000.00	consideration paid is for 38 lots
402	32	33 Chestnut Dr	Allenstown	2.8		Donigan Properties, LLC	Bear Meadows Real Estate, LLC - original De	1/8/2003	2447	935	\$7,500.00 / \$500,000.00	consideration paid is for 38 lots
402	33	31 Chestnut Dr	Allenstown	3.32	2006	Stephen E. Packard and Michelle M. Packard ERA Construction, Inc. and Edward R. Adam ERA Construction, Inc. and Edward R. Adam Donigan Properties, LLC	Donigan Properties, LLC - second Develop Donigan Properties, LLC - second Develop Donigan Properties, LLC - original De	12/29/2006 10/20/2006 1/8/2003	2956 2937 2447	1525 1163 935	\$5,100.00 / \$340,000.00 \$1,125.00 / \$75,000.00 \$7,500.00 / \$500,000.00	consideration paid reflects land only consideration paid is for 38 lots
402	34	29 Chestnut Dr	Allenstown	3.68		Donigan Properties, LLC	Bear Meadows Real Estate, LLC - original De	1/8/2003	2447	935	\$7,500.00 / \$500,000.00	consideration paid is for 38 lots
402	35	27 Chestnut Dr	Allenstown	4.05		Whogas, LLC Donigan Properties, LLC	Donigan Properties, LLC - second Develop Bear Meadows Real Estate, LLC - original De	1/19/2007 1/8/2003	2961 2447	1271 935	\$2,625.00 / \$175,000.00 \$7,500.00 / \$500,000.00	consideration paid is for seven (7) lots and should be split consideration paid is for 38 lots
402	36	25 Chestnut Dr	Allenstown	4.48	2007	Dennis Dubé and Misty Mottram Whogas, LLC Donigan Properties	Whogas, LLC Donigan Properties, LLC - second Develop Bear Meadows Real Estate - original Develop	7/27/2007 1/19/2007 1/8/2003	3007 2961 2447	1650 1271 935	\$1,200.00 / \$80,000.00 \$2,625.00 / \$175,000.00 \$7,500.00 / \$500,000.00	consideration reflects land only consideration paid is for seven (7) lots and should be split consideration paid is for 38 lots
402	37	23 Chestnut Dr	Allenstown	4.46	2006	Michael Dodge and Blossom Dodge Assurance Homes Builders, LLC Donigan Properties, LLC	Assurance Homes Builders, LLC Donigan Properties, LLC - second Develop Bear Meadows Real Estate, LLC - original De	10/20/2005 6/16/2005 1/8/2003	2937 2788 2447	1885 199 935	\$4,095.00 / \$299,900.00 \$1,500.00 / \$100,000.00 \$7,500.00 / \$500,000.00	consideration paid is for 38 lots
402	38	21 Chestnut Dr	Allenstown	3.77		Donigan Properties, LLC	Bear Meadow Real Estate, LLC - original De	1/8/2003	2447	935	\$7,500.00 / \$500,000.00	consideration paid is for 38 lots
402	39	19 Chestnut Dr	Allenstown	3.99	2013	Michael P. Conley, Sr. and Julie A. Conley Russell F. Downing and R. Downing Quality Donigan Properties, LLC	Russell F. Downing and R. Downing Quality Donigan Properties, LLC - second Develop Bear Meadows Real Estate, LLC - original De	6/20/2014 8/21/2013 1/8/2003	3444 3406 2447	1511 1408 935	\$3,359.00 / \$233,900.00 \$975.00 / \$65,000.00 \$7,500.00 / \$500,000.00	consideration paid reflects land only consideration paid is for 38 lots
402	50	22 Chestnut Dr	Allenstown	2	2006	Peter A. Houli and Bethany C. Cornell Persimmon Builders, LLC	Persimmon Builders, LLC Donigan Properties, LLC - second Develop	9/14/2006 4/4/2005	2927 2762	1759 1448	\$1,568.00 / \$104,500.0 \$2,960.00 / \$197,300.00	consideration is for four lots and should be split / this is actually a corrective deed but stamps were not paid on the first deed

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
						Persimmon Builders, LLC	Donigan Properties, LLC - second Develop	2/24/2005	2753	624	\$40.00 / \$0.00	minimum tax stamp paid / deed states it is a non-contractual transfer but does not give a reason consideration paid is for 38 lots
						Donigan Properties, LLC	Bear Meadows Real Estate, LLC - Original D	1/8/2003	2447	935	\$7,500.00 / \$500,000.00	land only land only
402	51	24 Chestnut Dr	Allenstown	2	2005	Shawn Johnson and Jennifer Johnson Douglas Sappett and Stefanie Ann Sappett Steven R. Cogswell and Lisa E. Cogswell Persimmon Builders, LLC	Douglas Sappett and Stefanie Ann Sappett (f Steven R. Cogswell and Lisa E. Cogswell Persimmon Builders, LLC Donigan Properties, LLC - second Develop	1/3/2012 6/27/2008 6/27/2006 4/4/2005	3294 3074 2905 2762	918 653 259 1448	\$3,150.00 / \$210,000.00 \$4,320.00 / \$288,000.0 \$4,620.00 / \$308,000.00 \$2,960.00 / \$197,300.00	land w/ bldg land w/ bldg land w/ bldg land only consideration is for four lots and should be split / this is actually a corrective deed but stamps were not paid on the first deed
						Persimmon Builders, LLC	Donigan Properties, LLC - second Develop	2/24/2005	2753	624	\$40.00 / \$0.00	minimum tax stamp paid / deed states it is a non-contractual transfer but does not give a reason consideration paid is for 38 lots
						Donigan Properties, LLC	Bear Meadows Real Estate, LLC - Original D	1/8/2003	2447	935	\$7,500.00 / \$500,000.00	land only land only
402	52	26 Chestnut Dr	Allenstown	2		Donigan Properties, LLC	Bear Meadows Real Estate, LLC - original De	1/8/2003	2447	935	\$7,500.00 / \$500,000.00	land only consideration paid is for 38 lots
402	53	28 Chestnut Dr	Allenstown	2		Donigan Properties, LLC	Bear Meadows Real Estate, LLC - original D	1/8/2003	2447	935	\$7,500.00 / \$500,000.00	land only consideration paid is for 38 lots
402	54	30 Chestnut Dr	Allenstown	2.01	2005	Richard A. Letendre and Sharon M. Letender Donigan Properties, LLC	Donigan Properties, LLC - second Developer Bear Meadows Real Estate, LLC - original D	2/24/2005 1/8/2003	2752 2447	31 935	\$1,500.00 / \$100,000.00 \$7,500.00 / \$500,000.00	land w/ bldg land only consideration reflects land only consideration paid is for 38 lots
402	55	32 Chestnut Dr	Allenstown	2	2006	Brian Pampol and Melanie Pampol Christopher C. Donigan Donigan Properties, LLC	Christopher C. Donigan Donigan Properties, LLC - second Developer Bear Meadows Real Estate, LLC - original D	11/30/2006 10/20/2006 1/8/2003	2949 2937 2447	1325 1172 935	\$4,900.00 / \$300,000.00 \$1,125.00 / \$75,000.00 \$7,500.00 / \$500,000.00	land w/ bldg land w/ bldg land only consideration reflects land only consideration paid is for 38 lots
402	56	34 Chestnut Dr	Allenstown	2	2007	Dawn M. Nadin, Trustee of the Dawn M. N Mark R. Gagnon and Dawn M. Nadin Dawn M. Nadin, Trustee of the Dawn M. N Dawn M. Nadin Mark R. Gagnon and Dawn M. Nadin Mark R. Gagnon and Dawn M. Nadin Donigan Properties, LLC	Dawn M. Nadin, Trustee of the Dawn M. N Dawn M. Nadin, Trustee of the Dawn M. N Dawn M. Nadin, Trustee of the Dawn M. N Dawn M. Nadin, Trustee of the Dawn M. N Dawn M. Nadin, Trustee of the Dawn M. N Donigan Properties, LLC - second Developer Bear Meadows Real Estate, LLC - original D	12/6/2012 11/5/2012 7/18/2012 7/18/2012 6/15/2007 1/8/2003	3355 3355 3327 3327 2996 2447	47 29 1252 1250 372 935	\$40.00 / \$0.00 \$40.00 / \$0.00 \$40.00 / \$0.00 \$0.00 / \$0.00 \$1,575.00 / \$105,000.00 \$7,500.00 / \$500,000.00	minimum tax stamps paid / non-contractual transfer to Trust minimum tax stamps paid / non-contractual transfer from Trust minimum tax stamps paid / non-contractual transfer to Trust no consideration / exempt transfer to spouse consideration paid is for 38 lots
402	57	36 Chestnut Dr	Allenstown	2	2006	Daniel C. Hunt and Karen C. Hunt EFA Construction Inc. / Edward Adams Donigan Properties, LLC	ERA Construction Inc. / Edward Adams Donigan Properties, LLC - second Develop Bear Meadows Real Estate, LLC - original D	8/4/2006 8/2/2006 1/8/2003	2917 2916 2447	634 49 935	\$5,006.00 / \$333,200.00 \$1,125.00 / \$74,800.00 \$7,500.00 / \$500,000.00	land w/ bldg land w/ bldg land only consideration reflects land only consideration paid is for 38 lots

WETLAND NOTES

1. WETLANDS WERE Delineated BY SCHMIDT ENVIRONMENTAL IN THE WINTER/Spring OF 2002 IN ACCORDANCE WITH THE BEST PRACTICES OF ENGINEERS WETLANDS DELINEATION MANUAL.
2. WETLANDS WERE Delineated BY SCHMIDT ENVIRONMENTAL WERE CONFINED BY SCHMIDT ENVIRONMENTAL DURING THE EXISTING OF FIELD OBSERVATIONS AND EXISTING RECORDS. WETLANDS WERE Delineated BY SCHMIDT ENVIRONMENTAL DURING THE EXISTING OF FIELD OBSERVATIONS AND EXISTING RECORDS. WETLANDS WERE Delineated BY SCHMIDT ENVIRONMENTAL DURING THE EXISTING OF FIELD OBSERVATIONS AND EXISTING RECORDS.
3. Delineation OF WETLANDS WAS CONDUCTED BY SCHMIDT ENVIRONMENTAL IN THE WINTER/Spring OF 2002 IN ACCORDANCE WITH THE BEST PRACTICES OF ENGINEERS WETLANDS DELINEATION MANUAL.

Prepared by/Owner of record:

BEAR MEADOWS, L.L.C.
MARY E. BRADY, MANAGING MEMBER
 ONE RAMONA WAY
 WENHAM, MA 01984
 BK. 2088 PG. 1542

Prepared by:

BEALS ASSOCIATES, P.L.L.C.
 ONE HAMPTON ROAD
 BLDG. B, SUITE 300
 EXETER
 NEW HAMPSHIRE
 03833
 TEL: 603.772.2661
 FAX: 603.772.1666



1. CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY, COMPLETED WITH A MEASUREMENT AND ELECTRONIC DISTANCE MEASUREMENT. THE ACCURACY OF THE CLOSED TRAVEL EXCEEDS THE PRECISION OF 1:10,000.

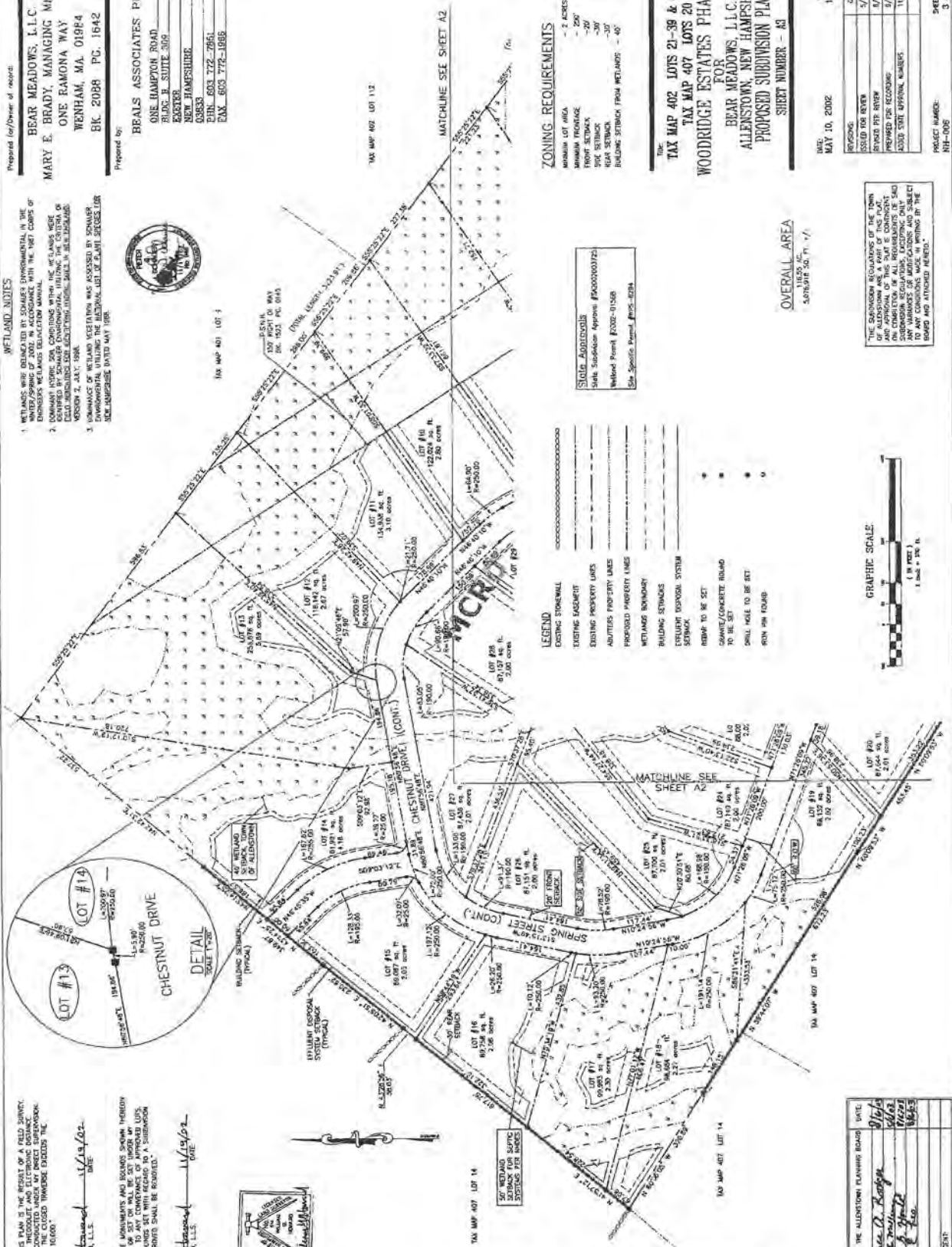
WILLIAM E. HOWARD, L.L.C.
 DATE: 11/19/02

2. CERTIFY THAT THE DIMENSIONS AND BOUNDS SHOWN HEREON HAVE BEEN FOUND OR SET ON THE GROUND BY THE SURVEYOR. THE DIMENSIONS AND BOUNDS SET WILL BE FOUND AS A SURVEYOR, WHICH IS NOT APPLICABLE SHALL BE REMOVED.

WILLIAM E. HOWARD, L.L.C.
 DATE: 11/19/02



115216 recorded AUG. 8-01 9:36 am 2003 3 of 4
 Contact: Kelly S. Kelly, C.P.O., Register



ZONING REQUIREMENTS

MINIMUM LOT AREA	- 2 ACRES
MINIMUM FRONTAGE	- 200'
MINIMUM DEPTH	- 200'
MINIMUM SETBACK	- 30'
MINIMUM SIDE SETBACK	- 30'
MINIMUM REAR SETBACK	- 30'
MINIMUM BUILDING SETBACK FROM WETLANDS	- 40'

TAX MAP 402 LOTS 21-39 & 48-66
TAX MAP 407 LOTS 20
WOODRIDGE ESTATES PHASE IV
FOR
BEAR MEADOWS, L.L.C.
ALLENSTOWN, NEW HAMPSHIRE
PROPOSED SUBDIVISION PLAN
SHEET NUMBER - A3

REVISIONS

DATE	DESCRIPTION
5/10/02	ISSUED FOR REVIEW
5/10/02	REVISED FOR REVIEW
5/10/02	PREPARED FOR RECORDING
5/10/02	RECORDED
5/10/02	ADDED STATE AFFIDAVIT, NUMBERS

SCALE: 1"=100'
 DATE: MAY 10, 2002

THE SUBDIVISION REGULATIONS OF THE TOWN OF ALLENSTOWN, NEW HAMPSHIRE, REQUIRE THAT THE SUBDIVISION BE SUBMITTED TO THE TOWN ENGINEER FOR REVIEW AND APPROVAL. THE SUBDIVISION SHALL BE SUBMITTED TO THE TOWN ENGINEER WITH THE FOLLOWING INFORMATION:

- 1. A TRUE AND CORRECT COPY OF THE SUBDIVISION PLAN.
- 2. A TRUE AND CORRECT COPY OF THE SUBDIVISION RECORD.
- 3. A TRUE AND CORRECT COPY OF THE SUBDIVISION AFFIDAVIT.
- 4. A TRUE AND CORRECT COPY OF THE SUBDIVISION RECORDING.
- 5. A TRUE AND CORRECT COPY OF THE SUBDIVISION RECORDING.

BOARD AND ATTACHED HEREON.



APPROVED BY THE ALLENSTOWN PLANNING BOARD

DATE	SIGNATURE
5/10/02	James A. Brady
5/10/02	James A. Brady
5/10/02	James A. Brady
5/10/02	James A. Brady
5/10/02	James A. Brady

REGISTERING AGENT

Prepared for/Owner of record:

BEAR MEADOWS, LLC.
MARY E. BRADY, MANAGING MEMBER
ONE RAMONA WAY
WENHAM, MA 01984
BK 2088 PG. 1642

Prepared by:

BEALS ASSOCIATES P.L.L.C.
ONE HAMPTON ROAD
SUITE B, SUITE 300
EXETER
NEW HAMPSHIRE
03824
PHN. 603.772-7851
FAX. 603.772-1866

#10520 RECORDS AUG 9 at 9:30 am, 2003 U of C

Owner: *Head. J. Gary, C.A., Register*

WETLAND NOTES
1 SEE NOTES ATTACHED FOR WETLAND INFORMATION AND WETLAND SCOPED CERTIFICATIONS AND STAMPS.

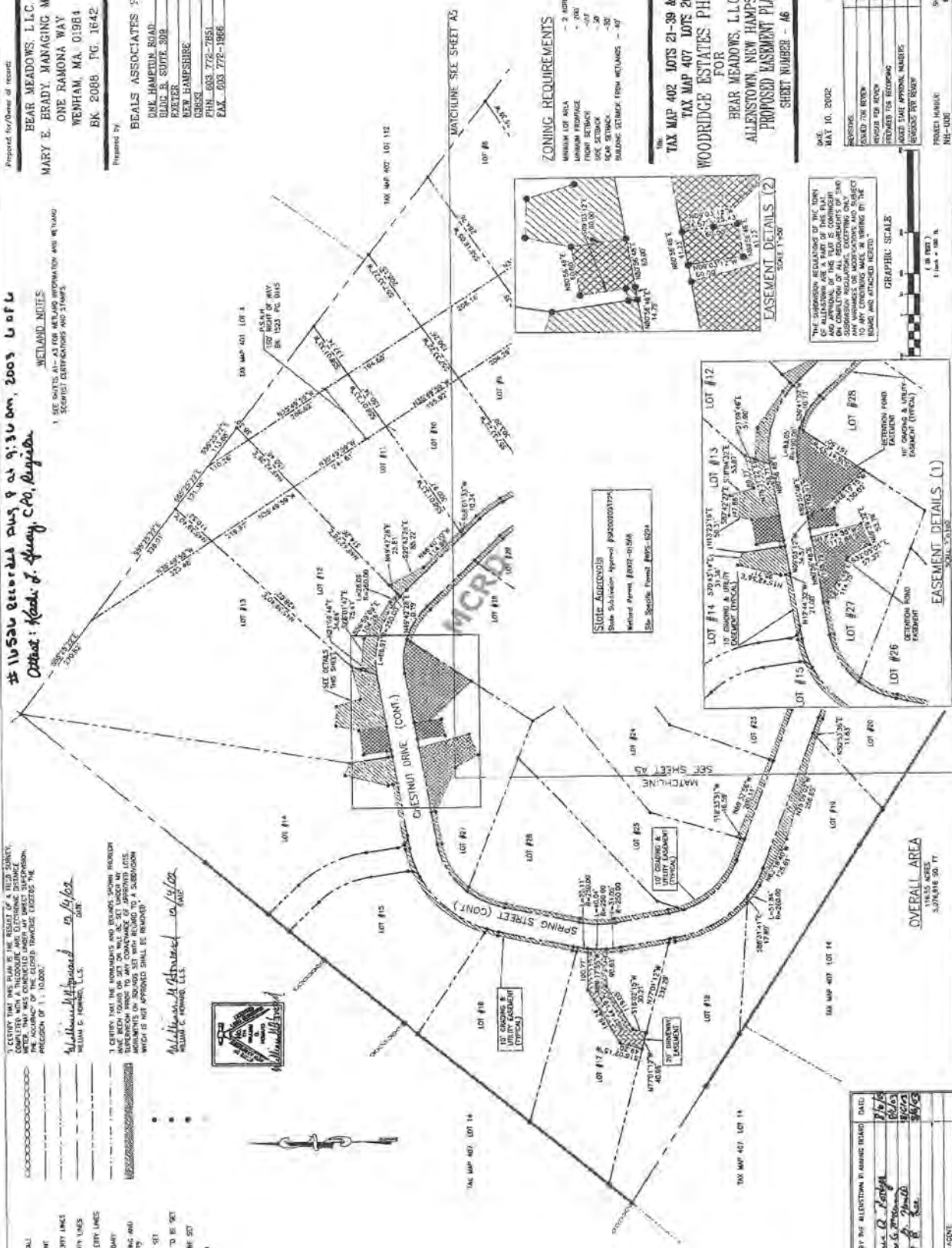
1. CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY, AND THAT THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MASSACHUSETTS.

William C. Kennedy 10/16/02
WILLIAM C. KENNEDY, L.L.C.

2. CERTIFY THAT THE INFORMATION AND DATA SHOWN HEREON HAVE BEEN OBTAINED BY ME OR BY A PERSON UNDER MY DIRECT SUPERVISION, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MASSACHUSETTS.

William C. Kennedy 10/16/02
WILLIAM C. KENNEDY, L.L.C.

- LEGEND
- EXISTING EASEMENT
 - ADJOINING PROPERTY LINES
 - EXISTING PROPERTY LINES
 - PROPOSED PROPERTY LINES
 - WETLANDS BOUNDARY
 - PROPOSED BOUNDARY AND ADJACENT EASEMENTS
 - FROM PM TO AC SET
 - CHAMBER BOUND TO BE SET
 - DRILL HOLE TO BE SET
 - FROM PM FOUND



ZONING REQUIREMENTS
MINIMUM LOT AREA - 2 ACRES
MINIMUM FRONT SETBACK - 20 FT
MINIMUM SIDE SETBACK - 20 FT
MINIMUM REAR SETBACK - 20 FT
MINIMUM DISTANCE FROM WETLANDS - 40 FT

THE
TAX MAP 402 LOTS 21-39 & 40-66
TAX MAP 407 LOTS 20
WOODBRIDGE ESTATES PHASE IV
FOR
BEAR MEADOWS, L.L.C.
ALLENSTOWN, NEW HAMPSHIRE
PROPOSED EASEMENT PLAN
SHEET NUMBER - 46

DATE	SCALE
MAY 10, 2002	1"=100'
REVISIONS	DATE
ISSUED FOR REVIEW	5/10/02
ISSUED FOR RECORD	5/29/02
ISSUED FOR RECORD	5/29/02
ISSUED FOR RECORD	5/29/02
ISSUED FOR RECORD	5/29/02
ISSUED FOR RECORD	5/29/02

THE EASEMENT RELATIONS OF THE TOWN OF ALLENSTOWN ARE A PART OF THIS PLAN, AND ANY PART OF THE TOWN OF ALLENSTOWN, NEW HAMPSHIRE, WHICH IS NOT SHOWN ON THIS PLAN, IS NOT TO BE CONSIDERED AS A PART OF THE TOWN OF ALLENSTOWN, NEW HAMPSHIRE, UNLESS IT IS SHOWN ON THIS PLAN.



SHEET NUMBER - 46

6 OF 25

PH: 603.772-7851

FAX: 603.772-1866

WENHAM, MA 01984

BK 2088 PG. 1642

BEALS ASSOCIATES P.L.L.C.

ONE HAMPTON ROAD

SUITE B, SUITE 300

EXETER

NEW HAMPSHIRE

03824

PHN. 603.772-7851

FAX. 603.772-1866

WENHAM, MA 01984

BK 2088 PG. 1642

BEALS ASSOCIATES P.L.L.C.

ONE HAMPTON ROAD

SUITE B, SUITE 300

EXETER

NEW HAMPSHIRE

03824

PHN. 603.772-7851

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WENHAM, MA 01984

BK 2088 PG. 1642

BEALS ASSOCIATES P.L.L.C.

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SUITE B, SUITE 300

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SUITE B, SUITE 300

EXETER

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WENHAM, MA 01984

BK 2088 PG. 1642

BEALS ASSOCIATES P.L.L.C.

ONE HAMPTON ROAD

SUITE B, SUITE 300

EXETER

NEW HAMPSHIRE

03824

PHN. 603.772-7851

FAX. 603.772-1866

WENHAM, MA 01984

BK 2088 PG. 1642

BEALS ASSOCIATES P.L.L.C.

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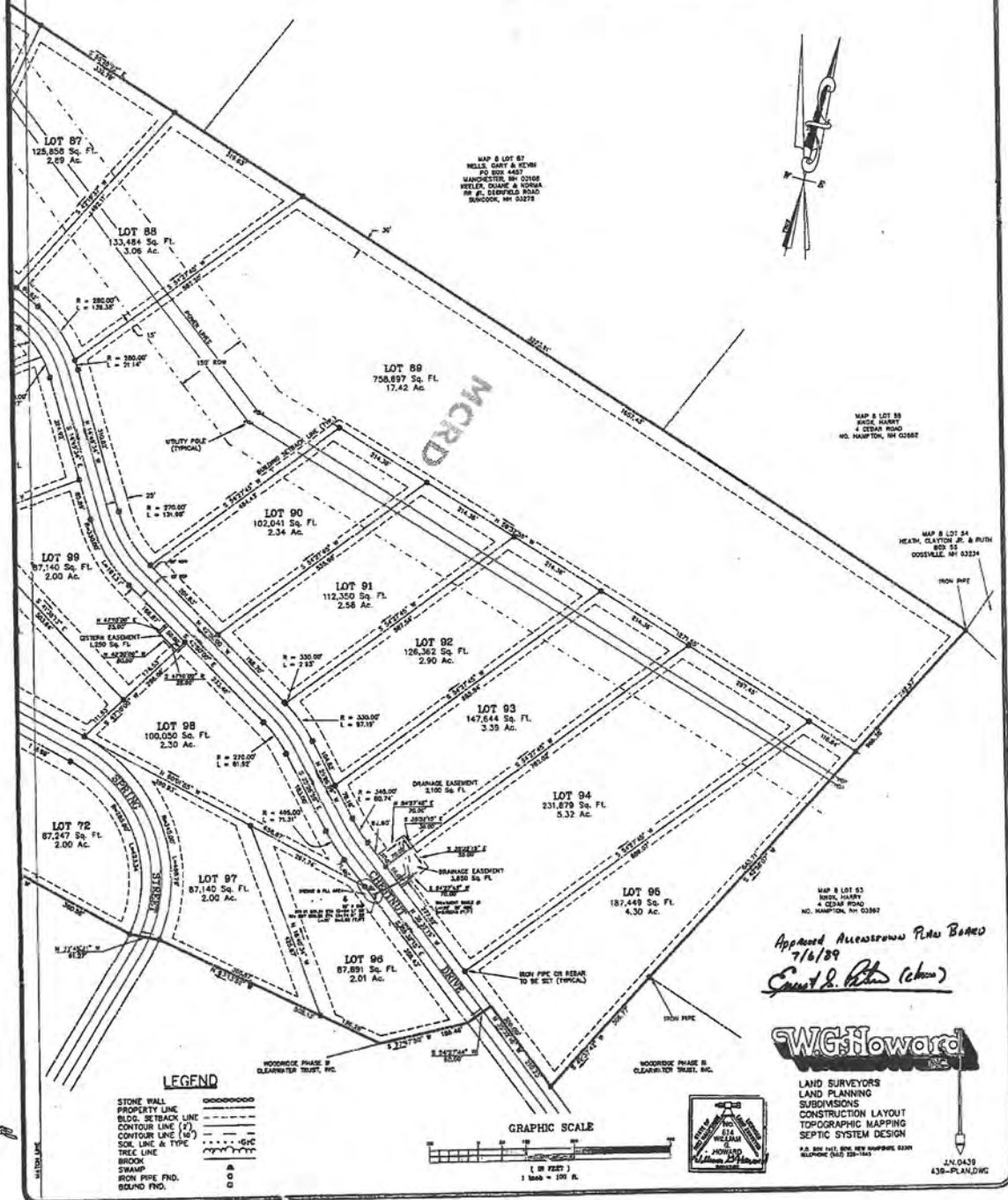
FAX. 603.772-1866

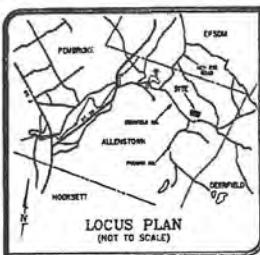
11132, Recorded July 6, 12-15 P.M. 1989
 Attest: John L. Fawcett, Register
 Sheet 182
 4-23

WOODRIDGE PHASE IV
 SUBDIVISION OF MAP 8 LOT 56
 LAND OF CLEARWATER TRUST, INC.
 ALLENSTOWN, NEW HAMPSHIRE
 OCTOBER 3, 1988 SCALE: 1" = 100'

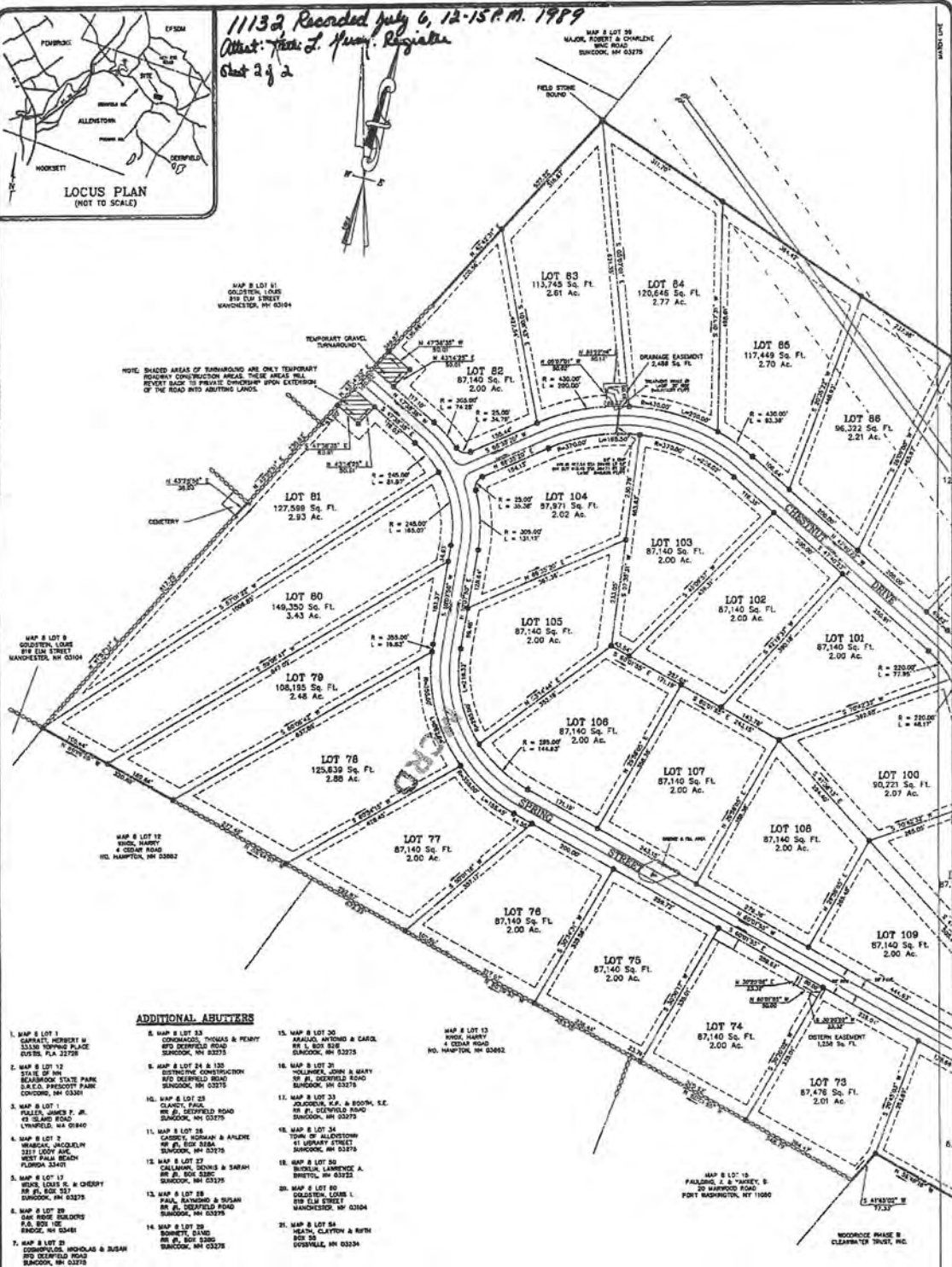
MAP 8 LOT 56
 BEAUCHAM, WILLIAM & BARBARA
 5 WINDY ROAD
 SUTTON, NH 03265

NOTE: PERIMETER IS BASED ON MAP REFERENCE NUMBER 1.





11132 Recorded July 6, 12-15 P.M. 1989
Attest: *Frank J. Hume, Registrar*
Sheet 2 of 2



ADDITIONAL ABUTTERS

1. MAP 6 LOT 1
GARNETT, ROBERT W.
3330 NYPING PLACE
DUBLIN, I.A. 02709
2. MAP 6 LOT 12
STATE OF NH
SEASIDE STATE PARK
S.E. CO. PRODUCE PARK
CONCORD, NH 03301
3. MAP 6 LOT 1
FALLEN, JAMES F. JR.
43 ISLAND ROAD
LYNDEN, NH 03040
4. MAP 6 LOT 2
WABASAY, JACQUELYN
3311 LORRY AVE.
WEST PALM BEACH
FLORIDA 33411
5. MAP 6 LOT 13
HARRIS, LOUIS E. & CHERRY
R.R. PL. BOX 151
BUNDOCK, NH 03275
6. MAP 6 LOT 20
ONE BONE BUILDINGS
P.O. BOX 102
BRIDGE, NH 03441
7. MAP 6 LOT 21
COMPTON, MICHAEL & SUSAN
870 DEERFIELD ROAD
BUNDOCK, NH 03275
8. MAP 6 LOT 23
CONRADSON, THOMAS & PERRY
870 DEERFIELD ROAD
BUNDOCK, NH 03275
9. MAP 6 LOT 24 & 130
RESTRUCTURE CONSTRUCTION
870 DEERFIELD ROAD
BUNDOCK, NH 03275
10. MAP 6 LOT 25
CLARK, PAUL
R.R. PL. DEERFIELD ROAD
BUNDOCK, NH 03275
11. MAP 6 LOT 16
CANNETT, NORMAN & ANNE
R.R. PL. BOX 288A
BUNDOCK, NH 03275
12. MAP 6 LOT 27
CALAMON, DONALD & SARAH
R.R. PL. BOX 538C
BUNDOCK, NH 03275
13. MAP 6 LOT 28
PAUL, RAYMOND & SUSAN
R.R. PL. DEERFIELD ROAD
BUNDOCK, NH 03275
14. MAP 6 LOT 29
BONNETT, CLIVE
R.R. PL. BOX 538C
BUNDOCK, NH 03275
15. MAP 6 LOT 30
MAJOR, ROBERT & CHARLNE
870 DEERFIELD ROAD
BUNDOCK, NH 03275
16. MAP 6 LOT 31
HOLMES, DON & WARY
R.R. PL. DEERFIELD ROAD
BUNDOCK, NH 03275
17. MAP 6 LOT 33
JORDON, R.F. & BOON, S.E.
R.R. PL. DEERFIELD ROAD
BUNDOCK, NH 03275
18. MAP 6 LOT 34
TOWN OF ALLENSTOWN
41 LORRY STREET
BUNDOCK, NH 03275
19. MAP 6 LOT 35
BUTLER, LAWRENCE A.
BRITTON, NH 03322
20. MAP 6 LOT 36
COLLETON, LOUISE L.
870 CLU STREET
MARLBOROUGH, NH 03044
21. MAP 6 LOT 37
HEAL, CLAYTON & RUTH
BOX 28
DOVER, NH 03834
22. MAP 6 LOT 15
FALGOUT, J. & WARE, S.
20 WARDWOOD ROAD
PORT RUSHFORD, NY 11860

DATA LIST

REVISION	DATE	BY	REVISION	DATE	BY
1	7/6/89	WJL	1	7/6/89	WJL
2	7/6/89	WJL	2	7/6/89	WJL
3	7/6/89	WJL	3	7/6/89	WJL
4	7/6/89	WJL	4	7/6/89	WJL
5	7/6/89	WJL	5	7/6/89	WJL
6	7/6/89	WJL	6	7/6/89	WJL
7	7/6/89	WJL	7	7/6/89	WJL
8	7/6/89	WJL	8	7/6/89	WJL
9	7/6/89	WJL	9	7/6/89	WJL
10	7/6/89	WJL	10	7/6/89	WJL



APPROVED BY THE ALLENSTOWN
PLANNING BOARD

DATE 7/6/89
CHAIRMAN *James L. Palmer (Chair)*
SECRETARY

OWNER OF RECORD
7/6/89
DATE

MAP REFERENCE

1. PHASE IV - REMAINING LAND, CLEARWATER TRUST, INC.
OFF DEERFIELD ROAD, ALLENSTOWN, NH. BY WILLIAM E.
DUNN ASSOCIATES, INC. ON JULY 1988. SCALE: 1" =
200'

THE SURVEYOR'S REGULATIONS OF THE TOWN OF ALLENSTOWN ARE A PART OF
THIS PLAN, AND APPROVAL OF THIS PLAN IS CONJUNCTIVE WITH COMPLIANCE OF ALL
THE REQUIREMENTS OF SAID SURVEYOR'S REGULATIONS, EXCEPT AS ONLY ANY
VARIATIONS OR MODIFICATIONS TO SAID REGULATIONS ARE MADE BY
WRITING BY THE BOARD AND ATTACHED HERETO.

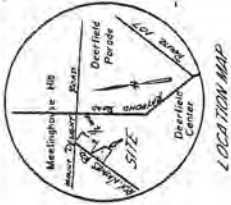
10. Haynes Farm Subdivision, town of Deerfield

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
414	114	28 Haynes Rd	Deerfield	3.02	1989	Geoffrey Ward Raymond W. Cote and Lucia L. Cote Donna S. Dodge	Raymond W. and Lucia L. Cote Donna S. Dodge Lois H. Flanders - first Developer	7/28/2003 6/11/1993 1/26/1988	4102 2988 2725	1539 2947 2133	land w/ bldg land w/ bldg land only	\$3,705.00 / \$247,000.00 \$1,344.00 / \$128,000.00 \$332.50 / \$47,500.00
414	115	30 Haynes Rd	Deerfield	3.14	1992	Thomas P Dillon and Mary F. Dillon Thomas P. Dillon and Mary F. Dillon	Thomas P. Dillon and Mary F. Dillon Lois H. Flanders - first Developer	6/26/2013 9/28/1990	5460 2853	2538 1729	land w/ bldg land only	non-contractual transfer to Trust Rate: \$10.50 / \$1000 \$40.00 / \$0.00 \$37.00 / \$33,000.00
414	116	32 Haynes Rd	Deerfield	3.05	1987	Robert A. Robertson, Trustee of the Robert A. Robertson and Melissa O. Robert Cornerstone Bank fka Derry Bank and Trust Robert A. Robertson and Melissa O. Robert Cornerstone Bank fka Derry Bank and Trust	Robert A. and Melissa O. Robertson Robert A. Robertson and Melissa O. Robert Cornerstone Bank fka Derry Bank and Trust	7/5/1994 2/7/1991	3062 2866	1345 2737	land only land only	non-contractual transfer to Trust consideration reflects there being a building thereon Rate: \$10.50 / \$1000 consideration reflects there being a building thereon Rate: \$0.70 / \$100 consideration is for two lots (2 & 3) and should be split
414	117	36 Haynes Rd	Deerfield	3.77	1987	Thomas M. True and Kathryn R. True Kathryn R. True Thomas M. True and Kathryn R. True Thomas N. True and Kathryn R. Harris Raymond R. Dillon	Kathryn R. True Thomas M. True and Kathryn R. True fka Ks Raymond R. True Lois H. Flanders - original Developer	2/21/2003 8/2/2000 4/1/1988 10/13/1987	3963 3493 2733 2708	974 1984 1888 1928	land w/ bldg land w/ bldg land w/ bldg land only	no consideration- exempt transfer to spouse- non-contractual transfer Rate: \$0.70 / \$100 Rate: \$0.70 / \$100 consideration seems high for only land but it is possible \$0.00 / \$0.00 \$40.00 / \$0.00 \$936.60 / \$133,800.00 \$616.00 / \$88,000.00
414	118	38 Haynes Rd	Deerfield	5	1988	Kathleen A. Winn and Kevin L. Sheehy Jonathan W. Ford and Kathryn Joelle Ford John Cunliffe and Ann Louise Cunliffe	Jonathan W. Ford and Kathryn Joelle Ford John Cunliffe and Ann Louise Cunliffe R.P.B Realty Corp. Inc. - second Developer	5/24/2012 1/14/2001 3/4/1988	5319 3707 2729	97 2991 2179	land w/ bldg land w/ bldg land only	\$3,450.00 / \$230,000.00 \$3,300.00 / \$220,000.00 \$1,150.80 / \$164,400.00
414	119	40 Haynes Rd	Deerfield	5	1988	Reginald H. Riley and Linda T. Riley Carl F. Savinelli Raymond R. Dillon	Carl F. Savinelli Raymond R. Dillon R.P.B Realty Corp. Inc. - second Developer	10/9/1992 11/15/1988 8/8/1988	2948 2769 2754	2641 226 70	land w/ bldg land w/ bldg land only	Rate: \$10.50 / \$1000 Rate: \$0.70 / \$100 Rate: \$0.70 / \$100 \$1,260.00 / \$120,000.00 \$910.00 / \$130,000.00 \$259.00 / \$37,000.00
414	120	42 Haynes Rd	Deerfield	5	1988	Julie A. Whitcher and Charles E. Whitcher Julie A. Whitcher	Julie A. Whitcher	8/24/2012	5373	789	land w/ bldg	no consideration / exempt transfer to spouse \$0.00 / \$0.00
414	121	44 Haynes Rd	Deerfield	5	1988	Richard F. Bailey and Kay T. Bailey Richard F. Bailey John P. Deleauw and Nancy A. Deleauw	Robert E. Thibault, Jr. and Tamara L. Thibault Rick L. Bramstedt and Jane Bramstedt Mark D. Baird and Sandra Verner Baird R.P.B Realty Corp. Inc. - second Developer	5/15/2003 5/14/1999 6/20/1991 3/31/1987	4030 3390 2880 2794	2431 2956 1792 2882	land w/ bldg land w/ bldg land w/ bldg land w/ bldg	\$3,120.00 / \$208,000.00 \$1,360.00 / \$136,000.00 \$1,208.00 / \$115,000.00 \$875.00 / \$83,300.00
414	122	48 Haynes Rd	Deerfield	9.71	1998	Julie M. Girard and Roslyn A. Rogers Julie M. Girard and Roslyn A. Rogers	Richard F. Bailey John P. Deleauw and Nancy A. Deleauw Paul J. Camire and Katherine L. Camire	3/21/2002 7/8/1998 4/12/1989 4/28/1997	3746 3308 2788 3210	1191 402 1149 1951	land w/ bldg land w/ bldg land w/ bldg land only	no consideration / exempt transfer to spouse Rate: \$10.00 / \$1000 Rate: \$10.50 / \$1000 Rate: \$0.70 / \$100 Rate: \$10.00 / \$1000 \$350.00 / \$35,000.00

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
						Paul J. Camire and Katherine I. Camire Cornerstone Bank	Cornerstone Bank R.P.B Realty Corp - second Developer	1/28/1993 2/21/1992	2966 2911	1414 2880	land only land only	Rate: \$10.50 / \$1000 Rate: \$10.50 / \$1000 consideration is for six lots and should be split
414	123	52 Haynes Rd	Deerfield	3	1987	David Wilson and Gail E. Wilson	R.P.B. Realty Corp - second Developer	11/20/1987	2715	1483	land only	Rate: \$0.70 / \$100 consideration reflects there being a building thereon
414	124	54 Haynes Rd	Deerfield	3	1987	Donald P. Mason and Karen L. Mason	Trus Donald P. Mason and Karen L. Mason	11/19/2010	5183	2983	land w/ bldg	minimum tax stamp paid / non-contractual transfer to Trust Rate: \$10.00 / \$1000 Rate: \$10.50 / \$1000 Rate: \$10.50 / \$1000 consideration is for six lots and should be split
414	125	51 Haynes Rd	Deerfield	3	1985	Bruce H. Hickox and Dorothy V. Hickox Applevale, Inc.	Applevale, Inc. Earl L. Kelli, Jr. and James S. Fernald - third	3/20/1987 3/13/1986	2668 2590	2296 2015	land w/ bldg land only	Rate: \$0.75 / \$100 Rate: \$0.75 / \$100
414	126	49 Haynes Rd	Deerfield	3	1986	Timothy A. Boucher and Wendy L. Boushie-Wendy L. Vallee Wendy L. Vallee	Wendell G. Mankins, Jr. and Suzanne N. Mankins R.P.B Realty Corp - second Developer	9/23/2005 10/2/1996	4553 3179	2810 2761	land w/ bldg land w/ bldg	minimum tax stamp paid / non-contractual transfer to Trust no consideration / exempt transfer to spouse Rate: \$0.75 / \$100 Rate: \$0.75 / \$100
414	127	47 Haynes Rd	Deerfield	3	1986	Pamela J. Dupalima and James Hamel Federal National Mortgage Assoc. (Fannie Mae)	Federal National Mortgage Assoc. (Fannie Mae) Federal National Mortgage Assoc. (Fannie Mae)	9/12/2011 3/11/2011	5244 5208	293 235	land w. bldg & impv land w/ bldg	tax stamp paid is only the Buyer's half. Fannie Mae is exempt from paying. Fannie Mae is exempt from paying tax stamp / consideration is based on debt owed Rate: \$0.75 / \$100 Rate: \$0.75 / \$100
414	128	45 Haynes Rd	Deerfield	3	1986	Michael S. Heikkinen and Brenda E. Heikkinen Cathy M. Burnmeister	Elizabeth M. MacDonald and Cathy M. Burn	12/3/2010 11/9/2004	5173 4397	579 256	land w/ bldg & impv land w/ bldg & impv	I believe the stated consideration is based on half the considered value of the property at the time of conveyance and the real value was more like \$170,000.00 Rate: \$10.00 / \$1000 Rate: \$0.70 / \$100

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
						Stephen J. Patterson and Bonnie L. Patterson Applegate, Inc.		1/12/1987	2656	1686	land only	Rate: \$0.75 / \$100 consideration reflects there being a building thereon
						Applegate, Inc.	Earl L. Kalil, Jr. and James S. Fernald - third	3/13/1986	2590	2012	land only	Rate: \$0.75 / \$100
414	129	43 Haynes Rd	Deerfield	3	1986	Kirk Sciola and Elizabeth Sciola Arthur F. Gifford, Alice M. Gifford and Shaw Craig R. Colubiale and Bonnie A. Colubiale Craig R. Colubiale and Bonnie A. Colubiale Ernest M. Tremblay and Elaine M. Tremblay Ernest M. Tremblay and Elaine M. Tremblay Applegate, Inc.	Arthur F. Gifford, Alice M. Gifford and Shaw Craig R. Colubiale and Bonnie A. Colubiale Craig R. Colubiale and Bonnie A. Colubiale Ernest M. Tremblay and Elaine M. Tremblay Ernest M. Tremblay and Elaine M. Tremblay Applegate, Inc.	6/10/2005 4/4/2002 11/25/1998 4/13/1987 3/13/1986	4494 4461 3345 2673 2590	2044 806 1975 2761 2011	land w/ bldg land w/ bldg land w/ bldg land w/ bldg land only	\$4,874.00 / \$324,900.00 \$3,525.00 / \$235,000.00 \$1,650.00 / \$165,000.00 \$1,311.75 / \$174,900.00 \$217.50 / \$29,000.00 Rate: \$0.75 / \$100 Rate: \$0.75 / \$100 Rate: \$0.75 / \$100 Rate: \$0.75 / \$100
414	130	41 Haynes Rd	Deerfield	10.71	2001	Stephen J. Nelly and Gina A. Nelly	Turnagain, LLC	4/25/2001	3572	889	land only	consideration reflects there being a building thereon
						Turnagain, LLC Linda L. Hoffman	Linda L. Hoffman Earl L. Kalil, Jr. and James S. Fernald - third	11/30/2000 3/13/1986	3523 2592	2752 150	land only land only	Rate: \$0.75 / \$100 Rate: \$0.75 / \$100
414	131	39 Haynes Rd	Deerfield	6.76	1987	Christopher A. Bartley and Mary Helen McJohn S. Brandie John S. Brandie Linda M. Smith Applegate, Inc.	Linda M. Smith Applegate, Inc. Earl L. Kalil, Jr. and James S. Fernald - third	6/14/2013 11/30/2000 11/7/1986 2/13/1986	5449 3524 2641 2590	1392 238 2950 2010	land w/ bldg land w/ bldg land w/ bldg land only	\$3,675.00 / \$245,000.00 \$3,000.00 / \$200,000.00 \$1,125.00 / \$150,000.00 \$187.50 / \$25,000.00 Rate: \$0.75 / \$100 Rate: \$0.75 / \$100
414	132	37 Haynes Rd	Deerfield	3.07	1987	Christopher E. Coombs and Lindsey Steven D. Cooper and Laura J. Coop	Steven D. Cooper and Laura J. Coop Kay Lynn Goddard	7/21/2006 8/31/1995	4684 3116	2091 2216	land only land only	\$4,973.00 / \$331,500.00 \$1,415.00 / \$141,500.00 Rate: \$10.00 / \$1000 consideration reflects there being a building thereon
						Kay Lynn Goddard	Applegate, Inc.	4/27/1987	2678	471	land only	Rate: \$0.75 / \$100 consideration reflects there being a building thereon
						Applegate, Inc.	Earl L. Kalil, Jr. and James S. Fernald	3/13/1986	2590	2009	land only	Rate: \$0.75 / \$100
414	133	35 Haynes Rd	Deerfield	3.33	1994	William J. Whelan and Natascha W/ William J. Whelan and Natascha	William J. Whelan and Natascha W/ William J. Whelan and Natascha	2/15/2008	4898	2802	land w/ bldg	minimum tax stamp paid / non-contractual transfer to Trust Rate: \$10.00 / \$1000 corrective deed exempt from tax stamp
						William J. Whelan and Natascha W/ Frances L. Menard Frances L. Menard	Thomas Kamberis Thomas Kamberis	3/24/1995 3/23/1988	3093 2731	2759 2984	land w/ bldg land only	\$1,400.00 / \$140,000.00 \$0.00 / \$0.00 Rate: \$0.75 / \$100 Rate: \$1.00 / \$100 this transfer is for a large lot later subdivide into two lots
414	134	33 Haynes Rd	Deerfield	6.25	1984	Donald R. Dion and Christine D. Dio	Thomas G. Kamberis	3/26/1984	2483	1527	land only	Rate: \$0.75 / \$100 Rate: \$1.00 / \$100 this transfer is for a large lot later subdivide into two lots

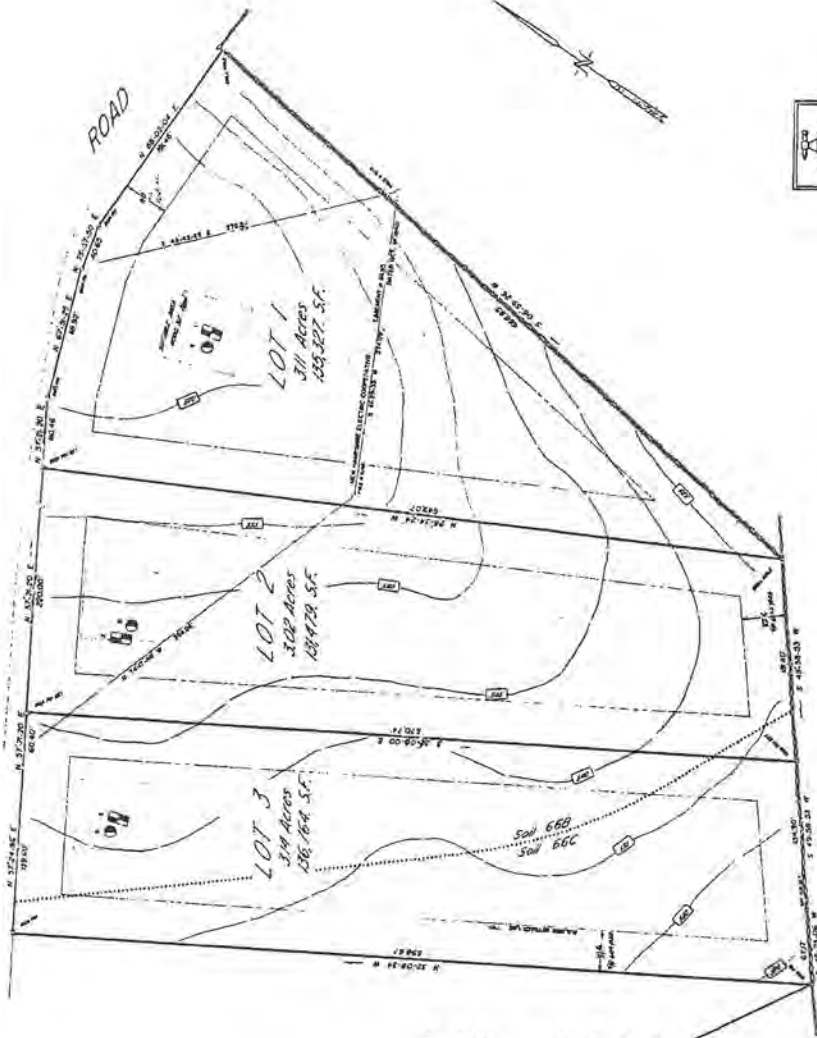
Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
						Thomas G. Kaberis	Andres I. Reynolds and Mary T. Re	3/26/1984	2483	1527	\$170.00 / \$17,000.00	Rate: \$1.00 / \$100 this transfer is for a larger lot later subdivided
414	135	29 Haynes Rd	Deerfield	5	1988	Gerard Gill and Theresa Gill	Andrew L. Reynolds and Mary T. Re	11/26/1986	2645	1113	\$303.75 / \$40,500.00	Rate: \$0.75 / \$100
414	136	27 Haynes Rd	Deerfield	5.03	1989	John D. Moore and Patricia P. Moo Leslie A. Davis and Lee A. Davis	Moo Leslie A. David and Lee A. Davis Andrew L. Reynolds and Mary T. Re	11/15/1996 11/7/1986	3186 2645	1300 517	\$1,255.00 / \$125,500.00 \$318.76 / \$42,500.00	Rate: \$10.00 / \$1000 Rate: \$0.75 / \$100
414	137	25 Haynes Rd	Deerfield	6.2	1992	Glenn E. Roberts and Darlean K. David R. Guilbeault and Cathy M. G	Ro David R. Guilbeault and Cathy M. G Andrew L. Reynolds and Mary T. Re	6/21/1989 11/7/1986	2797 2645	1654 1383	\$388.50 / \$55,000.00 \$352.50 / \$47,000.00	Rate: \$0.70 / \$100 Rate: \$0.75 / \$100



DEERFIELD 67210

- NOTES:
- 1) SUBMITTER HAS KNOWN ALL LOTS ARE AS SHOWN ON MAP.
 - 2) OTHER OF RECORD: LOIS H. FLANDERS.
 - 3) EXISTING ZONE: AGRICULTURAL-RESIDENTIAL.
 - 4) TOTAL AREA OF SUBJECT PARCELS: 9.27 ACRES.
 - 5) "THE SUBDIVISION REGULATIONS OF THE TOWN OF DEERFIELD, N.H. ARE HEREBY ADOPTED AND SHALL BE APPLIED TO THIS MAP. IT IS CONTINGENT UPON COMPLETION OF ALL THE REQUIREMENTS PERTAINING ONLY TO THE SUBDIVISION OF LAND AS SHOWN HEREIN IN WRITING BY THE BOARD AND ATTACHED HERETO."
 - 6) NHAG-REC SUBDIVISION APPROVAL #290474 DATED 7-28-87.
 - 7) ALL LOTS WITHIN THIS SUBDIVISION ARE TO BE USED FOR SINGLE FAMILY RESIDENCE ONLY.

ASH-HAYNES



ADJUTERS LIST

MAP LOT	ADJUTERS
46	5. FRED B. KAREN WILKINS DEERFIELD, N.H. 03027
47	25. LANE ROAD DEERFIELD, N.H. 03027
48	SILVIA CLIFFORD LYNNFIELD, N.H. 03540
49	LOIS H. FLANDERS DEERFIELD, N.H. 03027
50-2	3.02. LANE ROAD DEERFIELD, N.H. 03027
50-3	3.14. LANE ROAD DEERFIELD, N.H. 03027
50	3.11. LANE ROAD DEERFIELD, N.H. 03027
51-1	3.11. LANE ROAD DEERFIELD, N.H. 03027
51-2	3.11. LANE ROAD DEERFIELD, N.H. 03027
51-3	3.11. LANE ROAD DEERFIELD, N.H. 03027
51-4	3.11. LANE ROAD DEERFIELD, N.H. 03027

VICINITY PLAN



A SUBDIVISION OF LAND FOR
LOIS H. FLANDERS
DEERFIELD, ROCKINGHAM CO.
NEW HAMPSHIRE
Dated July 1987

APPROVED BY THE TOWN OF DEERFIELD PLANNING BOARD
Chairman: *Frederick J. McLaughlin*
DATE: 2 September 1987

D-17048

MARTIN J. MICCIO, R.L.S.
280 TOWN STREET, MANCHESTER, N.H.
SCALE: 1" = 50'
SURVEY: NOV. 1986



- PLANT SPECIES**
- #1 0 - 1" Very dark brown sandy loam.
 - #2 0 - 1" Very dark brown sandy loam.
 - #3 0 - 1" Very dark brown sandy loam.
 - #4 0 - 1" Very dark brown sandy loam.
 - #5 0 - 1" Very dark brown sandy loam.
 - #6 0 - 1" Very dark brown sandy loam.
 - #7 0 - 1" Very dark brown sandy loam.
 - #8 0 - 1" Very dark brown sandy loam.
 - #9 0 - 1" Very dark brown sandy loam.
 - #10 0 - 1" Very dark brown sandy loam.
 - #11 0 - 1" Very dark brown sandy loam.

- PLANT SPECIES**
- #12 0 - 1" Very dark brown sandy loam.
 - #13 0 - 1" Very dark brown sandy loam.
 - #14 0 - 1" Very dark brown sandy loam.
 - #15 0 - 1" Very dark brown sandy loam.
 - #16 0 - 1" Very dark brown sandy loam.
 - #17 0 - 1" Very dark brown sandy loam.
 - #18 0 - 1" Very dark brown sandy loam.
 - #19 0 - 1" Very dark brown sandy loam.
 - #20 0 - 1" Very dark brown sandy loam.
 - #21 0 - 1" Very dark brown sandy loam.
 - #22 0 - 1" Very dark brown sandy loam.

ROAD

ASH-HAYNES

LOT 1
9.26 ACRES
408571, S.E.

LOT 2
3.05 ACRES
132993, S.E.

LOT 3
3.77 ACRES
164034, S.E.

NEUTERS LIST

NEUTER	LOT	DATE
1	1	1/1/1986
2	2	1/1/1986
3	3	1/1/1986
4	4	1/1/1986
5	5	1/1/1986
6	6	1/1/1986
7	7	1/1/1986
8	8	1/1/1986
9	9	1/1/1986
10	10	1/1/1986
11	11	1/1/1986
12	12	1/1/1986
13	13	1/1/1986
14	14	1/1/1986
15	15	1/1/1986
16	16	1/1/1986
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28	28	1/1/1986
29	29	1/1/1986
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90	90	1/1/1986
91	91	1/1/1986
92	92	1/1/1986
93	93	1/1/1986
94	94	1/1/1986
95	95	1/1/1986
96	96	1/1/1986
97	97	1/1/1986
98	98	1/1/1986
99	99	1/1/1986
100	100	1/1/1986

VICINITY PLAN



A SUBDIVISION OF LAND FOR
LOIS H. FLANDERS
DEERFIELD, ROCKINGHAM CO.
NEW HAMPSHIRE

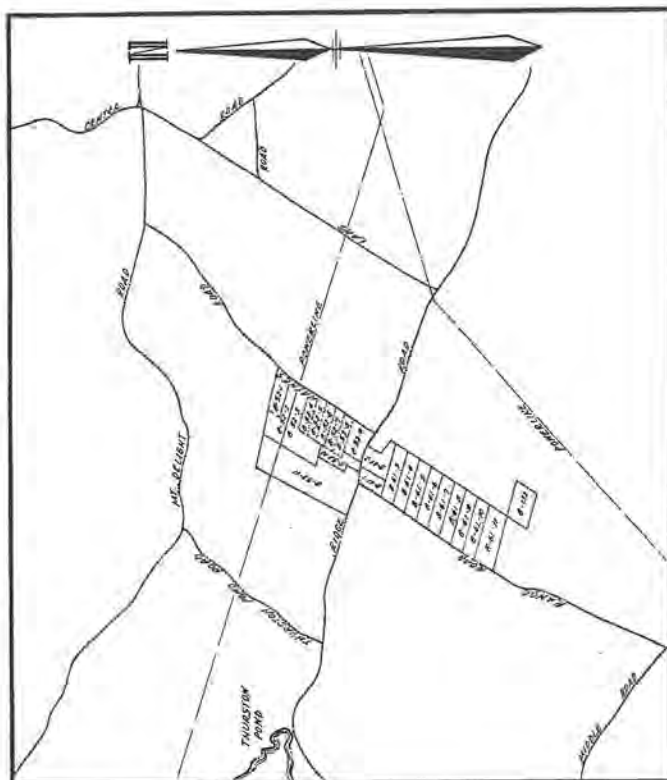


NOTES:
1. THIS SURVEY WAS MADE BY LOIS H. FLANDERS, A PROFESSIONAL SURVEYOR, ON THE 11TH DAY OF NOVEMBER, 1986.
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW HAMPSHIRE BOARD OF SURVEYORS.
3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW HAMPSHIRE BOARD OF SURVEYORS.
4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW HAMPSHIRE BOARD OF SURVEYORS.
5. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW HAMPSHIRE BOARD OF SURVEYORS.
6. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW HAMPSHIRE BOARD OF SURVEYORS.
7. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW HAMPSHIRE BOARD OF SURVEYORS.
8. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW HAMPSHIRE BOARD OF SURVEYORS.
9. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW HAMPSHIRE BOARD OF SURVEYORS.
10. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW HAMPSHIRE BOARD OF SURVEYORS.

APPROVED BY THE TOWN OF DEERFIELD PLANNING BOARD
CHAIRMAN: *[Signature]*
SECRETARY: *[Signature]*
DATED: 11-11-1986

D-17081

SCALE 1" = 50' SURVEY NOV. 11, 1986

[illegible]

APPROVED BY THE DISTRICT PLANNING BOARD
on: Dec. 18, 1968
CHAIRMAN Philip B. Johnson
SECRETARY

LOCUS PLAN
HAYNES FARM
DEERFIELD, N.H.
SCALE: 1"=1000' DEC. 2, 1985

D-14503

UNDRAFTED BY:
MENDI N. TURNER
SEACREST DRAFTING SERVICES
PROVINCE ROAD
STAFFORD, N.H.

NOTES:

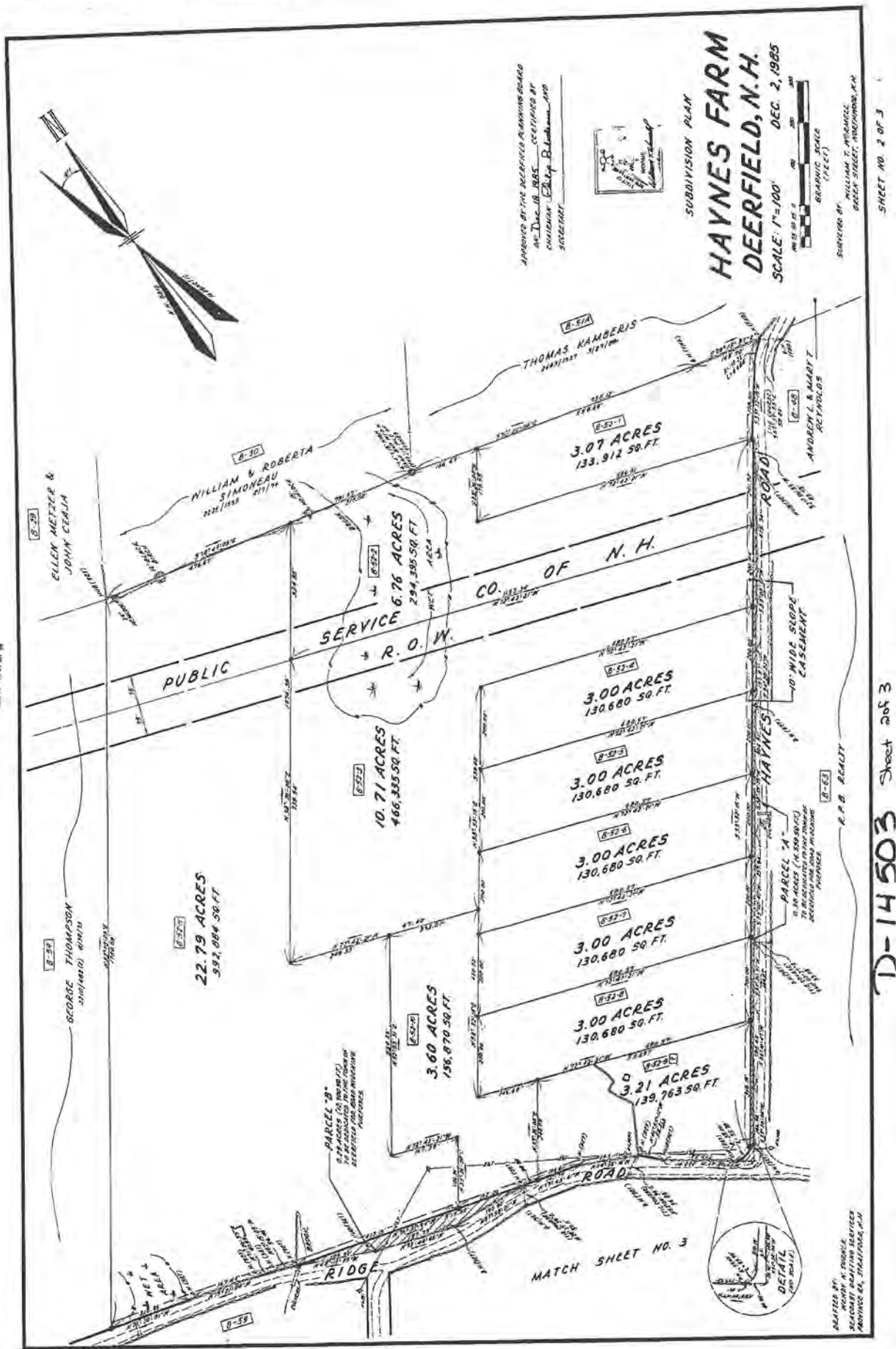
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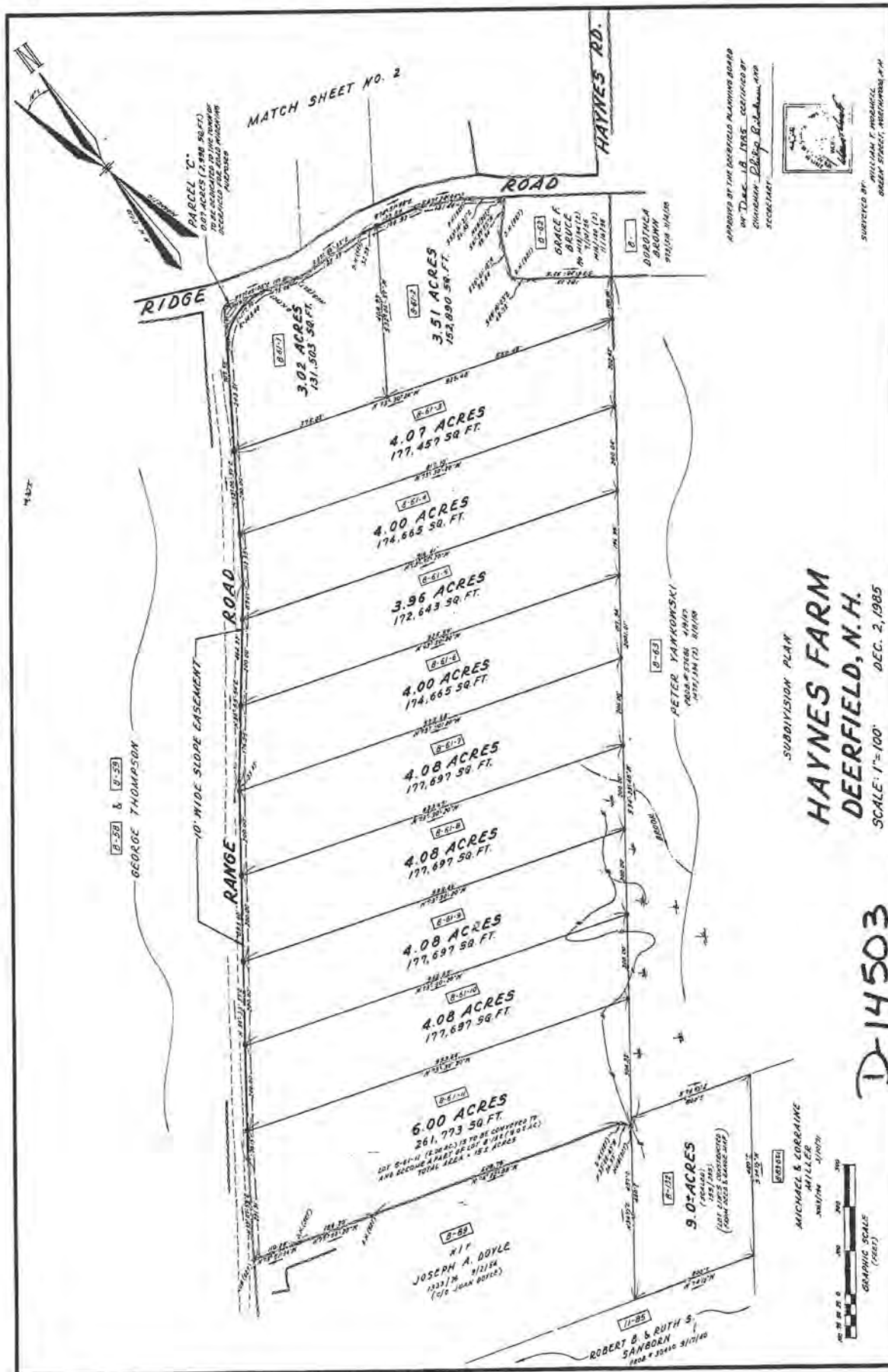
SURVEYED BY:
WILLIAM F. NORMELL
GREEN ST.
NORTHWOOD A.H.

SHEET NO. 1 OF 3

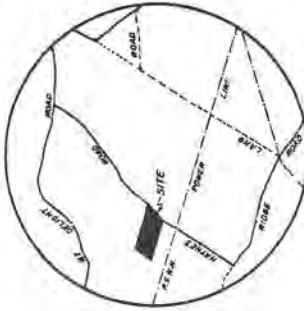
Foot 1063



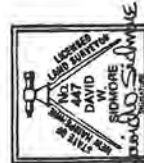
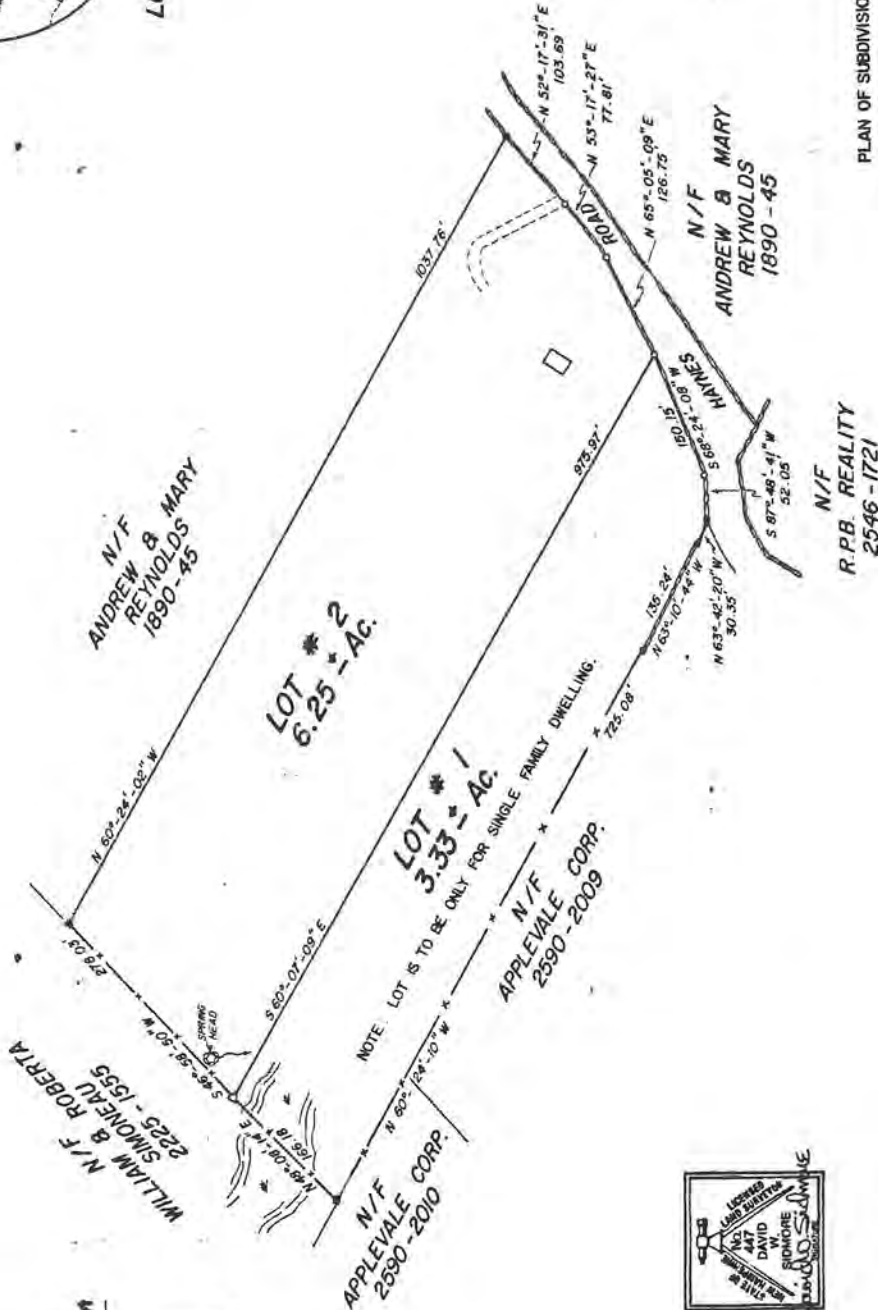
D-14503 Sheet 2 of 3



OCT 8 2 57 PM '86



LOCATION SKETCH



LEGEND

- DRILL HOLE - SET
- DRILL HOLE - FOUND
- IRON ROD - SET
- IRON ROD - FOUND
- STONE BOUND - FOUND

PLAN OF SUBDIVISION OF LAND OF
THOMAS G. KAMBERIS
DEERFIELD, N.H.

9.58 ± ACRES
SCALE 1"=100'
REF. R.C.R.D. 2483 - 1527

SCALE



APPROVED
DEERFIELD PLANNING BOARD
CHAIRMAN Philip H. Biddle
DATE Sept 17 1986
W.S. & P.C.C. SUB. APR # 22,824

C-15591

ACCURACY 1/10, 971

DAVID W. SIDMORE L.L.S. # 447

DEERFIELD, N.H.

JUNE 1986

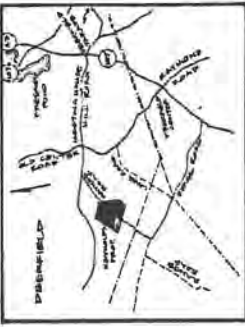
E.W.M.

8632

DAVID W. SIDMORE, P.L.S. 9447
DEERFIELD, NEW HAMPSHIRE

FEB 20 10 51 AM '81

0323

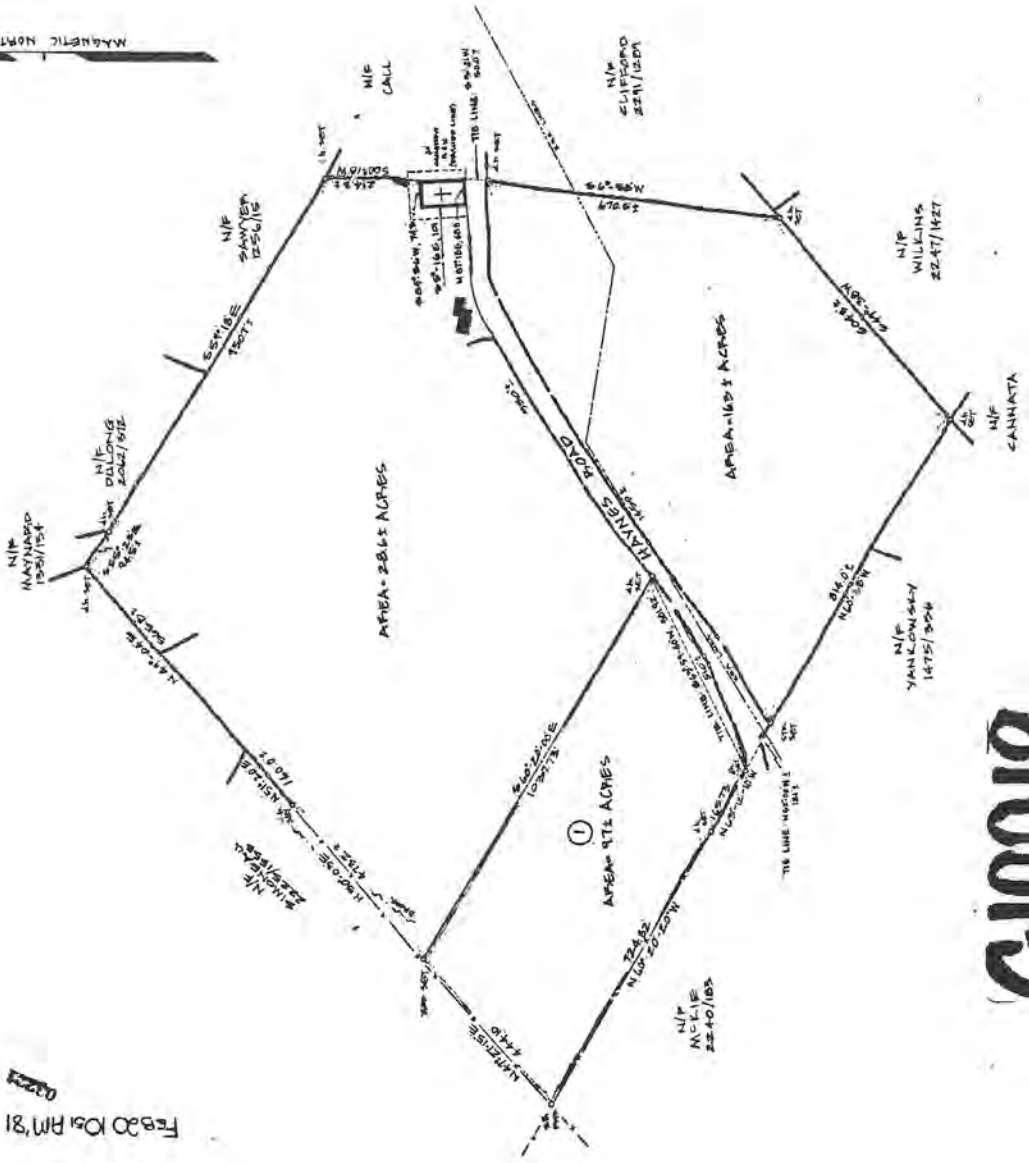


LOCATION SKETCH

NOTES: REFER TO BOOK 970, PAGE 184 IN BATHSHEM
REGISTER FOR RIGHT OF WAY INFORMATION
PERTAINING TO CEMETERY LOT.
- TOTAL ACREAGE EQUALS 54.65 ACRES



MAGNETIC NORTH 10/1980



SUBDIVISION OF LAND

ANDREW L. MARY T REYNOLDS
DEERFIELD, NEW HAMPSHIRE
SCALE: 1"=200'
OCTOBER, 1980

610019

APPROVED
DEERFIELD PLANNING BOARD
John A. Brinkley CHAIRMAN

DATE DEC. 10, 1980

ACCURACY OF TRANSIT TIME LOT 911 = 1/100TH
ACCURACY OF TRANSIT STATION = 1/100TH



ANDREW L. & MARY T. REYNOLDS
HAYNES ROAD DEERFIELD
NEW HAMPSHIRE

D 15443

SURVEY APRIL 12, 1986



APPROVED BY THE TOWN OF DEERFIELD PLANNING BOARD

CHAIRMAN Philip V. Biddisno

dated Sept 3, 1986



LEGEND

- DRAIN HOLE FOUND, UNLESS OTHERWISE NOTED
 △ STAKE SET
 — FIELD STONE FENCE
 — QUARRY CUT STONE FENCE
 □ STONE BOUND SET
 — CONTIGUOUS LINES

- [illegible]

11.Tucker's Cove Subdivision, City of Portsmouth

Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
224	10-22	166 Gosport Rd	Portsmouth	1	2000	One half interest - Ronald G Pound & Nancy R Pound Ronald G Pound & Nancy R Pound Stephanie Jean Underhill Tuckers Cove Limited Liability Company	Stephanie Jean Underhill Tuckers Cove Limited Liability Company	6/14/2014 5/17/2001 3/10/1999	4316 3577 3376	96 392 861	\$40.00 / \$0.00 \$10,499.00 / \$699,933.00 \$140.00 / \$140,000.00	Not an arms length transaction
224	10-23	188 Gosport Rd	Portsmouth	1	2000	Kevin H. McCusker & Cheryl McCusker	Tuckers Cove Limited Liability Company	6/8/1999	3398	2151	\$1,500.00 / \$150,000.00	
224	10-24	236 Gosport Rd	Portsmouth	1	2000	Michael P. Beam, Trustee of the Michael P. David J. Feals David J. Feals & Deborah A. Feals	Michael P. Beam, Trustee of the Michael P. David J. Feals Tuckers Cove Limited Liability Company	9/30/2013 9/14/1999	5483 3423	2883 679	\$25,125.00 / \$1,675,000 \$2,475.00 / \$165,000.00	
224	10-25	260 Gosport Rd	Portsmouth	1	2000	David H. & Lisa A. Williams Mary S. Siverts, Trustee of the Mary S. Sive Mary S. Siverts & James B. Siverts James B. Siverts	Mary S. Siverts, Trustee of the Mary S. Sive Tuckers Cove Limited Liability Company	12/20/2012 5/31/2007 1/4/1999	5395 4810 3357	2030 2651 2323	\$17,250.00 / \$1,150,000.00 \$4.00 / \$0.00 \$1,500.00 / \$150,000.00	Not an arms length transaction
224	10-21	148 Gosport Rd	Portsmouth	1	1999	Jill Cheatham Horgan, Trustee of the Jill C. Horgan Lee R. & Jill C. Horgan Robert W. Horgan Lee R. & Jill C. Horgan and Robert W. Horg Clarissa Sandra Christensen Clarissa Sandra Christensen Tuckers Cove Builders, LLC Tuckers Cove Limited Liability Company	Jill Cheatham Horgan, Trustee of the Jill C. Horgan Robert W. Horgan Tuckers Cove Limited Liability Company	11/12/2011 11/10/2011 6/13/2005 9/8/1999 5/18/1999	5272 5165 4506 3422 3391	2680 1612 204 1600 2095	\$40.00 / \$0.00 \$15,000.00 / \$300,000.00 \$4,500.00 / \$1,000,000.00 \$8,625.00 / \$575,000.00 NO STAMP	Not an arms length transaction Not an arms length transaction Not an arms length transaction
224	10-28	120 Gosport Rd	Portsmouth	1.03	2002	Grisel Goodman, Trustee of the Grisel Good-Cris T. & Grisel Goodman Cris T. & Grisel Goodman Arthur A. & Marilyn C. Geary	Grisel Goodman Arthur A. & Marilyn C. Geary Tuckers Cove Limited Liability Company	2/15/2013 1/19/2011 9/28/2001	5411 5188 3650	1894 18 2562	\$40.00 / \$0.00 \$17,250.00 / \$1,150,000.00 \$2,400.00 / \$160,000.00	Not an arms length transaction
224	10-8	271 Gosport Rd	Portsmouth	1.16	2000	Steven A. & Gail C. Goldberg Steven A. & Gail C. Goldberg	Daniel H. & Elizabeth D. DeTolla Tuckers Cove Limited Liability Company	6/28/2011 5/12/2000	5259 3474	840 834	\$40.00 / \$0.00 \$2,400.00 / \$160,000.00	Deed reflects a lot line relocation
224	10-32	163 Odiorne Point Rd	Portsmouth	1.29	2000	William & Susan Riffert Sharon K Shuman, Trustee of the Sharon K. Tuckers Cove Limited Liability Company	Sharon K Shuman, Trustee of the Sharon K. Tuckers Cove Limited Liability Company	2/23/2001 3/30/2000	3547 3463	507 2562	\$10,275.00 / \$685,000.00 \$1,875.00 / \$125,000.00	
224	10-31	175 Odiorne Point Rd	Portsmouth	1.59	2002	Ann F. Federici Robert C. & Julianna Montville Robert E. Putnam Jr. & Cynthia J. Putnam Robert E. Putnam Jr. & Cynthia J. Putnam	Robert C. & Julianna Montville Robert E. Putnam Jr. & Cynthia J. Putnam Tuckers Cove Limited Liability Company	10/31/2012 5/3/2001 10/8/1999	5373 3577 3429	1786 711 1160	\$16,350.00 / \$1,090,000.00 \$2,580.00 / \$172,000.00 \$1,568.00 / \$109,533.33	
224	10-26	180 Odiorne Point Rd	Portsmouth	1	2002	Geoffrey Paul Ranilla & Any C. Ranilla Kevin D. Borna, Trustee of the Kevin D. Borna Kevin D. Borna & Kimberley A. Borna	Kevin D. Borna, Trustee of the Kevin D. Borna Tuckers Cove Limited Liability Company	3/31/2011 6/21/2002 3/30/2001	5206 4185 3561	652 1900 687	\$1,650.00 / \$1,070,000.00 \$40.00 / \$0.00 \$2,700.00 / \$180,000.00	Not an arms length transaction
224	10-34	129 Odiorne Point Rd	Portsmouth	1.01	2004	Grant W. & Amanda B. Armstrong	Tuckers Cove Limited Liability Company	10/1/2001	3652	1490	\$3,375.00 / \$225,000.00	
224	10-33	149 Odiorne Point Rd	Portsmouth	1.02	2004	Shawn C. Kulikowski Shawn C. & Cheryl B. Kulikowski	Shawn C. & Cheryl B. Kulikowski Tuckers Cove Limited Liability Company	11/10/2004 7/30/2002	4396 3811	1703 165	\$40.00 / \$0.00 \$3,525.00 / \$225,000.00	Not an arms length transaction
224	10-37	89 Odiorne Point Rd	Portsmouth	1.18	2008	Randy J. & Jocelyn L. Philbrook William R. & Sandra D. Givens William R. & Sandra D. Givens Brian P. Hurley & Rita Hurley, Co Trustees c Brian P. Hurley & Rita Hurley, Co Trustees c Brian P. Hurley	William R. & Sandra D. Givens Brian P. Hurley & Rita Hurley, Co Trustees c Tuckers Cove Limited Liability Company	9/28/2007 3/19/2004 3/18/2003 7/8/2002	4848 4254 3997 3798	1518 2520 2713 1335	\$4,875.00 / \$325,000.00 \$3,750.00 / \$250,000.00 \$40.00 / \$0.00 \$3,450.00 / \$230,000.00	Not an arms length transaction
224	10-36	101 Odiorne Point Rd	Portsmouth	1.44	2006	Zachary E. Slater & Nancy M. Slater Lee R. Horgan & Jill C. Horgan	Lee R. Horgan & Jill C. Horgan Tuckers Cove Limited Liability Company	9/13/2005 4/21/2004	4548 4278	146 228	\$4,275.00 / \$285,000.00 \$3,375.00 / \$225,000.00	
224	10-35	115 Odiorne Point Rd	Portsmouth	1.09	2003	David P. & Sandra M. O'Bryan Tuckers Cove Limited Liability Company	Tuckers Cove Limited Liability Company	1/26/2005	4431	637	\$15,750.00 / \$1,050,000.00	

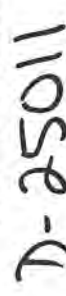
Map	Lot	Address	Town	Size	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
224	10-30	193 Odlorne Point Rd	Portsmouth	1.13	2000	Erica R. Greenspan, Trustee of the Erica R. : Erica R. Greenspan Erica R. Greenspan Prudential Relocation INC. Michael J. & Evas Marie Grauel Guy J. & Carolyn Musto Tuckers Cove Limited Liability Company	Prudential Relocation INC. Michael J. & Evas Marie Grauel Guy J. & Carolyn Musto Tuckers Cove Limited Liability Company	7/30/2009 10/20/2005 10/13/2005 10/31/2002 4/30/1999	5029 4579 2685 3876 3387	826 2689 2685 297 987	\$40.00 / \$0.00 \$12,735.00 / \$849,000.00 \$12,750.00 / \$850,000.00 \$11,025.00 / \$735,000.00 \$979.00 / \$97,900.00	Land with SFR Land with SFR Land with SFR Land with SFR land only Quit Claim Deed
224	10-29	205 Odlorne Point Rd	Portsmouth	1	2003	Hayes H. & Carla C. Henderson, Trustees of Mathew & Erica F. Taylor Mathew & Erica F. Taylor	Mathew & Erica F. Taylor Tuckers Cove Limited Liability Company	3/28/2014 9/9/2002	5521 3834	2317 1519	\$12,750.00 / \$850,000.00 \$2,250.00 / \$150,000.00	Land with SFR Land only
224	10-40	49 Odlorne Point Rd	Portsmouth	1.82	2003	Gary 7 Isabelle Cole	Tuckers Cove Limited Liability Company	8/8/2003	4116	2745	\$3,450.00 / \$230,000.00	Land only
224	10-39	63 Odlorne Point Rd	Portsmouth	1	2007	Donald A. & Joyce P. Marchand Paul E. & Maureen E. Heaps Thundering Herd LLC	Paul E. & Maureen E. Heaps Thundering Herd LLC Tuckers Cove Limited Liability Company	4/3/2013 7/8/2005 5/15/2003	5426 4511 4031	91 1894 1488	\$16,718.00 / \$1,114,533.33 \$4,499.00 / \$299,933.33 \$3,525.00 / \$235,000.00	Land with SFR Land only land only
224	10-38	75 Odlorne Point Rd	Portsmouth	1.09	2003	Mathew L. Siler, Trustee of the Mathew L. : Mathew L. Siler, successor, trustee of the Li Mathew L. Siler, Trustee of the Mathew L. : Mathew L. Siler Mathew L. Siler & Linda Aronson	Mathew L. Siler, Trustee of the Mathew L. : Mathew L. Siler, successor, trustee of the Li Mathew L. Siler Tuckers Cove Limited Liability Company	11/20/2013 12/9/2008 12/3/2002	5499 4969 3904	2208 1276 1177	\$8,250.00 / \$550,000.00 \$40.00 / \$0.00 \$3,584.00 / \$238,933.33	Land with SFR Land with SFR Land only one half undivided interest, not an arms length transaction one half undivided interest, not an arms length transaction
224	10-27	210 Odlorne Point Rd	Portsmouth	1	2000	Kevin & Julie McCann	Tuckers Cove Limited Liability Company	3/10/2000	3460	1307	NO STAMP	Land only



D-24827

12.Coleman Estates Subdivision, Town of Newington

Map	Lot	Address	Town	Size (AC)	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
17	07F	41 Hannah Lane	Newington	2.14	1990	Russell J. & Margaret C. Cooke Aziz Malik & Ronald T. Pilotte	Aziz Malik & Ronald T. Pilotte Pamela C. Graves, Wendy A. Stevens, Eliaz	10/07/1989 7/17/1987	2813 2686	2576 1840	\$684.00 / \$72,000.00 \$750.00 / \$107,142.85	Each Grantor includes one half interest as tenants in common
17	07E	33 Hannah Lane	Newington	2.1	1993	Bahman Sharfipour Joyce S. Wilson, Rafi Dalal & Candace Dalal Helen Gernas Maldini Renato J. Maldini Helen Gernas Maldini Brett L. Bufalino	Joyce S. Wilson, Rafi Dalal & Candace Dalal Joyce S. Wilson, Rafi Dalal & Candace Dalal Helen Gernas Maldini Renato J. Maldini Brett L. Bufalino Pamela C. Graves, Wendy A. Stevens, Eliaz	7/27/2014 5/12/2010 10/27/2008 7/10/1992 10/11/1987	5441 5110 4963 2933 2709	2338 1047 703 2343 1565	\$990.00 / \$660,000.00 \$6,885.00 / \$459,000.00 NO STAMP \$798.00 / \$76,000.00 \$560.00 / \$80,000.00	Non-arms length transaction
17	07D	21 Hannah Lane	Newington	1.9	1991	Brenda M. & Robert P. Blonigen Pamela C. Graves	Pamela C. Graves Pamela C. Graves, Wendy A. Stevens, Eliaz	5/4/1990 6/27/1987	2836 2714	567 2639	\$551.00 / \$52,500.00 \$28.00 / \$3,733.33	Non-arms length transaction
17	07C	12 Hannah Lane	Newington	1.92	1996	Clifford Nelson Abbott William F. Monteith A. Aziz Malik	William F. Monteith BankEast Pamela C. Graves, Wendy A. Stevens, Eliaz	7/21/1995 11/27/1989 6/15/1987	3110 2819 2686	806 84 186	\$700.00 / \$70,000.00 No stamp - \$58,000 \$750.00 / \$100,000	Foreclosure
17	07B	20 Hannah Lane	Newington	2.03	1992	John F. & Gina M. Lee Carl & Tammy L. Schladenhauffen Annette J. Turcotte Pamela C. Graves Pamela C. Graves	Carl & Tammy L. Schladenhauffen Annette J. Turcotte Pamela C. Graves Pamela C. Graves, Wendy A. Stevens, Eliaz	5/28/1999 6/19/1992 5/3/1990 6/27/1987	3395 2930 2835 2714	2353 1260 2765 2636	\$3,350.00 / \$335,000.00 \$389.00 / \$37,047.00 \$389.00 / \$37,047.00 \$28.00 / \$3,733.33	Non-arms length transaction
17	07A	30 Hannah Lane	Newington	1.91	1991	Paul L. & Sheryl A. Bagley	Noreen M. Wright	1/19/2001	3537	2628	\$2,625.00 / \$175,000.00	Transfer includes two parcels within the subdivision. Its is unknown if parcel #2 is a buildable lot. However based on the assessed value it is assumed unbuildable.
						Noreen M. Sullivan	Eleanor B. Wilson & Robert A. Olson Sr.	6/28/1991	2882	1555	\$1,260.00 / \$120,000.00	Transfer includes two parcels within the subdivision. Its is unknown if parcel #2 is a buildable lot. However based on the assessed value it is assumed unbuildable.
						Robert A. Olson Sr.	Elizabeth C. Breton	5/1/1990	2835	1381	\$394.00 / \$37,500.00	Transfer includes two parcels within the subdivision. Its is unknown if parcel #2 is a buildable lot. However based on the assessed value it is assumed unbuildable.
						Elizabeth C. Breton	Pamela C. Graves, Wendy A. Stevens, Eliaz	6/27/1987	2714	2633	\$28.00 / \$3,733.33	Non-arms length transaction
17	7	40 Hannah Lane	Newington	3.34	1994	Steven J. & Carol A. Bush David L. & Susan K. Poole CES Inc. Ann L. LaMarca Ann L. LaMarca	David L. & Susan K. Poole CES Inc. Ann L. LaMarca Pamela C. Graves, Wendy A. Stevens, Eliaz	4/30/1996 12/17/1993 5/3/1990 6/27/1987	3152 3026 2835 2779	1791 2749 2591 751	\$2,250.00 / \$225,000.00 \$575.00 / \$57,500.00 \$504.00 / \$48,000.00 \$28.00 / \$3,733.33	Transfer price indicated a non arms length transaction



DURGIN/SCHOFIELD ASSOCIATES

300 ROBERTSON ROAD
PORTSMOUTH, N.H. 03801
1 MONROE STREET
PORTSMOUTH, N.H. 03801
TELEPHONE: 860-222-1111
FAX: 860-222-1112

NO. 3 12 19 38 200 AC

PAUL J. & DORIS M. BEALE
1988/02/10

CLAY T. &
DOROTHY B. OLIVER
10/1/41

OLD POST ROAD

PROXIE D.
HAMMOUD
12/24/21

LOT 1
AREA:
83,452 SQ. FT.
1.92 ACRES

LOT 2
AREA:
87,297 SQ. FT.
2.00 ACRES

LOT 3
AREA:
83,081 SQ. FT.
1.91 ACRES

LOT 4
AREA:
24,800 SQ. FT.
0.57 ACRES

LOT 5
AREA:
82,870 SQ. FT.
1.90 ACRES

SEE SHEET 2 OF 2

SEE SHEET 2 OF 2

DOROTHY M. WATSON
PAPR # 48040

1813

LOT 6
AREA:
82,870 SQ. FT.
1.90 ACRES

1814

LOT 7
AREA:
82,870 SQ. FT.
1.90 ACRES

1815

LOT 8
AREA:
82,870 SQ. FT.
1.90 ACRES

1816

LOT 9
AREA:
82,870 SQ. FT.
1.90 ACRES

1817

LOT 10
AREA:
82,870 SQ. FT.
1.90 ACRES

1818

LOT 11
AREA:
82,870 SQ. FT.
1.90 ACRES

1819

LOT 12
AREA:
82,870 SQ. FT.
1.90 ACRES

1820

LOT 13
AREA:
82,870 SQ. FT.
1.90 ACRES

1821

LOT 14
AREA:
82,870 SQ. FT.
1.90 ACRES

1822

LOT 15
AREA:
82,870 SQ. FT.
1.90 ACRES

1823

LOT 16
AREA:
82,870 SQ. FT.
1.90 ACRES

1824

LOT 17
AREA:
82,870 SQ. FT.
1.90 ACRES

1825

LOT 18
AREA:
82,870 SQ. FT.
1.90 ACRES

1826

LOT 19
AREA:
82,870 SQ. FT.
1.90 ACRES

1827

LOT 20
AREA:
82,870 SQ. FT.
1.90 ACRES

1828

LOT 21
AREA:
82,870 SQ. FT.
1.90 ACRES

1829

LOT 22
AREA:
82,870 SQ. FT.
1.90 ACRES

1830

LOT 23
AREA:
82,870 SQ. FT.
1.90 ACRES

1831

LOT 24
AREA:
82,870 SQ. FT.
1.90 ACRES

1832

LOT 25
AREA:
82,870 SQ. FT.
1.90 ACRES

1833

LOT 26
AREA:
82,870 SQ. FT.
1.90 ACRES

1834

LOT 27
AREA:
82,870 SQ. FT.
1.90 ACRES

1835

LOT 28
AREA:
82,870 SQ. FT.
1.90 ACRES

1836

LOT 29
AREA:
82,870 SQ. FT.
1.90 ACRES

1837

LOT 30
AREA:
82,870 SQ. FT.
1.90 ACRES

1838

LOT 31
AREA:
82,870 SQ. FT.
1.90 ACRES

1839

LOT 32
AREA:
82,870 SQ. FT.
1.90 ACRES

1840

LOT 33
AREA:
82,870 SQ. FT.
1.90 ACRES

1841

LOT 34
AREA:
82,870 SQ. FT.
1.90 ACRES

1842

LOT 35
AREA:
82,870 SQ. FT.
1.90 ACRES

1843

LOT 36
AREA:
82,870 SQ. FT.
1.90 ACRES

1844

LOT 37
AREA:
82,870 SQ. FT.
1.90 ACRES

1845

LOT 38
AREA:
82,870 SQ. FT.
1.90 ACRES

1846

LOT 39
AREA:
82,870 SQ. FT.
1.90 ACRES

1847

LOT 40
AREA:
82,870 SQ. FT.
1.90 ACRES

1848

LOT 41
AREA:
82,870 SQ. FT.
1.90 ACRES

1849

LOT 42
AREA:
82,870 SQ. FT.
1.90 ACRES

1850

LOT 43
AREA:
82,870 SQ. FT.
1.90 ACRES

1851

LOT 44
AREA:
82,870 SQ. FT.
1.90 ACRES

1852

LOT 45
AREA:
82,870 SQ. FT.
1.90 ACRES

1853

LOT 46
AREA:
82,870 SQ. FT.
1.90 ACRES

1854

LOT 47
AREA:
82,870 SQ. FT.
1.90 ACRES

1855

LOT 48
AREA:
82,870 SQ. FT.
1.90 ACRES

1856

LOT 49
AREA:
82,870 SQ. FT.
1.90 ACRES

1857

LOT 50
AREA:
82,870 SQ. FT.
1.90 ACRES

1858

LOT 51
AREA:
82,870 SQ. FT.
1.90 ACRES

1859

LOT 52
AREA:
82,870 SQ. FT.
1.90 ACRES

1860

LOT 53
AREA:
82,870 SQ. FT.
1.90 ACRES

1861

LOT 54
AREA:
82,870 SQ. FT.
1.90 ACRES

1862

LOT 55
AREA:
82,870 SQ. FT.
1.90 ACRES

1863

LOT 56
AREA:
82,870 SQ. FT.
1.90 ACRES

1864

LOT 57
AREA:
82,870 SQ. FT.
1.90 ACRES

1865

LOT 58
AREA:
82,870 SQ. FT.
1.90 ACRES

1866

LOT 59
AREA:
82,870 SQ. FT.
1.90 ACRES

1867

LOT 60
AREA:
82,870 SQ. FT.
1.90 ACRES

1868

LOT 61
AREA:
82,870 SQ. FT.
1.90 ACRES

1869

LOT 62
AREA:
82,870 SQ. FT.
1.90 ACRES

1870

LOT 63
AREA:
82,870 SQ. FT.
1.90 ACRES

1871

LOT 64
AREA:
82,870 SQ. FT.
1.90 ACRES

1872

LOT 65
AREA:
82,870 SQ. FT.
1.90 ACRES

1873

LOT 66
AREA:
82,870 SQ. FT.
1.90 ACRES

1874

LOT 67
AREA:
82,870 SQ. FT.
1.90 ACRES

1875

LOT 68
AREA:
82,870 SQ. FT.
1.90 ACRES

1876

LOT 69
AREA:
82,870 SQ. FT.
1.90 ACRES

1877

LOT 70
AREA:
82,870 SQ. FT.
1.90 ACRES

1878

LOT 71
AREA:
82,870 SQ. FT.
1.90 ACRES

1879

LOT 72
AREA:
82,870 SQ. FT.
1.90 ACRES

1880

LOT 73
AREA:
82,870 SQ. FT.
1.90 ACRES

1881

LOT 74
AREA:
82,870 SQ. FT.
1.90 ACRES

1882

LOT 75
AREA:
82,870 SQ. FT.
1.90 ACRES

1883

LOT 76
AREA:
82,870 SQ. FT.
1.90 ACRES

1884

LOT 77
AREA:
82,870 SQ. FT.
1.90 ACRES

1885

LOT 78
AREA:
82,870 SQ. FT.
1.90 ACRES

1886

LOT 79
AREA:
82,870 SQ. FT.
1.90 ACRES

1887

LOT 80
AREA:
82,870 SQ. FT.
1.90 ACRES

1888

LOT 81
AREA:
82,870 SQ. FT.
1.90 ACRES

1889

LOT 82
AREA:
82,870 SQ. FT.
1.90 ACRES

1890

LOT 83
AREA:
82,870 SQ. FT.
1.90 ACRES

1891

LOT 84
AREA:
82,870 SQ. FT.
1.90 ACRES

1892

LOT 85
AREA:
82,870 SQ. FT.
1.90 ACRES

1893

LOT 86
AREA:
82,870 SQ. FT.
1.90 ACRES

1894

LOT 87
AREA:
82,870 SQ. FT.
1.90 ACRES

1895

LOT 88
AREA:
82,870 SQ. FT.
1.90 ACRES

1896

LOT 89
AREA:
82,870 SQ. FT.
1.90 ACRES

1897

LOT 90
AREA:
82,870 SQ. FT.
1.90 ACRES

1898

LOT 91
AREA:
82,870 SQ. FT.
1.90 ACRES

1899

LOT 92
AREA:
82,870 SQ. FT.
1.90 ACRES

1900

LOT 93
AREA:
82,870 SQ. FT.
1.90 ACRES

1901

LOT 94
AREA:
82,870 SQ. FT.
1.90 ACRES

1902

LOT 95
AREA:
82,870 SQ. FT.
1.90 ACRES

1903

LOT 96
AREA:
82,870 SQ. FT.
1.90 ACRES

1904

LOT 97
AREA:
82,870 SQ. FT.
1.90 ACRES

1905

LOT 98
AREA:
82,870 SQ. FT.
1.90 ACRES

1906

LOT 99
AREA:
82,870 SQ. FT.
1.90 ACRES

1907

LOT 100
AREA:
82,870 SQ. FT.
1.90 ACRES

1908

LOT 101
AREA:
82,870 SQ. FT.
1.90 ACRES

1909

LOT 102
AREA:
82,870 SQ. FT.
1.90 ACRES

1910

LOT 103
AREA:
82,870 SQ. FT.
1.90 ACRES

1911

LOT 104
AREA:
82,870 SQ. FT.
1.90 ACRES

1912

LOT 105
AREA:
82,870 SQ. FT.
1.90 ACRES

1913

LOT 106
AREA:
82,870 SQ. FT.
1.90 ACRES

1914

LOT 107
AREA:
82,870 SQ. FT.
1.90 ACRES

1915

LOT 108
AREA:
82,870 SQ. FT.
1.90 ACRES

1916

LOT 109
AREA:
82,870 SQ. FT.
1.90 ACRES

1917

LOT 110
AREA:
82,870 SQ. FT.
1.90 ACRES

1918

LOT 111
AREA:
82,870 SQ. FT.
1.90 ACRES

1919

LOT 112
AREA:
82,870 SQ. FT.
1.90 ACRES

1920

LOT 113
AREA:
82,870 SQ. FT.
1.90 ACRES

1921

LOT 114
AREA:
82,870 SQ. FT.
1.90 ACRES

1922

LOT 115
AREA:
82,870 SQ. FT.
1.90 ACRES

1923

LOT 116
AREA:
82,870 SQ. FT.
1.90 ACRES

1924

LOT 117
AREA:
82,870 SQ. FT.
1.90 ACRES

1925

LOT 118
AREA:
82,870 SQ. FT.
1.90 ACRES

1926

LOT 119
AREA:
82,870 SQ. FT.
1.90 ACRES

DURGIN/SCHOFIELD ASSOCIATES



May 3, 12:47 PM '88

ENGINEERS
SURVEYORS
DESIGNERS

PAUL J. & DOROTHY M. BEAUE
1983/004 + 010

PAUL J. &
DOROTHY M. COOLEY
1458/1003

SEE SHEET 1 OF 2

LOT 4
AREA:
149,390 SQ. FT.
3.34 ACRES

LOT 10
AREA:
99,071 SQ. FT.
2.14 ACRES

LOT 10
AREA:
24,890 SQ. FT.
0.57 ACRES

LOT 10
AREA:
91,441 SQ. FT.
2.10 ACRES

DOROTHY M. WATSON
PLAN # 40040

DOROTHY M. WATSON
PLAN # 40040

JOB NO: 01045
PLAN NO: 80041-R

D-17943

Sheet 2 of 2

LEWISTON PLANNING BOARD

COPYRIGHT © 1988
SCHOFIELD BROTHERS, INC.

APPROVED FOR RECORD
THIS SUBDIVISION MAP IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. TO REMAIN IN FULL FORCE AND EFFECT, THE RECORD OF THIS
MAP MUST BE FILED WITH THE CLERK OF THE DISTRICT OF
MASSACHUSETTS, TO TAKE EFFECT APRIL 1, 1989

SUBDIVISION OF LAND
COLEMAN ESTATES
NEWINGTON, N.H.

SCALE 1" = 80'

JAN 16, 1988

NOTE:
THIS PLAN SUPERSEDES PLAN ENTITLED "SUBDIVISION OF LAND, COLEMAN
ESTATES, NEWINGTON, N.H.", DATED FEB. 17, 1987, BY PURGIN/SCHOFIELD
ASSOCIATES, INC. PLAN # 0-16314

NOTES:

1. LOT 3A (CENTER OF CIRCLE) IS SPECIFICALLY INTENDED FOR USE AS A
PARKING LOT AND SHALL BE SEPARATELY CONVEYED WITHOUT LOT 3.
2. ALL TELEPHONE, ELECTRIC, CABLE, SHALL BE INSTALLED UNDERGROUND
SEPARATELY FROM THE SUBDIVISION.
3. DRIVEWAY ACCESS TO LOT 1 SHALL BE ONLY FROM THE PROPOSED ROADWAY
4. LOTS 1-4 SUBJECT TO RESTRICTIONS OF USE WITHIN THE PUBLIC SERVICE CO
OF N.H. RIGHT-OF-WAY. LOT STRUCTURES OR LEACHING FIELDS SHALL BE
CONSTRUCTED ON THE NORTHERLY SIDE OF SAID RIGHT-OF-WAY.
5. U.H.S. 175.2 SUBDIVISION APPROVAL. LOT 13062.
6. PAUL J. BEAUE AND DOROTHY M. WATSON, PERSONALLY
OR BY ATTORNEY, SHALL SIGN AND FILE THIS MAP WITH THE CLERK OF
PURGIN/SCHOFIELD ASSOCIATES IN NOVEMBER 1988 AND REGISTER
WITH ITS LOCATION.

ARBITERS VILLAGE SKETCH

FOR: BEES OF ALPINE G. COLEMAN
ROCKFORD, AND HANFORD

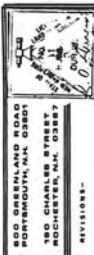
ARBITERS VILLAGE

NOTE:
ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-1 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-2 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-3 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-4 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-5 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-6 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-7 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-8 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
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177-67 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-68 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-69 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-70 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-71 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-72 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-73 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-74 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-75 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-76 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-77 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-78 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-79 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-80 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-81 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-82 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-83 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-84 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-85 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-86 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-87 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-88 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-89 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-90 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-91 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-92 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-93 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-94 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-95 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-96 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-97 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-98 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-99 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001
177-100 ARBITERS VILLAGE, 225 HANFORD HILL RD., ROCKFORD, NH 03001

13. Woodland Grove Subdivision, Town of Greenland

Map	Lot	Address	Town	Size (AC)	YB	Owner	Grantor	Date	Book	Page	Stamp Pd / Consideration	Notes
R9	8Q	45 Moulton Ave	Greenland	1.44	2000	John M. & Sandra Colliton	Hartman Construction Corp.	3/31/2000	3465	1846	Land only \$1,200.00 / \$80,000.00	
R9	8J	48 Moulton Ave	Greenland	3.9	2001	Scott A. & Tamara C. Perkins	Hartman Construction Corp.	12/17/1997	3257	1692	Land only \$850.00 / \$85,000.00	
R9	8P	39 Moulton Ave	Greenland	1.46	1998	Michael J. Hunkins & Donna L. Hunkins	Hartman Construction Corp.	8/7/1998	3315	2948	Land only \$600.00 / \$60,000.00	
R9	8N	58 Moulton Ave	Greenland	1.57	1996	James Quirk & Lynne Pette James Quirk Rodney W. Perkins	James Quirk Rodney W. Perkins Hartman Constructions Corp.	5/28/2009 10/3/1996 12/26/1995	5047 3179 3133	654 2662 2557	land with SFR land with SFR Land only \$40.00 / \$1.00 \$2,075.00 / \$207,500.00 \$650.00 / \$65,000.00	Non-arms length transaction
R9	8H	42 Moulton Ave	Greenland	1.61	2001	Linh T. Tran & Nu Luu	Hartman Construction Corp.	9/22/1998	3327	1911	Land only \$880.00 / \$88,000.00	
R9	8G	01 Grove Street	Greenland	1.41	1997	Frank A. Hartman & Diane E. Hartman	Charles J. Hartman	1/3/1995	3086	1188	Land only No stamp or consideration, assumed \$40.00 / \$1.00	Non arms length transaction; Transfer of one half undivided interest. According to the deed, "This is a non homestead property. Non arms length transaction; Transfer of one half undivided interest. According to the deed, "This is a non homestead property. Transfer included 40 AC
R9	8F	7 Grove Street	Greenland	1.48	1998	David A. Gage & Michele M. Gage	Hartmand Construction Corp.	4/27/1998	3286	2808	Land only \$790.00 / \$79,000.00	
R9	8D	16 Grove Street	Greenland	1.49	2000	Timothy & Jennifer Wanyas Four Star Builders Inc.	Four Star Builders Inc. Jason White & Luigi Sera	4/27/2001 4/27/2001	3574 3574	2529 2528	Land with SFR ** Land with SFR ** \$4,385.00 / \$292,333.00 \$1,500.00 / \$100,000.00	The deeds refer to all transfers as land only, however, the municipal tax card has the improvement built in 2000. Non arms length based on the Grantor and Grantee having the same address. The deeds refer to all transfers as land only, however, the municipal tax card has the improvement built in 2000.
R9	8C	8 Grove Street	Greenland	1.65	2001	Joseph A. & Joanna L. Guarracino David A. & Lisa C. Merrill	David A. & Lisa C. Merrill Hartmand Construction Corp.	3/22/2005 5/29/2001	4453 3590	1976 1819	Land with SFR Land only \$5,775.00 / \$385,000.00 \$1,350.00 / \$90,000.00	
R9	8B	2 Grove Street	Greenland	1.95	2001	Mathew M. & Kar Wai Gladu AKA Brenda G Four Star Builders Inc. Luigi Sera	Four Star Builders Inc. Luigi Sera Hartmand Construction Corp.	11/15/2001 11/15/2001 11/16/2001	3674 3674 3497	2176 2174 2294	Land with SFR Land with SFR Land only \$4,247.00 / \$283,133.33 \$1,800.00 / \$120,000.00 \$1,200.00 / \$80,000.00	Non arms length

DURGIN/SCHOFIELD ASSOCIATES



APPROVED FOR RECORD
UNIVERSITY PLANNING BOARD

for English, Am. 6-8-84
S.M.L.

William M Adams

OWNER & DEVELOPER:
CHARLES HARTMAN
47 CASWELL DRIVE
GREENLAND, UH. 09640

89/T
APRUE DOWNS

MOULTON AVENUE EXT'N

HERMAN &
ROSAMOND HUGHES

5-6/116
SHERMAN E. WHITE

5/9/4 HERMAN &
ROSAMOND HUGHES

"WOODLAND GROVE"
SUBDIVISION OF LAND
GREENLAND, N. H.
HARTMAN CONSTRUCTION CORP.
FOR SCALE: 1" = 60'.
JAN. 15, 1987

JAN. 15, 1987

SCALE: 1" = 60'

108 MO: 00262
109 MO: 00263

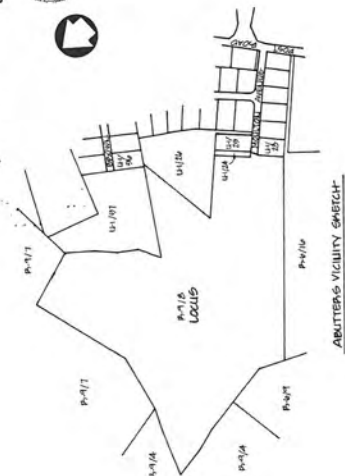
D-16516 Sheet 2 of 3

SHEET 2 OF 3

DURGIN/SCHOFIELD ASSOCIATES

Jan 10 9 05 AM '11

800 GREENLAND ROAD
ROCHESTER, N.H. 03601
180 CHARLES STREET
ROCHESTER, N.H. 03607
REVISIONS:



APPROVED FOR RECORD
GREENLAND PLANNING BOARD
By [Signature] Ch. 6-P-12
[Signature]
[Signature]

"WOODLAND GROVE"
SUBDIVISION OF LAND
GREENLAND, N.H.
FOR HARTMAN CONSTRUCTION CORP.
JAN 19, 1987
SCALE: 1" = 60'



SHEET 3 OF 3

ENGINEERS
SURVEYORS
DESIGNERS



APULEY DOWNS



ENLOU J. GILL

STATEMENT TO BE ADHERED TO THE TERMS OF GREENLAND

LOT 6
1.44 ACRES
62,892 S.F.

LOT 7
1.48 ACRES
64,318 S.F.

LOT 8
1.41 ACRES
61,394 S.F.

LOT 4
1.65 ACRES
71,662 S.F.

LOT 5
1.49 ACRES
64,959 S.F.

GROVE COURT

APULEY DOWNS

D-16510 Sheet 3 of 3

JOB NO: 00161
PLAN NO: 90639