

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



TO BE COMPLETED BY SELLER

1. **SELLER:** Henry J Sweisthal, POA of The H&P Sweisthal Family Revocable Trust of 2006
2. **PROPERTY LOCATION:** Lot# 12, First NH Turnpike, Northwood, NH 03261
3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.
4. **NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

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

6. **SEWAGE DISPOSAL SYSTEM**

- a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
Private: ☐ Yes ☐ No Unknown: ☐ Yes ☐ No
None: ☐ Yes ☒ No Septic/Design Plan in Process? ☐ Yes ☐ No
Septic Design Available? ☐ Yes ☐ No
Comments: _____
- b. IF PUBLIC OR COMMUNITY/SHARED:
Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No
What steps were taken to remedy the problem? _____
- c. IF PRIVATE:
TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
Tank Size ☐ 500 Gal. ☐ 1,000 Gal. ☐ Unknown ☐ Other _____
Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
Location: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? ☐ Yes ☐ No Comments: _____
- d. LEACH FIELD: ☐ Yes ☐ No ☐ Other _____
IF YES: Size _____ Location: _____ Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? ☐ Yes ☐ No
Comments: _____
- e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☐ No ☐ Unknown
IF YES, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown
SOURCE OF INFORMATION: _____
- f. COMMENTS: _____

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

SELLER(S) INITIALS HS

BUYER(S) INITIALS _____

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7. **HAZARDOUS MATERIAL**

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ YES ☒ NO ☐ UNKNOWN

IF YES: Are tanks currently in use? ☐ YES ☐ NO

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

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

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

Location: _____

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

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

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

Comments: _____

8. **GENERAL INFORMATION**

a. Is this property subject to Association fees? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? ☐ YES ☐ NO ☒ UNKNOWN

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

If YES, Explain: _____

d. What is your source of information? _____

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

If YES, Explain: _____

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

If YES, Explain: CURRENT USE

g. How is the property zoned? _____

Source: _____

h. Has the property been surveyed? ☒ YES ☐ NO ☐ UNKNOWN If YES, is the survey available? ☒ YES ☐ NO

i. Has the soil been tested? ☐ YES ☒ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

j. Has a percolation test been done? ☐ YES ☒ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

k. Has a test pit been done? ☐ YES ☒ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

l. Have you subdivided the property? ☐ YES ☒ NO ☐ UNKNOWN

m. Are there any local permits? ☐ YES ☒ NO ☐ UNKNOWN Please explain: _____

n. Are there attachments explaining any of the above? ☐ YES ☒ NO ☐ UNKNOWN

o. Septic/Design plan available? ☐ YES ☒ NO ☐ UNKNOWN

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) ☐ YES ☒ NO If YES, please explain: _____

9. **ADDITIONAL INFORMATION:**

10. **NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.**

SELLER(S) INITIALS HLS

BUYER(S) INITIALS _____

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

ACKNOWLEDGEMENTS:

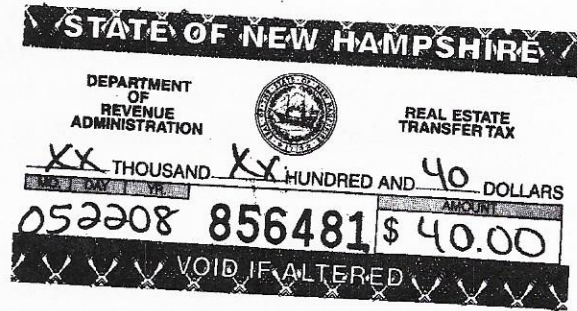
SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

Henry J. Sweisthal 10/16/24
SELLER Henry J. Sweisthal, POA of The H&P DATE SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

[Signature]
BUYER BUYER DATE BUYER DATE

Return to:
 Wiggin & Nourie, P.A.
 Att: KSW/lgc
 P.O. Box 808
 Manchester, NH 03105-0808



QUITCLAIM DEED

Henry J. Sweisthal (a/k/a Henry Sweisthal) and Patricia A. Sweisthal (a/k/a Patricia Sweisthal), husband and wife, of P.O. Box 138, Northwood, New Hampshire 03261, for good consideration, grant to **Henry J. Sweisthal and Patricia A. Sweisthal, Trustees of The H & P Sweisthal Family Revocable Trust of 2006**, u/d/t dated December 4, 2006, with a mailing address of P.O. Box 138, Northwood, New Hampshire 03261, with Quitclaim Covenants, the real property described as follows:

A certain parcel of land located in Northwood, County of Rockingham, State of New Hampshire, and described as follows:

A certain parcel of land containing thirteen (13) acres, more or less, with timber thereon, bounded by Highway 202 and 4 and 9 on the North, by land of the State of New Hampshire on the East, and by Kelsey Mill Brook on the West and South.

Subject to Current Use Taxation by document recorded at Book 2296, Page 1043 in the Rockingham County Registry of Deeds.

EXCEPTING the property conveyed to C. Thurber Bridges, Harriet B. Hathaway, Stephen D. Hathway and Jeanne E. Hathaway by deed of Bernard Houlihan and Shirley Houlihan dated January 6, 1983 and recorded at Book 2436, Page 967 in the Rockingham County Registry of Deeds.

Reference may also be made to plan entitled "Plan of Survey, Northwood, NH, Land of Bernard and Shirley Houlihan (2024-396)", David R. Noyes, Surveyor, dated May 2, 1980, and recorded in the Rockingham County Registry of Deeds at Plan #C-9504.

025096

2008 MAY 22 AM 9:17

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Meaning and intending to convey a portion of the property described in deed of Bernard Houlihan and Shirley Houlihan to Bernard Houlihan and Shirley Houlihan as Trustees of the Houlihan Family Trust of 1992, dated June 10, 1992 and recorded at Book 2930, Page 100 in the Rockingham County Registry of Deeds;

see also deed of Bernard A. Houlihan and Shirley T. Houlihan, Trustees of the Houlihan Family Trust of 1992 to Bernard A. Houlihan and Shirley T. Houlihan dated July 31, 2001 and recorded at Book 3625, Page 1089 in the Rockingham County Registry of Deeds;

see also deed of Bernard A. Houlihan and Shirley T. Houlihan to Bernard A. Houlihan, Shirley T. Houlihan, and Patricia Sweisthal dated July 31, 2001 and recorded at Book 3691, Page 1432 in the Rockingham County Registry of Deeds;

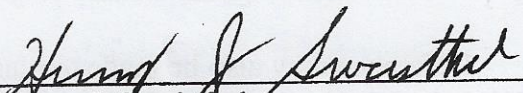
see also deed of Shirley T. Houlihan and Patricia Sweisthal to Shirley T. Houlihan, Henry Sweisthal, and Patricia Sweisthal dated December 12, 2002 and recorded at Book 3919, Page 1620 in the Rockingham County Registry of Deeds.


Bernard Houlihan died on 1/5/2002 and his Death Certificate is recorded herewith.

Shirley Houlihan died on July 6, 2005 and her Death Certificate was recorded on August 26, 2005 at Book 4537, Page 1861 in the Rockingham County Registry of Deeds.

This is a conveyance to a revocable trust for estate planning purposes and the consideration paid was less than fair market value. This conveyance is subject to the minimum transfer stamps of \$40.00 as required under the New Hampshire Code of Administrative Rules, Department of Revenue Administration, Part Rev. 802.02.

Dated this 11th day of October, 2007.

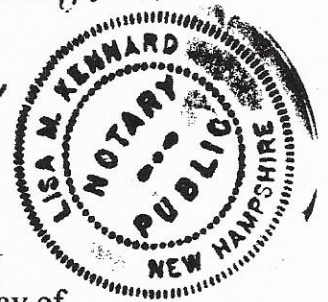

Henry J. Sweisthal


Patricia A. Sweisthal

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

This instrument was acknowledged before me on the 11TH day of
October, 2007, by Henry J. Sweisthal.

Lisa M. Kennard
Notary Public/Justice of the Peace
My Commission Expires: Nov 29, 2011
Seal:



STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

This instrument was acknowledged before me on the 11TH day of
October, 2007, by Patricia A. Sweisthal.

Lisa M. Kennard
Notary Public/Justice of the Peace
My Commission Expires: Nov 29, 2011
Seal:



OWNER INFORMATION				SALES HISTORY				PICTURE			
SWEISTHAL FAMILY REV TRUST HENRY & PATRICIA SWEISTHAL, TR PO BOX 138 NORTHWOOD, NH 03261				Date	Book	Page	Type	Price	Grantor		
				10/11/2007	4919	0793	U V 54		SWEISTHAL, H & P		
				12/12/2002	3919	1620	U V 38		HOULIHAN/SWEISTHAL		
				08/08/2001	3625	1089	U V 38		HOULIHAN FAMILY TR		
				07/31/2001	3691	1432	U V 38		HOULIHAN, BERNARD		
LISTING HISTORY				NOTES							
10/05/23	RERL	VAC; SOME LEDGE ROADSIDE, SML FIELD; THEREST WOODED; 2020									
06/09/22	MAIL	CYC=NC, VACANT; 23 CYC=NC									
06/03/22	MAIL										
06/04/20	EORL										
06/12/17	KCCV										
01/05/15	KCV										
09/10/08	KCV										
11/01/04	SSV										
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVITAR							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value			Notes		

09439

Enclosed by the Northwood Planning Board For the Record City
Chairman W. W. Miller Date 22 May 1980

Highway	Route	4	4
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S643³/₄ E

tie

149, ±1

100

100

7



CB = Concrete Bound
IR = Iron rod
IP = Iron pipe
fnd = found
N/P = Now or former

See Plan No 265 Filed 7/107 by J. Rhodes Feb. 1971
Plan of Survey Northwood, D. H. Land of Bernard &
Shirley Hamilton (2024-396)

Formerly James A. Bickford

See Plan No 265 Filed 7/10/14
Plan of Survey Northwood, D.H. Law
Shirley Houlihan (2024-396)

22 Brass bolt find in ledge 3/31/1973

See Dur. No. 1039 by Dr. Rhimes 6/6/1910
Land South of Route 4 in Northwood to be
Sold by Thomas H. & Florence E. Veinle
N/E Martin (2031-464)

See Plan No. 4413 by J. D. Thurmer & U. S. Matthews
of 1/19/1916

Formerly Benj. Bickford (167-438)

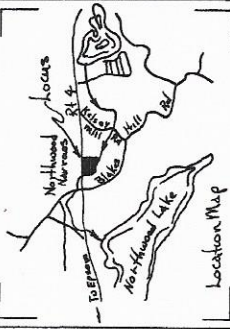
N/F Sherman (956-399)

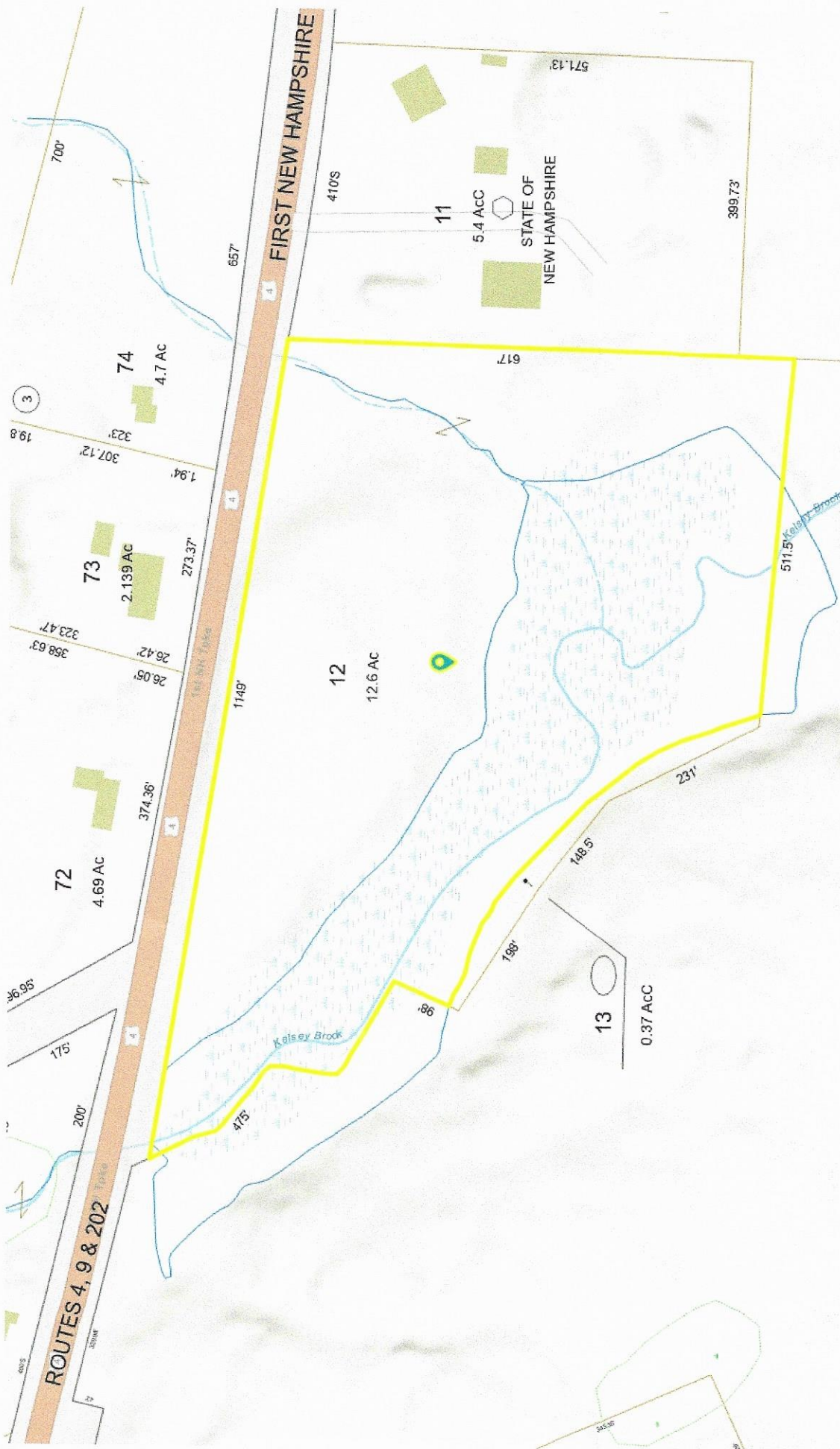
Scd Wm No 73086 D.R.N. pages 3/4
Map of Land of T. Thomas H. (Jr.)
N/F Ernest (200-018)
(Tracts 2d 3 937-275)

Traverses 6/14/2/1910, 2/22/1911, 8/3/1913 \$5/1980 using Compass and Steel tape
Lats & Dops Calc using Olivette P652 JAS 604 Closure per 2324

9504

David R. Noyes, Epsom, New Hampshire	100'
Imagined Land Boundary	
Client: <u>Bernard & Shirley Houlahan</u>	
Location: <u>Northwood, NH</u>	Job: <u>Physical Evidence</u>
Title: <u>Plan of Survey Northwood, N.H. Land of Bernard & Shirley Houlahan (2024-396)</u>	
Scale: <u>1" = 100'</u>	Dwg. No. <u>7342</u>
	<u>5/2/980</u> <u>7342 DW</u>





Map 0216 ~ Lot 0012

1st NH Tpke, Northwood, NH 03261