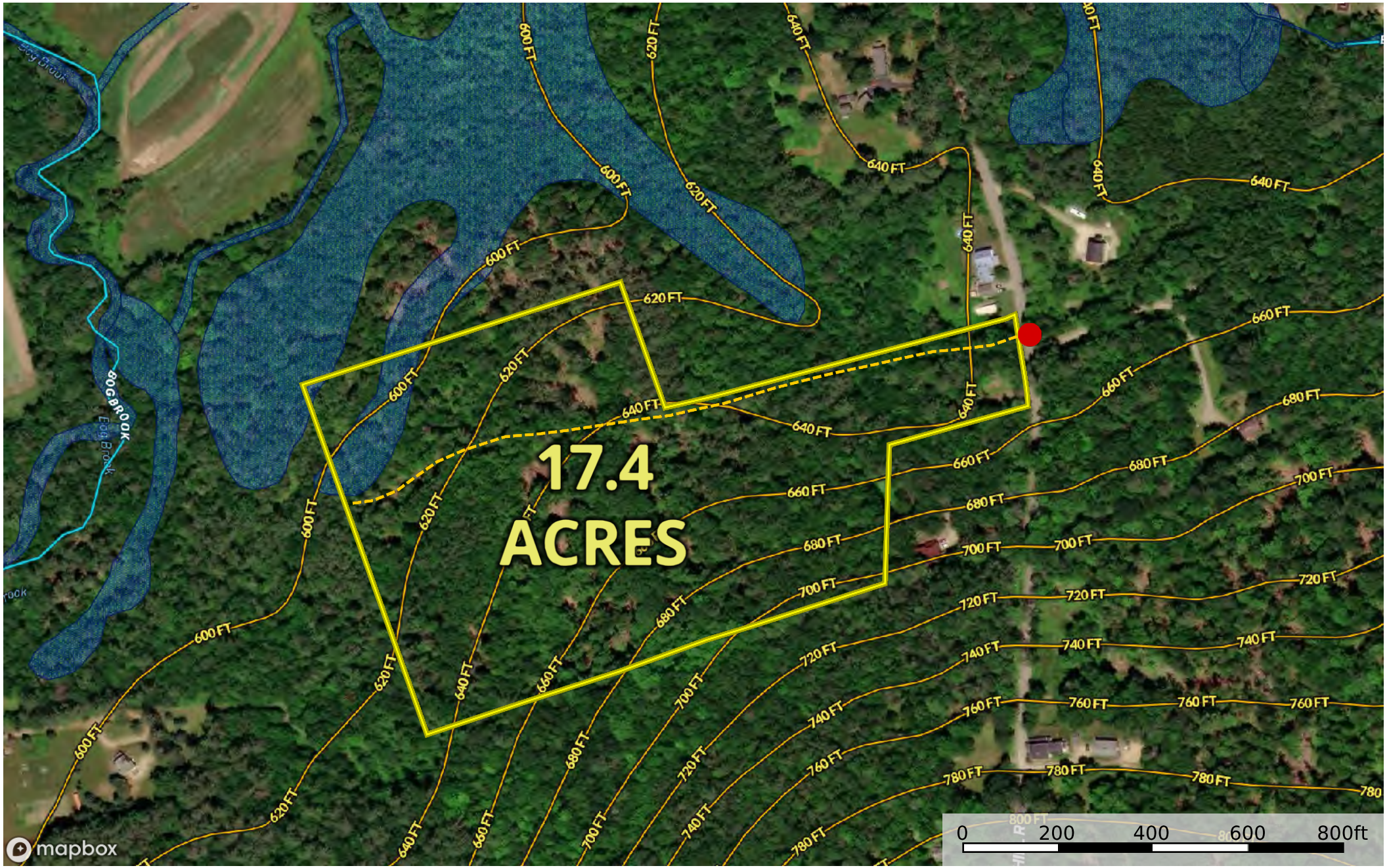


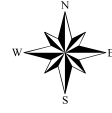
# Bristol NH 18 Acres - Hemp Hill

New Hampshire, AC +/-



- Power Pole
- Road / Trail
- ▭ Boundary 1
- ▨ Wetlands
- ▨ Riparian
- Stream, Intermittent
- River/Creek
- ▨ Water Body

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Town of Bristol, NH

1 inch = 137 Feet

June 17, 2024

www.cai-tech.com



Data shown on this map is provided for assessment and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map. It is not valid for legal description and conveyance.



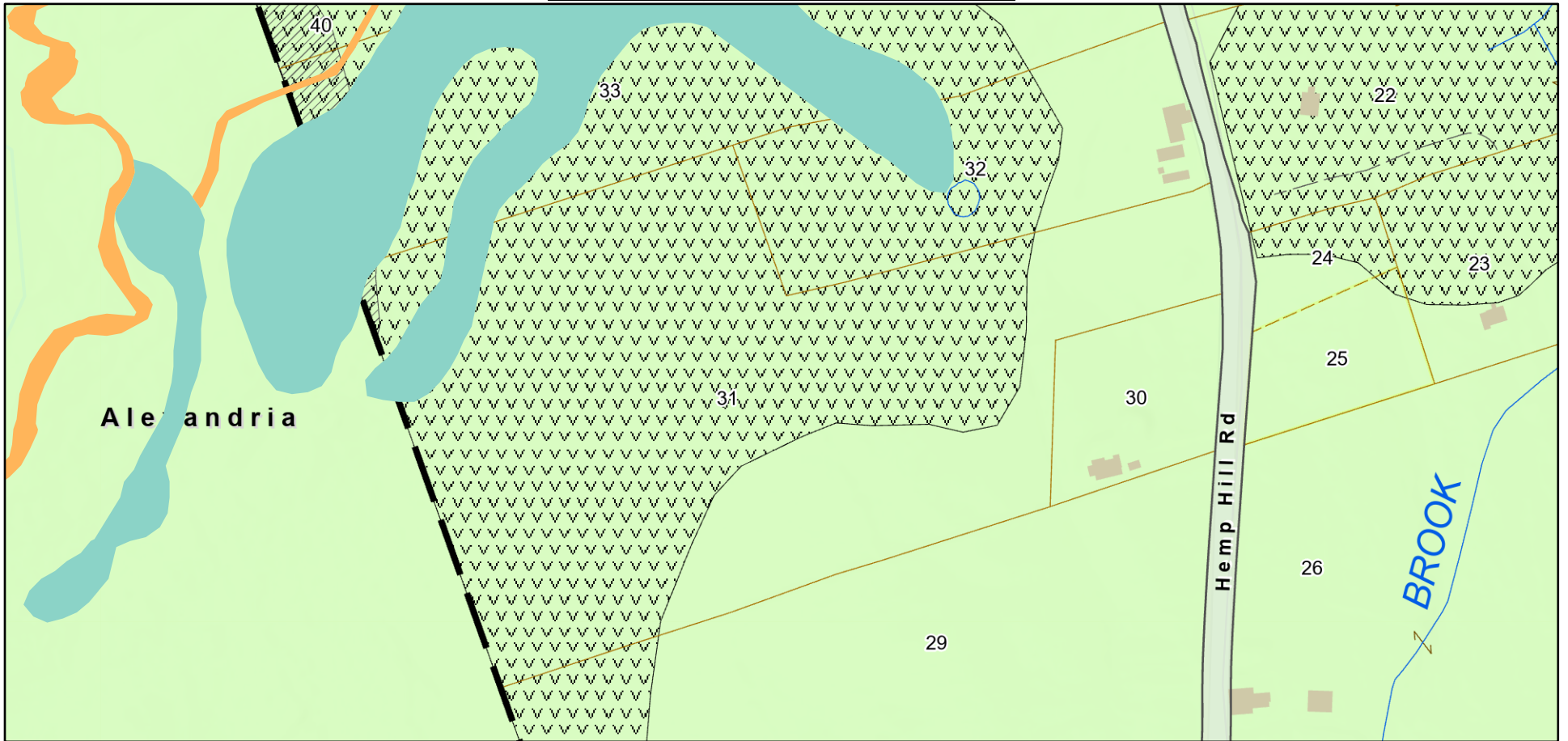
Town of Bristol, NH

1 inch = 273 Feet



June 20, 2024

www.cai-tech.com



	Freshwater Forested/Shrub Wetland		PROPERTYLINE		Buildings		WaterResources - Watersheds - HUC 8
	Riverine		ROAD		Right of Ways		WaterResources - Sub Watersheds - HUC 10
	Large Scale		HOOKS		Wetlands Conservation Overlay District		WaterResources - Sub Watersheds - HUC 12
	CAI Town Line		RW		FEMA 100 Year Flood Overlay		
	COMMON		WATER		MP1 - WHPA		

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E # 24005736 06/11/2024 10:05 AM  
Book 4871 Page 717 Page 1 of 2  
Register of Deeds, Grafton County



LCHIP FEE	GRA199302	25.00
TRANS TAX	GR084250	822.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that We, **WILLIAM E. BARRETT** and **JANICE M. BARRETT**, Trustees of The Barrett Family 2003 Trust, a New Hampshire Trust created by Trust Agreement dated August 20, 2003, of 48 Hemphill Road, Town of Bristol, County of Grafton, and State of New Hampshire, 03222, for consideration paid, grant to **GOODWIN LAND COMPANY, LLC**, a Florida Limited Liability Company, with an address of 2800 N 6th Street #5010, City of St. Augustine, County of St. Johns, State of Florida, 32084, with **WARRANTY COVENANTS** to the said grantee, the following described real estate:

"A certain tract or parcel of land, together with the buildings and improvements thereon, situated in Bristol, County of Grafton and State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a stone wall on the westerly side of the Hastings Road, so-called, which wall is 370 feet, more or less, from the southeast corner of other land of the Grantors;

Thence southerly on said highway 680 feet, more or less, to land now or formerly of one Mitchell;

Thence running westerly by said Mitchell land to a fence and wall at land now or formerly of one Robie;

Thence turning and running northerly on said fence and wall by said Thisell or Robie land to a point on said fence which is 370 feet southerly from a barbed wire fence which marks the southerly line of land of the Grantors;

Thence running easterly parallel with aforesaid southerly line, on a course marked in part by a stonewall, a distance of 1530 feet, more or less, to the point of beginning.

Containing 20 acres, more or less.

Excepting and reserving from the above-described premises that portion of the premises conveyed to Allen E. Smith and Carol J. Smith by Warranty Deed of William E. Barrett and Janice M. Barrett, dated May 18, 1987, and recorded at the Grafton County Registry of Deeds in Book 1671, Page 168."

MEANING AND INTENDING to describe and convey all and the same premises as conveyed to William E. Barrett and Janice M. Barrett, Trustees of The Barrett Family 2003 Trust by Quitclaim Deed of William E. Barrett and Janice M. Barrett, dated October 1, 2003 and recorded in the Grafton County Registry of Deeds at Book 2901, Page 931.

This is not homestead premises of the Trustee or any beneficiary of said Trust.

THE BARRETT FAMILY 2003 TRUST  
w/i/d 8/20/2023

William E. Barrett

William E. Barrett, Trustee

Janice M. Barrett

Janice M. Barrett, Trustee

STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON

June 5, 2024

Personally appeared, WILLIAM E. BARRETT and JANICE M. BARRETT, Trustees of The Barrett Family 2003 Trust, known to me or satisfactorily proven to be the individuals whose names are subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

[Signature]  
Notary Public/Judge of the Peace  
Commissioner of Deeds

My Commission Expires:  
10/18/2028

Print Name: Dorcas J Gordon



E # 24005737 06/11/2024 10:05 AM  
Book 4871 Page 719 Page 1 of 1  
Register of Deeds, Grafton County

*Keeley M. Mahan*

**TRUSTEE'S CERTIFICATE**

Pursuant to NH RSA Chapter 564-B, the undersigned Trustees, Trustees under The Barrett Family 2003 Trust, a revocable trust, established pursuant to a revocable trust agreement dated August 20, 2003, as Trustees, thereto, have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the trustees for a conveyance thereof. The Declaration of Trust has not been amended, revoked, or altered in any way so as to affect the power of the Trustee to convey any interest in real estate and improvements thereon.

DATED this 5<sup>th</sup> day of June, 2024.

THE BARRETT FAMILY 2003 TRUST  
w/d 8/20/2023

*William E. Barrett*

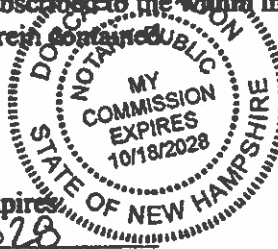
William E. Barrett, Trustee

*Janice M. Barrett*  
Janice M. Barrett, Trustee

STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON

June 5, 2024

Personally appeared, WILLIAM E. BARRETT and JANICE M. BARRETT, Trustees of The Barrett Family 2003 Trust, known to me or satisfactorily proven to be the individuals whose names are subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.



*Dorcas J. Gordon*  
Notary Public Justice of the Peace  
Commissioner of Deeds

My Commission Expires  
10/18/2028

Print Name: Dorcas J Gordon

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



**TO BE COMPLETED BY SELLER**

- 1. **SELLER:** Goodwin Land Company, LLC - Andrew Georing, President
- 2. **PROPERTY LOCATION:** 48 Hemp Hill Road, Bristol, NH 03222
- 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: None

- 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: None

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

SELLER(S) INITIALS

*gpc* /

BUYER(S) INITIALS

/

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 48 Hemp Hill Road, Bristol, NH 03222

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

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

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

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

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

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_ Owner of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

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

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

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

Comments: \_\_\_\_\_

8. GENERAL INFORMATION

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

If YES, Explain: \_\_\_\_\_

If YES, what is your source of information? \_\_\_\_\_

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

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

If YES, Explain: \_\_\_\_\_

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

If YES, Explain: \_\_\_\_\_

g. How is the property zoned? Rural Source: Town

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

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

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

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

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

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

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

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

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

9. ADDITIONAL INFORMATION:

Seller has never visited property and has no actual knowledge of the land.

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

SELLER(S) INITIALS [Signature] / [ ]

BUYER(S) INITIALS [ ] / [ ]

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



**TO BE COMPLETED BY SELLER**

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

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

*Goodwin Land Company, LLC - Andrew Gearing, President*  
dotloop verified  
06/14/24 12:44 PM PDT  
A6FC-G500-M555-IBIS

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

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

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_