

011198



WARRANTY DEED

I, **DAVID C. FARLEY**, of Holderness, Grafton County, New Hampshire 03245, for consideration paid, grant to **RICHARD F. PARE** and **LINDA A. PARE**, husband and wife, as joint tenants with rights of survivorship and not as tenants in common, of Winona Road, Ashland, Grafton County, New Hampshire 03217, with WARRANTY covenants,

A certain tract of land with the buildings thereon situate in Ashland, County of Grafton, State of New Hampshire, bounded and described as follows:

Northerly by Main Street, so-called, there measuring 54 feet; westerly by land of Grafton Lodge No. 62, I.O.O.F.; southerly by land formerly of Mrs. Enoch Rogers and Louisa Innis, there measuring 54 feet; easterly by land formerly of Gates Murchie and Myrtle M. Murchie.

Said premises are subject to a right-of-way reserved in a deed of Asa F. and Louisa Innis to Nathaniel Batchelder, dated April 10, 1867, and recorded in the Grafton County Registry of Deeds, Book 298, Page 309.

Further granting any rights that I have to make sewer connections with the sewer running from the adjoining premises now or formerly of Gates Murchie and Myrtle B. Murchie which may have acquired by virtue of the deed of Gates Murchie and Myrtle B. Murchie to Roscoe M. Whitcomb, dated May 21, 1935 and recorded at the Grafton County Registry of Deeds at Book 653, Page 102.

Meaning and intending to convey the same premises conveyed to the David C. Farley and Patricia Farley by The Peoples National Bank of Littleton by Foreclosure Deed dated June 25, 1979, duly recorded in the Grafton County Registry of Deeds, Book _____, Page _____.

Reference is also made to Quitclaim Deed from Patricia A. Farley to David C. Farley dated June 5, 1985 and recorded in said Registry at Book 1603, Page 402.

Not homestead property of the grantor hereof.

Dated this 15 day of JUNE, 1988.

David C. Farley

STATE OF NEW HAMPSHIRE
GRAFTON, SS.

JUNE 15, 1988

Personally appeared David C. Farley, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me,

Notary Public/Justice of the Peace

Farley.II.4-Y.

SAMUEL L. LAVERACE, Notary Public
My Commission Expires March 26, 1991

RAY, HOPKINS & REYNOLDS
PROF. ASSOC.
ATTORNEYS AT LAW
88 MAIN STREET
P.O. BOX 270
PLYMOUTH NH
03264

RECEIVED
88 JUN 20 PH 3:02
GRAFTON COUNTY
REGISTRY OF DEEDS

EXAMINED, ATTEST
GRAFTON COUNTY REGISTRY OF DEEDS

BK 1745 Pg 0154



Town of Ashland

COMMERCIAL PROPERTY ASSESSMENT RECORD

Date Printed: 12/02/2024

Assessment Year: 2023

Map & Lot: 109-061-000-000-0000

Location: 47 MAIN STREET

Parcel ID: 949

Card: 1 of 1

Owner Information					Current Assessment Summary		Parcel Data			
PARE, RICHARD PARE, LINDA 119 WINONA ROAD ASHLAND, NH 03217					NICU Acres	0.1300	Neighborhood	DOWNTWN/MAIN/WE	Electric	Electric
					CU Acres		Property Class	Commercial	Water	Town Water
					Total Acres	0.1300	Prime Use	Small Retail Stores	Waste	Town Sewer
					Living Area Sq. Ft.	1,650	Zone		P/U Year	
Sale History					Assessed Values		Topography	Level		
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$138,000	Road Surface	Paved		
6/20/1988				1745/0154	Current Use		Special District			
					Total Land	\$138,000				
					Improvements	\$113,890				
					Total Assessment	\$251,890				
					Total Market Value	\$251,890				
Notes										
CONTACT # ON FILE - PARE, RICHARD 2023 PHONE INTERIOR - ADJD HEAT, ADDED 2-FIX BATH CAI Tax Map Update - 2023 - ADJUSTED ACREAGE PER TAX MAP UPDATE GENERAL - "FUCHSIA PEONY" .5 BATH 2017 M&L RVW FOR 2018 REVAL - ADDED PAVING NOT PREV ASSESSED. HAS 1/2 BATH OLD PICK-UP NOTES - 2008 PU: ROOF RE-DONE & WINDOW REPLACED N/C TO VALUE. OLD MEASURE&LIST - 2007: ADJ'D SKETCH, LISTING & OUTBDLGS										
Assessed Land Valuation										
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By
COMM - IMPRVD	0.130			138,000			\$138,000	1/18/23	Info Over Phone	KC
								6/28/22	Measure - Exterior	JJ
								10/12/17	Measure & Interior	JB
								3/22/12	Measure & Interior	JD
								2/22/08	Pick-up Interior	JB
Current Use										
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value	
Building Permits										
Date	Type	Number	Status							
4/24/2007	Roofing	B-14-07	BLDG							





NOTIFICATION TO OWNERS, BUYERS, AND TENANTS REGARDING ENVIRONMENTAL MATTERS



It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients and/or customers to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and other contaminants or petrochemical products stored in underground tanks), or other undesirable materials or conditions are present at the property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the property or other properties.

Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If hazardous or toxic substances exist or are contemplated to be used at the property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

RECEIVED BY:

Linda A. Pare
NAME

1/15/2026
DATE

D. J. Brown
NAME

1/15/26
DATE

Property Address 47 Main street

ASHLAND NH 03217



NH CIBOR



Mandatory New Hampshire Real Estate Disclosure & Notification Form

1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

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

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: Public
Location: _____
Malfunctions: _____
Date of Installation: _____
Date of most recent water test: _____
Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: Public
Type of system: _____
Location: _____
Malfunctions: _____
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____

Property Address 47 Main street

Ashland NH 03217

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes ☐ No ☒

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____

Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes ☐ No ☒

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☐ No ☐

5) 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: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☐ No ☒

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes ☐ No ☒

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☐

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☐ No ☒

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

Property Address 47 Main street

Ashland NH 03217

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☒ Unknown ☐

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes ☒ No ☐

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☒ Unknown ☐

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 47 Main street, ,

Unit Number (if applicable): _____

Town: Ashland

Isada A. Paris
SELLER

[Signature]
SELLER

1/15/2026
Date

1/15/26
Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date