

Doc# : 714978
Book : 3079 Pages : 1212 - 1214
07/26/2008 12:46PM

Book 3079 Page 1212

HERBERT & DOLDER, PLLC



4200.00

LIMITED WARRANTY DEED

#55208

18-12
2-11
25-

KNOW ALL MEN BY THESE PRESENTS, that POWER TEST REALTY COMPANY LIMITED PARTNERSHIP, a New York limited partnership, with an address at 125 Jericho Turnpike, Suite 103, Jericho, New York 11753, hereinafter referred to as "Grantor," in consideration of Two Hundred Eighty Thousand Dollars (\$280,000.00) and other valuable consideration, paid by Shrestha, LLC, 242 North Main Street, Concord, New Hampshire, hereinafter referred to as "Grantee", the receipt whereof it does hereby acknowledge, does hereby REMISE, RELEASE, BARGAIN, SELL and CONVEY, and forever GRANT with Limited Warranty unto the said Grantee, its successors and assigns forever, **ALL THAT CERTAIN PIECE OR PARCEL OF LAND** as described in Schedule A attached hereto.

SUBJECT TO the following:

1. Zoning regulations and ordinances and building restrictions and regulations of record.
2. All assessments, costs and charges for any and all municipal improvements affecting or benefiting said premises subsequent to the date hereof.
3. Covenants, easements and restrictions of record.
4. Taxes subsequent to the date hereof.

TO HAVE AND TO HOLD THE SAME, together with all the privileges and appurtenances thereunto belonging, to the said Grantee, its successors and assigns forever.

BEING and intended to be the same property conveyed to Power Test Realty Company Limited Partnership by deed of Texaco Refining and Marketing, Inc. dated February 1, 1985 recorded in Book 1514, Page 0146.

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

4 THOUSAND	2 HUNDRED AND	00 DOLLARS
07/26/2008	858652\$	4,200

VOIR JALTEPED




IN WITNESS WHEREOF, the Grantor has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Kevin C. Shea, its Executive Vice President thereunto duly authorized, this 24 day of July, 2008.

ATTEST:

GRANTOR:

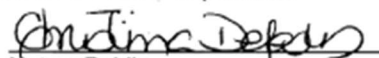

Christine Fitter, Assistant Secretary

POWER TEST REALTY COMPANY
LIMITED PARTNERSHIP
By: 
Kevin C. Shea, Executive Vice President

STATE OF NEW YORK)
) ss:
COUNTY OF NASSAU)



On this 24th day of July, 2008, before me appeared Kevin C. Shea, to me personally known, who, being by me duly sworn, did say that he is the Executive Vice President, of Getty Properties Corp., General Partner of Power Test Realty Company Limited Partnership., and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and said Kevin C. Shea acknowledged said instrument to be the free act and deed of said corporation.


Notary Public

My Commission expires:

CHRISTINA DEJESUS
Notary Public, State of New York
No. 01DE6062344
Qualified in Nassau County
Commission Expires August 6, 2009

SCHEDULE A

Property Description

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Town of Concord, Merrimack County, New Hampshire, bounded and described as follows;

BEGINNING at the northwesterly property corner at a point on the easterly sideline of North Main Street;

RUNNING THENCE North $86^{\circ} 42' 30''$ east for a distance of 91.60 feet to a point;

RUNNING THENCE North $76^{\circ} 38' 30''$ east for a distance of 35.98 feet to a point;

THENCE South $12^{\circ} 10' 00''$ east for a distance of 90.00 feet to a point;

THENCE South $76^{\circ} 38' 30''$ west for a distance of 123.23 feet to a point on the easterly sideline of North Main Street,

THENCE North $13^{\circ} 53' 00''$ west along said North Main Street for a distance of 106.00 feet to the point of BEGINNING.

MERRIMACK COUNTY RECORDS

Kathi L. Gray CPO, Register



CITY OF CONCORD
41 Green Street
Concord, NH 03301

2025 Real Estate Tax Bill

OWNER NAME			LOCATION		
SHRESTHA LLC			242 N MAIN ST		
BILL DATE	BILL NUMBER	PARCEL ID	MAP/LOT		
12/01/2025	25112437	4011	641-Z-26		
	CITY	COUNTY	LOCAL ED	STATE ED	TOTAL TAX
RATE	\$10.180	\$2.540	\$14.810	\$1.580	\$29.110
AMOUNT	\$3,327.84	\$830.32	\$4,841.39	\$516.51	\$9,516.06
ASSESSMENT INFORMATION		TAX CALCULATIONS		DELINQUENT TAXES	
Land Value	\$231,800.00	Gross Tax Amount	\$9,516.06	Past Due - Prior Tax Years**	\$0.00
Building Value	\$95,100.00	Less Veterans Credit(s)	\$0.00	Past Due - Current Tax Year*	\$0.00
Less Elderly Exemption	\$0.00	Total Tax	\$9,516.06	Total Delinquent Taxes	\$0.00
Less Blind Exemption	\$0.00	July	\$2,262.97	Past due amounts include interest & costs through 01/02/2026. If paying on a different date, please visit https://selfservice.concordnh.gov/css	
Less Other Exemption	\$0.00	October	\$2,262.96	* Amounts outstanding after the due dates incur 8% interest	
Taxable Value	\$326,900.00	January	\$2,495.07	** Amounts outstanding after lien incur 14% or 18% interest, depending upon Tax Year	
		March	\$2,495.06		
		Previous Billed	\$4,525.93		
		Current Bill	\$4,990.13		

To view previous years' tax bills and assessment values, please go to <https://selfservice.concordnh.gov/css>



Promptly Send Payment To:
CITY OF CONCORD
P.O. Box 9582
Manchester, NH 03108-9582

Please detach at perforation above and mail with your payment by the due date below

2025 Real Estate Tax Bill
Due Date 03/31/2026

BILL DATE	BILL NUMBER	PARCEL ID	LOCATION	TAX DUE	PRIOR PAYMENTS	AMOUNT DUE
12/01/2025	25112437	4011	242 N MAIN ST	\$2,495.06	\$0.00	\$2,495.06

SHRESTHA LLC
242 N MAIN ST
CONCORD, NH 03301-5051

208202552511243764200002495067



Promptly Send Payment To:
CITY OF CONCORD
P.O. Box 9582
Manchester, NH 03108-9582

Please detach at perforation above and mail with your payment by the due date below

2025 Real Estate Tax Bill
Due Date 01/02/2026

BILL DATE	BILL NUMBER	PARCEL ID	LOCATION	TAX DUE	PRIOR PAYMENTS	AMOUNT DUE
12/01/2025	25112437	4011	242 N MAIN ST	\$2,495.07	\$0.00	\$2,495.07

SHRESTHA LLC
242 N MAIN ST
CONCORD, NH 03301-5051

208202552511243763400002495075

NOTICE TO TAXPAYERS:

For questions **about your bill**, contact the **Collections Office** at (603) 225-8540. Tax bills are mailed in May and November and each bill has two coupons. Tax due dates are July 1st, October 1st, January 2nd and March 31st. Unpaid taxes are subject to 8% interest prior to lien.

NOTICE OF TAX DELINQUENCIES AND UNREDEEMED TAX LIENS: Elderly and disabled tax liens are not included in the billing information section of your bill. Delinquent taxes are subject to 8% interest per annum if paid after the due date. Interest increases to 14% per annum upon lien execution. Taxpayers requiring information about **assessments, ownership, or changes to a mailing address**, should contact the **Assessing Office** at (603) 225-8550. **For a detailed explanation of how to read this tax bill or the assessing process, please visit the City's website at: www.concordnh.gov and proceed to the Assessing portion of the page.** Bills are mailed to the owners at the last known address of the person taxed as of April 1st or present owner, if known.

YOUR RIGHTS TO TAX RELIEF

I. You may have the right to apply for various forms of tax relief which have been adopted by the City. These include:

A. Property Exemptions for the Elderly, Blind, and Solar Energy Systems: (1.) The Elderly Exemption for those 65 and older authorized by RSA 72:39-b: there are income and asset limitations by RSA 72:39-a; (2.) The Exemption for the Blind authorized by RSA 72:37; (3.) Solar Energy Systems for persons owning real property which is equipped with a solar energy system as defined in RSA 72:61 and exemption under RSA 72:62.

B. Tax Credits for Veterans or surviving spouse: (1.) The Optional Veterans' Credit authorized by RSA 72:28; (2.) The surviving spouse of a person who was killed or died while on active duty authorized by RSA 72:29-a; (3.) Honorably discharged veteran, or officer, or surviving spouse of such a person with a total and permanent service-connected disability authorized by RSA 72:35; (4.) The All Veterans' Tax Credit authorized by RSA 72:28-b.

II. **A. How to apply:** You must file a permanent application with the Assessor's Office on or before April 15th. **B. Appeal Rights:** If your request for a credit or exemption is denied, you can appeal in writing to: 1.) NH Board of Tax and Land Appeals, 107 Pleasant Street, Concord NH 03301; or 2.) The Superior Court. **C. Appeal Deadline:** The deadline for filing an appeal with the NH Board of Tax and Land Appeals or Superior Court is September 1st following the date of notice of tax per RSA 72:34-a.

III. **Tax Deferrals for Elderly and Disabled:** Applicant must be at least 65 years of age or eligible under Title II or Title XVI of the Federal Social Security Act for benefits for the disabled; and live in your home which you have owned for at least 5 years or 1 year if qualified as disabled. If granted the deferral, in lieu of paying property taxes, a lien is given to the City for the amount of the taxes plus 5% simple interest.

A. How to Apply: Applications must be filed with the Assessor's Office on or before March 1st following the date of notice of tax. You must reapply each year by RSA 72:38-a. You may also have the right to apply for other forms of tax relief which have been adopted by the City. **B. Appeal Rights:** See II., B., & C. above.

IV. **Tax Abatements:** An abatement may be granted due to (a) incorrect assessment, (b) disproportionate assessment, (c) poverty, or (d) other good cause shown. **A. How to Apply:** You must apply in writing to the Board of Assessors following receipt of the final tax bill with the quarterly due dates of January 2nd and March 31st. The deadline for filing for an abatement is March 1st. Abatement applications are available at the Assessor's office after November bills are mailed. RSA 76:1-a & 76:16. **B. Appeal Rights:** If the Assessors deny your request or you have no response by July 1st, you can appeal in writing to: 1.) NH Board of Tax and Land Appeals, 107 Pleasant Street, Concord NH 03301 per RSA 76:16-a; or 2.) The Superior Court per RSA 76:17. **C. Appeal Deadline:** The deadline for filing an appeal with the NH Board of Tax and Land Appeals or Superior Court is on or before September 1st following date of notice of tax.

To update your mailing address, please fill out the lines below.

Street:

City, State, Zip:

Signature:

City = Tax dollars to fund the City's budget.

County = Tax dollars to fund the City's portion of the Merrimack County budget.

Local Ed = Tax dollars to fund local school budget.

State Ed = State education property tax rate is a state tax assessed on all NH property owners. The tax is assessed and collected by local municipalities for the state (RSA 76:3).

To update your mailing address, please fill out the lines below.

Street:

City, State, Zip:

Signature:

City = Tax dollars to fund the City's budget.

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242 N MAIN ST

Location 242 N MAIN ST

Mblu 641/Z 26/ / /

Owner SHRESTHA LLC

Assessment \$326,900

Appraisal \$326,900

PID 4011

Building Count 1

Tract # 1816

Tract #

Tract #

Tract #

Tract #

Tract #

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$83,500	\$2,300	\$9,300	\$231,800	\$326,900

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$83,500	\$2,300	\$9,300	\$231,800	\$326,900

Owner of Record

Owner SHRESTHA LLC

Sale Price \$280,000

Co-Owner

Certificate

Address 242 N MAIN ST
CONCORD, NH 03301-5051

Book & Page 3079/1212

Sale Date 07/28/2008

Instrument 40

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHRESTHA LLC	\$280,000		3079/1212	40	07/28/2008
POWER TEST REALTY CO LP	\$98,600		1514/0146		02/01/1985

Building Information

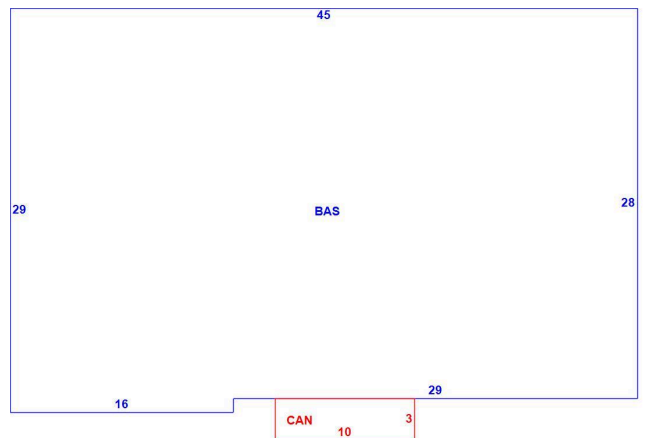
Building 1 : Section 1

Year Built: 1960
Living Area: 1,276
Replacement Cost: \$139,084
Replacement Cost Less Depreciation: \$83,500

Building Attributes

Field	Description
Style:	Store
Model	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Concr/Cinder
Roof Structure	Flat
Roof Cover	T&G/RUBBER
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	STORE/SHOP MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	2
Heat/AC	HEAT/AC PKGS
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	14.00
% Comn Wall	0.00

Building Layout



(ParcelSketch.ashx?pid=4011&bid=4191)

Building Sub-Areas (sq ft)

Legend

Code	Description	Gross Area	Living Area
BAS	First Floor	1,276	1,276
CAN	Canopy	30	0
		1,306	1,276

Extra Features

Extra Features						Legend
Code	Description	Size	Value	Assessed Value	Bldg #	Comment

CLR1	COOLER REFRIG	144.00 S.F.	\$2,300	\$2,300	1
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Land

Land Use

Use Code 3220
Description STORE/SHOP MDL-94
Zone CU
Neighborhood 0406
Category

Land Line Valuation

Size (Acres) 0.27
Assessed Value \$231,800
Appraised Value \$231,800

Outbuildings

Outbuildings								<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #	Comment
TNK2	TANK 3K - 10K			8000.00 GALS	\$0	\$0	1	
PAV1	PAVING-ASPHALT			6200.00 S.F.	\$5,700	\$5,700	1	
LT6	L-W/DBLE LIGHT			1.00 UNITS	\$1,400	\$1,400	1	
LT5	L-MERC VAP/FLU			2.00 UNITS	\$1,900	\$1,900	1	
PAV2	PAVING-CONCRETE			210.00 S.F.	\$300	\$300	1	

Property Address 242 North Main Street
Concord, NH 03301



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

Property Address **242 North Main Street**
Concord, NH 03301

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 **242 North Main Street**
Concord, NH 03301

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: **242 North Main Street, Concord, NH 03301**

Unit Number (if applicable): _____

Town: Concord NH 03301

Dhruba K Shrestha
dotloop verified
02/26/26 6:31 AM EST
RJ1U-OGOV-B5TJ-RZYZ

SELLER

01/14/2026

Date

SELLER

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



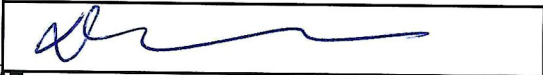
NOTIFICATION TO OWNERS, BUYERS, AND TENANTS REGARDING ENVIRONMENTAL MATTERS



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:


NAME _____

12/09/2025
DATE _____

NAME _____

DATE _____