

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

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 the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

**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.**

1. **SELLER:** Douglas Michael Voss

2. **PROPERTY LOCATION:** 109 Weirs Boulevard, Unit 6 Laconia, NH 03246

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?**  Yes  No

4. **SELLER:**  has  has not occupied the property for 3 years.

### 5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM:  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

b. INSTALLATION: Location: Water shutoff-Front of association between unit 12 & mailbox  
Installed By: \_\_\_\_\_ Date of Installation: 2022  
What is the source of your information? \_\_\_\_\_

c. USE: Number of persons currently using the system: 2  
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  
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.  
Are you aware of any test results 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? \_\_\_\_\_  
COMMENTS:

### 6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public:  Yes  No Community/Shared:  Yes  No  
Private:  Yes  No  Unknown  
Septic Design Available:  Yes  No

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 \_\_\_\_\_ 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:

SELLER(S) INITIALS DMV / \_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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**d. LEACH FIELD:**  Yes  No  Other \_\_\_\_\_  
IF YES, Location: \_\_\_\_\_ Size: \_\_\_\_\_  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 septic system evaluation been done within 180 days?  Yes  No  Unknown  
Date of Evaluation: \_\_\_\_\_  
Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. <b>INSULATION</b>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spray foam	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spray foam	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spray foam	_____	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spray foam	_____	<input type="checkbox"/>



## 8. HAZARDOUS MATERIAL

**a. 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): \_\_\_\_\_  
Location: \_\_\_\_\_  
Are you aware of any past or present problems such as leakage, etc?  Yes  No  
Comments: \_\_\_\_\_  
If tanks are no longer in use, have the tanks been removed?  Yes  No  Unknown  
Comments: \_\_\_\_\_

**b. ASBESTOS - Current or previously existing:**  
As insulation on the heating system pipes or ducts?  Yes  No  Unknown  
In the siding?  Yes  No  Unknown In the roofing shingles?  Yes  No  Unknown  
In flooring tiles?  Yes  No  Unknown Other \_\_\_\_\_  Yes  No  Unknown  
If YES, Source of information: \_\_\_\_\_  
Comments: \_\_\_\_\_

**c. RADON/AIR - Current or previously existing:**  
Has the property been tested?  Yes  No  Unknown  
If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_  
Has the property been tested since remedial steps?  Yes  No  
Are test results available?  Yes  No  
Comments: \_\_\_\_\_

**SELLER(S) INITIALS**  /   
04/08/26 7:08 PM EDT

**BUYER(S) INITIALS**  / 

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**d. RADON/WATER - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown

If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps?  Yes  No

Are test results available?  Yes  No Comments: \_\_\_\_\_

**e. LEAD-BASED PAINT - Current or previously existing:**

Are you aware of lead-based paint on this property?  Yes  No

If YES: Source of information: \_\_\_\_\_

Are you aware of any cracking, peeling, or flaking lead-based paint?  Yes  No

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

**f. Are you aware of any other hazardous materials?**  Yes  No

If YES: Source of information: \_\_\_\_\_

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

### 9. GENERAL INFORMATION

**a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?**

Yes  No  Unknown If YES, Explain: \_\_\_\_\_

What is your source of information? \_\_\_\_\_

**b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?**

Yes  No  Unknown If YES, Explain: Monthly \$300 HOA fee

What is your source of information? \_\_\_\_\_

**c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?**

Yes  No If YES, Explain: \_\_\_\_\_

**d. Are you aware of any problems with other buildings on the property?**

Yes  No If YES, Explain: \_\_\_\_\_

**e. 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: \_\_\_\_\_

**f. Is this property located in a Federally Designated Flood Hazard Zone?**

Yes  No  Unknown Comments: \_\_\_\_\_

**g. Has the property been surveyed?**

Yes  No  Unknown If YES, By: \_\_\_\_\_

If YES, is survey available?  Yes  No  Unknown

**h. How is the property zoned?** \_\_\_\_\_

**i. Heating System** Age: 3 yrs Type: Forced Hot Air Fuel: Propane Tank Location: 2 x tanks on hill

Owner of Tank: Propane company-Superior/Rymes Propane

Annual Fuel Consumption: 256 gallons Price: \$612 Gallons: 256

Date system was last serviced and by whom? Air filter replaced Jan 29, 2026

Secondary Heat Systems: \_\_\_\_\_

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

**j. Roof** Age: 4 Type of Roof Covering: Asphalt shingles and metal roof

Moisture or leakage: None

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

SELLER(S) INITIALS

DM /             
04/08/26

BUYER(S) INITIALS

           /

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**k. Foundation/Basement**  Full  Partial  Other: crawl space  Type: \_\_\_\_\_  
Moisture or leakage: Moisture barrier and spray foam-New 2022

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

**l. Chimney(s)** How Many? None Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_

**m. Plumbing** Type: \_\_\_\_\_ Age: New 2022  
Comments: \_\_\_\_\_

**n. Domestic Hot Water** Age: 4 years Type: Tank Gallons: 40-50 gallons?

**o. Electrical System** # of Amps \_\_\_\_\_  Circuit Breakers  Fuses  
Comments: New 2022

Solar Panels:  Leased  Owned If leased, explain terms of agreement: \_\_\_\_\_  
Comments: \_\_\_\_\_

**p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits?  Yes  No  
If Yes, please explain: \_\_\_\_\_

**q. Pest Infestation:** Are you aware of any past or present pest infestations?  Yes  No Type: \_\_\_\_\_  
Comments: \_\_\_\_\_

**r. 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: \_\_\_\_\_

**s. Air Conditioning** Type: Central Air Age: New 2022 Date Last Serviced and by whom: \_\_\_\_\_  
Comments: \_\_\_\_\_

**t. Pool** Age: \_\_\_\_\_ Heated:  Yes  No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
By Whom: \_\_\_\_\_

**u. Generator** Portable:  Yes  No Whole House:  Yes  No Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
If Portable:  Included  Negotiable  
Comments: \_\_\_\_\_

**v. Internet** Type Currently Used at Property: Xfinity high speed

**w. Other** (e.g. Alarm System, Irrigation System, etc.) Alarm, Irrigation  
Comments: \_\_\_\_\_

**NOTICE 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 AND DEPOSIT RECEIPT. 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  /

BUYER(S) INITIALS  /

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### 10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?  
 Yes  No

b. ADDITIONAL COMMENTS:

### 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.**

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

*Douglas Michael Voss*  
SELLER  
dotloop verified  
04/08/26 7:08 PM EDT  
H9GN-JAGL-TJQR-P2C6  
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

SELLER(S) INITIALS *DMV*   
04/08/26 7:08 PM EDT dotloop verified

BUYER(S) INITIALS

**PROPERTY DISCLOSURE RIDER  
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS  
(To be used in conjunction with Property Disclosure - Residential)  
New Hampshire Association of REALTORS® Standard Form**



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

**RIGHT TO INFORMATION:** In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

- 1. Seller and Property Address: Douglas Michael Voss  
109 Weirs Boulevard, Unit 6 Laconia, NH 03246
- 2. Association Name (if applicable): Cottages at Paugus Bay
- 3. Property Manager/Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

**4. GENERAL AND LEGAL**

- a. Are there any Association or Corporation approvals required for transfer of Ownership?  Yes  No  Unknown
- b. Is there a time share operation existing at Property?  Yes  No  Unknown
- c. Is there a vacation rental operation or other organized rental program at Property?  Yes  No  Unknown
- d. Are you aware of any rental, use or age restrictions?  Yes  No  Unknown
- e. Number of allocated parking spaces available for this unit: Two, 1 private driveway & 1 spot
- f. Are you aware of any pending or existing litigation?  Yes  No If Yes, please explain: \_\_\_\_\_
- g. Are the minutes of the Condominium Association annual meeting available?  Yes  No  Unknown
- h. Are there any pet policies? Restrictions:  Yes  No Dogs/Cats Allowed:  Yes  No

**5. MASTER INSURANCE POLICY**

- a. Name of Company: \_\_\_\_\_
- b. Name of Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

**6. FINANCIAL**

- a. Monthly maintenance fee(s): \$300
  - b. What do the monthly fees include?
 

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input checked="" type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Snow Removal
<input type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input checked="" type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input type="checkbox"/> Recreation/Community Association Dues	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
  - c. Are there any additional fees? If so, please specify: None
  - d. Are you aware of any special assessments or loans in effect at this time?  Yes  No  
If Yes, explain: \_\_\_\_\_
- Additional Comments: \_\_\_\_\_

**7. 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.**

Douglas Michael Voss  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_

dotloop verified  
04/08/26 7:08 PM EDT  
NGBN-KNKA-OFAX-V47N

\_\_\_\_\_  
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 AND OTHER ADVISORS.**

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

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

## 109 WEIRS BV #6

**Location** 109 WEIRS BV #6

**Mblu** 277/ 248/ 7/ 006/

**Acct#** 12562

**Owner** VOSS DOUGLAS MICHAEL

**Assessment** \$758,700

107228

**Building Count** 1

### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$758,700	\$0	\$758,700

### Owner of Record

**Owner** VOSS DOUGLAS MICHAEL

**Sale Price** \$699,000

**Co-Owner**

**Book & Page** 3551/0693

**Address** 62 FERN AV  
RYE , NH 03870

**Sale Date** 01/30/2023

**Instrument** 00

### Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
VOSS DOUGLAS MICHAEL	\$699,000	3551/0693	00	01/30/2023
PISTA PROPERTIES LLC	\$0	3390/0271	15	02/19/2021

### Building Information

#### Building 1 : Section 1

**Year Built:** 2022

**Living Area:** 960

Building Attributes	
Field	Description
Style:	Det Condo
Model	Res Condo
Stories:	2
Grade	Average +20

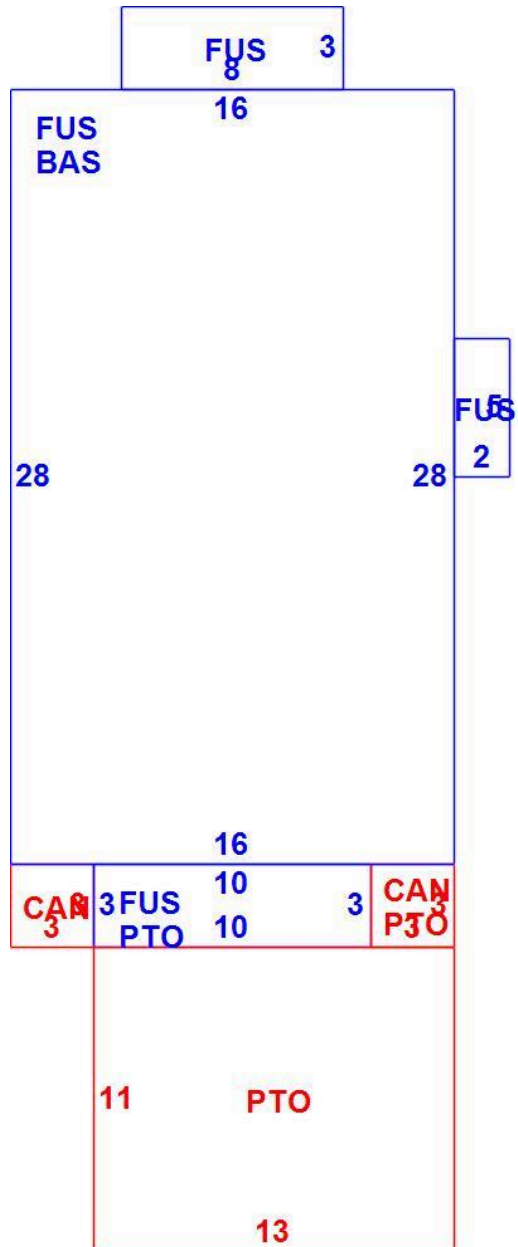
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Hardwood
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	2 Full
Ttl Half Bths:	
Xtra Fixtres	
Total Rooms:	3
Bath Style:	Average
Kitchen Style:	Average
Kitchen Type	
Kitchen Func	
Primary Bldg Use	
Htwtr Type	
Atypical	
Park Type	
Park Own	
Park Tandem	0
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	
Pct Low Ceiling	
Unit Loen	
Grade	Average +20
Stories:	
Residential Units:	0
Exterior Wall 1:	Clapboard
Exterior Wall 2:	Wood Shingle
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Cmrd Units:	0
Res/Com Units:	0
Section #:	
Parking Spaces	
Section Style:	

### Building Photo



([https://images.vgsi.com/photos/LaconiaNHPhotos/\A0020\3506-6\\_20690.JPG](https://images.vgsi.com/photos/LaconiaNHPhotos/\A0020\3506-6_20690.JPG))

### Building Layout



(ParcelSketch.ashx?pid=107228&bid=106610)

<b>Building Sub-Areas (sq ft)</b>	<b>Legend</b>
-----------------------------------	---------------

Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	

Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	512	512
BAS	First Floor	448	448
CAN	Canopy	18	0
PTO	Patio	182	0
		1,160	960

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

#### Land Use

**Use Code** 1020  
**Description** CONDO MDL-05  
**Zone**  
**Neighborhood** CONDO  
 No  
**Category**

#### Land Line Valuation

**Size (Acres)** 0  
**Frontage**  
**Depth**  
**Assessed Value** \$0

### Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
BSLP	BOATSLIPS COND			1.00 UNITS	1

### Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$758,700	\$0	\$758,700
2024	\$728,900	\$0	\$728,900
2023	\$687,800	\$0	\$687,800

*Judith A. McHeath*



Transfer Tax: \$10,485.00

CONDOMINIUM DEED

*FOR CONSIDERATION PAID* Pista Properties, LLC, a New Hampshire limited liability company, with a mailing address of 49 Hancock Street Manchester, New Hampshire 03101

*grant(s)* to Douglas Michael Voss, individually, with a mailing address of 62 Fern Avenue Rye, New Hampshire 03870

with Warranty covenants, the following

A certain condominium unit located in Laconia, County of Belknap, State of New Hampshire, said condominium having been established by declaration of The Cottages at Paugus Bay Condominium pursuant to RSA 356-B, by Declaration of Condominium and Bylaws, dated October 19, 2022 and recorded at the Belknap County Registry of Deeds in Book 3537, Page 364, as may be amended

The unit conveyed hereby is more particularly described as follows

Unit No 6 as described in the Declaration and as shown on plan entitled, "Condominium Site Plan The Cottages at Paugus Bay Tax Map 277 Lot 248-7 (109 Weirs Boulevard) Laconia, New Hampshire" dated September 26, 2022 prepared by Fieldstone Land Consultants, PLLC and recorded with the Belknap County Registry of Deeds in Drawer L86, Plan 19, and on the floor plans recorded with the said Registry of Deeds in Drawer M5, Page 1

Together with an undivided one-twelfth interest in the common areas, as defined and described in said Declaration

Also conveying with said Unit, the following rights and easements,

- 1 Easements in common with others to use the Common Area as set forth in the Declaration
- 2 Non-exclusive easements for structural support and encroachments and for repair and such other rights and easements and for repair and such other rights and easements as set forth in the Declaration, and in the By-Laws which are a part of the Declaration (the "Bylaws") This conveyance is made subject to and is granted together with the following

- 1 The provisions, terms, conditions, restrictions, obligations, covenants and easements contained in said Declaration of Condominium and By-Laws,
- 2 The provisions of R S A 356-B, the New Hampshire Condominium Act,
- 3 All rights of way, easements, covenants, conditions and restrictions of record,
- 4 Subject to any and all matters as shown on the recorded Site Plans and Floor Plans

Also conveyed to the within Grantee the exclusive right to use Dock Slip D

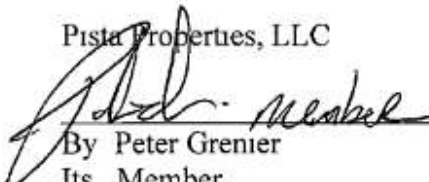
Pursuant to R S A 356-B 41, II, the Declarant hereby warrants or guarantees against structural defects in the said unit for a period of one year from the date of this conveyance and all of the common areas for a period of one year from the later of (a) the completion of the common areas or (b) as to any common area within any additional land, convertible land or any other portion of the condominium, at the time the first unit therein is conveyed

Meaning and intending to convey a portion of the premises conveyed to Pista Properties, LLC by deed dated February 17, 2021 and recorded with the Belknap County Registry of Deeds in Book 3390, Page 272

This is not homestead property

Executed this 27<sup>th</sup> day of January, 2023


Pista Properties, LLC



By Peter Grenier  
Its Member

State of New Hampshire  
County of Rockingham

Then personally appeared before me on this 27<sup>th</sup> day of January, 2023, the said Peter Grenier, in their capacity as Member on behalf of Pista Properties, LLC and acknowledged the foregoing to be his/her/their voluntary act and deed

Notary Public/Justice of the Peace  
Commission expiration

Tax Collector  
 PO Box 489 45 Beacon St East  
 Laconia, NH 03247  
 taxcollector@laconianh.gov

City of Laconia  
 Real Estate Tax Bill  
 1100 2025 July 1st Half Tax Bill

(603) 527-1269  
 8:30 - 4:30 Mon. - Fri.  
 Make Checks Payable To:  
 City of Laconia

Tax Year	Acct. No.	Bill No.	Bill Date	Interest Rate	Due Date
2025	12562	464597	5/23/2025	8% if paid after:	7/1/2025
Map/Parcel No.		Location of Property			Area
277/248/7/006		109 WEIRS BV 6			0.00
Owner of Record				Tax Calculation	
VOSS DOUGLAS MICHAEL 62 FERN AV RYE, NH 03870				<b>Prior Years Due</b>	
Tax Rate		Assessed Valuation			
<b>City Tax Rate</b>	2.725	<b>Land Value</b>	0	<b>Gross Tax</b>	\$4,971.00
<b>County Tax Rate</b>	0.480	<b>Building Value</b>	728,900	<b>July Tax</b>	\$4,971.00
<b>Local School Rate</b>	3.040	<b>Total Value</b>	728,900	<b>- Less:Veteran Credit</b>	
<b>State Ed. Rate</b>	0.575	<b>- Exemptions</b>		<b>Prepayments</b>	
				<b>Net July Tax</b>	\$4,971.00
<b>Total</b>	6.82	<b>Net Value</b>	728,900	<b>Amount to Pay</b>	<b>\$4,971.00</b>

**INFORMATION FOR TAXPAYERS**

\* Plus interest on July Bill if Applicable

- Please use account number on checks and all inquiries. Payable to "City of Laconia."
- REMITTAL PORTION MUST ACCOMPANY PAYMENT. Cancelled checks is your receipt. If return receipt is desired send ENTIRE bill and a self-addressed stamped envelope. NO STAMP - NO ENVELOPE - NO RECEIPT.
- Taxes are not considered paid until check clears. A fee is charged on all checks returned for any reason.
- The taxpayer may, by March 1 following the date of notice of tax, and not afterward, apply in writing to the Assessors for a tax abatement. Wait for December bill.
- Valuation questions must be to Assessors (not Tax Collector) 527-1268.
- You are responsible for forwarding your bill to your escrow agent. We suggest you make an extra copy for your records.
- Interest and fees are collected first where applicable. Balance of payment will be applied to principal.
- Unpaid Accounts after January next year will be subject to tax lien and additional charges.**
- There is a fee of \$1.00 per account for payment histories or research of records.
- July tax = Valuation x 1/2 prior years rate. December tax = Valuation x current rate less amount of July bill.
- Payment of this bill does not prevent collection of previous unpaid taxes nor does an error in name of person taxed prevent collection.
- Tax year is April 1 to March 31. RSA 76:2
- If you are elderly, disabled, blind, a veteran or surviving spouse of a veteran, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement or deferral. Must be your primary residence to qualify. For details and application contact the Board of Assessors, 45 Beacon Street E., Laconia, NH 03246, Phone: 527-1268.
- Credit cards are accepted online, in person, or by calling (855) 906-0411. Convenience fees are applied to all credit card transactions.

PLEASE KEEP THIS ENTIRE UPPER PORTION OF BILL FOR YOUR RECORDS

detach here TO INSURE PROPER CREDIT, RETURN ENTIRE BOTTOM PORTION OF BILL detach here

Tax Collector  
PO Box 489 45 Beacon St East  
Laconia, NH 03247

City of Laconia  
Real Estate Tax Bill

Prior Years Due

FOR RECEIPT, PLEASE SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH THE ENTIRE BILL

Map/Parcel No.	Location of Property	Tax Year	Acct. No.	Bill No.	Due Date
277/248/7/006	109 WEIRS BV 6	2025	12562	464597	7/1/2025

8% APR Interest Charged After: 7/1/2025

<b>Amount to Pay</b>	<b>\$4,971.00</b>
Net July Tax	\$4,971.00

VOSS DOUGLAS MICHAEL  
62 FERN AV  
RYE, NH 03870

**Address Changes:**

PLEASE RETURN THIS REMITTAL PORTION WITH YOUR PAYMENT

Tax Collector  
 PO Box 489 45 Beacon St East  
 Laconia, NH 03247  
 taxcollector@laconianh.gov

City of Laconia  
 Real Estate Tax Bill

(603) 527-1269  
 8:30 - 4:30 Mon. - Fri.  
 Make Checks Payable To:  
 City of Laconia

1200 2025 2nd Half Tax Bill

Tax Year	Acct. No.	Bill No.	Bill Date	Interest Rate	Due Date
2025	12562	486533	12/5/2025	8% if paid after:	1/5/2026
Map/Parcel No.		Location of Property			Area
277/248/7/006		109 WEIRS BV 6			0.00
Owner of Record			Tax Calculation		
VOSS DOUGLAS MICHAEL 62 FERN AV RYE, NH 03870			<b>Prior Years Due</b>		
Tax Rate		Assessed Valuation			
<b>City Tax Rate</b>	5.210	<b>Land Value</b>	0	<b>Gross Tax</b>	\$9,849.00
<b>County Tax Rate</b>	0.930	<b>Building Value</b>	758,700	<b>July Tax</b>	\$4,971.00
<b>Local School Rate</b>	5.720	<b>Total Value</b>	758,700	<b>December Tax</b>	\$4,878.00
<b>State Ed. Rate</b>	1.120	<b>- Exemptions</b>		<b>- Less: Veteran Credit</b>	
				<b>Prepayments</b>	
				<b>Net December Tax</b>	\$4,878.00
				<b>July Tax Balance</b>	
<b>Total</b>	12.98	<b>Net Value</b>	758,700	<b>Amount to Pay</b>	<b>\$4,878.00</b>

**INFORMATION FOR TAXPAYERS**

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14. Credit cards are accepted online, in person, or by calling (855) 906-0411. Convenience fees are applied to all credit card transactions.  
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detach here TO INSURE PROPER CREDIT, RETURN ENTIRE BOTTOM PORTION OF BILL detach here

Tax Collector  
PO Box 489 45 Beacon St East  
Laconia, NH 03247

City of Laconia  
Real Estate Tax Bill

Prior Years Due

FOR RECEIPT, PLEASE SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH THE ENTIRE BILL

Map/Parcel No.	Location of Property	Tax Year	Acct. No.	Bill No.	Due Date
277/248/7/006	109 WEIRS BV 6	2025	12562	486533	1/5/2026

8% APR Interest Charged After: 1/5/2026

Amount to Pay	<b>\$4,878.00</b>
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July Tax Balance  
**Net December Tax** \$4,878.00

**Address Changes:**

VOSS DOUGLAS MICHAEL  
62 FERN AV  
RYE, NH 03870

PLEASE RETURN THIS REMITTAL PORTION WITH YOUR PAYMENT



# 109 Weirs Boulevard Unit 6

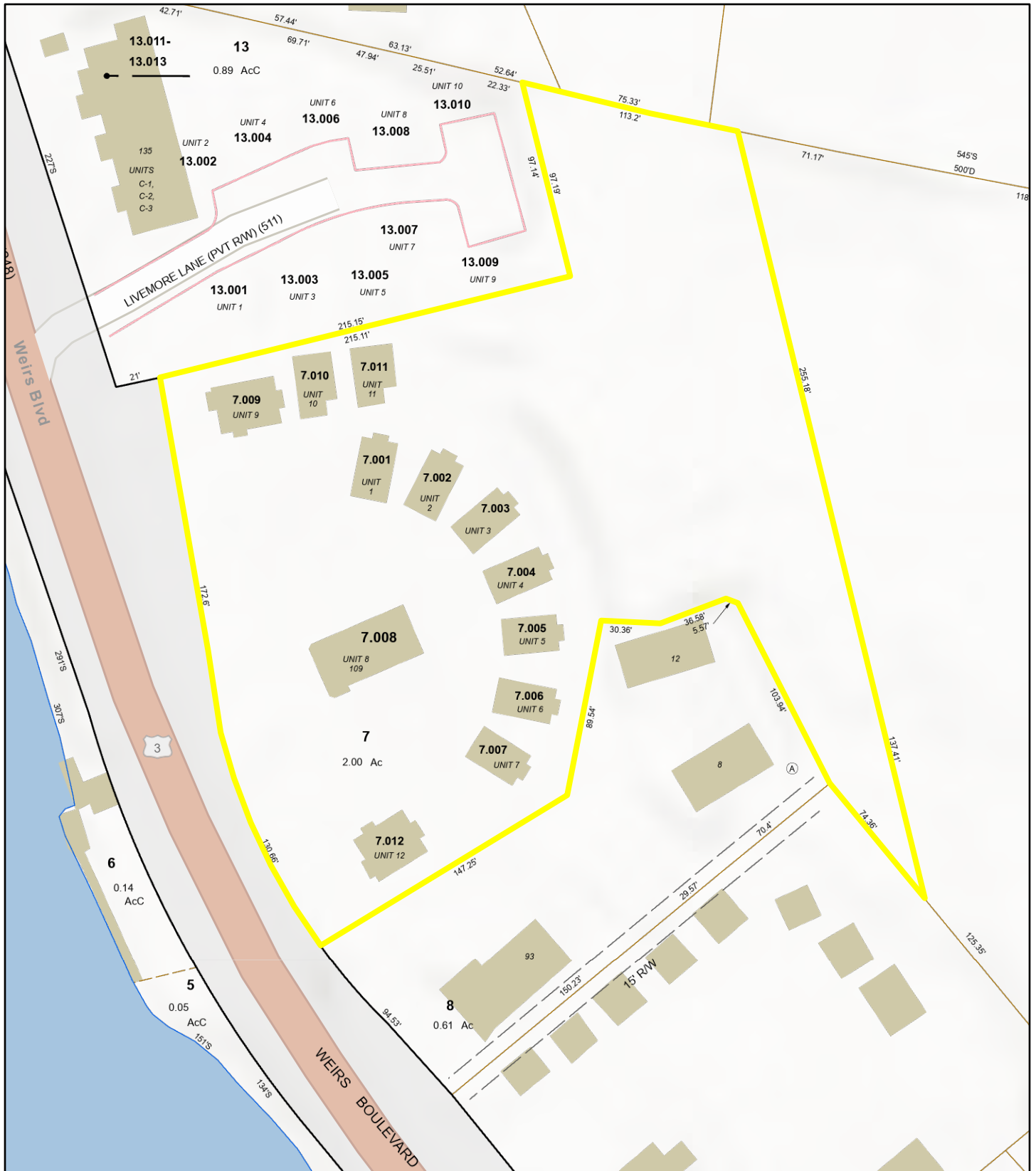
City of Laconia, NH

1 inch = 69 Feet



www.cai-tech.com

February 27, 2026



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# 109 Weirs Blvd Unit 6



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