

PROPERTY DISCLOSURE - LAND ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

1. SELLER: Marshall Ford MAP ID. 226-026
2. PROPERTY LOCATION: 539 Province Rd. Belmont 03220

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: [X] 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: [X] 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 MF, WPE

BUYER(S) INITIALS CW, MRW

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PROPERTY LOCATION: _____

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? Residential Assewultary Source: _____
h. Has the property been surveyed? [X] YES [] NO [] UNKNOWN If YES, is the survey available? [X] YES [] NO
i. Has the soil been tested? [] YES [X] NO [] UNKNOWN If YES, are the results available? [] YES [] NO
j. Has a percolation test been done? [] YES [X] NO [] 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 [] NO [X] 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:

[Empty box for 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 MF, WFC

BUYER(S) INITIALS CW, MW

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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.

Madeline Ford
SELLER
Trustee
2/21/25
DATE

[Signature]
SELLER
Trustee
2/21/25
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.

Carla Wiese
BUYER
dotloop verified
07/03/25 5:36 PM EDT
BKQA-LQ0R-VMXR-YYCY
DATE

Matthew Wiese
BUYER
dotloop verified
07/03/25 5:41 PM EDT
ZBTU-YIED-UDRM-M1BD
DATE

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1503 BELMONT, NH					
WIESE, CARLA & MATTHEW		4 Rolling		1 Paved	3 Rural	Description	Code	Appraised	Assessed			VISION			
700 FAIRVIEW DRIVE						CU LAND	7300	117,200	2,285						
WOODLAND CA 95695															
SUPPLEMENTAL DATA															
Alt Prcl ID				SEWER E											
BMSI # 0015111															
PICK UP D 04/01/2025															
CST w/o P															
MAP CHA															
GIS ID 226-026-000-000				Assoc Pid#											
						Total	117,200	2,285							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WIESE, CARLA & MATTHEW		3694 0191	07-25-2025	U	V	270,000	90	Year	Code	Assessed	Year	Code	Assessed		
MARSHALL&MARGUERITE FORD TRUST		3534 0805	10-06-2022	U	V		1A	2025	7300	2,285	2024	7300	2,226		
FORD, MARSHALL + MARGUERITE		0 0		U	V	0	1				2023	7300	2,167		
						Total	2,285	Total	2,226	Total	2,167				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount						Comm Int		
		Total	0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
1026															
NOTES															
5/19: VACANT															
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
									05-10-2019	RL			99	Vacant Land	
									11-05-2013	DJW			00	Measur+Listed	
									09-11-2003	PR			40	No change	
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	7300	HARDWOOD R	RUR		29.290 AC	4,000.00	1.00000	0	1.00	50	1.000		CU G	78	117,200
Total Card Land Units					29.2900 AC	Parcel Total Land Area: 29.2900					Total Land Value 117,200				

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style:	99	Vacant Land								
Model	00	Vacant								
Grade:										
Stories:										
Occupancy										
Exterior Wall 1										
Exterior Wall 2										
Roof Structure:										
Roof Cover										
Interior Wall 1										
Interior Wall 2										
Interior Flr 1										
Interior Flr 2										
Heat Fuel										
Heat Type:										
AC Type:										
Total Bedrooms										
Total Full Baths										
Total Half Baths										
Total Xtra Fixtrs										
Total Rooms:										
Bath Style:										
Kitchen Style:										
Loc Adj.										
MFGH										
Color										
					MIXED USE					
					Code	Description		Percentage		
					7300	HARDWOOD R MDL-00		100		
								0		
								0		
					COST / MARKET VALUATION					
					RCN			0		
					Year Built			0		
					Effective Year Built			0		
					Depreciation Code					
					Remodel Rating					
					Year Remodeled					
					Depreciation %					
					Functional Obsol			0		
					Economic Obsol			0		
					Trend Factor			1		
					Condition					
					Condition %					
					Percent Good					
					RCNLD			0		
					Dep % Ovr					
					Dep Ovr Comment					
					Misc Imp Ovr					
					Misc Imp Ovr Comment					
					Cost to Cure Ovr					
					Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch



Property Card: PROVINCE ROAD
Town of Belmont, NH

Parcel Information	
NO PHOTO AVAILABLE	<p>Parcel ID: 226-026-000-000 Vision ID: 1924</p> <p>Owner: WIESE, CARLA & MATTHEW Co-Owner: Mailing Address: 700 FAIRVIEW DRIVE WOODLAND, CA 95695</p>
General Information	Assessed Value
<p>Map: 226 Block: 026 Lot: 000</p> <p>Use Description: 7300 Zone: Land Area in Acres: 29.290000</p>	<p>Land: \$2,285 Buildings: \$0 Extra Bldg Features: \$0 Outbuildings: \$0 Total: \$2,285</p>



This information is believed to be correct but is subject to change and is not warranted.

Sale History

Sale Date	Sale Price	Book/Page
7/25/2025	\$270000	3694/0191
10/6/2022	\$	3534/0805



This information is believed to be correct but is subject to change and is not warranted.

Return to:
Carla Wiese and Matthew Wiese
TM 226 Lot 26 Province Road
Belmont, NH 03220

Transfer Tax \$

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Marshall H. Ford, Trustee of the Marshall H. Ford and Marguerite P. Ford 2022 Trust, of 26 Province Road, Belmont, NH 03220, for consideration paid grant(s) to Carla Wiese and Matthew Wiese, Husband and Wife, of 700 Fairview Drive, Woodland, CA 95695, as joint tenants with rights of survivorship with WARRANTY COVENANTS:

Property Address: Tax Lot 12-56 nka Tax Map 226, Lot 26 Province Road, Belmont, NH 03220, Belknap

A certain parcel of land, with any buildings or improvements thereon, located in the Town of Belmont, County of Belknap, State of New Hampshire, more particularly bounded and described as follows:

Tract 1, Tax Parcel 226-026:

The parcel identified as "Lot 12-56" on a Plan entitled "Subdivision Plan, Tax Lot #12-56 & #12-56-1, NH Route 107 and Hoadley Road, Belmont, New Hampshire", prepared by Turning Point Land Surveyors & Land Planners, dated November 19, 1997, approved by the Town of Belmont Planning Board on June 8, 1998, recorded at the Belknap County Registry of Deeds in Plan Book L30, Plan 29 on June 10, 1998, to which Plan reference may be made for a more particular description.

Marshall H. Ford retains access and use to the spring on the property until terminated in writing or by death of Marshall H. Ford, whichever occurs first.

Meaning and intending to describe and convey a portion of the premises conveyed to Marshall H. Ford, Trustee of the Marshall H. Ford and Marguerite P. Ford 2022 Trust, by deed from Marshall H. Ford, Trustee of the Marshall H. Ford and Marguerite P. Ford 2022 Trust dated April 11, 2025 recorded on April 11, 2025 in the Belknap County Registry of Deeds.

I, the grantor hereby release all rights of homestead in the above described premises.

Executed this 25th day of July, 2025.

Marshall H. Ford - trustee
Marshall H. Ford, Trustee of the Marshall H. Ford
and Marguerite P. Ford 2022 Trust

State of New Hampshire
County of Hillsborough

Then personally appeared before me on this 25th day of July, 2025, the said Marshall H. Ford, Trustee of the Marshall H. Ford and Marguerite P. Ford 2022 Trust and acknowledged the foregoing to be his/her/their voluntary act and deed.



Danielle Cangialosi
Notary Public/Justice of the Peace
Commission expiration: 6/7/28

TOWN OF BELMONT



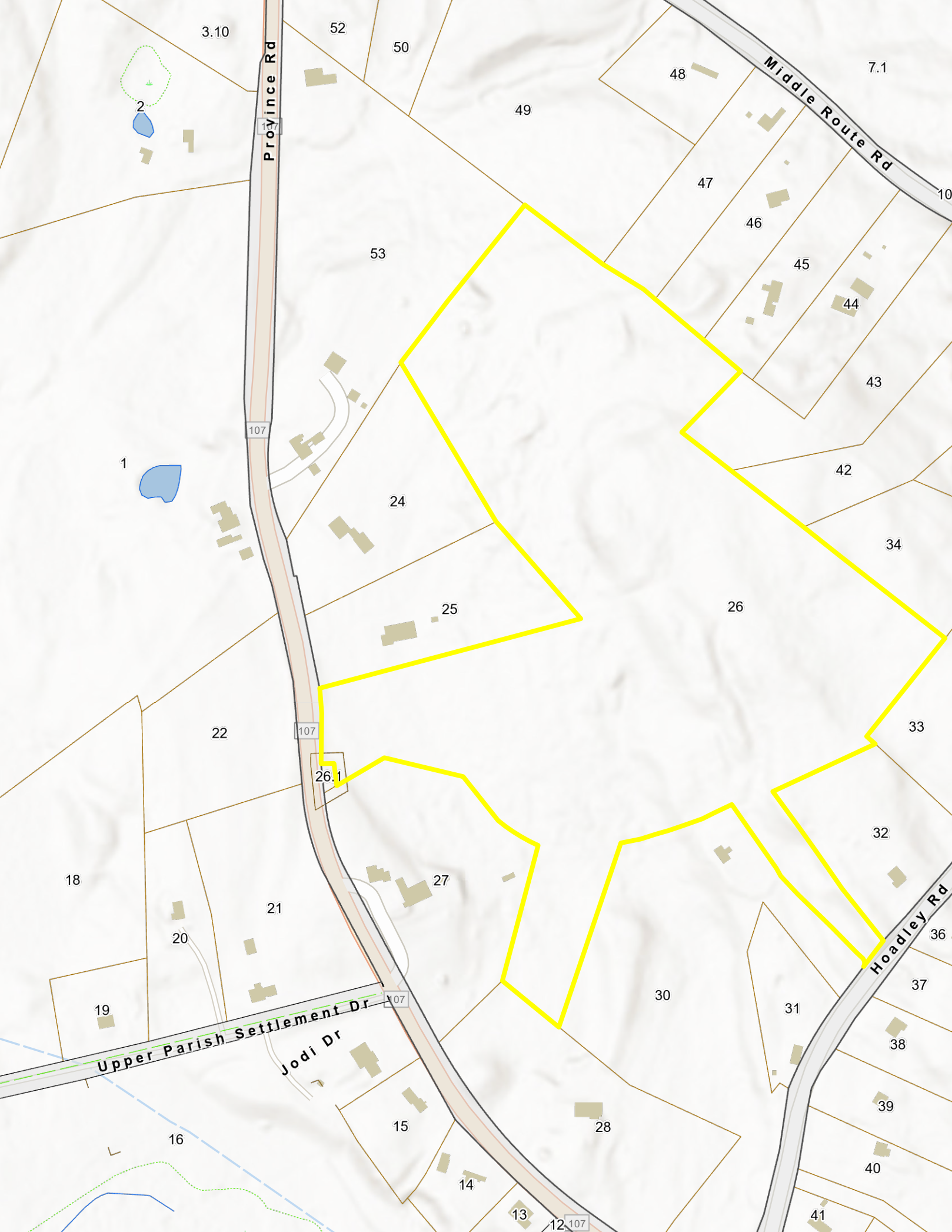
5/24/2026

Bill Information

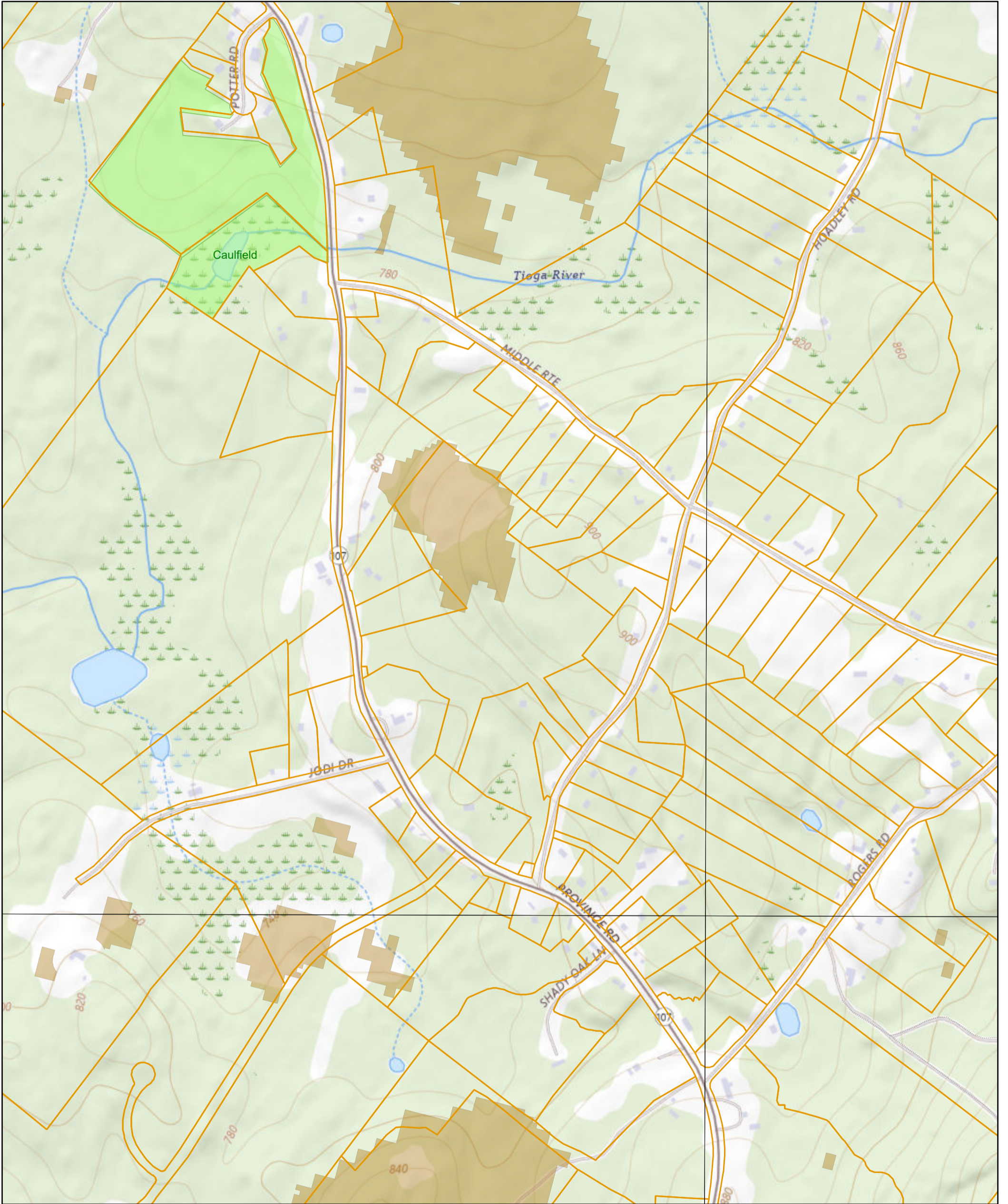
Bill Number: 434755	Bill Amount: \$21.72
Description: Tax Bill	Interest: \$27.75
Property ID: 226-026-000-000	Costs: \$0.00
Owner: WIESE, CARLA & MATTEW	Total: \$49.47
Address: PROVINCE ROAD	Payments: \$21.74
Bill Date: 11/14/2022	Balance Due: \$27.73
Due Date: 12/18/2022	
Interest Date: 12/18/2022	
Interest Days: 1253	

Details

Description	Date	Tax Year	Period	Amount
Tax Bill	11/14/2022	2022	2	\$21.72
Payment-CHECK	12/28/2022	2022	2	(\$21.72)
Interest	12/28/2022	2022	2	\$0.02
Payment-CHECK	12/28/2022	2022	2	(\$0.02)

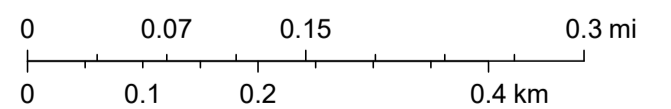


NH Topo Maps



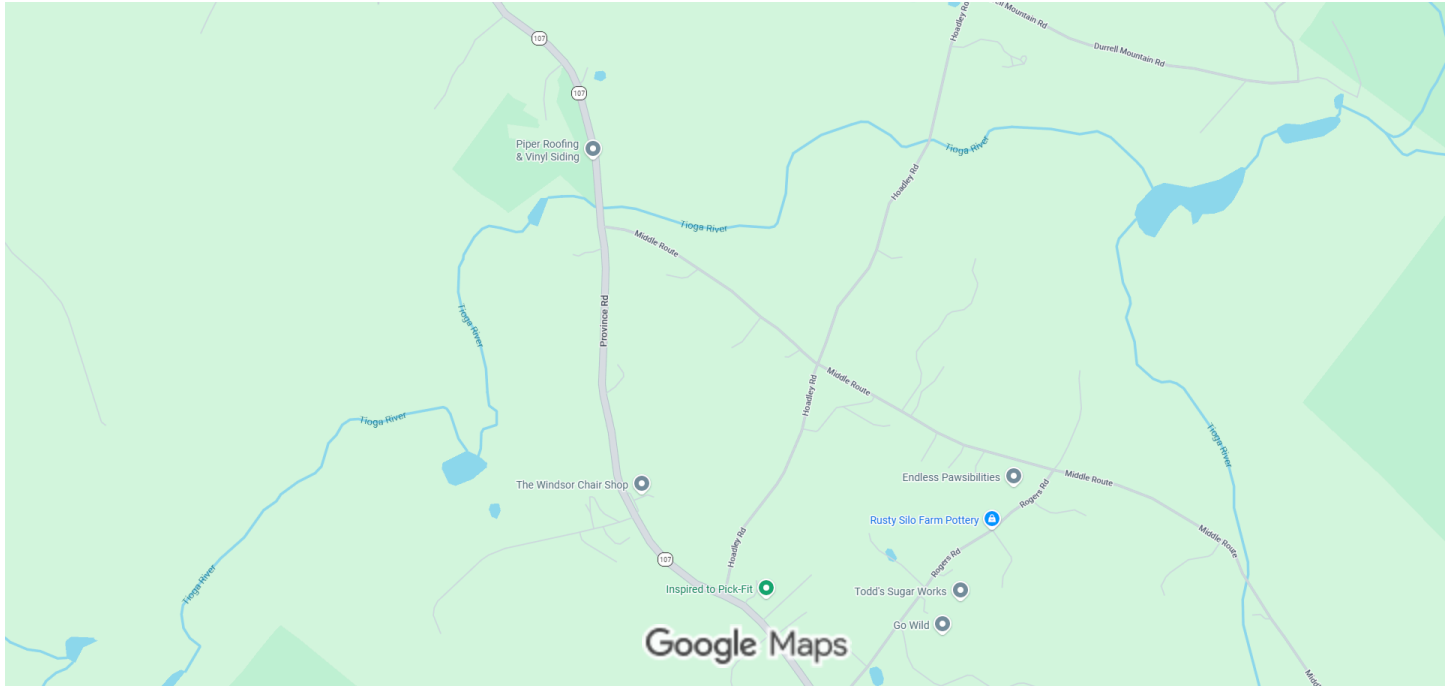
February 19, 2025

1:9,028



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S.

Province Rd



Imagery ©2026 , Map data ©2026 Google 500 ft 