

LOT 82-5
DRIVE)
NE PROP.
M.I.L.C.
(984
+03234
P. 904

TAX MAP U8 LOT 82
COBBLESTONE PROP
OF EPSOM LLC
P O BOX 984
EPSOM, NH 03234
V. 3057 P. 904

TAX MAP U5 LOT 47-1
TTC REALTY, LLC
P O BOX 89
EPSOM, NH 03234
V. 3470 P. 2168



TAX MAP U5 LOT 47-2
DONALD S. WEAD, JR
158 NEW RYE ROAD
EPSOM, NH 03234
V. 2845 P. 1093

TAX MAP U5 L
JAMES B. MIRA
41 SAWYER AV
EPSOM, NH 03
V. 3600 P. 5

*FIELD STONE
ND. FND. UP 4'

ANGLE IRON FOUND
UP 11", TIE FROM CORNER
N31°12'22"E 0.84'

1" L. PIPE FND.
UP 29'

58" L. ROD WINDYES ID
CAP FND. UP 3' 0.09'
WEST OF LINE

THIS SECTION OF
PROPERTY LINE BY
REFERENCE PLAN #2 & 3

58" L. ROD WINDYES ID
CAP FND. UP 2'
0.15' EAST OF LINE

DRILL HOLE
FND.
S14°34'48"W
20.37'

S04°29'41"W
51.23'

S10°40'10"W
82.60'

S08°59'30"
131.24'

S05°0'
82.95'

S05'
75.4'

DRILL HOLE
FND.
S68°53'00"E
30.48'

S19°22'21"W

S75°07'58"W 144.85'

S13°78'
S19°22'21"W

S19°22'21"W

S19°22'21"W

S19°22'21"W

S19°22'21"W

S19°22'21"W

S73°38'21"E
57.06'

S74°37'54"E
97.40'

S77°42'56"E
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Please return to:
D'Amante Couser Steiner Pellerin, P.A.
P.O. Box 2650
Concord, NH 03302-2650

Doc# 616320
Book: 2813
Pages: 0763 - 0764
Filed & Recorded
08/23/2005 3:01PM
KATHI L. GURV, CPO, REGISTER

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION REAL ESTATE TRANSFER TAX

7 THOUSAND 8 HUNDRED AND 00 DOLLARS

08/23/2005 735082 \$ 7,800

VOID IF ALTERED

MERRIMACK COUNTY REGISTRY OF DEEDS
RECORDING \$ 14.00
SURCHARGE \$ 2.00
TRANSFER TAX \$ 7,800.00
POSTAGE \$ 0.37

Book 2813 Page 763

14.37
2.00

7800.00

WARRANTY DEED

98739

Norman Grody, married, of 26 Alice Drive, Bloomfield, Connecticut, and Eugene Rosenberg, married, of Pinnacle Road, Simsbury, Connecticut, for consideration paid, grant to Ostia Real Estate Associates, LLC, a New Hampshire limited liability company, with a mailing address of P. O. Box 1750, Concord, New Hampshire, 03302-1750, with WARRANTY covenants, the following:

A certain tract of land, situated in Epsom, County of Merrimack, State of New Hampshire, on the northerly side of Route 202-4-9, bounded and described as follows:

Beginning at an iron pipe on the northerly side of said highway at the southeasterly corner of land now or formerly of Sheldon;

Thence northerly along said Sheldon land 190 feet, more or less, to a stake at land now or formerly of Sawyer;

Thence continuing northerly along said Sawyer land 158 feet, more or less, to a point at the northwesterly corner of said Sawyer land;

Thence turning and running easterly along said Sawyer land 125 feet, more or less, to a stone wall at land now or formerly of Bassett;

Thence turning and running northerly along said Bassett land and said stone wall 475 feet, more or less, to land now or formerly of Andreottola;

Thence turning and running northwesterly along said Andreottola land 942 feet, more or less, to an iron pipe at land now or formerly of Marden;

Thence turning and running southwesterly along said Marden land 600 feet, more or less, to an iron pipe at a pine tree and land now or formerly of Van Slyfe;

Thence turning and running southerly along said Van Slyfe land 1,350 feet, more or less, to an iron pipe at a pine tree at the northerly side of said highway;

Thence turning and running easterly along the northerly side of said highway 1,050 feet, more or less, to the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to Norman Grody by warranty deed of Charles A. Johnson and Alma W. Johnson, dated July 13, 1972 and recorded in Merrimack County Registry of Deeds, Book 1138, Page 110. See also deed of Norman Grody to Eugene Rosenberg, dated December 6, 1985 and recorded in said Registry, Book 1556, Page 764. However, excepting and reserving from the above premises are those premises and rights conveyed to the State of N.H. in Book 1966, Page 1563.

This is not the homestead property of either grantor or their respective spouse.

EXECUTED this 5th day of August, 2005.

Norman Grody
Norman Grody

Eugene Rosenberg
Eugene Rosenberg

STATE OF CONNECTICUT
COUNTY OF HARTFORD

On this the 5th day of August, 2005, before me, the undersigned officer, personally appeared Norman Grody, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and seal.

Priscilla G. Cote

Notary Public - Justice of the Peace
PRISCILLA G. COTE
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 2006

My commission expires:

STATE OF CONNECTICUT
COUNTY OF HARTFORD

On this the 5th day of August, 2005, before me, the undersigned officer, personally appeared Eugene Rosenberg, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and seal.

Priscilla G. Cote

Notary Public - Justice of the Peace
PRISCILLA G. COTE
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 2006

My commission expires:

MERRIMACK COUNTY RECORDS

Kathie L. Shroy, CPO, Register

CASSIDY LAW OFFICE, PLLC
41 CENTRE STREET
CONCORD, NH 03301-4293



Property Card: DOVER ROAD
Town of Epsom, NH

| | |
|---|--|
| <p style="text-align: center; font-size: 24px; color: gray;">NO PHOTO AVAILABLE</p> | <p>Parcel ID: 000U06-000019-000000 PID: 000U06000019000000</p> <p>Owner: 988 DOVER ROAD NH REAL Co-Owner: ESTATE Mailing Address: 34 ORCHARD HILL ROAD GREENLAND, NH 03840</p> |
| | <p style="text-align: center;">General Information Assessed Value</p> |
| <p>Map: 000U06 Lot: 000019 Sub: 000000</p> <p>Land Use: COM/IND Zone: RES/COMM Land Area in Acres: 27.22 Current Use: N Neighborhood: N-E Frontage: 800 Waterfront: 0 View Factor: N</p> | <p>Land: \$356,700 Buildings: \$0 Extra Features: \$0 Total: \$356,700</p> <p style="text-align: center;">Sale History</p> <p>Book/Page: 3675-2859 Sale Date: 5/8/2020 Sale Price: \$100,000</p> |
| Building Details | |
| <p>Model Description: Total Gross Area: 0 Year Built: 0 Building Grade: Stories:</p> | <p>Condition: Depreciation: 0 No. Bedrooms: 0 No. Baths: 0 Adj Bas: 0</p> |



www.cai-tech.com

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

| OWNER INFORMATION | | SALES HISTORY | | PICTURE |
|---|--|---------------|---|---------|
| 988 DOVER ROAD NH REAL ESTATE, LLC | | Date | Book Page Type Price Grantor | |
| 34 ORCHARD HILL ROAD | | 05/08/2020 | 3675 2855 Q V 300,000 GSD PROPERTIES, LLC | |
| GREENLAND, NH 03840 | | 08/01/2005 | 2805 358 Q 1 260,000 FAUTEUX | |

| LISTING HISTORY | NOTES |
|-------------------------------------|--|
| 09/19/24 TNRL | 11/12 VACANT, SOME WET AREAS, SM AREA BY ROAD CLEARED, REST WOODED; 3/11/20: LL ADJ APPROVED, INCREASING AC TO 26.13 IAC, UPDATE ONCE DEED IS PROCESSED; |
| 06/24/20 TNRL | |
| 12/27/16 INSP MARKED FOR INSPECTION | |
| 08/17/15 LMHC | |
| 11/06/12 ERLV | |
| 11/02/12 INSP MARKED FOR INSPECTION | |
| 09/15/10 LMHC | |
| 03/31/09 CRPR | |

| EXTRA FEATURES VALUATION | | | |
|-------------------------------|-----------------|-----------------|---------------------------------------|
| Feature Type | Units | Length x Width | Size Adj Rate Cond Market Value Notes |
| MUNICIPAL SOFTWARE BY AVITAR | | | |
| EPSOM ASSESSING OFFICE | | | |
| PARCEL TOTAL TAXABLE VALUE | | | |
| Year | Building | Features | Land |
| 2024 | \$ 0 | \$ 0 | \$ 157,121 |
| | | Parcel Total: | \$ 157,121 |
| 2025 | \$ 0 | \$ 0 | \$ 193,132 |
| | | Parcel Total: | \$ 193,132 |
| 2026 | \$ 0 | \$ 0 | \$ 193,132 |
| | | Parcel Total: | \$ 193,132 |

| LAND VALUATION | | | | | | | | | | | | | | | | |
|----------------|-----------------------|-----------------------|------------------|-----------|----|-----|------|------|------|---------------|------|------------|-----|---|----------------|-------|
| Zone: RES/COMM | Minimum Acreage: 2.00 | Minimum Frontage: 200 | Units | Base Rate | NC | Adj | Site | Road | DWay | Topography | Cond | Ad Valorem | SPI | R | Tax Value | Notes |
| COM/IND | | | 1,000 ac | 160,000 | E | 100 | 70 | 100 | 90 | 95 -- MILD | 200 | 191,500 | 0 | N | 191,500 | HBU |
| FARM LAND | | | 1,000 ac | x 2,000 | X | 95 | | | | 95 -- MILD | 200 | | 100 | N | 473 | |
| UNMNGD OTHER | | | 19,990 ac | x 2,000 | X | 95 | | | | 90 -- ROLLING | 100 | | 80 | N | 1,159 | |
| | | | 21.990 ac | | | | | | | | | | | | 193,132 | |

LAST REVALUATION: 2025
Site: UND/WDS Driveway: UND Road: PAVED

TOWN OF EPSOM

1598 Dover Rd

Epsom, NH 03234

Office Hours

Mon 8-1,4:00-6:00; Tues 10-3; Wed&Thur 8-3

603-736-4825

Invoice Summary

| Current Owner | Billed Owner |
|---|---|
| 988 DOVER ROAD NH REAL ESTATE, LLC 34 ORCHARD HILL ROAD GREENLAND, NH 03840 | 988 DOVER ROAD NH REAL ESTATE, LLC 34 ORCHARD HILL ROAD GREENLAND, NH 03840 |

| | |
|---------------------------------------|--|
| Invoice Number: 2025P01 000303 | Bill Amount: \$2,093.00 |
| Invoice Type: Property Tax | Due Date: 07/01/2025 |
| Map Lot Sub: U06 18 0 | Interest Rate: 8 % |
| Location: 1988 DOVER ROAD | Per Diem: 0 |
| Book & Page: 3675 2855 | Principal Due: \$0.00 |
| | *Interest Due: \$0.00 |
| | Penalties Due: \$0.00 |
| | *Total Amount Due: \$0.00 |

| Exemptions & Credits | Assessments | Taxable Districts |
|----------------------|-----------------------|-------------------|
| \$0 | Land: \$157,121 | |
| \$0 | Current Use: Yes | |
| \$0 | Building: \$0 | |
| \$0 | Assessment: \$157,121 | |
| Exempts: \$0 | Net Assmnt: \$157,121 | |
| | Acres: 21.99 | |

Transaction Activity

| Date | Activity | Amount | Int. Paid | Penalty | Int. Due |
|------------|----------------------------------|---------------|-----------|---------|----------|
| 07/01/2025 | Payment of \$2,093.00 (#EFT ACH) | (\$ 2,093.00) | \$ 0.00 | \$ 0.00 | \$ 0.00 |

Summary of Outstanding Credits

| Date | Receipt | Check # | Payer | Map Lot Sub | Amount |
|------------|------------|---------|----------------------------------|-------------|----------|
| 01/05/2026 | 2026000012 | 262173 | 988 DOVER ROAD NH REAL ESTATE, L | U06 18 0 | \$ 98.49 |

TOWN OF EPSOM

1598 Dover Rd

Epsom, NH 03234

Office Hours

Mon 8-1,4:00-6:00; Tues 10-3; Wed&Thur 8-3

603-736-4825

Invoice Summary

| Current Owner | Billed Owner |
|---|---|
| 988 DOVER ROAD NH REAL ESTATE, LLC 34 ORCHARD HILL ROAD GREENLAND, NH 03840 | 988 DOVER ROAD NH REAL ESTATE, LLC 34 ORCHARD HILL ROAD GREENLAND, NH 03840 |

| | | |
|---------------------------------------|---------------------------|---------------|
| Invoice Number: 2025P02 000304 | Bill Amount: | \$1,295.00 |
| Invoice Type: Property Tax | Due Date: | 12/18/2025 |
| Map Lot Sub: U06 18 0 | Interest Rate: | 8 % |
| Location: 1988 DOVER ROAD | Per Diem: | 0 |
| Book & Page: 3675 2855 | Principal Due: | \$0.00 |
| | *Interest Due: | \$0.00 |
| | Penalties Due: | \$0.00 |
| | *Total Amount Due: | \$0.00 |

| Exemptions & Credits | Assessments | Taxable Districts |
|----------------------|-----------------------|-------------------|
| \$0 | Land: \$193,132 | |
| \$0 | Current Use: Yes | |
| \$0 | Building: \$0 | |
| \$0 | Assessment: \$193,132 | |
| Exempts: \$0 | Net Assmnt: \$193,132 | |
| | Acres: 21.99 | |

Transaction Activity

| Date | Activity | Amount | Int. Paid | Penalty | Int. Due |
|------------|---------------------------------|---------------|-----------|---------|----------|
| 01/05/2026 | Payment of \$1,300.11 (#262173) | (\$ 1,295.00) | \$ 5.11 | \$ 0.00 | \$ 0.00 |

Summary of Outstanding Credits

| Date | Receipt | Check # | Payer | Map Lot Sub | Amount |
|------------|------------|---------|--|-------------|----------|
| 01/05/2026 | 2026000012 | 262173 | 988 DOVER ROAD NH REAL ESTATE, LU06 18 0 | | \$ 98.49 |