

Residential
4962853
Active

Single Family

588 NH Route 10
Orford
Unit/Lot #

NH 03777

Listed: 7/26/2023 **\$1,350,000**

Closed:
DOM: 52



County NH-Grafton
VillDStLoc
Year Built 1822
Style Federal
Color Yellow
Total Stories 2
Taxes TBD No
TaxGrosAmt \$20,536.00
Tax Year 2023
Tax Year Notes

Rooms - Total 13
Bedrooms - Total 6
Baths - Total 5
Baths - Full 4
Baths - 3/4 0
Baths - 1/2 1
Baths - 1/4 0
SqFt-Apx Total Finished 4,650
SqFt-Apx Total 7,322
Lot Size Acres 2.70
Lot - Sqft 117,612
Footprint

Delayed Showing No
Date - Showings Begin

Directions From I-91, take exit 15 to Route 5 North for approx .5 miles. Turn right to go over the bridge into NH. At the intersection of Route 10 turn left and then quickly right into the Hinckley House, sign on property.



Unbranded Tour URL 1

Remarks - Public The Hinckley House is best known as one of the seven historical Ridge Homes of Orford, favorably located in town yet cradled by lush New England forests and a gently flowing Connecticut River. The prominence of the Hinckley House goes beyond this charming distinction, however. This house is a true testament to a bygone era, with notable features and memorable people to distinguish it. Discovered beneath layers of wallpaper in the 1960s, two meticulously restored Rufus Porter American Folk Art murals adorn all four walls of the North and South bedrooms, endowing this estate with rare, authentic works of art. Daniel Webster once stayed in the North bedroom as a guest during his campaign for Presidency in 1840, complimenting in a letter to his wife the hospitality of his gracious hosts, the original owners of the house. In the 1890s the Boston Symphony Orchestra toured New England and played on the front lawn for the citizens of the area. In addition, the first floor of the barn - recently renovated into a game room - once served as a dance hall. Talk about central - from the first years of existence, this estate has been a gathering place for family, friends, and community. And yet, while the Hinckley House radiates with history, it's a clean canvas ready for your vision of the future. It's so much more than an iconic house on a hill; it's a wonderfully unique place - with a story - to call home.

STRUCTURE

Construction Status Existing
Rehab Needed
Construction Wood Frame
Foundation Stone
Exterior Brick, Clapboard
Roof Shingle - Architectural
Basement Yes
Basement Access Type Interior
Basement Description Concrete Floor, Unfinished
Garage No
Garage Capacity
Garage Type

Estimated Completion Date

SqFt-Apx Fin Above Grade 4,650
List \$/SqFt Fin ABV Grade \$290.32
SqFt-Apx Fin AG Source Public Records
SqFt-Apx Unfn Above Grade 780
SqFt-Apx Unfn AG Source Public Records
SqFt-Apx Fin Below Grade 0
List \$/SqFt Fin Below Grade
SqFt-Apx Fin BG Source Public Records
List \$/SqFt Fin Total \$290.32
SqFt-Apx Unfn Below Grade 1,892
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Tot Below Grade
SqFt-Apx Tot BG Source

ROOMS	DIMS.	/	LVL	ROOMS	DIMS.	/	LVL
Kitchen	15'10"	X	11'4"	1	Bedroom	9'9" x 17'2"	2
Family Room	13'1"	X	17'6"	1	Bedroom	24'9" X 9'3"	2
Living Room	16'11"	X	20'1"	1			
Dining Room	16'10"	X	20'4"	1			
Dining Room	19'2"	X	15'10"	1			
Bonus Room	24'9"	X	23'2"	1			
Primary Bedroom	16'10"	X	20'9"	2			
Bedroom	16'11"	X	20'9"	2			
Bedroom	14'5"	X	15'1"	2			
Bedroom	11'7"	X	15'9"	2			
Bedroom	10'11"	X	15'9"	2			

PUBLIC RECORDS	
Deed - Recorded Type Warranty	Map 08
Deeds - Total	Block 22
Deed - Book 3304	Lot 108
Deed - Page 762	SPAN#
Deed 2 - Book	Tax Class
Deed 2 - Page	Tax Rate
Plan Survey Number	Current Use
Property ID	Land Gains
Zoning Local	Assessment Year
	Assessment Amount
	Assessments - Special

LOT & LOCATION

Development / Subdivision
Owned Land
Common Land Acres
School - District Rivendell
School - Elementary Samuel Morey Elementary
School - Middle/Jr Rivendell Academy
School - High Rivendell Academy

Waterfront Property
Water View
Water Body Access

Roads Paved, Public
Road Frontage TBD
Road Frontage Length

Lot Description Country Setting, Level

Water Body Name

ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel
Surveyed Yes

Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

UTILITIES

Heating Electric, Hot Water, Radiator
Heat Fuel Electric, Oil
Water Heater Owned
Cooling None
Water On-Site Well Exists
Sewer Septic Shared, Septic
Electric 200 Amp, Circuit Breaker(s)

Utilities DSL, High Speed Intrnt -Avail

Fuel Company
Electric Company
Cable Company
Phone Company

FEATURES

Driveway Dirt, Gravel

CONDO -- MOBILE -- AUCTION INFO

Condo Name Auction No
Building Number Date - Auction
Units Per Building Auction Time
Condo Limited Common Area Auctioneer Name
Condo Fees Auctioneer License Number
Auction Price Determnd By

Mobile Park Name Mobile Anchor
Mobile Make Mobile Co-Op
Mobile Model Name Mobile Park Approval
MobileSer# Mobile Must Move

DISCLOSURES

Fee
Fee 2
Fee 3
Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount
Items Excluded
Documents Available Deed, Property Disclosure, Survey
Flood Zone No
Seasonal No
Easements
Covenants No
Resort
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

POWER PRODUCTION

Power Production Type Power Production Type 2
Power Production Ownership Power Production Ownership 2
Mount Type Mount Type 2
Mount Location Mount Location 2
Power Production Size Power Production Size 2
Power Production Year Install Power Production Year Install 2
Power Production Annual Power Production Annual 2
Power Production Annual Status Power Production Annual Status 2
Power Production Verification Source Power Production Verification Source 2

HOME PERFORMANCE INDICATORS

Green Verificatn Body 2
Green Verificatn Progrm 2
Green Verificatn Year 2
Green Verificatn Rating 2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verification Source 2
Green Verificatn NewCon 2
Green Verificatn URL 2
Green Verification Body 3
Green Verification Progrm 3
Green Verification Year 3
Green Verification Rating 3
Green Verification Metric 3
Green Verification Status 3
Green Verification Source 3
Green Verification NewCon 3
Green Verification URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS**COMPENSATION****Remarks - Non-Public**

Buyer Agency 2.50
Buyer Agency Type %
SubAgency
SubAgency Type
NonAgency Facilitator 2.50
NonAgency Facilitator Type %

Remarks - Intra-Firm

Transactional Broker
Transactional Broker Type
Compensation Based On Net Sales Price
See Non-Public Remarks No

Showing Instructions Call List Agent, Email Listing Agent
Showing Service

Input of Owner Name I have written permission to submit name

Owner Name Hanson

Owner Phone

Occupant Type

Occupant Name

Occupant Phone

Management Company

Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name Four Seasons Sotheby's Int'l Realty

Listing Office - Phone Number Off: 603-643-6070

Listing Office - Phone Number 2 Fax: 603-676-7648

List Agent - Agent Name and Phone Evan Pierce - Cell: 201-401-4934

List Agent - Phone Number Cell: 201-401-4934

List Agent - E-mail evan.pierce@fourseasonssir.com

List Team - Team Name

List Team - Phone Number 1

List Team - Team Email 1

Co List Agent - Agent Name and Phone Leah McLaughry - Cell: 603-359-8622

Co List Agent - Phone Number Cell: 603-359-8622

Co List Agent - E-mail leah.mclaughry@fourseasonssir.com

Alternate Contact - Agent Name

Alternate Contact - Phone Number

Alternate Contact - E-mail

Selling Office - Office Name

Selling Office - Phone Number

Selling Office - E-mail

Selling Agent - Agent Name

Selling Agent - Phone Number

Selling Agent - E-mail

Sell Team - Team Name

Sell Team - Phone Number 1

Co Selling Office - Office Name and Phone

Co Selling Agent - Agent Name and Phone

Date - MLS List 7/26/2023

Date - Expiration 7/25/2024

Date - Active Under Contr

Date - Pending

Date - Withdrawn

Date - Terminated

Date - Closed

Anticipated Closing Date

Listed in other Prop Type No

Primary MLS#

Comp Only No

Comp Type

Listing Type Exclusive Right

Listing Service Full Service

Designated/Apptd. Agency Yes

Variable Commission No

Short Sale No

Price - Original \$1,350,000

Concessions

Concession - Amount

Concession - Comments

Appraisal Complete

Appraisal Type

Appraiser

Appraiser Phone

Appraiser Email

Buyer Name

Residence

Title Company

Financing-Buyer**Contingencies**

My Info: Leah McLaughry - Cell: 603-359-8622

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2023 PrimeMLS.

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:** Michael C. Hanson and Janet C. Hanson
- 2. **PROPERTY LOCATION:** 588 Main Street, Route 10, Orford, NH 03777
- 3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No

4. **SELLER:** has has not occupied the property for 15 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: By front circular fence
Installed By: 2006 VALLEY WELL Date of Installation: _____
What is the source of your information? Personal knowledge

c. USE: Number of persons currently using the system: Just this home
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 2021
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: The home has a culligan water filtration system and an artesian well

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: Behind the house outside of the back door Location Unknown Date of Installation Unknown
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No

Comments: The home has very limited use; there have been no problems with the septic system

d. LEACH FIELD: Yes No Other
If YES, Location: Shared with northern neighbor Size _____ Unknown
Date of installation of leach field: Unknown Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: _____

SELLER(S) INITIALS [Signature] / [Signature]

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 588 Main Street, Route 10, Orford, NH 03777

- 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: _____

Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

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

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: _____

There is old equipment and fuel lines in the basement that indicate that there may have been an underground tank in the distant past.

If tanks are no longer in use, have the tanks been removed? Yes No Unknown

- 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: _____

- 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: Because of the age of the house, we assumed that there may be lead paint on the sub levels, but we do not have confirmed reports

SELLER(S) INITIALS MH / GH

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 588 Main Street, Route 10, Orford, NH 03777

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: Deed restriction to 5 bedrooms for full time use

What is your source of information? Deed

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

Yes No Unknown If YES, Explain: _____

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 any part of this property in Current Use? Yes No Unknown If YES, Explain: _____

g. Is this property located in a Federally Designated Flood Zone? Yes No Unknown

h. Has the property been surveyed? Yes No Unknown If YES, By: _____

If YES, is survey available? Yes No Unknown

i. How is the property zoned? Residential; No zoning in Orford

j. Heating System Age: 6 Years Type: Buderis oil system Fuel: Oil Tank/Location: Basement

Owner of Tank: Sellers

Annual Fuel Consumption: _____ Price: \$3000 +/- Gallons: _____

Date system was last serviced and by whom? April 2021 by Irving Energy

Solar Panels: Leased Owned If leased, explain terms of agreement: _____

Comments: _____

k. Roof Age: Various Type of Roof Covering: Asphalt Shingles

Moisture or leakage: No

Comments: 3 of the 4 roof areas have been re-shingled in the last 3 years

l. Foundation/Basement: Full Partial Other: _____ Type: _____

Moisture or leakage: No

Comments: Most of the basement has foam walls for insulation and to protect against moisture

m. Chimney(s) How Many? 4 Lined? 1 Last Cleaned: 2007 Problems? No

n. Plumbing Type: Standard; various age Age: Various

Comments: New bathroom fixtures were added in 2007

o. Domestic Hot Water: Age: 5 years; 10 years (2 systems) Type: Electric & Oil Gallons: Standard

p. Electrical System Amps: _____ Circuit Breakers Fuses

Comments: Various ages throughout the home

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No

If Yes, please explain: _____

r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____

Comments: _____

s. 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: _____

t. Other (e.g. Alarm System, Irrigation System, etc.) Tasco Security System with low temperature monitor

SELLER(S) INITIALS

MH / JCH
06/16/21 / 06/16/21

BUYER(S) INITIALS

_____/_____
_____/_____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 588 Main Street, Route 10, Orford, NH 03777

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.

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

The property has gone through a substantial renovation during our ownership while maintaining the historical and architectural integrity of the home.

Exceptional original Rufus Porter murals adorn the 4 walls of each of the two front bedrooms. This is the only known remaining example of this original American art, with this feature. The murals were professionally restored by the prior owner in the 1960s, and they remain in outstanding condition.

The Barn was converted to a dance hall in the 1890s and it is now an beautiful game room with a pool table and a bar area.

Original horse stalls remain on the far side of the old barn. The Hay Loft remains as well.

The property was built circa 1822 and is now nearing its 200th anniversary. There is substantial antique historical provenance to this exceptional estate.

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).

Michael C. Hanson
SELLER DATE
dotloop verified
06/16/21 12:26 PM EDT
HLOQ-WAYY-SAHW-ISHM

Janet C. Hanson
SELLER DATE
dotloop verified
06/16/21 3:10 PM EDT
ZXNG-A3WR-KJTE-MS9E

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

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED HAZARDS FOR HOUSING SALES

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 588 Route 10, Orford, NH 03777

Lead Warning Statement

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Janet C. Hanson
Seller Date

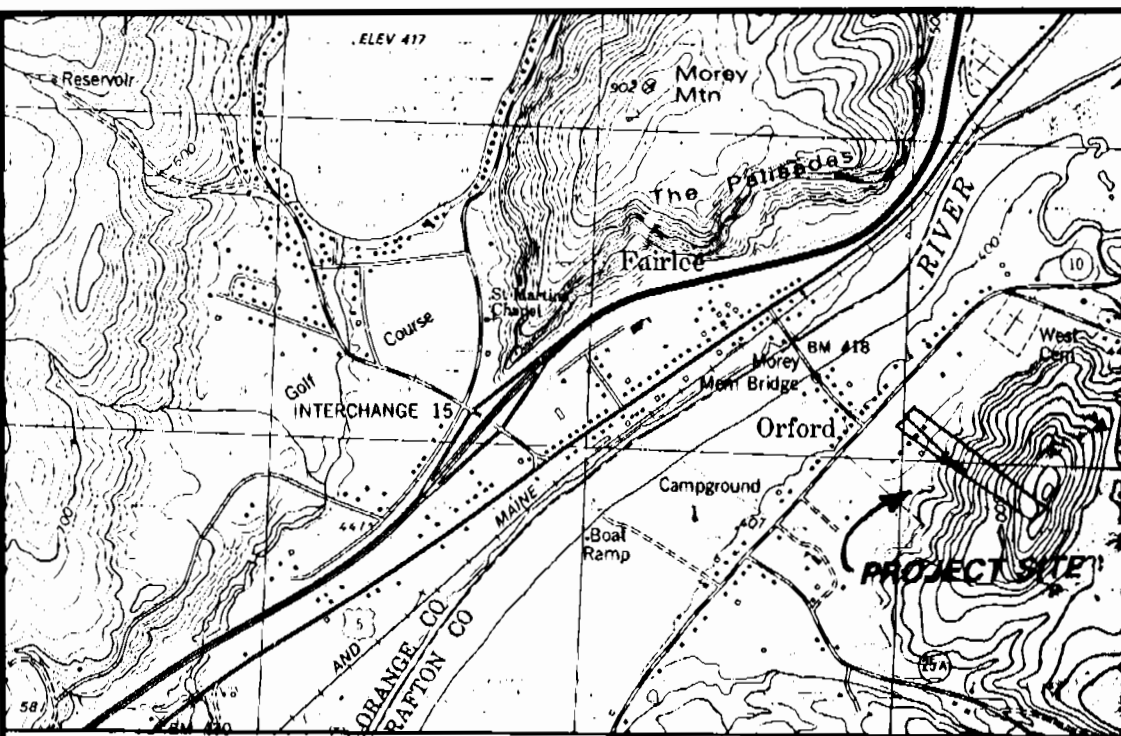
Purchaser Date

Evan Pierce
Agent Date

Michael C. Hanson
Seller Date

Purchaser Date

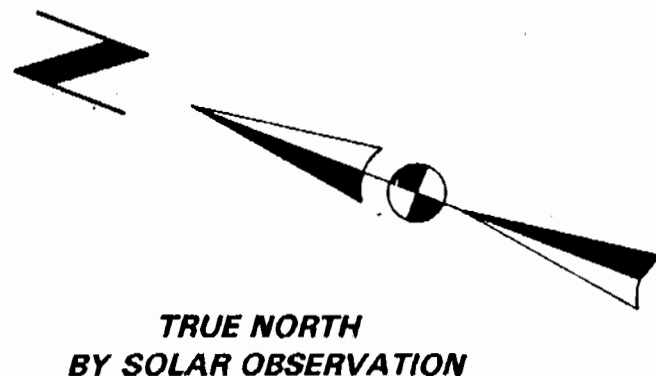
Agent Date



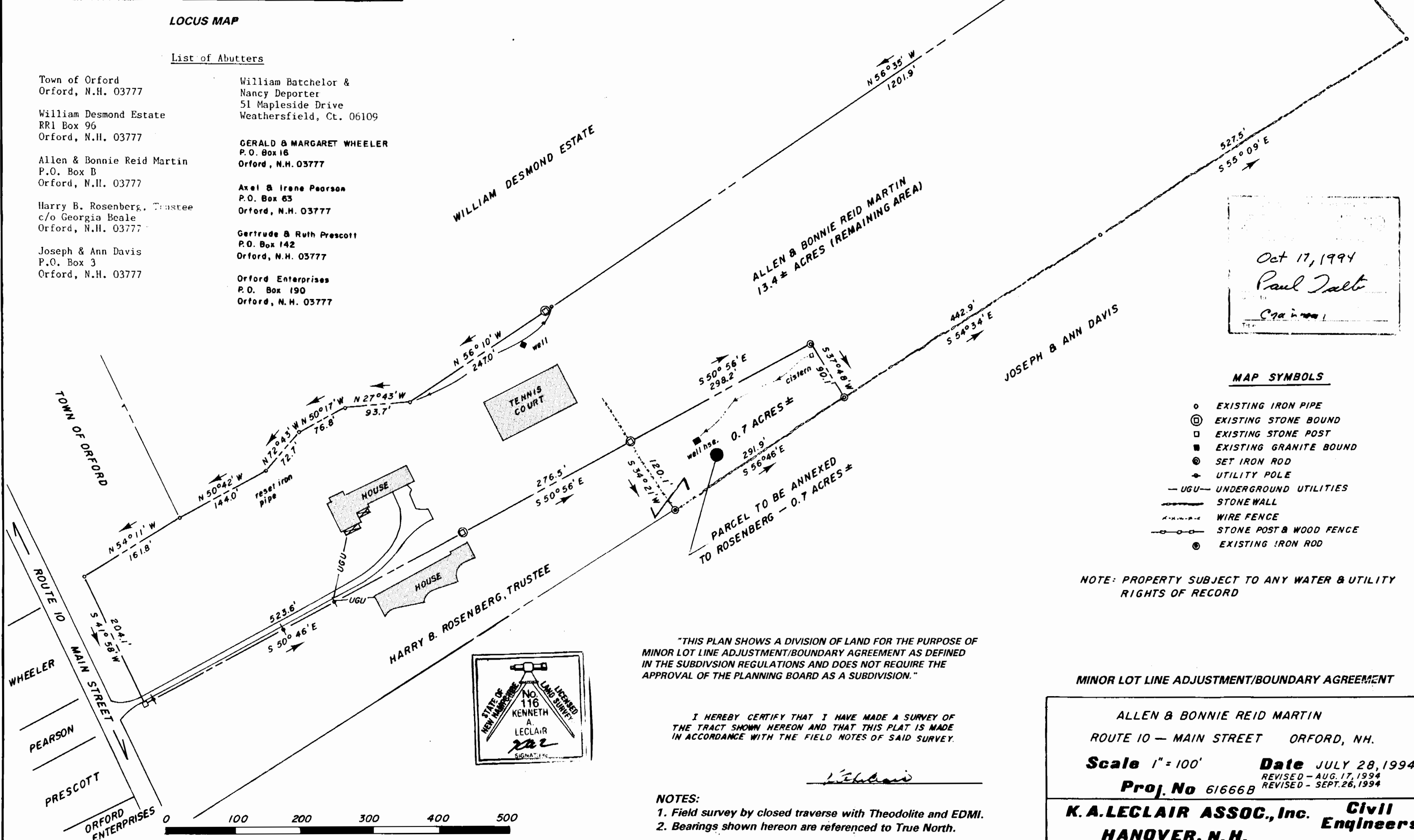
LOCUS MAP

List of Abutters

Town of Orford Orford, N.H. 03777	William Batchelor & Nancy Deporter 51 Mapleside Drive Weathersfield, Ct. 06109
William Desmond Estate RR1 Box 96 Orford, N.H. 03777	GERALD & MARGARET WHEELER P. O. Box 18 Orford, N.H. 03777
Allen & Bonnie Reid Martin P.O. Box B Orford, N.H. 03777	Axel & Irene Pearson P.O. Box 63 Orford, N.H. 03777
Harry B. Rosenberg, Trustee c/o Georgia Beale Orford, N.H. 03777	Gertrude & Ruth Prescott P.O. Box 142 Orford, N.H. 03777
Joseph & Ann Davis P.O. Box 3 Orford, N.H. 03777	Orford Enterprises P.O. Box 190 Orford, N.H. 03777



008318
GRAFTON COUNTY #8247
REGISTRY OF DEEDS
RECEIVED 12 29 PM July 2, 1995
INCORPORATED FILED FOLIO
EXAMINED ATTEST *Carole B. Colwell*
REGISTER
PLAN #8247



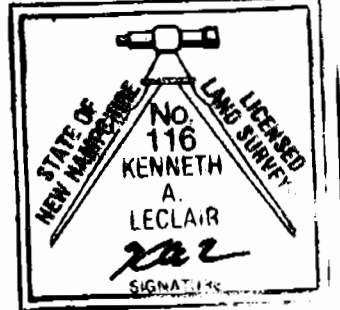
Oct 17, 1994
Paul Talt
C.A. 1994

- MAP SYMBOLS
- EXISTING IRON PIPE
 - ⊕ EXISTING STONE BOUND
 - EXISTING STONE POST
 - EXISTING GRANITE BOUND
 - ⊙ SET IRON ROD
 - ⊕ UTILITY POLE
 - UGU— UNDERGROUND UTILITIES
 - STONEWALL
 - WIRE FENCE
 - STONE POST & WOOD FENCE
 - ⊙ EXISTING IRON ROD

NOTE: PROPERTY SUBJECT TO ANY WATER & UTILITY RIGHTS OF RECORD

"THIS PLAN SHOWS A DIVISION OF LAND FOR THE PURPOSE OF MINOR LOT LINE ADJUSTMENT/BOUNDARY AGREEMENT AS DEFINED IN THE SUBDIVISION REGULATIONS AND DOES NOT REQUIRE THE APPROVAL OF THE PLANNING BOARD AS A SUBDIVISION."

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT SHOWN HEREON AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.



- NOTES:
- Field survey by closed traverse with Theodolite and EDM1.
 - Bearings shown hereon are referenced to True North.

MINOR LOT LINE ADJUSTMENT/BOUNDARY AGREEMENT

ALLEN & BONNIE REID MARTIN
ROUTE 10 — MAIN STREET ORFORD, NH.
Scale 1" = 100' Date JULY 28, 1994
REVISED — AUG. 17, 1994
REVISED — SEPT. 26, 1994
Proj. No 61666B
K. A. LECLAIR ASSOC., Inc. Civil Engineers
HANOVER, N. H.

Town of Orford
2529 Route 25A
Orford, NH 03777
Temp - Return Service Requested

HANSON, MICHAEL C.
HANSON, JANET C.
2 MYERS FARM RD.
HINGHAM, MA 02043

2023 ORFORD PROPERTY TAX -- BILL 1 OF 2

Invoice: 2023P01005401
Billing Date: 05/25/2023
Payment Due Date: 07/05/2023
Amount Due: \$ 10,268.00

8% APR Charged After 07/05/2023

Property Owner

Owner: HANSON, MICHAEL C.
HANSON, JANET C.

Tax Rates

County: \$ 0.73
School: \$ 9.49
Town: \$ 3.25
State Education: \$ 0.65

Assessments

Taxable Land: 89,400
Buildings: 637,800
Total: 727,200

Property Description

Map: 000008 Lot: 00108R Sub: 000022
Location: 588 ROUTE 10 Acres: 2.000

Summary Of Taxes

First Bill: \$ 10,268.00
- Abated/Paid: \$ 0.00
- Veteran Credits: \$ 0.00

Amount Due By 07/05/2023: \$ 10,268.00

Total Tax Rate: \$ 14.12 * Net Value: 727,200

* First Bill Tax Rate Equals 1/2 Last Year's Final Tax Rate

Mailed To:

HANSON, MICHAEL C.
HANSON, JANET C.
2 MYERS FARM RD.
HINGHAM, MA 02043

Remit To:

Town of Orford
2529 Route 25A
Orford, NH 03777
Temp - Return Service Requested

2023 ORFORD PROPERTY TAX -- BILL 1 OF 2

Town of Orford
Thursday
11am - 1pm
(603) 353-4404

Tax Collector: Deborah Hadlock

Owner: HANSON, MICHAEL C.
HANSON, JANET C.

Location: 588 ROUTE 10

Map: 000008 Lot: 00108R Sub: 000022
Invoice: 2023P01005401


Amount Due By 07/05/2023: \$ 10,268.00

RETURN THIS PORTION WITH PAYMENT

REMITTED AMOUNT: _____

GRAFTON COUNTY
REGISTRY OF DEEDS

197

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION			REAL ESTATE TRANSFER TAX
\$: ###1 THOUSAND 6 HUNDRED AND 25 DOLLARS			
MO.	DAY	YR.	AMOUNT
07	14	2006	779734 \$ ###11625.00
VOID IF ALTERED			

WARRANTY DEED

Statutory Short Form

HARRY B. ROSENBERG, TRUSTEE OF THE MARITAL TRUST FOR THE BENEFIT OF GEORGIA ROBISON BEALE, established under Article Seventh of the Last Will and Testament of Howard K. Beale;

HARRY B. ROSENBERG, TRUSTEE OF THE GEORGIA ROBISON BEALE QUALIFIED PERSONAL RESIDENCE TRUST I, under trust indenture dated July 8, 1993;

HARRY B. ROSENBERG, TRUSTEE OF THE TRUST CREATED FOR THE BENEFIT OF HENRY B.R. BEALE, created under the Georgia Robison Beale Qualified Personal Residence Trust I dated July 8, 1993;

HARRY B. ROSENBERG, TRUSTEE OF THE TRUST CREATED FOR THE BENEFIT OF THOMAS WIGHT BEALE (sometimes erroneously referred to as Thomas Wright Beale), created under the Georgia Robison Beale Qualified Personal Residence Trust I dated July 8, 1993;

THOMAS WIGHT BEALE, A MARRIED MAN, MARRIED TO LAURA NASH, HEIR;

HOWARD KENNEDY BEALE, JR., A SINGLE MAN, HEIR, AND AS BENEFICIARY OF THE RESIDUARY TRUST ESTABLISHED UNDER ARTICLE NINTH OF THE LAST WILL AND TESTAMENT OF HOWARD K. BEALE;

HENRY BARTON ROBISON BEALE, A MARRIED MAN, MARRIED TO SUSAN Y. BEALE, HEIR, AND AS BENEFICIARY OF THE RESIDUARY TRUST ESTABLISHED UNDER ARTICLE NINTH OF THE LAST WILL AND TESTAMENT OF HOWARD K. BEALE;

The mailing address of the above named Grantors are in care of: SACHNOFF & WEAVER, LTD., Attn: Harry B. Rosenberg, Esq., 10 South Wacker Drive, Ste 4000, Chicago, Illinois 60606.

For Consideration Paid, grants all of the Grantors' right, title and interest in and to the below described premises to:

MICHAEL C. HANSON and JANET C. HANSON, husband and wife, of 2 Myers Farm Road, Hingham, Massachusetts 02043, as joint tenants with rights of survivorship, with WARRANTY COVENANTS with respect to Grantor, Harry B. Rosenberg, Trustee of the above-referenced Trusts, and with QUITCLAIM COVENANTS with respect to Grantors, Thomas Wight Beale, Howard Kennedy Beale, Jr. and Henry Barton Robison Beale:

Two certain tracts or parcels of land together with the buildings and other improvements thereon, situate in the Town of Orford, County of Grafton, State of New Hampshire, being further described as follows:

PARCEL ONE

Beginning at the southwestern corner thereof on the eastern line of Orford Street or the River Road, so-called, and the northwestern corner of Mrs. Lois Lang's "Willard" land, and south of the driveway to the house on said "Bissell" lot; thence northerly along by the eastern line of said street nineteen (19) links to the southern face of the stone gate post standing in the said driveway, thence continuing along the said street line seven (7) rods and eighteen and one-half (18 ½) links along by the fence to the corner thereof (a total front of eight and one-half rods) at the northwestern corner of the "Bissell" lot and southwestern corner of the "Howard Place" now owned by the vendor; thence easterly along by the stone post and board fence on "Bissell" and "Howard" line twenty-one (21) rods and seventeen (17) links to the eastern end of stone steps and stone post at eastern end of said fence; thence from eastern end of stone steps along the same straight course nine (9) rods and twenty-two (22) links to the eastern side of a stone post standing on the bank; thence continuing the same course sixteen (16) rods and twenty-three (23) links to a stone post set in the ground on the western line of the vendor's cow pasture; thence south forty-nine (49) degrees fifty (50) minutes west along by the fence seven (7) rods and seven (7) links to a stone post set in the ground at the southwestern corner of said cow pasture and in line with the old stone wall running up the hill easterly on the south line of said Dana pasture and northern line of said Lois Lang's cow pasture; thence westerly along by said Lois Lang's "Willard" land to the point begun at.

Containing about two (2) acres and seventy (70) square rods according to the survey of John W. Davis, Fairlee, Vt., Sept. 15, 1923, and being the premises shown on a plan made by said John W. Davis dated March 25, 1926.

The foregoing premises are subject to and with the benefit of a Boundary Line Agreement between Georgia Robison Beale, individually, and Georgia Robison Beale and Harry B. Rosenberg, Trustees

under the Will of Howard K. Beale for the benefit of Georgia Robison Beale, and Julia M. Fifield, Ann Golding Davis and Joseph W.S. Davis, Jr. dated October 15, 1982 and recorded October 22, 1982 with the Grafton County Registry of Deeds in Book 1457, Page 247, and as shown on a certain plan of land entitled "Boundary Line Agreement Survey in Orford, New Hampshire" Prepared by Kidder Surveying Company, approved by the Orford Planning Board and recorded with the Grafton County Registry of Deeds on October 22, 1982 as Plan No. 1558.

For reference and identification see plan of land entitled "Plan of Land in Orford, New Hampshire Surveyed for Mrs. Howard Beale", dated May 22, 1978, prepared by Keith A. Kidder, approved by The Orford Planning Board on May 18, 1981 and recorded with the Grafton County Registry of Deeds on May 21, 1981 as Plan No. 1108.

Together with the right to the equal use in common with the owners of the adjoining "Howard Place", their heirs and assigns, of the spring, driven well and reservoir located in said cow pasture connected with and supplying water to the houses now standing respectively on the "Bissell" and "Howard" lots, subject to the right of said owners of the adjoining "Howard Place", their heirs and assigns, to maintain the pipes connecting the said spring and well respectively with their house on the "Howard" lot where the same cross the "Bissell" lot, and subject also to the obligation of sharing equally with said owners of the "Howard" lot, their heirs and assigns, the expense of maintaining, repairing and operating the said spring, well and reservoir, the pump and motor installed at said well, and such of said pipes as supply both houses. Together also with the right in connection with the buildings now standing on the "Bissell" lot to use the septic tank and cesspool serving the same but situate on the "Howard" lot, and also to use the electric conduit and cable supplying both houses, subject to the obligation of sharing equally with the owners of said "Howard" lot, their heirs and assigns, the expense of maintaining and repairing such parts of said sewage and electric systems as are common to both houses.

Parcel One is subject a certain Easement Deed of Harry B. Rosenberg, Trustee of the Georgia Robison Beale Qualified Personal Residence Trust 1, and Harry B. Rosenberg, Trustee of the Howard Kennedy Beale Marital Trust for the Benefit of Georgia Robison Beale, to the Town of Orford dated July 5, 2005 and recorded with the Grafton County Registry of Deeds in Book 3216, Page 973.

Meaning and intending to describe and convey the same premises described in Warranty Deed of Earl B. Wilson and Margaret P. Wilson to Howard K. Beale and Georgia Robison Beale, dated June 30, 1949, and recorded with the Grafton County Registry of Deeds in Book 776, Page 487.

PARCEL TWO

Beginning at a stone bound in the southern boundary of land and premises of Allen Martin and Bonnie Reid Martin and in the southeastern corner of land and premises of the said Harry B. Rosenberg, Trustee; said stone bound being South 50° 56' East a distance of 800.1 feet, more or less,

from a stone post driven in the ground near the southern right-of-way limits of now or formerly New Hampshire Route 10, so-called;

Thence South 50° 56' East a distance of 298.2 feet, more or less, to an iron rod driven in the ground;

Thence South 37° 48' West a distance of 90.1 feet, more or less, to an iron rod driven in the ground in the northern boundary of land and premises now or formerly of Joseph Davis and Ann Davis;

Thence North 56° 46' West a distance of 291.9 feet, more or less, to an iron rod driven in the ground;

Thence North 34° 21' East a distance of 120.1 feet, more or less, to a stone bound driven in the ground at the point and place of beginning.

containing 0.7 acres, more or less.

The land and premises conveyed herein are more-particularly described as "Parcel to be Annexed to Rosenberg – 0.7 Acres +/-" on a plan entitled "Minor Lot Line Adjustment/Boundary Agreement, Allen & Bonnie Reid Martin, Route 10 – Main Street, Orford, NH", dated July 28, 1994, last revised September 26, 1994, bearing Project No. 61666B, prepared by K.A. LeClair Assoc., Inc.; which plan is recorded with the Grafton County Registry of Deeds as Plan No. 8247.

To the extent the same are in force and applicable, Parcel Two above described is subject to the following easements, rights and matters set forth in the Warranty Deed of Guivy Zaldastani and Othar Zaldastani to Allen Martin and Bonnie Reid Martin dated April 16, 1993 and recorded with the Grafton County Registry of Deeds in Book 2021, Page 338, excluding, however the lien for any Land Use Change Tax:

- a. The premises are conveyed subject to and with the benefit of certain spring rights, and the right to maintain pipes and right of usage of septic tank and cesspool and electric conduit and cable, all as specified in a deed from Helen Dana and Ada Dana to C. Milton Fessenden dated August 12, 1926, and recorded in the Grafton County Registry of Deeds at Book 595, Page 517.
- b. The premises are also conveyed with the benefit of all rights, easements, privileges and appurtenances belonging thereto.
- c. The premises are also conveyed subject to an easement granted by Edith B. Dillon and Beatrice F. Vanderbilt to Connecticut Valley Electric Company, Inc., dated March 21, 1968, recorded in the Grafton County Registry of Deeds at Book 1071, Page 527.
- d. The premises are conveyed subject to water rights granted to Frederick W. Brock and Katherine B. Brock by Deed of Charles R. Jackson, dated

August 18, 1949, recorded in the Grafton County Registry of Deeds at Book 786, Page 41.

- e. The premises are conveyed subject to water and septic rights granted to C. Milton Fessenden by Quitclaim Deed of Helen Dana and Ada Dana, dated August 1, 1926, and recorded in Book 595, Page 517 of the Grafton County Registry of Deeds.

Meaning and intending to describe and convey the same premises described in the Quitclaim Deed of Allen Martin and Bonnie Reid Martin to Georgia Robison Beale and Harry B. Rosenberg, as Trustees of the Marital Trust under the Will of Howard K. Beale for the benefit of Georgia Robison Beale, dated June 26, 1995 and recorded with the Grafton County Registry of Deeds in Book 2149, Page 983.

The premises conveyed hereby are not the homestead of any person.

Real property taxes assessed against the premises for the tax year beginning 1 April 2006 shall be prorated between the parties as of the date of delivery of the deed.

The said HARRY B. ROSENBERG, TRUSTEE AS AFORESAID, derives his authority as trustee pursuant to the provisions of the Last Will and Testament of Howard K. Beale a copy of which is duly recorded with the Grafton County Registry of Deeds in Book 1268, Page 473; as modified and confirmed by the Final Judgment rendered by the State of Wisconsin, Dane County Probate Court, File No. 80-422-645-A, December 27, 1963 a copy of which is duly recorded with the Grafton County Registry of Deeds in Book 1268, Page 491.

The rest of this page intentionally left blank.

EXECUTED this 24th day of June, 2006.

**MARITAL TRUST FOR THE BENEFIT OF
GEORGIA ROBISON BEALE**, established under
Article Seventh of the Last Will and Testament of
Howard K. Beale

Harry B. Rosenberg
Harry B. Rosenberg, Trustee

STATE OF Illinois

COUNTY OF Cook

The foregoing instrument was acknowledged before me this 24th day of June, 2006, by **Harry B. Rosenberg, Trustee**, who is known to me or satisfactory proven to me to be the person whose name is subscribed herein, and who executed the foregoing instrument for the purposes herein contained.



Lynn A. Nichols
Notary Public/Justice of the Peace
Print Name: Lynn A. Nichols
My Commission Expires: 7/12/09

(Each said Grantor must sign this signature page before a Notary in Black Ink with notary seal)

EXECUTED this 24th day of June, 2006.

GEORGIA ROBISON BEALE QUALIFIED
PERSONAL RESIDENCE TRUST I, under Trust
Indenture dated July 8, 1993

Harry B. Rosenberg
Harry B. Rosenberg, Trustee

STATE OF Illinois

COUNTY OF Cook

The foregoing instrument was acknowledged before me this 24th day of June, 2006, by **Harry B. Rosenberg, Trustee**, who is known to me or satisfactory proven to me to be the person whose name is subscribed herein, and who executed the foregoing instrument for the purposes herein contained.



Lynn A. Nichols
Notary Public/Justice of the Peace
Print Name: Lynn A. Nichols
My Commission Expires: 7/12/09

(Each said Grantor must sign this signature page before a Notary in Black Ink with notary seal)

EXECUTED this 24th day of June, 2006.

TRUST CREATED FOR THE BENEFIT OF HENRY B. R. BEALE, created under the Georgia Robison Beal Qualified Personal Residence Trust I dated July 8, 1993

Harry B. Rosenberg
Harry B. Rosenberg, Trustee

STATE OF Illinois

COUNTY OF Cook

The foregoing instrument was acknowledged before me this 24th day of June, 2006, by **Harry B. Rosenberg, Trustee**, who is known to me or satisfactory proven to me to be the person whose name is subscribed herein, and who executed the foregoing instrument for the purposes herein contained.



Lynn A. Nichols
Notary Public/Justice of the Peace
Print Name: Lynn A. Nichols
My Commission Expires: 7/12/09

(Each said Grantor must sign this signature page before a Notary in Black Ink with notary seal)

EXECUTED this 24th day of June, 2006.

TRUST CREATED FOR THE BENEFIT OF THOMAS WIGHT BEALE (sometimes erroneously referred to as Thomas Wright Beale), created under the Georgia Robison Beale Qualified Personal Residence Trust I dated July 8, 1993

Harry B. Rosenberg
Harry B. Rosenberg, Trustee

STATE OF Illinois

COUNTY OF Cook

The foregoing instrument was acknowledged before me this 24th day of June, 2006, by **Harry B. Rosenberg, Trustee**, who is known to me or satisfactory proven to me to be the person whose name is subscribed herein, and who executed the foregoing instrument for the purposes herein contained.



Lynn A. Nichols
Notary Public/Justice of the Peace
Print Name: Lynn A. Nichols
My Commission Expires: 7/12/09

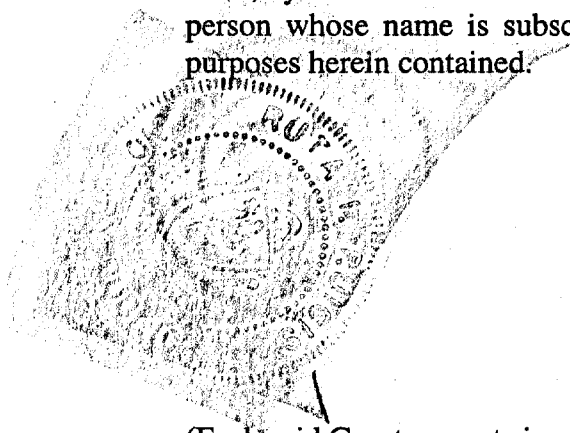
(Each said Grantor must sign this signature page before a Notary in Black Ink with notary seal)

EXECUTED this 21st day of June, 2006.

Thomas Wight Beale
THOMAS WIGHT BEALE

STATE OF MA
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 21 day of June, 2006, by **THOMAS WIGHT BEALE** who is known to me or satisfactory proven to me to be the person whose name is subscribed herein, and who executed the foregoing instrument for the purposes herein contained.



Ruth A. Riccis
Notary Public/Justice of the Peace
Print Name: RUTH A. RICCIS
My Commission Expires: 9/7/2012

(Each said Grantor must sign this signature page before a Notary in Black Ink with notary seal)

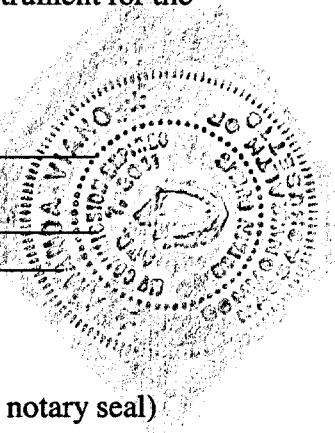
EXECUTED this 24th day of June, 2006.

Howard K Beale, Jr.
HOWARD KENNEDY BEALE, JR.

STATE OF MA
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me this 24th day of June, 2006, by **HOWARD KENNEDY BEALE, JR.** who is known to me or satisfactory proven to me to be the person whose name is subscribed herein, and who executed the foregoing instrument for the purposes herein contained.

Aranda Viano
Notary Public/Justice of the Peace
Print Name: Aranda Viano
My Commission Expires: 4/7/11



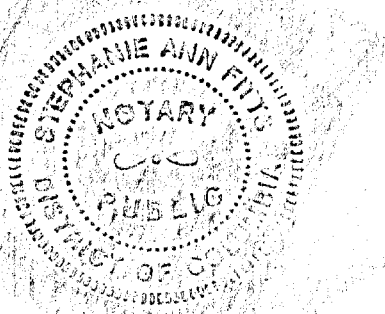
(Each said Grantor must sign this signature page before a Notary in Black Ink with notary seal)

EXECUTED this 22 day of June, 2006.

Henry Barton Robison Beale
HENRY BARTON ROBISON BEALE

STATE OF Washington, DC
COUNTY OF _____

The foregoing instrument was acknowledged before me this 22 day of June, 2006, by **HENRY BARTON ROBISON BEALE** who is known to me or satisfactory proven to me to be the person whose name is subscribed herein, and who executed the foregoing instrument for the purposes herein contained.



Stephanie Ann Fitts
Notary Public/Justice of the Peace

Print Name: _____ **Stephanie Ann Fitts**
My Commission Expires: _____ **Notary Public, District of Columbia**
My Commission Expires 9-14-2010

(Each said Grantor must sign this signature page before a Notary in Black Ink with notary seal)

CERTIFICATE OF TRUSTEE AUTHORITY

The undersigned, as Trustee under the following Trusts:

HARRY B. ROSENBERG, TRUSTEE OF THE MARITAL TRUST FOR THE BENEFIT OF GEORGIA ROBISON BEALE, established under Article Seventh of the Last Will and Testament of Howard K. Beale;

HARRY B. ROSENBERG, TRUSTEE OF THE GEORGIA ROBISON BEALE QUALIFIED PERSONAL RESIDENCE TRUST I, under trust indenture dated July 8, 1993;

HARRY B. ROSENBERG, TRUSTEE OF THE TRUST CREATED FOR THE BENEFIT OF HENRY B.R. BEALE, created under the Georgia Robison Beale Qualified Personal Residence Trust I dated July 8, 1993;

HARRY B. ROSENBERG, TRUSTEE OF THE TRUST CREATED FOR THE BENEFIT OF THOMAS WIGHT BEALE (sometimes erroneously referred to as Thomas Wright Beale), created under the Georgia Robison Beale Qualified Personal Residence Trust I dated July 8, 1993;

and as further confirmed by the above said Final Judgment rendered by the State of Wisconsin, Dane County Probate Court, File No. 80-422-645-A, December 27, 1963, and pursuant thereto, has full and absolute power in said trust agreements to convey any interest in real estate and improvements thereon held in said Trust, and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any Trust asset paid to the Trustee for a conveyance thereof. The said Trusts have not been amended, revoked, or altered in any way so as to affect the power of the Trustee to convey any interest in real estate and improvements thereon.

The rest of this page intentionally left blank.

EXECUTED this 24th day of June, 2006.

Harry B. Rosenberg
Harry B. Rosenberg, Trustee as aforesaid

STATE OF Illinois

COUNTY OF Cook

The foregoing instrument was acknowledged before me this 24th day of June, 2006, by **Harry B. Rosenberg, Trustee as aforesaid**, who is known to me or satisfactory proven to me to be the person whose name is subscribed herein, and who executed the foregoing instrument for the purposes herein contained.



Lynn A. Nichols
Notary Public/Justice of the Peace
Print Name: Lynn A. Nichols
My Commission Expires: 7/12/09

(Each said Grantor must sign this signature page before a Notary in Black Ink with notary seal)

Joel A. Dupuis REGISTER
GRAFTON COUNTY REGISTRY OF DEEDS