

Return to:
Michel R. Larochelle, Trustee
of the Michel R. Larochelle Revocable Trust
182 McCurdy Road
New Boston, NH 03070

E- Doc # 210020676
Book 9445 Page 793

03/25/2021 01:33:35 PM
Page 1 of 2

Mary Ann Crowell
Register of Deeds, Hillsborough County
LCHIP HIA601098 25.00
TRANS TAX HI133681 644.00

TT: \$644.00

WARRANTY DEED

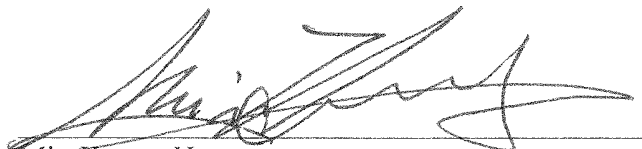
KNOW ALL MEN BY THESE PRESENTS: That **Min Kyung Hwang**, married, having an address of 5 Springwood Circle, Hudson, County of Hillsborough, State of New Hampshire, 03051, for consideration paid grant(s) to **Michel R. Larochelle, Trustee of the Michel R. Larochelle Revocable Trust**, a Trust created under Declaration of Trust dated April 3, 2001, having an address of 182 McCurdy Road, New Boston, County of Hillsborough, State of New Hampshire, 03070, with WARRANTY COVENANTS:

A certain tract or parcel of land situated in the Town of Hillsborough, County of Hillsborough, State of New Hampshire, being shown as Lot 160-2 on a certain plan of land entitled, "Subdivision Plan Tax Lot 9/160 for Min Kyung Hwang, East Side of Mary Rowe Drive, Hillsborough, NH", recorded as Plan No. 32395 with the Hillsborough County Registry of Deeds, which plan may be referenced for a more particular description.

Meaning and intending to describe and convey a portion of the premises conveyed to Min Kyung Hwang by Warranty Deed of Hometown Realty LLC, dated May 1, 2002 and recorded with the Hillsborough County Registry of Deeds at Book 6627, Page 1244.

The property is land only and not the residence of the grantor or the grantor's spouse and is not subject to homestead rights.

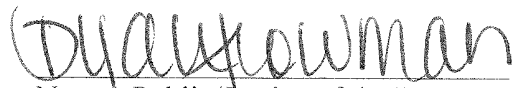
Executed this 25th day of March, 2021.


Min Kyung Hwang

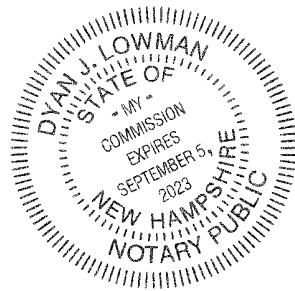
State of New Hampshire
County of Hillsborough

March 25, 2021

Then personally appeared before me on this 25th day of March, 2021, the said Min Kyung Hwang and acknowledged the foregoing to be his/her/their voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration:





April 20, 2023

Hillsborough, NH

1 inch = 94 Feet



www.cai-tech.com

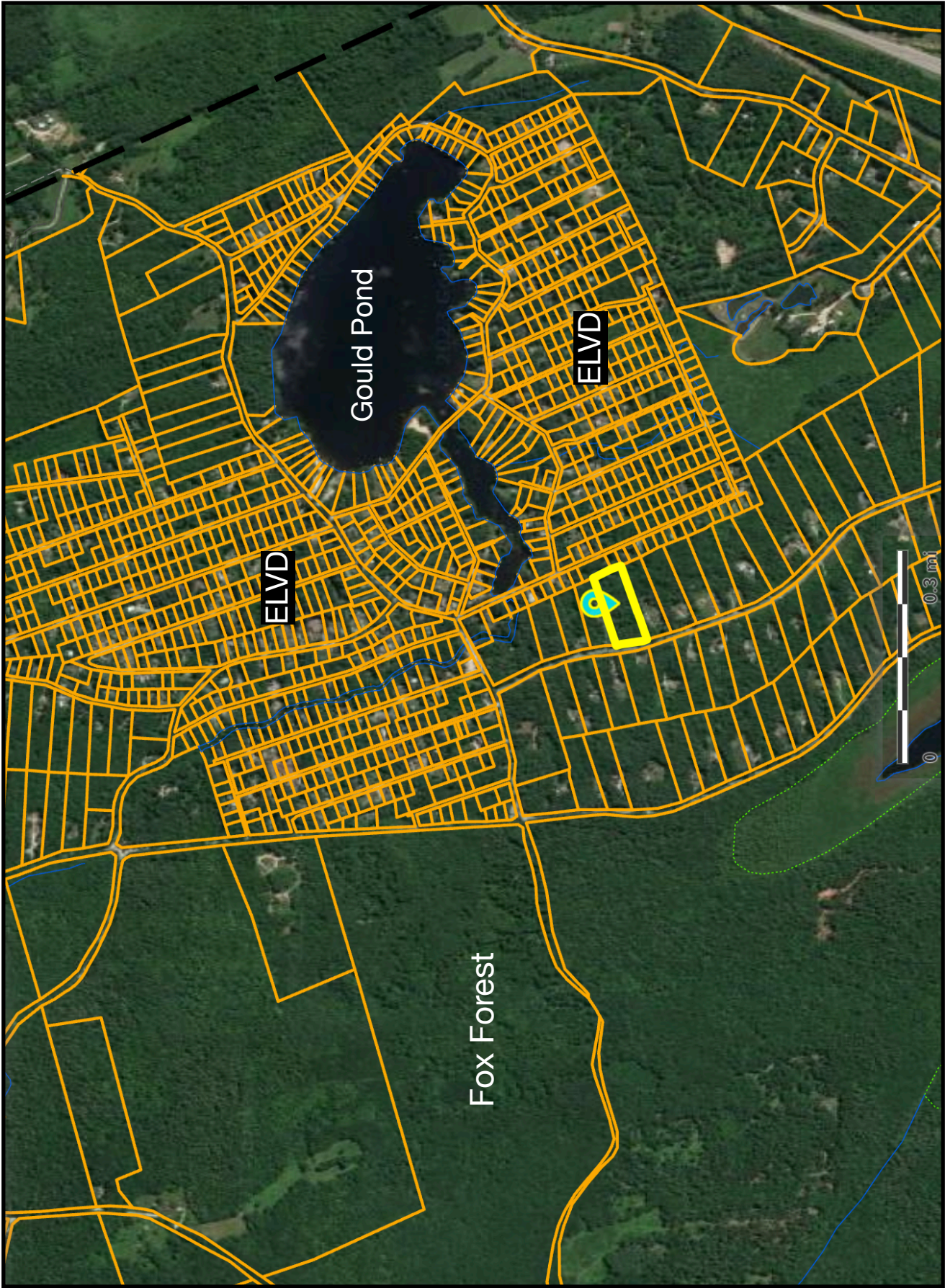


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



2.56 ACRES



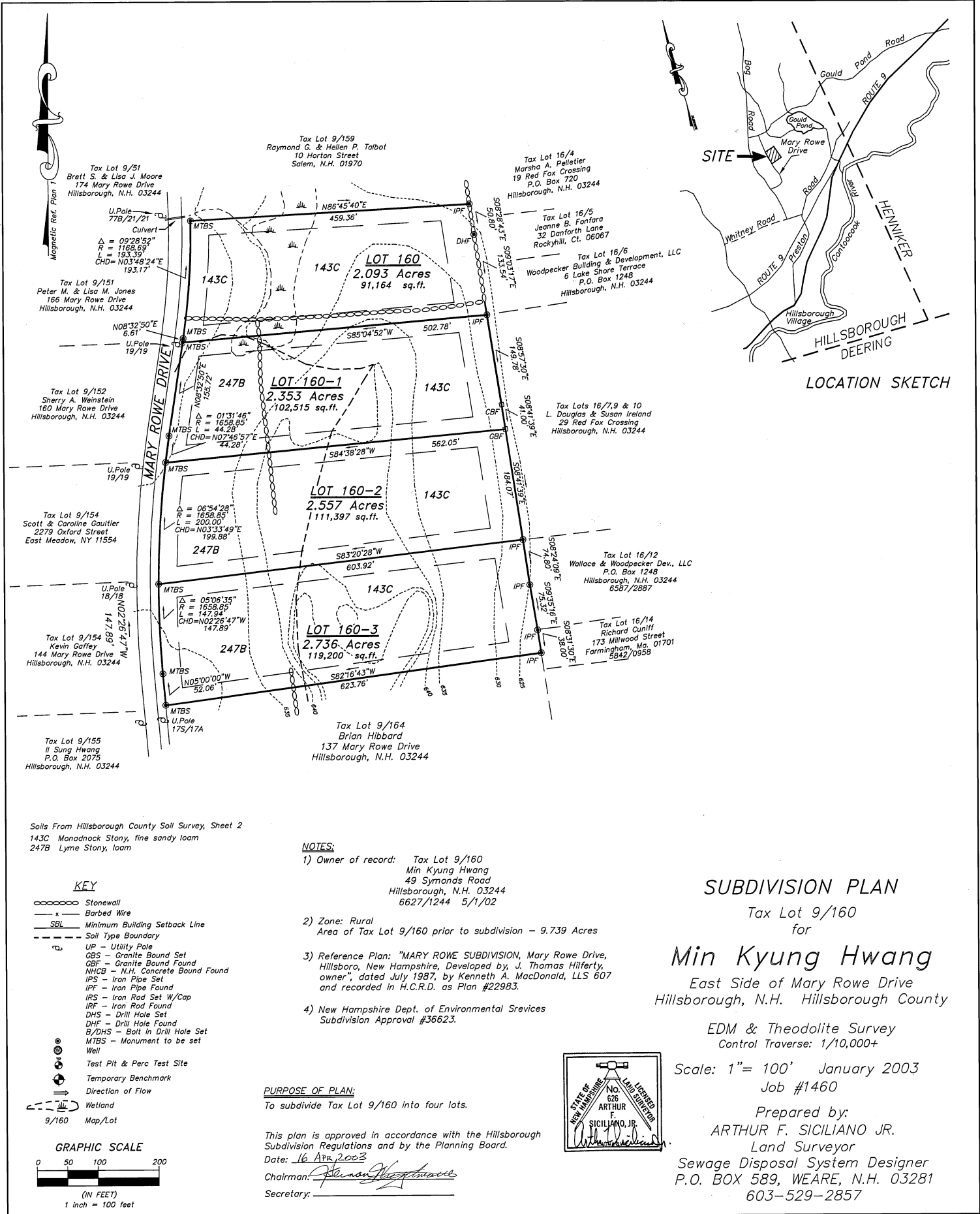


32395

Dwr 133

2003 APR 18 AM 10:39

604608



SUBDIVISION PLAN
 Tax Lot 9/160
 for
Min Kyung Hwang
 East Side of Mary Rowe Drive
 Hillsborough, N.H. Hillsborough County

EDM & Theodolite Survey
 Control Traverse: 1/10,000+
 Scale: 1" = 100' January 2003
 Job #1460
 Prepared by:
ARTHUR F. SICILIANO JR.
 Land Surveyor
 Sewage Disposal System Designer
 P.O. BOX 589, WEARE, N.H. 03281
 603-529-2857

- NOTES:**
- 1) Owner of record: Tax Lot 9/160
 Min Kyung Hwang
 49 Symonds Road
 Hillsborough, N.H. 03244
 6627/1244 5/1/02
 - 2) Zone: Rural
 Area of Tax Lot 9/160 prior to subdivision - 9.739 Acres
 - 3) Reference Plan: "MARY ROWE SUBDIVISION, Mary Rowe Drive, Hillsboro, New Hampshire, Developed by, J. Thomas Hilferty, owner", dated July 1987, by Kenneth A. MacDonald, LLS 607 and recorded in H.C.R.D. as Plan #22983.
 - 4) New Hampshire Dept. of Environmental Services
 Subdivision Approval #36623.

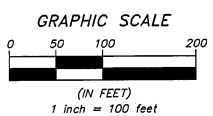
PURPOSE OF PLAN:
 To subdivide Tax Lot 9/160 into four lots.

This plan is approved in accordance with the Hillsborough Subdivision Regulations and by the Planning Board.
 Date: 16 Apr 2003
 Chairman: *[Signature]*
 Secretary: _____



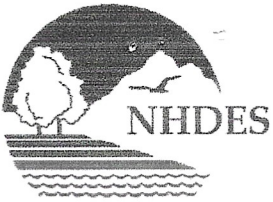
Soils From Hillsborough County Soil Survey, Sheet 2
 143C Manadock Stony, fine sandy loam
 247B Lyme Stony, loam

- KEY**
- Stonewall
 - x- Barbed Wire
 - SBL- Minimum Building Setback Line
 - - - Soil Type Boundary
 - UP - Utility Pole
 - GBS - Granite Bound Set
 - GBF - Granite Bound Found
 - NHCB - N.H. Concrete Bound Found
 - IPS - Iron Pipe Set
 - IPF - Iron Pipe Found
 - IRS - Iron Rod Set W/Cap
 - IRF - Iron Rod Found
 - DHS - Drill Hole Set
 - DHF - Drill Hole Found
 - B/DHS - Bolt In Drill Hole Set
 - MTBS - Monument to be set
 - Well
 - Test Pit & Perc Test Site
 - Temporary Benchmark
 - Direction of Flow
 - Wetland
- 9/160 Map/Lot



32395 Dwr 133

DWG. 1460



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

**APPROVAL FOR CONSTRUCTION
OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)**

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 4/9/2021

APPROVAL NUMBER: eCA2021040933

I. PROPERTY INFORMATION

Address: MARY ROWE DRIVE
HILLSBOROUGH NH 03244
Subdivision Approval No.: 36623
Subdivision Name:
County: HILLSBOROUGH
Tax Map/Lot No.: 9/160-2

II. OWNER INFORMATION

Name: MITCHEL R LAROCHELLE REVOCABLE TRUST
Address: MITCHEL R LAROCHELLE REVOCABLE TRUST
182 MCCURDY ROAD
NEW BOSTON NH 03070

III. APPLICANT INFORMATION

Name: EARL J SANDFORD
Address: 597 NEW BOSTON RD
BEDFORD NH 03110

IV. DESIGNER INFORMATION

Name: EARL J SANDFORD
Address: 597 NEW BOSTON RD
BEDFORD NH 03110
Permit No.: 01203

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

- A. TYPE OF SYSTEM:** STONE AND PIPE
- B. NO. OF BEDROOMS:** 4
- C. APPROVED FLOW:** 600 GPD
- D. OTHER CONDITIONS AND WAIVERS:**

- 1. Approved for a duplex with 2 bedrooms per side; total flow 600 GPD.
- 2. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
- 3. If construction on this lot involves dredge or fill in a jurisdictional wetland or stream, DES Wetlands Bureau approval is required prior to construction per RSA 482-A.
- 4. No waivers have been approved.

Taylor L. Walter
Subsurface Systems Bureau

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



TO BE COMPLETED BY SELLER

- 1. **SELLER:** Michel R. Larochelle, Trustee of the Michel R. Larochelle Revocable Trust
- 2. **PROPERTY LOCATION:** lot 9-160-2 Mary Rowe Drive, Hillsborough NH 03244
- 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: 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: 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

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: lot 9-160-2 Mary Rowe Drive, Hillsborough NH 03244

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 [] NO [x] 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? [x] YES [] NO [] UNKNOWN

If YES, Explain: restrictive covenants

d. What is your source of information? copy to be provided

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? [] YES [] NO [x] 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 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? [x] YES [] NO [] UNKNOWN If YES, are the results available? [x] YES [] NO

j. Has a percolation test been done? [x] YES [] NO [] UNKNOWN If YES, are the results available? [x] YES [] NO

k. Has a test pit been done? [x] YES [] NO [] UNKNOWN If YES, are the results available? [x] YES [] NO

l. Have you subdivided the property? [] YES [x] NO [] UNKNOWN

m. Are there any local permits? [] YES [x] NO [] UNKNOWN Please explain: _____

n. Are there attachments explaining any of the above? [x] YES [] NO [] UNKNOWN

o. Septic/Design plan available? [x] YES [] 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:

4 Bedroom Septic design approval for construction. Land clearing complete.

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 [Signature] / []

BUYER(S) INITIALS [] / []

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



TO BE COMPLETED BY SELLER

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.

Michel R. Larochelle
dotloop verified
04/20/23 8:51 AM EDT
K71C-GCN0-C140-0WQU

SELLER

DATE

[Empty signature box]

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.

[Empty signature box]

BUYER

DATE

[Empty signature box]

BUYER

DATE

Covenants

Subject to notes easements and setbacks as shown on Plan No. 22983 recorded with said Registry.

The above conveyed lot is made subject to and with benefit of the following restrictions:

1. Once construction or erection of a structure is commenced on any lot, the substantial completion of the exterior thereof to a finished state shall be prosecuted with due diligence; and no structure with uncompleted or temporarily finished exterior shall be maintained on any lot for a period of longer than twelve (12) months from the date of preparation of the ground for foundation. Until the permanent exterior of the dwelling on any lot has been substantially completed, no accessory building (including any tent) shall be erected or maintained on such lot. The exterior finish of any structure shall be of permanent wood or any imitation thereof, metal or masonry.
2. No dwelling shall be hereafter erected, reconstructed or altered unless provisions shall be made therein for not less than seven hundred fifty (750) square feet of habitable floor area on the ground floor, exclusive of garage, car park, car port, open porch or terraces or other extension outside of the body of the house.
3. No unregistered motor vehicles, or parts thereof, or other scrap metal and material shall be allowed to stand on the premises or to be stored so that the same may be visible from the street or abutting lot.
4. No sign shall be placed or maintained on any lot for any purpose, except for a sign of reasonable size identifying the name and address of the lot owner or occupant and/or the lot number, in which case the sign shall not exceed a total of area of four (4) square feet.
5. No fence shall be erected or maintained on any lot so as to interfere with the view from any other lot; a fence in excess of four (4) feet in height shall prima facie be deemed to interfere with the view from adjoining lots.
6. No trailer, mobile home, or similar product shall be placed, erected or caused to remain on any lot.
7. No buildings shall be constructed on piers.

Restriction to The Property

OWNER INFORMATION		SALES HISTORY		PICTURE
LAROCHELLE, TRUSTEE, MICHEL R. MICHEL R. LAROCHELLE REVOCABLE TRUST 1A DAVIS ROAD NEW BOSTON, NH 03070		Date 03/25/2021	Book Page Type 9445 793 Q V	Price Grantor 42,933 HWANG, MIN-KYUNG

LISTING HISTORY		NOTES
01/04/23	LLRL	2004 - SUBDIV. '06 VACANT - NO PERMIT.2014 CYC MEAS N/C. 2021SALE=VALID.2023 CYC MEAS=N/C.
02/09/22	DMSV	
06/04/14	NTRL	
03/27/06	KH V	
04/22/04	KH V	

EXTRA FEATURES VALUATION							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR TOWN OF HILLSBOROUGH							
PARCEL TOTAL TAXABLE VALUE							
Year		Building		Features		Land	
2022		\$ 0		\$ 0		\$ 42,800	
						Parcel Total:	\$ 42,800
2023		\$ 0		\$ 0		\$ 42,800	
						Parcel Total:	\$ 42,800

LAND VALUATION										LAST REVALUATION: 2020				
Zone:	RURAL	Minimum Acreage:	2.00	Minimum Frontage:	200					Driveway:	Road:			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	2.000 ac	60,000	A	100	100	100	100		70	42,000	0	N	42,000	VACANT
IF RES	0.557 ac		X	100					100	800	0	N	800	
											2.557 ac	42,800		

BUILDING DETAILS	
Model:	
Roof:	
Ext:	
Int:	
Floor:	
Heat:	
Bedrooms:	Baths:
	Extra Kitchens:
	Fixtures:
A/C:	Fireplaces:
Quality:	Generators:
Com. Wall:	
Stories:	
Base Type:	

TAXABLE DISTRICTS	
District	Percentage
OWNER LAROCHELLE, TRUSTEE, MICHEL R. MICHEL R. LAROCHELLE REVOCABLE TRU 1A DAVIS ROAD NEW BOSTON, NH 03070	
PERMITS	
Date	Permit ID
Permit Type	Notes

BUILDING SUB AREA DETAILS	
Year Built: % Condition For Age: % Physical: % Functional: % Economic: % Temporary: %	



HILLSBOROUGH
Property Taxes
Deborah McDonald
(603) 464-3877 x224
debbie@hillsboroughnh.net





To obtain additional details select the blue magnifying glass to the left

CURRENT INVOICES

FORECAST BALANCE

HISTORY

LAROCHELLE, TRUSTEE, MICHEL R. / MARY ROWE DRIVE
AccountID-9-160-2

Invoice No	Amount	Balance
 2023P02029407 due: 12/19/2023 <i>Property Tax</i>	765.00	0.00
 2023P01029402 due: 7/11/2023 <i>Property Tax</i>	571.00	0.00
 2022P02029506 due: 1/17/2023 <i>Property Tax</i>	523.11	0.00
 2022P01430513 due: 7/7/2022	618.89	0.00