

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:** Beatrice Gamble and Stephanie A Bournival - The Gamble Family Revocable Trust of 2007

2. **PROPERTY LOCATION:** 2 Belmont Circle, Hampton, NH 03857

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 5 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: 2 Belmont Circle Hampton NH
 Installed By: Town of Hampton Date of Installation: Unknown
 What is the source of your information? _____

c. USE: Number of persons currently using the system: 1
 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 Unknown
 IF YES to any question, please explain in Comments below or with attachment.
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☒ No
 IF YES, are test results available? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____
 COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

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

b. IF PUBLIC OR COMMUNITY/SHARED
 Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No
 What steps were taken to remedy the problem? None

c. IF PRIVATE:
 TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
 Tank Size _____ Gal. ☐ Unknown ☐ Other _____
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: _____ ☐ Location Unknown. Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No
 COMMENTS: _____

SELLER(S) INITIALS

BG / SB

BUYER(S) INITIALS

____ / ____

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

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☐ No ☐ Unknown
 IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
 Date of Evaluation: _____
 Comments: _____

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

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐	Fiberglass	_____	☒
	Crawl Space	☒	☐	☐	Fiberglass	_____	☒
	Exterior Walls	☒	☐	☐	Fiberglass	_____	☒
	Floors	☒	☐	☐	Fiberglass	_____	☒
	_____	☐	☐	☐	_____	_____	☐

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown
 IF YES: Are tanks currently in use? ☐ Yes ☒ No
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☒ No
 Comments: _____
 If tanks are no longer in use, have the tanks been removed? ☐ Yes ☒ No ☐ Unknown
 Comments: _____

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

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

SELLER(S) INITIALS Bj SAB
07/19/26 5:27 PM EDT 07/27/26 5:45 PM EDT

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 2 Belmont Circle, Hampton, NH 03857

d. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☒ No

Are test results available? ☐ Yes ☐ No Comments: _____

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

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

If YES: Source of information: _____

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

Comments: _____

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

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

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

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

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

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

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

☐ Yes ☒ No If YES, Explain: _____

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

☐ Yes ☒ No If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

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

☐ Yes ☒ No ☐ Unknown Comments: _____

g. Has the property been surveyed?

☒ Yes ☐ No ☐ Unknown If YES, By: Can not remember

If YES, is survey available? ☐ Yes ☐ No ☒ Unknown

h. How is the property zoned? Residential

i. Heating System Age: 4 yrs Type: Viessman Fuel: Natural Gas Tank Location: _____

Owner of Tank: _____

Annual Fuel Consumption: 1750.00 Price: _____ Gallons: _____

Date system was last serviced and by whom? February 2026 Strogens Heating

Secondary Heat Systems: Mini splits

Comments: _____

j. Roof Age: Unknwn Type of Roof Covering: Asfalt schingles

Moisture or leakage: None

Comments: _____

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07/27/26 07/27/26

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PROPERTY LOCATION: 2 Belmont Circle, Hampton, NH 03857

- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Concrete
Moisture or leakage: No but run a dehumidfyer
Comments: _____
- l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: 2023 spring Problems? None
Comments: _____
- m. Plumbing** Type: _____ Age: _____
Comments: _____
- n. Domestic Hot Water** Age: 4 yrs Type: On demand Gallons: N/A
- o. Electrical System** # of Amps 100 ☒ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
Comments: _____
- p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
If Yes, please explain: _____
- q. Pest Infestation:** Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
Comments: _____
- r. Methamphetamine Production** Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: _____
- s. Air Conditioning** Type: Mini splits Age: 2 years Date Last Serviced and by whom: Feb 2026 Strogens Heating
Comments: _____
- t. Pool** Age: N/A Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
By Whom: _____
- u. Generator** Portable: ☐ Yes ☒ No Whole House: ☐ Yes ☒ No Kw/Size: _____ Last Date of Service: _____
If Portable: ☐ Included ☐ Negotiable
Comments: _____
- v. Internet** Type Currently Used at Property: Fidium Fiber
- w. Other** (e.g. Alarm System, Irrigation System, etc.) None
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS

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07/27/26
dotloop verified

SAB
07/27/26
dotloop verified

BUYER(S) INITIALS

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10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

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

Beatrice Gamble

dotloop verified
07/27/26 5:27 PM EDT
H2ZU-MZLT-RY6U-GAUH

SELLER

DATE

Stephanie A Bournival

dotloop verified
07/27/26 5:45 PM EDT
BAO0-DARJ-USY0-V66Z

SELLER

DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER

DATE

BUYER

DATE

SELLER(S) INITIALS

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07/27/26
5:27 PM EDT
dotloop verified

SA

07/27/26
5:45 PM EDT
dotloop verified

BUYER(S) INITIALS

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT 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: 2 Belmont Circle, Hampton, NH 03857

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.

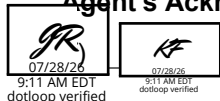
(d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(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)



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.

Beatrice Gamble dotloop verified
07/27/26 5:27 PM EDT
WBN7-ZN1R-SDUK-KUYU

Seller Date

Purchaser Date

Kate Foss dotloop verified
07/25/26 8:53 AM EDT
M7N8-OGG1-IPBR-K4AJ

Agent Date

Stephanie A Bournival dotloop verified
07/27/26 5:45 PM EDT
ZPMT-GH9I-KE3G-BXH4

Seller Date

Purchaser Date

Agent Date

Jennifer Russell dotloop verified
07/25/26 8:52 AM EDT
LMYZ-GP6S-XAEI-B4J4

SELLER PROPERTY INFORMATION

Fixtures, Appliances, and Personal Property

Please indicate the age of the following, which will be included in the sale of your property.

Included?	Yes	No	Year	Included?	Yes	No	Year
refrigerator	☒	☐	2025		☒	☐	
range	☒	☐	2025		☐	☐	
dishwasher	☒	☐	2025		☐	☐	
LG tower	☒	☐	2021		☐	☐	
	☐	☐			☐	☐	
	☐	☐			☐	☐	
	☐	☐			☐	☐	

Please list any affixed items that will **NOT** be staying (Special chandelier, deep freezer, etc?)

Other Information

If curbside pick-up,-What day is trash removal day? Tuesday

Does the town maintain/plow the road? Yes

Do you have smoke alarms? yes Battery or hard-wired? battery

Do you have carbon monoxide detectors? yes Plug-in or hard-wired? plug in

School Information

	School	Pick Up Time	Bus Stop Location
Elementary	Hampton Public School	unknown	
Middle	Hampton Public School	unknown	
High School	Hampton Public Schools	unknown	

Seller

Beatrice Gamble

dotloop verified
07/27/26 5:27 PM EDT
IILI-YRWE-D3UN-K8SM

Buyer

Seller

Stephanie A Bournival

dotloop verified
07/27/26 5:45 PM EDT
FD1J-6VRW-4R0F-S1WL

Buyer

UTILITY INFORMATION

Please provide information on the utilities servicing your home.

Electric Company Unitil Phone 877-902-7411
 Average Annual Consumption 150.00 per month
 Check all that are electric: ☐Heat ☐Hot Water ☐Stove ☐Dryer ☒Range ☐Oven

Oil Company N/A Phone _____
 Average Annual Consumption _____ Tank Size _____
 Check all that are Oil: ☐Heat ☐Hot Water Tank Location _____

Gas/Propane Company Unitil Phone 877-902-7411
 Average Annual Consumption 1750.00 Tank Size N/A
 Check all that are Gas: ☒Heat ☒Hot Water ☐Stove ☐Dryer ☐Range ☐Oven ☐Fixed Generator
 Tank Location _____

Septic Company N/A Phone _____
 Location _____ Tank Size _____

Well Company N/A Phone _____
 Location _____ GPM _____

Cable/Internet Company Fidium Fiber Phone 844-434-3486

Telephone Company N/A Phone _____

Is your home serviced by Town / Community Water? Average Bill 35.00 per Mo
 Is your home serviced by Town / Community Sewer? Average Bill 0.00

*If no, please describe your lot with your property and indicate location of septic/well in relation to the house.

Seller

Beatrice Gamble

dotloop verified
07/27/26 5:27 PM EDT
INHK-3QL8-TWE7-RRYE

Buyer

Seller

Stephanie A Bournival

dotloop verified
07/27/26 5:45 PM EDT
IQW0-LQ0X-F55T-Q4U1

Buyer

• Please leave all manuals and warranties for the new home owners. Thank you!

2 BELMONT CR

Location	2 BELMONT CR	Mblu	108/ 14/ / /
Acct#	1287	Owner	GAMBLE, BEATRICE TRUSTEE
Municipality		Total Market Value	\$475,800
Appraisal	\$475,800	PID	1287
Building Count	1	Wetlands Permit	
Lot Type			

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$222,800	\$253,000	\$475,800
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$222,800	\$253,000	\$475,800

Owner of Record

Owner	GAMBLE, BEATRICE TRUSTEE	Sale Price	\$0
Co-Owner	GAMBLE FAMILY REVOC TRUST	Certificate	
Address	2 BELMONT CIR	Book & Page	6603/1635
	HAMPTON, NH 03842	Sale Date	11/25/2024
		Instrument	38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GAMBLE, BEATRICE TRUSTEE	\$0		6603/1635	38	11/25/2024
GAMBLE, BEATRICE & GAMBLE, RAYMOND JR &	\$0		6219/223	38	01/01/2021
GAMBLE, BEATRICE	\$414,933		6211/1406	00	12/18/2020

Building Information

Building 1 : Section 1

Year Built:	1965
Living Area:	1,320
Replacement Cost:	\$265,061
Building Percent Good:	82
Replacement Cost Less Depreciation:	\$217,400

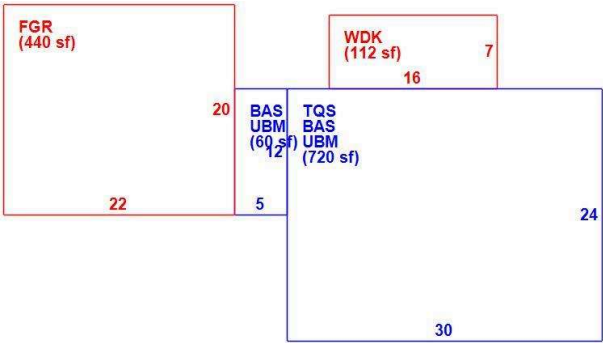
Building Attributes	
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	0
Total Rooms:	5 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
MHP	

Building Photo



(<https://images.vgsi.com/photos2/HamptonNHPhotos/\00\00\60\53.jpg>)

Building Layout



([ParcelSketch.ashx?pid=1287&bid=1272](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	780	780
TQS	Three Quarter Story	720	540
FGR	Garage, Framed	440	0
UBM	Basement, Unfinished	780	0
WDK	Deck, Wood	112	0
		2,832	1,320

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$4,100	1

Land

Land Use

Use Code 1010
Description SINGLE FAMILY
Zone RA
Neighborhood 60
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.25
Frontage 0
Depth 0
Total Market Land \$253,000
Appraised Value \$253,000

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	PATIO-AVG			66.00 S.F.	\$200	1
SHD1	SHED FRAME			64.00 S.F.	\$1,100	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$222,800	\$253,000	\$475,800
2024	\$222,800	\$253,000	\$475,800

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$222,800	\$253,000	\$475,800
2024	\$222,800	\$253,000	\$475,800

CURRENT OWNER			TOPO	UTILITIES		STRT / ROAD	LOCATION		CURRENT ASSESSMENT				2215	
GAMBLE, BEATRICE & GAMBLE, RAY BOURNIVAL, STEPHANIE A 2 BELMONT CR HAMPTON NH 03842			1 Level	1 All Public	1 Paved	1 Urban			Description	Code	Assessed	Appraised	HAMPTON, NH 	



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.
IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE ORIGINAL HORIZONTAL DATUM WAS THE NEW HAMPSHIRE STATE PLANE
COORDINATE SYSTEM HAD 1947. PRIOR TO DIGITIZING, C.A.I. CONVERTED THE
DATUM TO NAD 1983.

ORIGINAL PROPERTY MAPS WERE PREPARED BY G & UNDERWOOD ENGINEERS, INC.
MAPS ARE REVISED AND REPRINTED BY CARTOGRAPHIC ASSOCIATES, INC.

PRODUCED IN 1996 BY

CAI Technologies
Precision Mapping. Geomatics Solutions.

11 PLEASANT STREET, LITTLETON, NH 03051
603.332.4048 • WWW.CAITECH2.COM

LEGEND

AREA 2.43 A OR 2.43 AS
DIMENSION 100'
MATCH REFERENCE "79-2"
RIGHT OF WAY
POOL
WATER
BUILDING
BUILDING NUMBER
COMMON OWNERSHIP
EASEMENT
WETLANDS

SCALE: 1" = 50'

FEET 0 50 100 150
METERS 0 12.5 25 37.5

REVISED TO : APRIL 1, 2020

PROPERTY MAPS
HAMPTON
NEW HAMPSHIRE

INDEX DIAGRAM
89 90 91
107 108 109
125 126 127

MAP NO.
108



LCHIP	ROA700020	25.00
RECORDING		18.00
SURCHARGE		2.00

This is a transfer to a Revocable Trust for no consideration and is exempt from New Hampshire Real Estate Transfer Tax pursuant to NH RSA 78-B:2 (XXII).

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Beatrice Gamble**, single, of 2 Belmont Circle, Hampton, New Hampshire, **Raymond Gamble, Jr.**, married, of 36 Hodgdon Farm Lane, Newington, New Hampshire 03801 and **Stephanie A. Bournival**, married, of 6501 Red Hook Plaza, Suite 201-129, St. Thomas, USVI 00802, for consideration paid, grant to **Beatrice E. Gamble, Trustee of The Gamble Family Revocable Trust of 2007 u/t/d July 11, 2007**, of 2 Belmont Circle, Hampton, New Hampshire 03842, with Warranty Covenants,

A certain tract or parcel of land with the buildings thereon situate in Hampton, County of Rockingham and State of New Hampshire, on the Southerly side of Belmont Circle, so-called, and being Lot # 1 on plan of "Belmont Circle", Hampton, New Hampshire, made for Robert A. and Mabel Speers, dated March 1953 by John W. Durgin, C.E., recorded in the Rockingham County Registry of Deeds as Plan #02049 (formerly Plat 63, Page 15), bounded and described as follows:

Beginning at a point on the Westerly sideline of Lafayette Road at the Northeast corner of land now or formerly of Henry S. Fleming et al; thence turning North 52° 38' West by land of said Fleming, a distance of 118.83 feet to Lot # 2, thence turning and running North 39° 31' East by said Lot # 2, a distance of 101.72 feet to Belmont Circle, thence turning and running South 50° 19' East by said Belmont Circle, a distance of 97.7 feet to said Lafayette Road; thence turning and running South 13° 01' West, 2.24 feet, South

22° 58' West, a distance of 47.7 feet, and South 32° 58' West, a distance of 49.6 feet by said Lafayette Road to the point of beginning.

Subject to the rights of others over Belmont Circle and the right to draw water as set forth in deed recorded with the Rockingham County Registry of Deeds at Book 1222, Page 83, to the extent it is in force and applicable.

Also subject to and with the benefit of restrictive covenants on Plan #02049, to the extent they are still in force.

For title purposes see Warranty Deed from Beatrice Gamble to Beatrice Gamble, Raymond Gamble, Jr. and Stephanie A. Bournival dated January 7, 2021 and recorded at Book 6219 Page 223 of the Rockingham County Registry of Deeds.

Raymond A. Gamble, Sr., former Co-Trustee of The Gamble Family Revocable Trust of 2007 u/t/d January 11, 2007, died on October 30, 2019 and, under Article 8 of said Trust entitled Successor Trustee, Beatrice E. Gamble is now the sole Trustee.

This deed was prepared by Casassa Law Office from information supplied by the Grantors, and at the request of the Grantors no independent title examination was undertaken nor did the preparer otherwise verify the accuracy of the representations contained herein.

This is not the homestead of Grantors Raymond Gamble, Jr. and Stephanie A. Bournival.

Executed as a sealed instrument this 25th day of Nov, 2024.

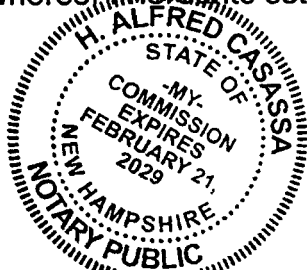

Beatrice Gamble


Raymond Gamble, Jr.


Stephanie A. Bournival

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this the 25th day of Nov, 2024, before me, the undersigned officer, personally appeared the above-named **Beatrice Gamble**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and seal.



H. Alfred Casassa
Notary Public
Name: H. ALFRED CASASSA
My Commission Expires: 2/21/29

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this the 25th day of Nov, 2024, before me, the undersigned officer, personally appeared the above-named **Raymond Gamble, Jr.**, 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.



H. Alfred Casassa
Notary Public
Name: H. ALFRED CASASSA
My Commission Expires: 2/21/29

Vivian Thomas
St. Thomas

On this the 8th day of February, 2025, before me, the undersigned officer, personally appeared the above-named **Stephanie A. Bournival**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and seal.

Lynette P. Petty-Amey
Name: Lynette P. Petty-Amey
Title: Notary Public

Lynette P. Petty-Amey
Notary Public
St. Thomas/St. John, U.S. Virgin Islands
NP-519-22
My Commission Expires: January 25, 2026