



TOWN OF WARNER PLANNING BOARD

P.O. Box 265
Warner, New Hampshire 03278-0059
Telephone: (603) 456-2298, ext. 7
Fax: (603) 456-2297

RECEIVED

3/17/25

WARNER LAND USE

APPLICATION FOR SUBDIVISION

Please note that this application is subject to NH RSA 91-A which affords the public access to this information.

MAJOR SUBDIVISION (4+ LOTS) _____ MINOR SUBDIVISION (2-3 LOTS) ☒ CONDO SUBDIVISION _____

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES ☒ NO _____ *PER NJ 1166*

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES _____ NO ☒

TODAY'S DATE: 3/17/25

NAME OF APPLICANT PIERRE J. BEDARD

ADDRESS PO BOX 632 NEW LONDON, NH 03257

PHONE #1 603 526-4928 PHONE #2 _____ E-MAIL PJBEDARD4@HOTMAIL.L.S.E

OWNER(S) OF PROPERTY PIERRE D. D'APRILE 2021 REVOCABLE TRUST

ADDRESS 115 BIBLE HILL RD, WARNER, NH 03278

PHONE #1 508 918-0980 PHONE #2 _____ E-MAIL daprile.pierre@gmail.com

AGENT NAME _____

ADDRESS _____

PHONE #1 _____ PHONE #2 _____ E-MAIL _____

LICENSED LAND SURVEYOR: PIERRE J BEDARD LLSH 649

LICENSED PROFESSIONAL ENGINEER: _____

CERTIFIED SOIL SCIENTIST: _____

CERTIFIED WETLAND SCIENTIST: _____

OTHER PROFESSIONAL(S): CERTIFIED SEPTIC SYSTEM DESIGNER # 641

STREET ADDRESS & DESCRIPTION OF PROPERTY 115 BIBLE HILL RD

MAP # 12 LOT # 05 ZONING DISTRICT A-300-1 NUMBER OF LOTS/UNITS: 2

FRONTAGE ON WHAT STREET(S): BIBLE HILL RD 250.62' + 80.45'

DEVELOPMENT AREAS: _____ acres/sq.ft. BUILDING/ADDITION: _____ sq. ft.

DEED REFERENCE: Book 3766 Page 665 Please include a copy of the Deed.

PROPOSED USE: RESIDENTIAL

DETAILS OF REQUEST: Indicate number of separate pages attached, if necessary.

SEE PLAN

Authorization/Certification from Property Owner(s)

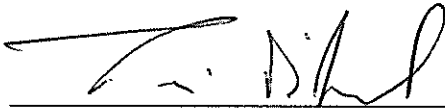
I (We) hereby designate _____ to serve as my agent and to appear and present said application before the Warner Planning Board.

By submitting this application I (We) hereby authorize and understand that agents of the Town may visit the site without further notice. I (We) further understand the Planning Board may at some point during the review process schedule a Site Visit, which will be duly posted.

I (We) understand that the Planning Board will review the plan and/or may send the plan out for review. The applicant shall pay for such a review. A Public Hearing shall not be held until the Planning Board determines if the application is complete.

To the best of my knowledge, the information provided herein is accurate and is in accordance with the Town of Warner Zoning Ordinance and other land use regulations of the Town including but not limited to the Subdivision Regulations, Site Plan Regulations and other applicable state and federal regulations which may apply.

All sections of this application must be completed, including Owners Authorization/Certification, Abutters List, and Appendix A Checklist.

Signature of Property Owner(s):  Date: 3/17/2025
(Need signatures of all owner's listed on deed)

Print Names Pier D'Aprile

Signature of Applicant(s) if different from Owner:

 Date: 3/17/25

Print Names PIERRETTE J BEDARD

For Planning Board Use Only

Date Received at Town Office: _____

Received By: _____

Fees Submitted: Amount: _____ Cash: _____ Check # _____ Other: _____

Abutter's List Received: Yes _____ No _____

Date of Review: _____ Date of Hearing: _____ Date Approved: _____



TOWN OF WARNER

Land Use Office

P.O. Box 265

Warner, New Hampshire 03278-0059

Telephone: (603) 456-2298, ext. 7

Fax: (603) 456-2297

E-Mail: landuse@warner.nh.us

Planning Board - Application Fees

Name of Applicant _____ Project Location: _____

Received By _____ Date Fee Received _____

Type of Application	Fee Schedule	Fee Calculation
---------------------	--------------	-----------------

____ Conceptual Consultation (submit application with no plans to copy) **\$ No Fee**

<u>1</u> Subdivision	\$250 Base Fee (Final Application or Design Dev.)	\$ <u>250.</u>
	\$50 per lot # of lots <u>2</u> x \$50 =	\$ <u>100.</u>
	\$15 per notification # notices <u>18</u> x \$15 =	\$ <u>270.</u>
	\$25 minimum compliance inspect, additional per Board	\$ <u>25.</u>
	Legal Notice in Publication - due prior to Hearing	\$ <u>invoiced</u>
	Escrow for 3 rd party review or inspection – per Board	\$ <u>TBD by Board</u>
	MCRD** recording fee – separate check charged below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check – charged below	\$ <u>separate***</u>
	Subtotal	\$ <u>645</u> *
		(Check made out to "Town of Warner")

____ Site Plan Review	\$400 Base Fee (Final Application or Design Development)	\$ _____
	\$15 per notification # notices _____ x \$15 =	\$ _____
	\$25 minimum compliance inspect, additional per Board	\$ _____
	Legal Notice in Publication - due prior to Hearing	\$ <u>invoiced</u>
	Escrow for 3 rd party review or inspection – per Board	\$ <u>TBD by Board</u>
	MCRD** recording decision – check per rate below	\$ <u>separate**</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

____ Home Occupation	\$25 Base Fee (plus \$100 if a Hearing is required)	\$ _____
	If a Hearing is required add \$15 per notification	\$ _____
	If a Hearing add \$25 for compliance inspection	\$ _____
	Legal Notice in Publication due prior to Hearing	\$ <u>invoiced</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

___ Lot Line Adjustment	\$150 Base Fee (plus \$100 if abutters request a Hearing)	\$ _____
	\$15 per notification – if requested by abutter(s)	\$ _____
	\$25 minimum compliance inspection	\$ _____
	Legal Notice Publication -due prior to Hearing	\$ <u>invoiced</u>
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check	\$ <u>separate***</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

___ Voluntary Merger	\$60 Base Fee	\$ _____
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

* = Subtotals above **due with application**. Please make check payable to "TOWN OF WARNER" for the above amount.

Escrow amount shall be determined by the Board. Minimum amount shall be \$500; \$1,000 if new road.

Re-notifications: .Additional \$100 fee (or per Board), plus publication notice cost, plus \$15 per notification.

TWO Separate Checks (Upon completion / approval):		
___	\$26.00 per plan mylar and \$12.49 per document page – recording fee check payable to "Merrimack County Registry of Deeds"	\$ _____ **
___	\$25.00 per plan set for LCHIP fee (RSA 478:17-g) – check payable to "Merrimack County Registry of Deeds"	\$ _____ ***

** = \$26 per plan mylar & \$12.49 per doc. page -Check payable to "Merrimack County Registry of Deeds"

*** = \$25 per plan set for LCHIP Fee (RSA 478:17-g) - Check payable to "Merrimack County Registry of Deeds"



200 feet Abutters List Report

Warner, NH
March 17, 2025

Subject Property:

Parcel Number: 12-5
CAMA Number: 12-5
Property Address: 115 BIBLE HILL LANE

Mailing Address: D'APRILE, PIER D. 2021 REV TRU
D'APRILE, PIER D. TRUSTEE
115 BIBLE HILL LANE
WARNER, NH 03278

Abutters:

Parcel Number: 12-13
CAMA Number: 12-13
Property Address: 72 MELVIN ROAD

Mailing Address: DONOVAN, RICHARD & LINDA
10 MILL POND LANE
WARNER, NH 03278

Parcel Number: 12-14-2
CAMA Number: 12-14-2
Property Address: MELVIN ROAD

Mailing Address: HEMINGWAY, SUSAN L. REVOC TRST
HEMINGWAY, SUSAN L. TTEE
97 MELVIN ROAD
WARNER, NH 03278

Parcel Number: 12-14-4
CAMA Number: 12-14-4
Property Address: 126 MELVIN ROAD

Mailing Address: SOKOLOW, MICHAEL
126 MELVIN ROAD
WARNER, NH 03278

Parcel Number: 12-15
CAMA Number: 12-15
Property Address: 136 MELVIN ROAD

Mailing Address: LETENDRE, LARRY
136 MELVIN ROAD
WARNER, NH 03278

Parcel Number: 12-4
CAMA Number: 12-4
Property Address: 129 BIBLE HILL LANE

Mailing Address: LESAGE, HENRY & ELIZABETH
129 BIBLE HILL LANE
WARNER, NH 03278

Parcel Number: 12-42
CAMA Number: 12-42
Property Address: 6 COLLINS ROAD

Mailing Address: FOOT HILLS MAPLE RETREAT, LLC NH
LIMITED LIABILITY CO.
PO BOX 634
WARNER, NH 03278

Parcel Number: 12-42-1
CAMA Number: 12-42-1
Property Address: 20 COLLINS ROAD

Mailing Address: DELUCA, ROBERT A DELUCA, SUSAN B
20 COLLINS RD
WARNER, NH 03278

Parcel Number: 12-44
CAMA Number: 12-44
Property Address: COLLINS ROAD

Mailing Address: ERIKSEN, JOSEPH M
107 NORTH RD
CHEMSFORD, MA 01824

Parcel Number: 12-44-1
CAMA Number: 12-44-1
Property Address: 44 COLLINS ROAD

Mailing Address: BOULDER CREEK FAM TRST 2021
DRAGON, ELIZABETH TTEE
44 COLLINS ROAD
WARNER, NH 03278

Parcel Number: 12-46
CAMA Number: 12-46
Property Address: OFF COLLINS ROAD

Mailing Address: MITCHELL FAMILY REVOC TRUST
MITCHELL, NICHOLAS H & PATRICI
82 COLLINS ROAD
WARNER, NH 03278



www.cai-tech.com

Data shown on this report 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 report.

3/17/2025

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200 feet Abutters List Report

Warner, NH
March 17, 2025

Parcel Number: 12-59
CAMA Number: 12-59
Property Address: COLLINS ROAD

Mailing Address: BASSI, J C REVOC TRST 2005 BASSI, J
C & JOHN C B TTEE
325 PLEASANT STREET
CONCORD, NH 03301

Parcel Number: 12-6
CAMA Number: 12-6
Property Address: 95 BIBLE HILL LANE

Mailing Address: GAFFNEY, JAMES P
95 BIBLE HILL LANE
WARNER, NH 03278

Parcel Number: 12-7
CAMA Number: 12-7
Property Address: 83 BIBLE HILL LANE

Mailing Address: SHERIDAN, RAYMOND A SHERIDAN,
DEBORAH A & COREY A
P O BOX 111
HARRISBURG, OH 43126



www.cai-tech.com

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3/17/2025

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Warner, NH Subdivision Regulations

Appendix A



Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

Amended January 24, 2011

Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

Town of Warner, NH

The following checklist shall be completed by the applicant, signed, and submitted along with the application package. For full descriptions of the checklist items, see the referenced sections of the Warner Subdivision Regulations.

The checklist refers only to the required submittals necessary to begin Planning Board review of a project. The Warner Subdivision Regulations should be consulted for design standards and other requirements. Applicants should familiarize themselves with the Warner Subdivision Regulations as well as any other pertinent Ordinances and Regulations prior to filing an application. Applicants may schedule a preliminary conceptual consultation with the Board to discuss any proposal on an informal basis.

APPLICABLE (Y/N)	INCLUDED (Y/N)	<u>General Information Required for all Subdivisions, Boundary or Lot Line Adjustments and Annexations (Section V.A)</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.1) Subdivision name; Names and addresses of the applicant and owner; Written certification from owner.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.2) Three ⁽⁵⁾ paper copies on 22x34 with appropriate references and eleven (11) copies of 11x17. NOTE: See complete description for final plat information needed.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.3) Graphic or bar scale shown on plat; Scale not less than 1" = 100'.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.4) Location of existing and proposed lot lines; Bearings to the nearest thirty seconds; Dimensions to the nearest hundredth of a foot; Error of closure not more than 1:10,000; Area of existing and proposed lots in square feet and in acres; Type and location of existing and proposed monuments or boundary markers; Tie to State Grid Coordinate System shown on plat if within 1000 feet.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.5) Current owners and all abutters keyed to plan; Correct names and mailing addresses of owner and abutters on separate paper.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.6) Name, address, signature, license number, and seal of the NII registered land surveyor and/or engineer who prepared the Final Plat.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.7) Date of survey, dates of any revisions, north arrow (true north and magnetic north); Location (locus) map at 1" = 1000'.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.8) Tax map and parcel number. The numbering is to be approved by the Accessing office BEFORE the plans are brought to the Planning Board.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.9) Zoning District(s) and District lines; Building setback lines.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.10) Title and deed references.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.11) Legal description of existing and proposed easements, deed restrictions, and other encumbrances, covenants, reservations or restrictions and appropriate notations on plat.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.12) Listing of all variances and special exceptions granted by the ZBA for the parcel involved and dates granted. <i>Pending S.C. ruling</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.13) Names of all adjoining street(s).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.14) Approximate contours at 10' intervals; Significant natural features, including perennial streams, wetlands, etc.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.15) Location of existing and proposed buildings, drives, wells, septic systems, and all other manmade features.
	<i>N/A</i>	<u>Additional Information Required for Lot Line Adjustments and Annexations (Section V.B)</u>
	<input checked="" type="checkbox"/>	(V.B.1.a.) Detailed survey map showing original boundaries of the adjacent parcels and the new property line or lines created as a result of the annexation or lot line adjustment.
	<input checked="" type="checkbox"/>	(V.B.1.b) Tape and compass survey with a minimum accuracy of 1:500 of the entire parcel of land and a metes and bounds survey only for the land being transferred may be required.
	<input checked="" type="checkbox"/>	(V.B.2) Abutters may be heard and may request a public hearing.
	<input checked="" type="checkbox"/>	(V.B.3) In the case of annexation, a deed restriction in the body of the deed or other instrument of transfer and on the plat.
	<input checked="" type="checkbox"/>	

APPLICABLE (Y/N)	INCLUDED (Y/N)	
—	N/A	(V.B.4) Statement placed on plat stating: "This plan shows a conveyance of land for the purpose of lot line adjustment/annexation as defined in the Warner subdivision regulations. This approval does not constitute a subdivision."
		<u>Additional Information Required for all Minor/Major Subdivisions (Section V.C)</u>
✓	✓	(V.C.1) Soil types and boundaries shown by dotted lines based on Merrimack County Soil Survey; Location of all test pits and test borings and a legend which explains map symbols, describes NHDES soils groups, and describes the properties of the soils regarding their suitability for septic systems, foundations, basements, building and road construction.
✓	✓	(V.C.2) Local, County, or State approvals for individual water service and sewage disposal systems; Percolation test results. A statement from WVWD attesting to the availability of such service shall be submitted. <i>Pending NH response.</i>
✓	✓	(V.C.3) Location of water courses, wetlands, floodplains, ponds, rock ledges, tree lines, hydric soils as determined by NHDES regulations, other natural features; Compliance with Town of Warner Flood Plain Development Ordinance.
✓	✓	(V.C.4) Contours at 2' or 5' intervals, depending on grade, shown with dashed lines; Spot elevations at low points, high points, and other areas.
✓	✓	(V.C.5) Location of all monuments; Placement of stakes and ribbons marking corners of all proposed lots or sites of a Major Subdivision.
✓	✓	(V.C.6) Report from the NH Natural Heritage Inventory identifying rare plant and animal species and exemplary natural communities in or near the proposed subdivision; Environmental Impact Assessment, i
N	—	f such species or communities are identified.
		(V.C.7) Location within or bounding the parcel of all culturally, historically or unique features.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
N/A		<u>Additional Information Required for all Major Subdivisions (Section V.D)</u>
—	—	(V.D.1) Location and width of existing and proposed streets and roads, with grades, cross-sections at 50 feet intervals plotted at 1"=10' horizontal and vertical scale, and road profiles plotted with the same horizontal scale as the plans and a horizontal to vertical scale ratio of 5 to 1 respectively for proposed streets.
—	—	(V.D.2) Location, size and invert elevation of sanitary and stormwater sewers; Location and size of water mains; Location of gas mains, fire hydrants, electric and telephone poles and street lights. All drainage ways and drainage structures; Distance to, and size of nearest water and sewer mains.
—	—	(V.D.3) Sketch plan of contiguous holdings showing future layout, street and drainage systems.
—	—	(V.D.4) Centerline and centerline stationing of all streets; Stationing shall show all points of curvature and all points of tangency.
—	—	(V.D.5) Documentation showing feasibility of future extension of temporary turnaround into adjoining properties.
—	—	(V.D.6) Plan for restoring temporary turnaround where extension of street is shown.
—	—	(V.D.7) Statement that proposed street centerlines and lot locations have been adequately flagged on the ground to allow onsite evaluation of the proposed subdivision by the Board and its agents.
—	—	(V.D.8) Data listing. Area of land; number of lots; length of streets in feet; acres of open space; list of abutters with addresses.
—	—	(V.D.9) Erosion plan.
—	—	(V.D.10) Land disturbance.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
N/A	—	(V.D.11) Drainage Plan.
—	—	(V.D.12) Phasing plan.
—	—	(V.D.13) Other information required by the Board.
—	—	(V.D.14) Certifications affixed to Plan with signatures and seals.
—	—	<u>Special Requirements (Section V.E)</u>
—	—	(V.E.1) Traffic Impact Assessment.
—	—	(V.E.2) Fiscal Impact Analysis.
—	—	(V.E.3) School Impact Analysis.
—	—	(V.E.4) Community Services Impact Assessment.
—	—	(V.E.5) Other considerations, special investigations.

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: Pierre Bedard
P.O. Box 238
Wilmot, NH 03287

From: NH Natural Heritage Bureau

Date: 3/7/2025 (This letter is valid through 3/7/2026)

Re: Review by NH Natural Heritage Bureau of request dated 3/7/2025

Permit Type: Warner

NHB ID: NHB25-0716

Applicant: Pierre Bedard

Location: warner
Tax Map: 12, Tax Lot: 05
Address: 115 Bible Hill Rd.

Proj. Description: Subdivision of existing dwelling into 3.68 Acre lot and construction of new dwelling on remainder (44.5 Acres).

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB25-0716



PLAN REFERENCES

1. "Melvin Mills Road Lots" August 1976 by Scott T. Waite, recorded M.C.R.D. Plan No. 4547
2. "Property of W.J. Baumann Jr." recorded M.C.R.D. Plan No. 1616
3. "Forestland Mapping, L. Earl Nichols Bible Hill Lot" by R.J. Natoli & Co., Inc.

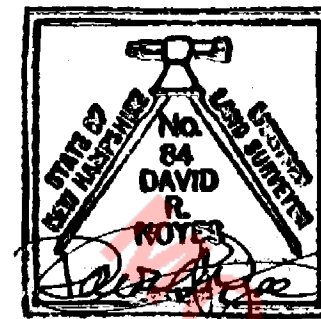
Traverse by J.C.C. and W.T.C. using compass and steel tape, July 25, 26 & 29, 1985.

Latitudes and Departures calculated using Franklin Ace 1200 computer and Benchmark System Software.

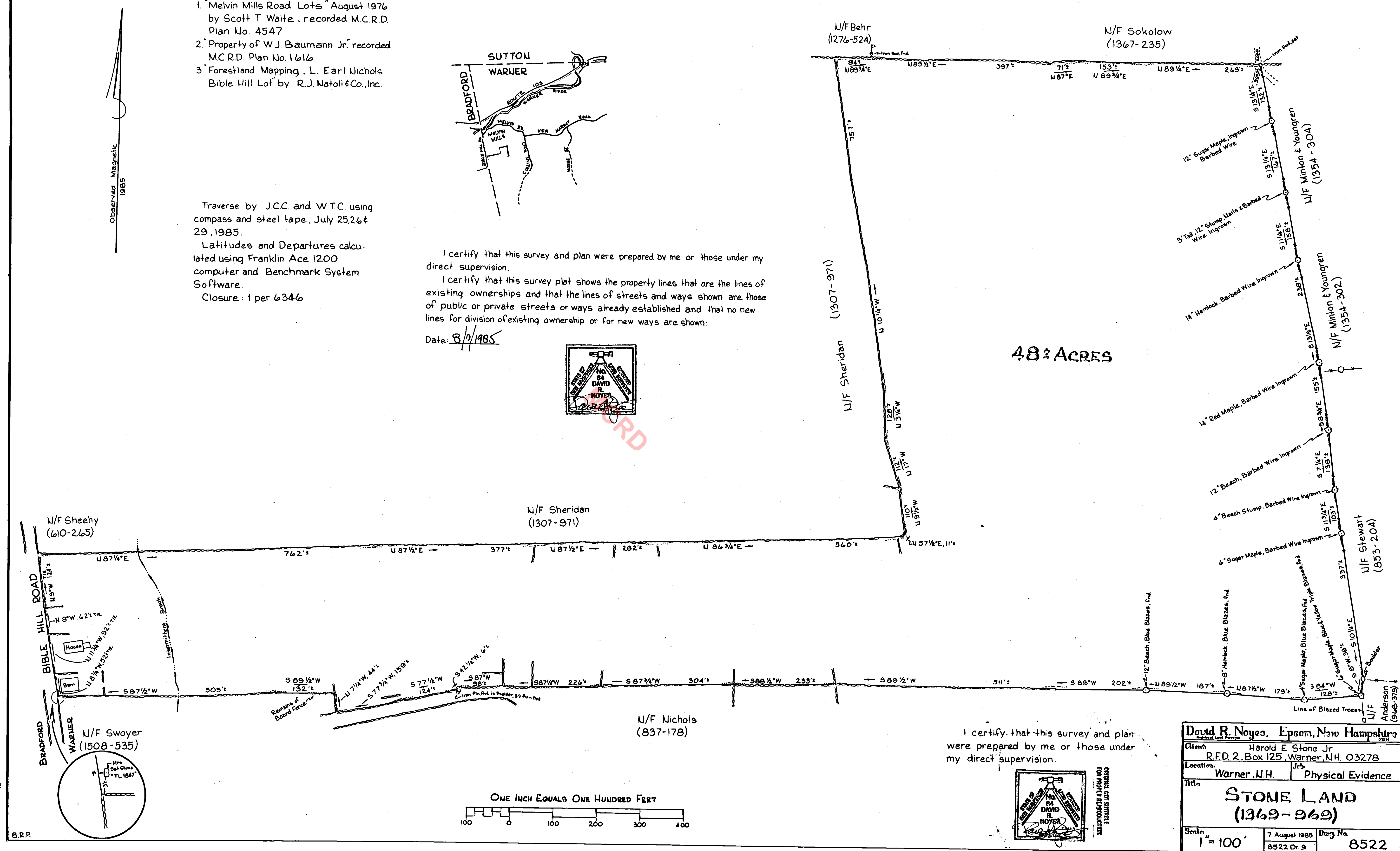
Closure: 1 per 6346

I certify that this survey and plan were prepared by me or those under my direct supervision.
I certify that this survey plat shows the property lines that are the lines of existing ownerships and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for division of existing ownership or for new ways are shown.

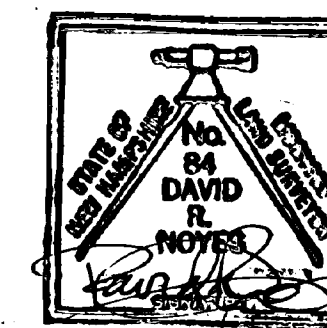
Date: 8/9/1985



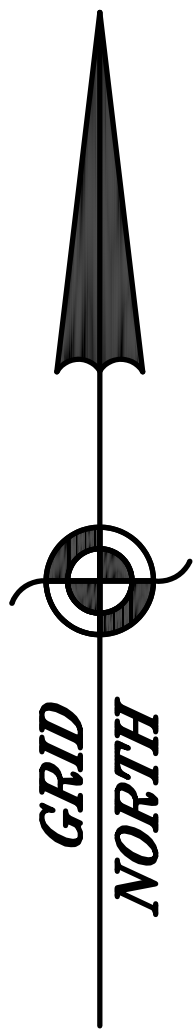
48± ACRES



I certify that this survey and plan were prepared by me or those under my direct supervision.

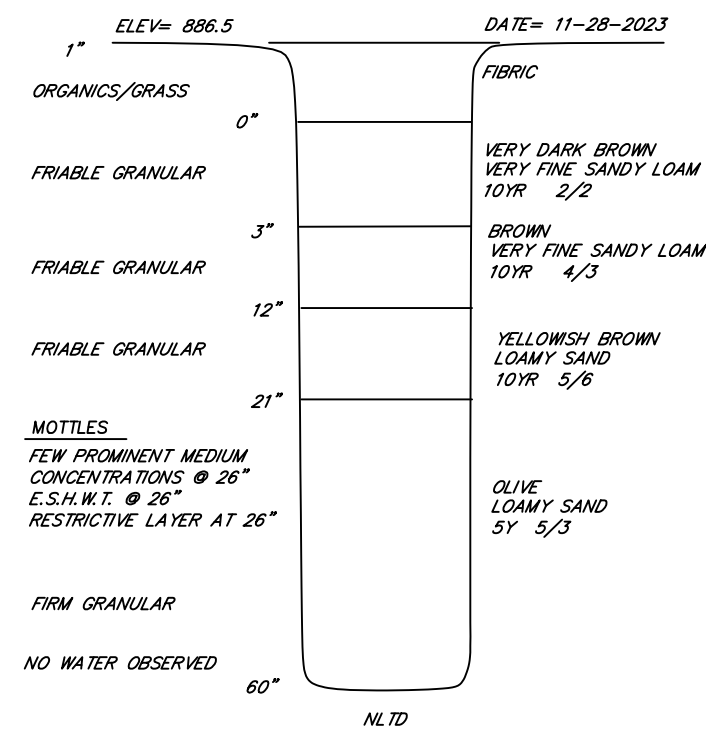


David R. Noyes, Epsom, New Hampshire			
Client	Harold E. Stone Jr. R.F.D. 2, Box 125, Warner, N.H. 03278		
Location	Warner, N.H.	Jr.	Physical Evidence
Title	STONE LAND (1369-949)		
Scale	1" = 100'	Date	7 August 1985
		Dwg. No.	8522

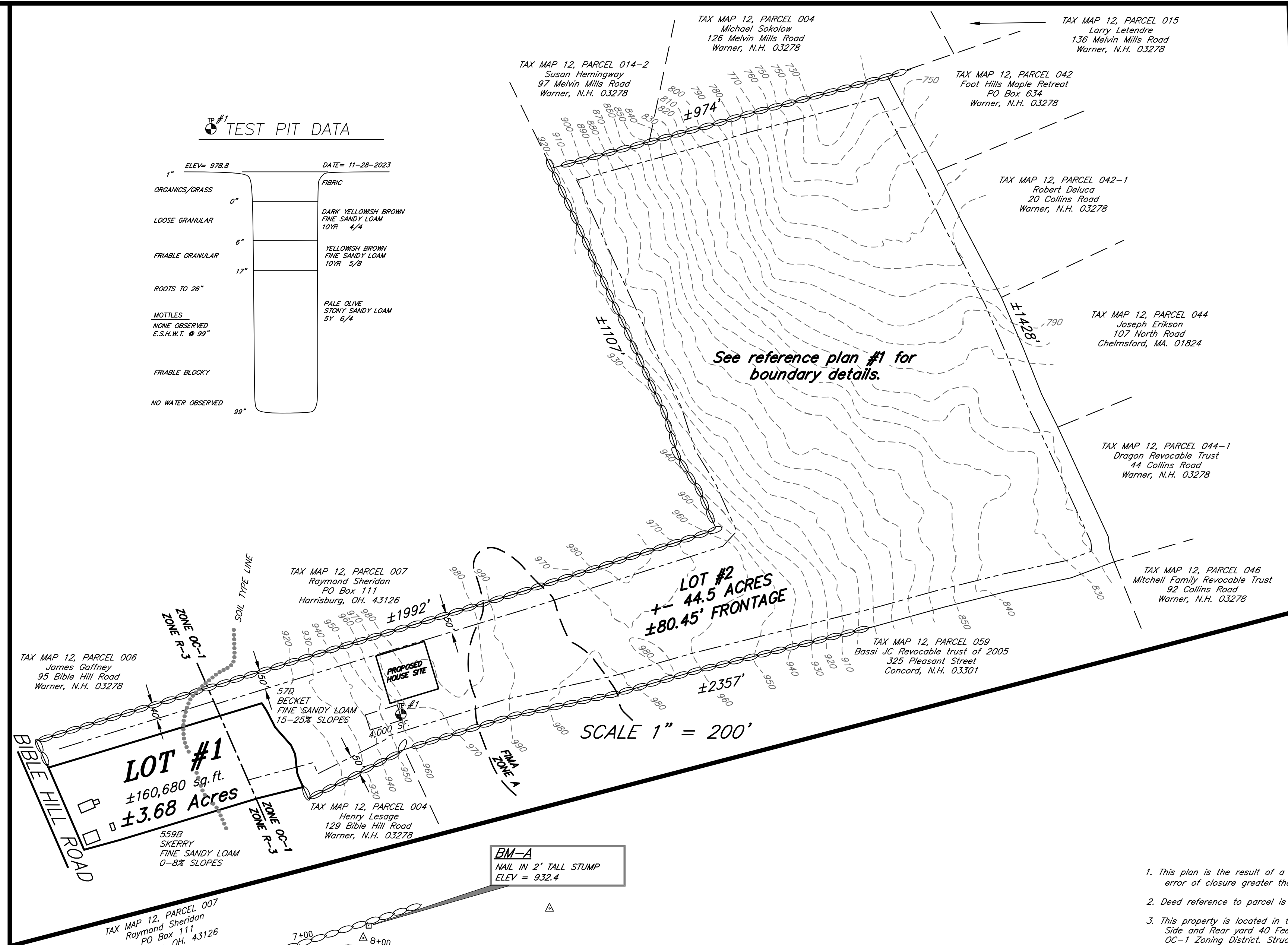
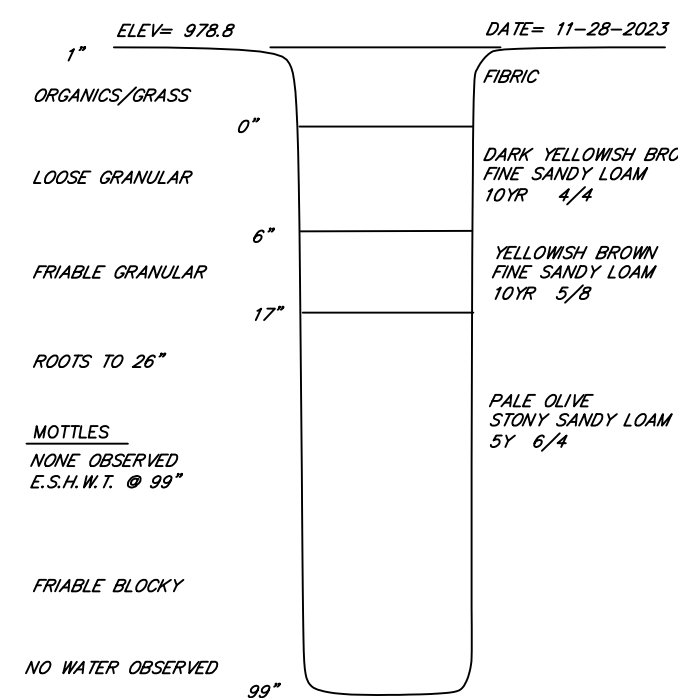


For Registry use only

TEST PIT DATA



TEST PIT DATA



Please return to:

Benjamin T. Siracusa Hillman, Esq.
Shaheen & Gordon, P. A.
P. O. Box 2703
Concord, NH 03302-2703

1458
2-20
25

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, **Pier D. D'Aprile**, an unmarried person, of 115 Bible Hill Road, Warner, NH 03278, for consideration paid, grant to **Pier D. D'Aprile, Trustee, Pier D. D'Aprile 2021 Revocable Trust**, u/a/d dated October 25, 2021, having a mailing address of 115 Bible Hill Road, Warner, NH 03278, with WARRANTY COVENANTS, the following:

A certain track or parcel of land, with the buildings thereon, in the Town of Warner, County of Merrimack and State of New Hampshire, bounded and described as follows:

Situated on the easterly side of the highway leading from Melvin Mills to John H. Ewins, beginning at a stone bound on the highway at the southwest corner;

Thence easterly by land now or formerly of Ewins, to the southeast corner and land now or formerly of Levi Collins;

Thence northerly by said Collins land and land formerly owned by Cummings Marshall to the end of a stone wall at the northeast corner;

Thence westerly by said stone wall to corner of wall and land now or formerly of Henry L. Brown;

Thence southerly by stone wall and said Brown land to corner of wall and land of said Brown;

Thence westerly by said Brown land to the highway before mentioned;

Thence southerly by the highway to the bound first mentioned.

Said premises are also shown on a plan entitled "Stone Land (1369-969)" for Harold E. Stone, Jr., prepared by David R. Noyes, Surveyor and recorded at Merrimack County Registry of Deeds Plan #8477.

Containing about forty-seven (47) acres, more or less.

The premises are conveyed subject to Current Use Assessment recorded at said Registry at Book 1348, Page 368, and Grantee assumes responsibility for any current use penalty resulting from a subsequent change of use of the property.

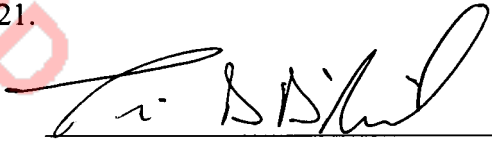
Meaning and intending to describe and convey the same premises conveyed to Pier D. D'Aprile by Warranty Deed of Pier D. D'Aprile and Stephanie E. D'Aprile dated September 21, 2021, and recorded in the Merrimack County Registry of Deeds at Book 3760, Page 1887. Reference is also made to the Deed dated July 1, 2020, and recorded in the Merrimack County Deeds, in Book 3684, Page 773.

The foregoing conveyance is a transfer into a revocable trust for estate planning purposes, the beneficial interests of which after the transfer are the same as those prior to the transfer, and therefore it is exempt from transfer tax under RSA 78-B:2, XXI, XXII.

THIS DEED WAS PREPARED FROM INFORMATION SUPPLIED BY THE WITHIN GRANTORS, AND NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED.

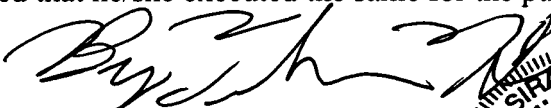
All rights of Homestead pertaining to the premises are reserved to the Grantor personally.

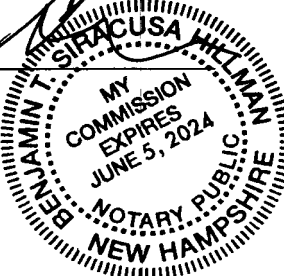
EXECUTED this 25th day of October 2021.


Pier D. D'Aprile

STATE OF NEW HAMPSHIRE)
COUNTY OF MERRIMACK)

On this 25th day of October 2021, before me personally appeared the above-named **Pier D. D'Aprile**, known to me (or satisfactorily proven) to be the person whose name is affixed to the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained.


Notary Public



ADMINISTRATIVE INFORMATION		OWNERSHIP	Tax ID 001517		Printed 03/24/2025		Card No. 1	of 1
PARCEL NUMBER 12-005		D'Aprile. Pier TTEE PIER D. D'APRILE 2021 REV TRUS 115 BIBLE HILL LANE WARNER, NH 03278	TRANSFER OF OWNERSHIP					
Parent Parcel Number			Date					
			10/29/2021	D APRILE PIER Bk/Pg: 3766, 665			\$0	
			09/27/2021	D APRILE, STEPHANIE Bk/Pg: 3760, 1887			\$0	
			07/01/2020	NUTE, ROBERT PHILLIP Bk/Pg: 3684, 773			\$262000	
			09/05/2013	HOLMAN, JOHN E Bk/Pg: 3409, 94			\$226533	
			03/13/2013	JONMOCO, INC. Bk/Pg: 3373, 1494			\$175000	
Property Address BIBLE HILL LANE 115								
Neighborhood 13 NEIGHBORHOOD #13								
Property Class 101 One Family								
TAXING DISTRICT INFORMATION								
Jurisdiction 219 WARNER, NH								
Area 219								
Routing Number 2015								

RESIDENTIAL

Area	219	VALUATION RECORD								
Routing Number	2015	Assessment Year	04/01/2015	04/01/2015	04/01/2018	04/01/2019	04/01/2020	04/01/2020	Worksheet	
		Reason for Change	2015 PRELIM	2015 Reval	CU Rate Adj	CU Rate Adj	2020 Prelim	2020 Reval		
Site Description	VALUATION	L	116180	116180	116180	116180	127700	127700	127700	
	Market	B	111970	111970	111970	111970	116490	116490	116490	
		T	228150	228150	228150	228150	244190	244190	244190	
	VALUATION	L	68110	68130	68630	68700	73480	73480	73480	
	Assessed/Use	B	111970	111970	111970	111970	116490	116490	116490	
		T	180080	180100	180600	180670	189970	189970	189970	
Topography: Rolling										
Public Utilities: Water, Sewer, Electric	LAND DATA AND CALCULATIONS									
Street or Road: Paved		Rating	Measured	Table	Prod. Factor					
		Soil ID	Acreage		-or-					
		-or-	-or-		Depth Factor					
Neighborhood: Static		Actual	Effective	Effective	-or-	Base	Adjusted	Extended	Influence	Value
	Land Type	Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	
Zoning: R3-Low Density Res	1 Homesite Improved		1.0000		1.00	70000.00	70000.00	70000		70000
	2 Homesite Improved	2	1.0000		0.00	5000.00	5000.00	5000	SV	5000
Legal Acres:	3 Pine No Stewardship	2	1.0000		1.00	138.00	138.00	140 R	-25%	110
48.0000	4 EXCESS REAR	6	8.0000		1.00	1500.00	1500.00	12000		12000
	5 Pine No Stewardship	6	8.0000		1.00	176.00	176.00	1410 R	-25%	1060
	6 EXCESS REAR	2	17.2000		1.00	1500.00	1500.00	25800		25800
	7 Hardwood No Stewardship	3	17.2000		1.00	72.00	72.00	1240 R	-25%	930
	8 EXCESS WASTE	2	6.8000		1.00	500.00	500.00	3400		3400
	9 Hardwood No Stewardship	3	6.8000		1.00	72.00	72.00	490 R	-25%	370
	10 EXCESS WASTE	3	4.5000		1.00	500.00	500.00	2250		2250
	11 Classified Farm	3	4.5000		1.00	225.00	225.00	1010 R	-25%	760
	12 EXCESS WASTE		5.0000		1.00	500.00	500.00	2500		2500
	13 CU Unproductive		5.0000		1.00	23.00	23.00	120 R	-25%	90
	14 EXCESS REAR		4.5000		1.00	1500.00	1500.00	6750		6750
	15 Other Forest No Stewardship	3	4.5000		1.00	47.00	47.00	210 R	-25%	160

CU: Current Use		Supplemental Cards		Supplemental Cards	
FLD: ***FLOODPLAIN***					
G: GENERAL		MEASURED ACREAGE		TRUE TAX VALUE	
2015: 10/3/14 NTRL.		48.0000		127700	
O: OBSOLESCENCE					
WET/DAMP BSMT, LACKS CLOSET SPACE, OD KIT/BATH					
2ND FLR PARTIAL FINISH, OD WINDOWS,					
S021: 2021 SALE=INVALID. PLACED INTO TRUST.					
S04: 2004 Sale					
VS13: 2013 VALID SALE					
MLS#4043835. AP=\$249,900. SOLD \$175K 675 DOM.					
RE-SOLD 9/5/13 FOR \$226,500.					
				TOTAL LAND VALUE	
				73480	

PHYSICAL CHARACTERISTICS

Style: Cape
 Occupancy: Single family
 Story Height: 1.0
 Finished Area: 1230
 Attic: 1/2 Finished
 Basement: 1/4

ROOFING

Material: Asphalt shingles
 Type: Gable
 Framing: Std for class
 Pitch: Not available

FLOORING

Slab B
 Sub and joists 1.0, A
 Concrete B
 Carpet 1.0, A
 Softwood 1.0, A

EXTERIOR COVER

Stone B
 Wood Clapboards 1.0, A

INTERIOR FINISH

Drywall 1.0, A

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 1

HEATING AND AIR CONDITIONING

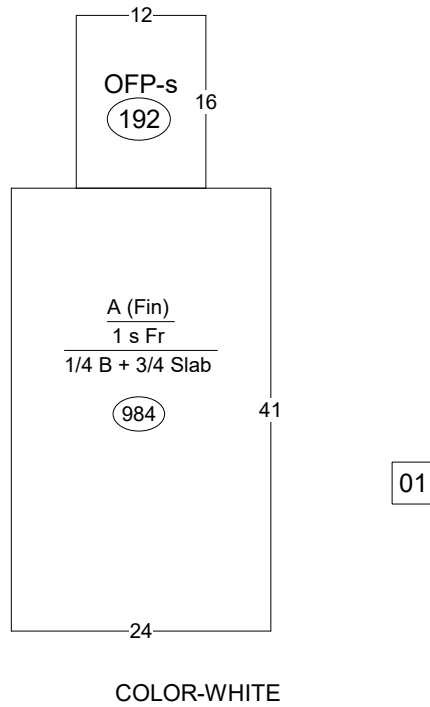
Primary Heat: Hot water
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

 3 Fixt. Baths 2 6
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 8

REMODELING AND MODERNIZATION

Amount Date

IMPROVEMENT DATA

(LCM: 102.00)

SPECIAL FEATURES**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Sty Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol Depr	Market Adj	% Comp	Value	
D :HEARTH	1800	D	DWELL	0.00		Avg+	1798	1986	VG	0.00	Y	0.00	2214	156080	22	10	100	100	109570
HEARTH	1800	01	POLEBARN	1.00	0	Avg-	1975	1975	AV	13.90	N	13.48	30x 40	16180	55	5	100	100	6920

Data Collector/Date

DMPU 03/13/2022

Appraiser/Date

DM 04/01/2020

Neighborhood

Neigh 13 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

116490