



David M. Rodrigue, P.E.
Commissioner

Michelle L. Winters
Deputy Commissioner

Her Excellency, Governor Kelly A. Ayotte
and the Honorable Council
State House
Concord, New Hampshire 03301

Bureau of Right-of-Way
May 12, 2026

Requested Action

Pursuant to RSA 4:39-f and 228:31, authorize the New Hampshire Department of Transportation (Department) to sell 1.39 acres +/- of State-owned land with improvements thereon, located on the southerly side of Wason Road, having a physical address of 35 Wason Road in the Town of Hudson, County of Hillsborough. The sale will be directly to Michael Henry Anderson and Cindy Michele Skerry (the "Buyers"), who have agreed to purchase the property at fair market value for \$525,000. The Department will assess an administrative fee of \$1,100, effective upon approval by the Governor and Executive Council.

The improved land will be conveyed without any explicit covenants, restrictions, or permissions regarding hunting, fishing, or other recreational activities, and applicable local and State laws will govern such activities.

The Department's Bureau of Finance and Contracts has confirmed that the parcel was originally purchased using 100% Turnpike Funds.

Funding is to be credited as follows:

04-096-096-960015-0000-UUU-402156	FY 2026
Administrative Fee	\$1,100
04-096-096-960017-0000-UUU-409278	FY 2026
Turnpike Funds	\$525,000
(100% of \$525,000)	

Explanation

The Department received a request from the Buyers, who are long-term tenants of the property, to acquire the single-family residence with 1.39 +/- acres of land, located in the Town of Hudson. The subject property includes a 1,908 square foot garrison-style single-family residence with an attached two-car garage. This parcel was acquired for the Nashua-Hudson 10644A Project (Circumferential Highway Project). The following is the parcel information that is part of the request from the Buyers:

- Parcel 504 - acquired in 1995 from Thomas P. Adams and Paulette Adams by Warranty Deed dated February 21, 1995, recorded at the Hillsborough County Registry of Deeds in Book 5610 Page 324

on February 21, 1995. The State acquired 1.39 +/- acres of land with improvements thereon for \$202,033.92. Parcel 504 is identified in the Hudson Tax records as Tax Map 223, Lot 033.

The Department has deemed the sale of this parcel surplus to its operational needs, and it is available for disposal. The sale will be subject to the following conditions:

- The Buyer is responsible for obtaining all local and state land use approvals precedent to closing.
- The Buyer will receive the conveyance without explicit covenants, restrictions, or permissions regarding hunting, fishing, and other recreational activities. After closing, applicable local and State laws will regulate such activities for the Buyer.
- The Parcel will be sold "AS IS, WHERE IS, and WITH ALL FAULTS."

At the meeting of the Long-Range Capital Planning and Utilization Committee (The Committee) on January 12, 2026, the request (LRCP 26-002) was approved, authorizing the Department to proceed with the sale of the subject property. The Department informed the Committee that the subject property would be sold at fair market value, with a listing price no less than the current tax-assessed value of \$421,500.00, and that the Department would assess an additional administrative fee of \$1,100. The fair market value was determined using comparative market analyses provided to the Department by pre-qualified realtors, in accordance with New Hampshire Administrative Rules, Chapter Tra 1000, "Process for Marketing and Sale of State-Owned Property Utilizing Real Estate Professionals" and Chapter Tra 1003.03 (Selection Process). The prequalification committee reviewed the tax-assessed values and the submitted comparative market analyses to determine an appropriate fair market value. The fair market value was determined to be \$525,000.

Pursuant to RSA 4:39-f, the Department formally solicited interest from the Town of Hudson and received a letter of no interest.

Additionally, the Department formally solicited interest from the New Hampshire Housing Finance Authority and received a letter of no interest.

The Department respectfully requests authorization to proceed with the sale of the subject property, subject to the conditions noted above.

Respectfully,



David M. Rodrigue, P.E.
Commissioner

DMR/EEA
Attachments

PURCHASE AND SALES AGREEMENT

New Hampshire Association of REALTORS® Standard Form



_____, _____ ("EFFECTIVE DATE")
EFFECTIVE DATE is defined in Section 23 of this Agreement.

1. THIS AGREEMENT made this 11th day of April, 2026 between
New Hampshire State of Dept of Transportation
("SELLER") of 7 Hazen Drive, room 100
City/Town Concord, State NH Zip 03302-0483
and Michael Henry Anderson
cindy Michele Skerry ("BUYER") of 35 Wason Rd
City/Town Hudson, State NH Zip 03051

2. WITNESSETH: That SELLER agrees to sell and convey, and BUYER agrees to buy certain real estate situated in
City/Town of Hudson located at 35 Wason Rd Hudson NH 03051
County Hillsborough Book 5610 Page 324 Date _____ ("PROPERTY").

3. The SELLING PRICE is five hundred and twenty five thousand Dollars \$525,000.00
A DEPOSIT in the form of personal check/ wire is to be held in an escrow account by
DiPietro Group Real Estate ("ESCROW AGENT"). BUYER [] has delivered, or [X] will deliver to the ESCROW
AGENT's FIRM within 3 days of the EFFECTIVE DATE, a deposit of earnest money in the amount of
\$ 5,000.00. BUYER agrees that an additional deposit of earnest money in the amount of
N/A will be delivered on or before N/A. If BUYER fails to deliver
the initial or additional deposit in compliance with the above terms, SELLER may terminate this Agreement. The
remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check, in the amount of
\$520,000.00.

4. DEED: Marketable title shall be conveyed by a quitclaim deed, and shall be
free and clear of all encumbrances except usual public utilities serving the PROPERTY.

5. TRANSFER OF TITLE: On or before 06/26/2026 at TBD
or some other place of mutual consent as agreed to in writing.

6. POSSESSION: Full possession and occupancy of the premises with all keys shall be given upon the transfer of title free
of all tenants and occupant's personal property and encumbrances except as herein stated. Said premises to be then in
the same condition in which they now are, reasonable wear and tear excepted. SELLER agrees that the premises will be
delivered to BUYER free of all debris and in "broom clean" condition. Exceptions: NONE

Buyer reserves the right to conduct a walk through inspection upon reasonable notice to SELLER's real estate FIRM
within 24 hours prior to time of closing to ensure compliance with the terms of this Agreement.

7. REPRESENTATION: The undersigned SELLER(S) and BUYER(S) acknowledge the roles of the agents as follows:
N/A of N/A
is a [X] seller agent [] buyer agent [] facilitator [] disclosed dual agent*
Melissa Giuffrida of DiPietro Group Real Estate
is a [] seller agent [X] buyer agent [] facilitator [] disclosed dual agent*

*If agent(s) are acting as disclosed dual agents, SELLER and BUYER acknowledge prior receipt and signing of a Dual
Agency Informed Consent Agreement.

[] NOTICE OF DESIGNATED AGENCY: If checked, notice is hereby given that BUYER is represented by a designated
buyer's agent and SELLER is represented by a designated seller's agent in the same firm.

8. INSURANCE: The buildings on said premises shall, until full performance of this Agreement, be kept insured against
fire, and other extended casualty risk by SELLER. In case of loss, all sums recoverable from said insurance shall be
paid or assigned, on transfer of title, to BUYER, unless the premises shall previously have been restored to their
former condition by SELLER; or, at the option of BUYER, this Agreement may be rescinded and the DEPOSIT refunded
if any such loss exceeds \$5,000.00.

SELLER(S) INITIALS EGS BUYER(S) INITIALS MHA CMs

PURCHASE AND SALES AGREEMENT
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- 9. TITLE:** If upon examination of title it is found that the title is not marketable, SELLER shall have a reasonable time, not to exceed thirty (30) days from the date of notification of defect (unless otherwise agreed to in writing), to remedy such defect. Should SELLER be unable to provide marketable title within said thirty (30) days, BUYER may rescind this Agreement at BUYER'S sole option, with full deposit being refunded to BUYER and all parties being released from any further obligations hereunder. SELLER hereby agrees to make a good faith effort to correct the title defect within the thirty (30) day period above prescribed once notification of such defect is received. The cost of examination of the title shall be borne by BUYER.
- 10. PRORATIONS:** Taxes, condo fees, special assessments, rents, water and sewage bills shall be prorated as of time and date of closing. Buyer shall pay for all fuel remaining in tank(s) calculated as of the closing date or such earlier date as required to comply with lender requirements, if any. The amount owed shall be determined using the most recently available cash price of the company that last delivered the fuel.

TBD

11. PROPERTY INCLUDED: All Fixtures All fixtures and appliances that have been and are currently on site

12. In compliance with the requirements of RSA 477:4-a, the following information is provided to BUYER relative to Radon Gas, Arsenic and Lead Paint:

RADON: Radon, the product of decay of radioactive materials in rock may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

Arsenic: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD: Before 1978, paint containing lead may have been used in structures. Exposure to lead from the presence of flaking, chalking, chipping lead paint or lead paint dust from friction surfaces, or from the disturbance of intact surfaces containing lead paint through unsafe renovation, repair or painting practices, or from soils in close proximity to the building, can present a serious health hazard, especially to young children and pregnant women. Lead may also be present in drinking water as a result of lead in service lines, plumbing and fixtures. Tests are available to determine whether lead is present in paint or drinking water.

Disclosure Required YES NO

PFAS: Poly - and perfluoroalkyl substances: (PFAS) are found in products that are used in domestic, commercial, institutional and industrial settings. These chemical compounds have been detected at levels that exceed federal and/or state advisories or standards in wells throughout New Hampshire, but are more frequently detected at elevated levels in southern New Hampshire. Testing of the water by an accredited laboratory can measure PFAS levels and inform a buyer's decision regarding the need to install water treatment systems.

Flood: Properties in coastal areas and along waterways may be subject to increased risk of flooding over time. A standard homeowners insurance policy typically does not cover flood damage. The buyer is encouraged to determine whether separate flood insurance is required and consult the Federal Emergency Management Agency's flood maps (FEMA.GOV) in order to determine if the property is in a designated flood zone.

13. Waterfront Property. Buyers of Waterfront Property may be required to obtain a septic evaluation prior to closing. Buyers should perform due diligence on this issue.

14. BUYER ACKNOWLEDGES PRIOR RECEIPT OF SELLER'S PROPERTY DISCLOSURE FORM AND SIGNIFIES BY INITIALING HERE: MHA Cms

15. INSPECTIONS: The BUYER is encouraged to seek information from licensed home inspectors and other professionals normally engaged in the business regarding any specific issue of concern. SELLER'S real estate FIRM makes no warranties or representations regarding the condition, permitted use or value of the SELLER'S real or personal property. This Agreement is contingent upon the following inspections, with results being satisfactory to the BUYER:

SELLER(S) INITIALS EGS BUYER(S) INITIALS MHA Cms

PURCHASE AND SALES AGREEMENT
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TYPE OF INSPECTION:	YES	NO	RESULTS TO SELLER	TYPE OF INSPECTION:	YES	NO	RESULTS TO SELLER
a. General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within <u>5</u> days	f. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within <u>N/A</u> days
b. Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within <u>N/A</u> days	g. Pests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within <u>N/A</u> days
c. Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within <u>N/A</u> days	h. Hazardous Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within <u>N/A</u> days
d. Radon Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within <u>N/A</u> days	i. <u>N/A</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within <u>N/A</u> days
e. Radon Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within <u>N/A</u> days	j. <u>N/A</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within <u>N/A</u> days

The use of days is intended to mean calendar days from the effective date of this Agreement. TIME IS OF THE ESSENCE in the observance of all deadlines set forth within this Paragraph. All inspections will be done by licensed home inspectors or other professionals normally engaged in the business, to be chosen and paid for by BUYER. If BUYER does not notify SELLER in writing that the results of an inspection are unsatisfactory within the time period set forth above, the contingency is waived by BUYER. **If the results of any inspection specified herein reveal significant issues or defects, which were not previously disclosed to BUYER then:**

- (a) BUYER shall have the option at BUYER'S sole discretion to terminate this Agreement and all deposits shall be returned to BUYER in accordance with NH RSA 331-A:13; or
- (b) If BUYER elects to notify SELLER in writing of the unsatisfactory condition(s) then:
 - 1) SELLER and BUYER can reach agreement in writing on the method of repair or remedy of the unsatisfactory condition(s); or
 - 2) If SELLER elects not to repair or remedy the unsatisfactory conditions(s) the BUYER may release the home inspection contingency and accept the property as is; or
 - 3) If SELLER and BUYER cannot reach agreement in writing with respect to the method of repair and remedy of the unsatisfactory condition(s), then this Agreement is terminated and all deposits shall be returned to BUYER in accordance with NH RSA 331-A:13.

Notification in writing of SELLER'S intent to repair or remedy or not to repair or remedy pursuant to Section (b) above, shall be delivered to BUYER or their licensee within five (5) days of receipt by SELLER of notification of unsatisfactory condition(s). BUYER shall respond in writing to SELLER'S notification within five (5) days. If BUYER does not respond within five (5) days, SELLER may elect to terminate this Agreement and all deposits shall be returned to BUYER in accordance with NH RSA 331-A:13.

In the absence of inspection mentioned above, BUYER is relying upon BUYER'S own opinion as to the condition of the PROPERTY.
BUYER HEREBY ELECTS TO WAIVE THE RIGHT TO ALL INSPECTIONS AND SIGNIFIES BY INITIALING HERE:

16. DUE DILIGENCE: This Agreement is contingent upon BUYER'S satisfactory review of the following:

	YES	NO		YES	NO
a. Restrictive Covenants of Record	<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Condominium documentation per N.H. RSA 356- B:58	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Easements of Record/Deed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Co-op/PUD/Association Documents	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Park Rules and Regulations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Availability of Property/Casualty Insurance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			g. Availability and cost of Flood Insurance	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If such review is unsatisfactory, BUYER must notify SELLER in writing within 5 days from the effective date of the Agreement failing which such contingency shall lapse. If BUYER so notifies SELLER, then all deposits shall be returned to BUYER in accordance with NH RSA 331-A:13.

17. LIQUIDATED DAMAGES: If BUYER shall default in the performance of their obligation under this Agreement, the amount of the deposit may, at the option of SELLER, become the property of SELLER as reasonable liquidated damages. In the event of any dispute relative to the deposit monies held in escrow, the **ESCROW AGENT** may, in its sole discretion, pay said deposit monies into the Clerk of Court of proper jurisdiction in an Action of Interpleader, providing each party with notice thereof at the address recited herein, and thereupon the **ESCROW AGENT** shall be discharged from its obligations as recited therein and each party to this Agreement shall thereafter hold the **ESCROW AGENT** harmless in such capacity. Both parties hereto agree that the **ESCROW AGENT** may deduct the cost of bringing such Interpleader action from the deposit monies held in escrow prior to the forwarding of same to the Clerk of such court

SELLER(S) INITIALS ELG

BUYER(S) INITIALS M A R

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18. PRIOR STATEMENTS: Any verbal representation, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

19. FINANCING: This Agreement (is) (is not) contingent upon BUYER obtaining financing under the following terms: AMOUNT 96.5% LTV TERM/YEARS 30 RATE Fixed MORTGAGE TYPE FHA

For the purposes of this Agreement, financing is to be demonstrated by a conditional loan commitment letter, which states that BUYER is creditworthy, has been approved and that the lender shall make the loan in a timely manner at the Closing on specified customary conditions for a loan of the type specified above. BUYER is responsible to resolve all conditions included in the loan commitment by the Closing date.

The existence of conditions in the loan commitment will not extend either the Financing Deadline described below or the closing date.

BUYER hereby authorizes, directs and instructs its lender to communicate the status of BUYER'S financing and the satisfaction of lender's specified conditions to SELLER and SELLER'S/BUYER'S real estate FIRM.

TIME IS OF THE ESSENCE in the observance of all deadlines set forth within this financing contingency. BUYER agrees to act diligently and in good faith in obtaining such financing and shall, within 3 calendar days from the effective date, submit a complete and accurate application for mortgage financing to at least one financial institution currently providing such loans, requesting financing in the amount and on the terms provided in this Agreement.

If BUYER provides written evidence of inability to obtain financing to SELLER by 6/04/2026 ("Financing Deadline"), then:

- (a) This Agreement shall be null and void; and
- (b) All deposits will be returned to BUYER in accordance with the procedures required by the New Hampshire Real Estate Practice Act (N.H. RSA 331-A:13) ("the Deposit Procedures"); and
- (c) The premises may be returned to the market.

BUYER may choose to waive this financing contingency by notifying SELLER in writing by the Financing Deadline and this Agreement shall no longer be subject to financing.

If, however:

- (a) BUYER does not make application within the number of days specified above; or
- (b) BUYER fails to provide written financing commitment or written evidence of inability to obtain financing to SELLER by the Financing Deadline,

Then SELLER shall have the option of either:

- (a) Declaring BUYER in default of this Agreement; or
- (b) Treating the financing contingency as having been waived by BUYER.

If SELLER declares BUYER in default, in addition to the other remedies afforded under this Agreement:

- (a) SELLER will be entitled to all deposits in accordance with the Deposit Procedures; and
- (b) This Agreement will be terminated; and
- (c) The premises may be returned to the market for sale.

SELLER(S) INITIALS Eas

BUYER(S) INITIALS MH Em

PURCHASE AND SALES AGREEMENT
New Hampshire Association of REALTORS® Standard Form



If SELLER opts to treat the financing contingency as waived or relies on a conditional loan commitment and BUYER subsequently does not close in a timely manner, SELLER can then declare BUYER in default. SELLER then, in addition to the other remedies afforded under this Agreement:

- (a) Will be entitled to all deposits in accordance with the Deposit Procedures; and
- (b) This Agreement will be terminated; and
- (c) The premises may be returned to the market for sale.

BUYER shall be solely responsible to provide SELLER in a timely manner with written evidence of financing or lack of financing as described above.

WIRE FRAUD ALERT. Sophisticated criminals are targeting the email accounts of real estate agents, title companies, settlement attorneys and others to generate fake wire transfer instructions designed to divert closing funds to the criminals. The emails are professionally created and look real. Buyer and Seller should not send personal information such as social security numbers, bank account numbers or credit card numbers except through secure email or personal delivery of the information. **Buyer and Seller are advised not to wire any funds without personally speaking with the intended recipient of the wire to confirm the routing number and the account number.** Seller [Signature] Buyer [Signature]

20. ADDITIONAL PROVISIONS:

This agreement does not make the current lease term null and void. Tenants will continue to provide monthly rent monies per the lease agreement. The property will be conveyed where is, as is and with all faults. This agreement shall become effective upon approval of the Governor and Executive Council, pursuant to RSA 4:39-c.closing shall take place within fourteen (14) days of such approval; excepting and reserving additional time(business calendar days)for, and in the event of, unforeseen circumstances. The tenant/Buyer has been living on the premise as a tenant and has first hand knowledge of the building condition: seller has not lived on the property and has no direct knowledge of the premise. The State of NH will assess an administrative fee of \$1,100.00, pursuant to RSA 4:40 III-a by which purchasers shall provide at closing.

CONCESSIONS:

[Empty box for concessions]

PROFESSIONAL FEE:

All parties agree that the seller is responsible for paying 2% of the gross sales price to DiPietro Group Real Estate.

21. ADDENDA ATTACHED: Yes No _____

SELLER(S) INITIALS Elsy BUYER(S) INITIALS [Signature]
© 2025 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED. 10.2025

PURCHASE AND SALES AGREEMENT
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22. CHOICE OF LAW AND VENUE: The parties irrevocably agree that any dispute arising out of or related to this Agreement or the transaction contemplated thereby shall be determined in accordance with the laws of the state of New Hampshire, regardless of any choice of law analysis, and that the exclusive venue for such disputes shall be the federal or state courts in New Hampshire.

23. EFFECTIVE DATE/NOTICE: Any notice, communication or document delivery requirements in this agreement may be satisfied by providing the required notice, communication or documentation to the party or their licensee. All notices and communications must be in writing to be binding except for withdrawals of offers or counteroffers. This Agreement is a binding contract when signed and all changes initialed by both BUYER and SELLER and when that fact has been communicated in writing which shall be the EFFECTIVE DATE. Licensee is authorized to fill in the EFFECTIVE DATE on Page 1 hereof. The use of days is intended to mean calendar days from the EFFECTIVE DATE of this Agreement. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the EFFECTIVE DATE, unless another starting date is expressly set forth, beginning with the first day after the EFFECTIVE DATE, or such other established starting date, and ending at 12:00 midnight Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 12:00 midnight Eastern Time on such date.

Each party is to receive a fully executed copy of this Agreement. This Agreement shall be binding upon the heirs, executors, administrators and assigns of both parties.

PRIOR TO EXECUTION, IF NOT FULLY UNDERSTOOD, PARTIES ARE ADVISED TO CONTACT AN ATTORNEY.

Signed by: 
BUYER DF7E5D4A1B439...
DATE/TIME: 4/11/2026 | 5:41 PM EDT

Signed by: 
BUYER F893053EB421...
DATE/TIME: 4/11/2026 | 5:49 PM EDT


35 Wason Rd
MAILING ADDRESS

160 Bow Street
MAILING ADDRESS

Hudson NH 03051
CITY STATE ZIP

Manchester NH 03103
CITY STATE ZIP

SELLER accepts the offer and agrees to deliver the above-described PROPERTY at the price and upon the terms and conditions set forth.


SELLER Eric G. Sargent, Administrator
Bureau of Right-of-Way, NH DOT
DATE/TIME: 4/13/2026

SELLER
DATE/TIME

7 Hazen Drive, room 100
MAILING ADDRESS

MAILING ADDRESS

Concord NH 03302-0483
CITY STATE ZIP

CITY STATE ZIP

SELLER(S) INITIALS 

BUYER(S) INITIALS 



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: 35 Wason Road, Hudson, NH

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) MS MHA purchaser has received copies of all information listed above.

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

(e) MS MHA 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) MG 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.

[Signature] 4-6-2026

Seller State of NH, Dept. of Trans. & Gov. In. Sergeant / Administrator Date

Signed by: [Signature] Date 4/7/2026 | 5:16 PM EDT

DocuSigned by: Melissa Ciuffrida Date 4/8/2026 | 10:18 AM EDT

[Signature] 4-8-2026

Seller Date

Signed by: Cindy Michele Skerry Date 4/8/2026 | 8:08 AM EDT

Agent Date

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.

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: State of New Hampshire, Department of Transportation
2. PROPERTY LOCATION: 35 Wason Road, Hudson, NH
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No
4. SELLER: has has not occupied the property for 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: UNKNOWN
c. USE: Number of Persons currently using the system: UNKNOWN
d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? UNKNOWN
e. WATER TEST: Have you had the water tested? Yes No Date of most recent test UNKNOWN

COMMENTS:

- 6. SEWAGE DISPOSAL SYSTEM
a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No Private: Yes No Unknown:
b. IF PUBLIC OR COMMUNITY/SHARED: Have you experienced any problems such as line or other malfunctions? Yes No
c. IF PRIVATE: TANK: Septic Tank Holding Tank Cesspool Unknown Other
d. LEACH FIELD: Yes No Other UNKNOWN

SELLER(S) INITIALS ELS

BUYER(S) INITIALS MHA CMS

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form
TO BE COMPLETED BY SELLER



PROPERTY LOCATION: 35 Wason Road, Hudson, NH

e. IS SYSTEM LOCATED IN A SHORELAND ZONE? [] Yes [] No [x] Unknown
IF YES, has a site assessment been done? [] Yes [] No [x] Unknown

SOURCE OF INFORMATION:
COMMENTS:

Table with 7 columns: LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors.

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 [x] Unknown
IF YES: Are tanks currently in use? [] Yes [] No UNKNOWN
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 problems, such as leakage, etc.? [] Yes [] No Comments:

b. ASBESTOS - Current or previously existing: UNKNOWN

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: UNKNOWN

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: UNKNOWN

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: UNKNOWN

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 UNKNOWN
Comments:

f. Are you aware of any other hazardous materials? [] Yes [] No UNKNOWN

If YES: Source of information:
Comments:

SELLER(S) INITIALS ETS

BUYER(S) INITIALS MHA CMS

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form
TO BE COMPLETED BY SELLER



PROPERTY LOCATION: 35 Wason Road, Hudson, NH

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?
b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
d. Are you aware of any problems with other buildings on the property?
e. Are you receiving a tax exemption for this property for any reasons?
f. Is any part of this property in Current Use?
g. Is this property located in a Federally Designated Flood Zone?
h. Has the property been surveyed?
i. How is the property zoned?
j. Heating System Age: UNKNOWN Type: Fuel: Tank/Location:
k. Roof Age: UNKNOWN Type of Roof Covering:
l. Foundation/Basement: Full Partial Other: UNKNOWN Type:
m. Chimney(s) How Many? Lined? UNKNOWN Last Cleaned: Problems?
n. Plumbing Type: UNKNOWN Age:
o. Domestic Hot Water: Age: UNKNOWN Type: Gallons:
p. Electrical System Amps: UNKNOWN Circuit Breakers Fuses
q. Modifications: Are you aware of any modifications or repairs made without the necessary permits?
r. Pest Infestation: Are you aware of any past or present pest infestations?
s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
t. Other (e.g. Alarm System, Irrigation System, etc.) UNKNOWN

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. 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 EGS

BUYER(S) INITIALS MHA CMS

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PROPERTY LOCATION: 35 Wason Road, Hudson, NH

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

Rental Property for 10+ years - Tenant occupied until January 2026

I HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I UNDERSTAND THAT INFORMATION CONTAINED IN THIS INFORMATION STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE BUYERS.

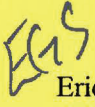
SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Eric G. Sargent 4-6-2026
SELLER DATE SELLER DATE
Eric G. Sargent, Administrator
Bureau of Right-of-Way, NHDOT

I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM PROFESSIONALS NORMALLY ENGAGED IN THE BUSINESS REGARDING ANY SPECIFIC ISSUES OF CONCERN.

Signed by: Michael Anderson 4/7/2026 | 5:16 PM EDT
BUYER Michael Anderson DATE
Signed by: Cindy Michele Skerry 4/8/2026 | 8:08 AM EDT
BUYER Cindy Skerry DATE

STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION

FROM:  Eric G. Sargent
Administrator

DATE: December 23, 2025

AT: Dept. of Transportation
Bureau of Right-of-Way

SUBJECT: Sale of State-Owned Land in Merrimack, Hudson, and Litchfield
RSA 4:39-f

TO: Representative David Milz, Chairman
Long Range Capital Planning and Utilization Committee

REQUESTED ACTION

Pursuant to RSA 4:39-f, the New Hampshire Department of Transportation (Department), requests approval to bulk dispose of several parcels of improved State-owned land, located in the Towns of Merrimack, Litchfield, and Hudson, in the County of Hillsborough. The Department may dispose of the improved properties either directly to the Towns, the New Hampshire Housing Finance Authority, the existing tenants, or by entering into listing agreements with pre-qualified realtors. The Department intends to sell the identified parcels at fair market value with a listing price of no less than current tax assessed values for each parcel address. The twenty-two parcels are listed below and will each be assessed an administrative fee of \$1,100, pursuant to RSA 4:40, III-A. The Department will allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in this request.

EXPLANATION

The Department is processing the disposal of several parcels of improved State-owned land that were acquired between the years of 1989 and 1999 for the Circumferential Highway Project 10644. The breakdown of the parcels is as follows:

<u>Parcel</u>	<u>Map-Lot</u>	<u>Parcel Address</u>	<u>City/Town</u>	<u>Tax Assessed Value</u>
504	223/33	35 Wason Rd.	Hudson	\$421,500.00
505	223/32	37 Wason Rd.	Hudson	\$411,400.00
506	223/31	39 Wason Rd.	Hudson	\$441,400.00
518A	217/34/1	5A Mark St	Hudson	\$332,900.00
518B	217/34/2	5B Mark St	Hudson	\$323,200.00
527	212/5	94A Wason Rd.	Hudson	\$476,000.00
527	212/5	94B Wason Rd.	Hudson	
530	212/7	98A Wason Rd.	Hudson	\$493,000.00
530	212/7	98B Wason Rd.	Hudson	

193	2D/074-1	55 Thornton Rd. West	Merrimack	\$358,300.00
194	2D/074-2	53 Thornton Rd. West	Merrimack	\$398,600.00
197	2D/001	46 Thornton Rd. West	Merrimack	\$340,000.00
1	1E/001-043	60 Merrimack Dr.	Merrimack	\$249,500.00
1	1E/001-044	58 Merrimack Dr.	Merrimack	\$235,500.00
1	1E/001-045	56 Merrimack Dr.	Merrimack	\$239,500.00
1	1E/001-046	54 Merrimack Dr.	Merrimack	\$239,500.00
1	1E/001-047	52 Merrimack Dr.	Merrimack	\$242,500.00
1	1E/001-048	50 Merrimack Dr.	Merrimack	\$244,300.00
114	002/0013/000	6 (48) Old Derry Rd.	Litchfield	\$474,500.00
126	002/0023	226 Derry Rd.	Litchfield	\$365,700.00
129	002/0026	234 Derry Rd.	Litchfield	\$378,800.00
151	128/9	301 Webster Street	Hudson	\$348,200.00

After a Departmental review, it was determined that the subject parcels are surplus to the Department's operational needs and available for disposal. These parcels will be conveyed with the following conditions:

- The Buyers shall be responsible for obtaining any and all local and State approvals, including but not limited to subdivision approval.

In accordance with New Hampshire Administrative Rules, chapter Tra 1000, "Process for Marketing and Sale of State-Owned Property Utilizing Real Estate Professionals," and Chapter Tra 1003.03 (Selection Process), all pre-qualified Realtors in Region 3 (Belknap, Hillsborough, and Merrimack Counties) will be sent a request to submit a market analysis for the subject properties. The approved realtors shall receive a real estate commission based on the breakdown listed below.

- 4% from \$1,000,001.00 to \$2,000,000.00
- 5% from \$500,001.00 to \$1,000,000.00
- 6% of the first \$500,000.00

The Pre-Qualification Committee will review the tax assessed values and the submitted Comparative Market Analyses to determine an appropriate fair market value and select a realtor to market each property, on behalf of the Department.

Pursuant to RSA 4:39-f, the Department will solicit interest from the Towns of Merrimack, Litchfield, and Hudson.

Pursuant to RSA 204-D:2, the Department will also solicit interest from the New Hampshire Housing Finance Authority.

The Department is respectfully requesting authorization to sell the subject parcels, as outlined above.

EGS/EEA
Attachments



TOWN OF HUDSON
Office of the Town Administrator
12 School Street
Hudson, New Hampshire 03051

Roy E. Sorenson, Town Administrator
rsorenson@hudsonnh.gov · Tel: 603-886-6024 · Fax: 603-598-6481

January 20, 2026

Eric G. Sargent, NHDOT (via email)
Bureau of Right-Of-Way Administrator
John O. Morton Building
7 Hazen Drive – PO Box 483
Concord NH 03302-0483

RE: Sale of State-Owned Land in Hudson
Circumferential Highway

Dear Mr. Sargent,

This letter follows your formal request dated December 9, 2025, regarding the several parcels of State-owned land with improvements thereon located in the Town of Hudson previously secured for the Circumferential Highway right of way. As you know, NHDOT presented before the Board of Selectmen (BOS) on January 13, 2026, including of which the following was identified:

- Tax Map 223 Lot 33: 35 Wason Road (Single Family Residence & 1.39 +/- acres of land)
- Tax Map 223 Lot 32: 37 Wason Road (Single Family Residence & 0.99 +/- acres of land)
- Tax Map 223 Lot 31: 39 Wason Road (Single Family Residence & 0.90 +/- acres of land)
- Tax Map 217 Block 34 Lot 1: SA Mark Street (Condex w/ Garage on 0.92 +/- acres of land)
- Tax Map 217 Block 34 Lot 2: SB Mark Street (Condex w/ Garage on 0.92 +/- acres of land)
- Tax Map 212 Lot 5: 94 (A&B) Wason Road (Duplex & 1.39 +/- acres of land)
- Tax Map 212 Lot 7: 98 (A&B) Wason Road (Duplex & 1.41 +/- acres of land)
- Tax Map 128 Lot 9: 301 Webster Street (Single Family Residence 1.39 +/- acres of land)

Please be advised that the following motion was taken thereon:

“Selectman Morin made a motion, seconded by Selectman Guessferd, for the Town of Hudson to decline any interest in the improved lots the New Hampshire DOT is proposing from the dissolving of Circumferential Highway, as recommended by the Board of Selectmen.” **Motion carried, 5-0.**

This serves to close the matter at this time whereby NHDOT can proceed accordingly.

Respectfully submitted,

Roy E. Sorenson

Cc: Hudson Board of Selectmen (via email)
Elvis Dhima, Development Services Director (via email)
Bill Oldenburg, NHDOT Special Projects Engineer (via email)
William Cass, NHDOT Commissioner (via email)



State-Owned Land - Various locations, Hudson and Merrimack

From Andrew Cadorette <acadorette@nhhfa.org>

Date Wed 1/7/2026 12:59 PM

To Smith, Adam <Adam.M.Smith@dot.nh.gov>

Cc Donnelly Shannon <Shannon.M.Donnelly@dot.nh.gov>; Rhiannon Black <rblack@nhhfa.org>

 3 attachments (1 MB)

DOT-Introduction-NHHousing_01_07_26.docx; Information for NH DOT Tenants_12_30_25.docx; Q-and-A-for-Tenants.docx;

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Hello Adam and Shannon,

I hope you both had a great holiday season, and I wish you a happy New Year.

I am following up regarding the various single-family homes DOT is looking to sell. As discussed, NH Housing is not seeking to purchase these homes or displace the current occupants.

However, we would welcome the opportunity to work with DOT as a resource to help current tenants explore the option of purchasing the homes they are living in. As the state's Housing Finance Authority, NH Housing offers targeted programs for income-eligible homebuyers, including up to \$15,000 in down payment assistance for eligible borrowers.

Attached are three draft documents that we thought might be helpful:

1. Introductory language from DOT to tenants introducing NH Housing
2. A letter from NH Housing encouraging tenants to contact an approved NH Housing lender, or NH Housing directly for guidance on purchasing a home
3. A brief FAQ sheet highlighting the major steps in the process

These are intended as suggested documents only. I am happy to work with your team to refine the messaging or explore alternative approaches if you have other ideas.

Our goal is simply to provide tenants with clear direction on next steps in their housing journey, whether that involves purchasing their current home or transitioning to another housing option.

I look forward to your thoughts.

Andy

ANDREW CADORETTE

Senior Manager, Marketing and Outreach

Homeownership Division

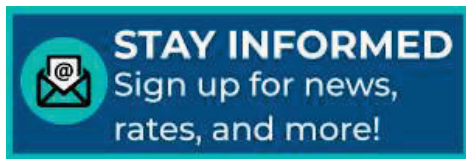
New Hampshire Housing

PO Box 5087, Manchester, NH 03108

32 Constitution Dr., Bedford, NH 03110

D 603.310.9287 | **M** 603.310.9287

acadorette@nhhfa.org | NHHousing.org



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35 Wason Road

Legend
📍 35 Wason Rd



Google Earth

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6.24 ft



35 Wason Rd Hudson



11/4/2025

