

E-Doc # 20260004848 Page 1 of 5

Book 3882 Page 900 Recorded: 05/29/2026 12:18 PM

Karen I. Rines, Register of Deeds
Carroll County New Hampshire

LCHIP	CAA179861	25.00
TRANS TAX	CA939373	3,150.00

Tax Stamps \$3,150.00

PLACE TRANSFER TAX STAMP ABOVE THIS LINE

FIDUCIARY DEED

I, **Dustin Grinnell**, of 14 Otis Street, Town of Winthrop, County of Suffolk, Commonwealth of Massachusetts (02152), **Administrator of the Estate of Sharon L. Gray**, being probated in the 3rd Circuit – Probate Division – Ossipee Court, Docket No. 312-2024-ET-00512, for Two Hundred Ten Thousand Dollars (\$210,000.00) paid, grants to **Greg M. Grinnell**, a single person, of P.O. Box 191 Eaton Center (Town of Eaton, County of Carroll), State of New Hampshire (03832), the following:

A certain tract or parcel of land, with the buildings thereon, situated in the Town of Conway, County of Carroll, State of New Hampshire, being more particularly bounded and described as follows:

Lot #1 as shown on a plan entitled “Proposed 3 Lot Subdivision prepared for; Robert & Mildred Wilks, Town of Conway – County of Carroll” recorded in the Carroll County Registry of Deeds at Plan Book 149, Page 48. Said lot being bounded and described in accordance with said plan as follows:

Beginning at an iron pipe located on the Northwesterly side of Bald Hill Road and running North 31° 44’ 35” East a distance of 250.00 feet to an iron pipe; thence turning and running South 87° 00’ 50” East a distance of 165.19 feet to an iron pipe; thence turning and running South 31° 44’ 35” West a distance of 333.59 feet to an iron pipe located on the Northwesterly side of Bald Hill Road; thence turning and running along the Northwesterly side of Bald Hill Road along an arc with a radius of 945.00 feet a distance of 145.02 feet to the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to Eugene R. Gray, Jr. and Sharon L. Gray by Quitclaim Deed of Sharon L. Gray (f/k/a Sharon L. Cook), dated April 24, 2015, and recorded in the Carroll County Registry of Deeds at Book 3196, Page 961. Eugene R. Gray, Jr. died March 2, 2024, and his death certificate is to be recorded.

This is not Homestead property.

This deed was prepared from information supplied by the Grantor herein and no independent title examination has been conducted by the preparer of this deed.

EXECUTED this 22nd day of May, 2026.

Estate of Sharon L. Gray

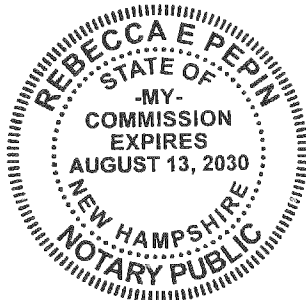
BY: [Signature] Administrator
Dustin Grinnell, Administrator

STATE/Commonwealth of New Hampshire
COUNTY OF Carroll

This instrument was acknowledged before me on 5/22/2026, 2026 by Dustin Grinnell in his capacity as Administrator of the Estate of Sharon L. Gray.

In witness whereof I hereunto set my hand and official seal.

Before me,



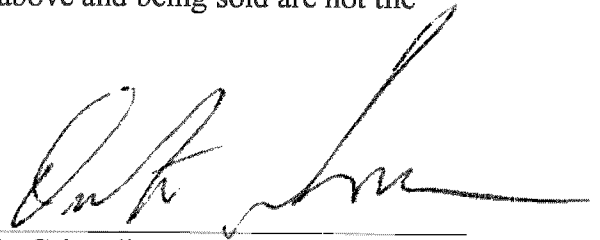
[Signature]
Notary Public/Justice of the Peace
Rebecca E. Pepin
Print/Type name
My Commission Expires: _____

CONSENT TO SELL REAL ESTATE

I, Dustin Grinnell, Administrator of and an heir at law of the Estate of Sharon L. Gray being probated in 3rd circuit-Probate Division-Ossipee, Docket No. 312-2024-ET-00512, having a mailing address of 14 Otis Street, Winthrop, Massachusetts (02152), hereby consent to the sale of the real estate interest owned by the decedent at the time of her death situate in the Town of Conway, County of Carroll and State of New Hampshire, located at 48 Bald Hill Road, the Deed which includes the premises described above, being recorded in the Carroll County Registry of Deeds at Book 3196, Page 961. The premises referenced above and being sold are not the homestead of the undersigned.

Date:

5/17/26

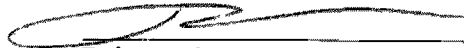
A handwritten signature in black ink, appearing to read 'Dustin Grinnell', written over a horizontal line.

Dustin Grinnell

CONSENT TO SELL REAL ESTATE

I, Brittany Perry, an heir at law of the Estate of Sharon L. Gray being probated in 3rd circuit-Probate Division-Ossipee, Docket No. 312-2024-ET-00512, having a mailing address of P.O. Box 353, Conway, New Hampshire (03818), hereby consent to the sale of the real estate interest owned by the decedent at the time of her death situate in the Town of Conway, County of Carroll and State of New Hampshire, located at 48 Bald Hill Road, the Deed which includes the premises described above, being recorded in the Carroll County Registry of Deeds at Book 3196, Page 961. The premises referenced above and being sold are not the homestead of the undersigned.

Date: 5-17-24


Brittany Perry

CONSENT TO SELL REAL ESTATE

I, Daniel Grinnell, an heir at law of the Estate of Sharon L. Gray being probated in 3rd circuit-Probate Division-Ossipee, Docket No. 312-2024-ET-00512, having a mailing address of 782 Elm Street, Marlborough, Massachusetts (01752) hereby consent to the sale of the real estate interest owned by the decedent at the time of her death situate in the Town of Conway, County of Carroll and State of New Hampshire, located at 48 Bald Hill Road, the Deed which includes the premises described above, being recorded in the Carroll County Registry of Deeds at Book 3196, Page 961. The premises referenced above and being sold are not the homestead of the undersigned.

Date:

5-17-20



Daniel Grinnell

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:** Greg Grinnell
2. **PROPERTY LOCATION:** 48 Bald Hill Rd., Conway, NH 03818
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:
Installed By: Date of Installation:
What is the source of your information?
- c. **USE:** Number of persons currently using the system: Unknown
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
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: Town Water

6. SEWAGE DISPOSAL SYSTEM

- a. **TYPE OF SYSTEM:** Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No
- b. **IF PUBLIC OR COMMUNITY/SHARED**
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem?
- c. **IF PRIVATE:**
TANK: Septic Tank Holding Tank Cesspool Unknown Other
Tank Size Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: Location Unknown: Date of Installation:
Date of Last Servicing: Name of Company Servicing Tank:
Have you experienced any malfunctions? Yes No
COMMENTS: Town Sewer

SELLER(S) INITIALS GG

BUYER(S) INITIALS

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PROPERTY LOCATION: 48 Bald Hill Rd., Conway, NH 03818

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: _____

Town Sewer

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	☒	☐	☐			☒
	Crawl Space	☒	☐	☐	Fiberglass		☒
	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 ☐ 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: _____

family

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: _____

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PROPERTY LOCATION: 48 Bald Hill Rd., Conway, NH 03818

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: family

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: family

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? family

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? family

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: _____

If YES, is survey available? ___ Yes ___ No

☒ Unknown

h. How is the property zoned? residential

i. Heating System Age: unk Type: Rinnai Fuel: Propane Tank Location: East Side

Owner of Tank: Exmes

Annual Fuel Consumption: unk

Price: _____

Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

electric

Comments: _____

j. Roof Age: 10x Type of Roof Covering: metal

Moisture or leakage: no

Comments: ###

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- k. **Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ Type: _____
Moisture or leakage: _____
Comments: no
- l. **Chimney(s)** How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
Comments: no
- m. **Plumbing** Type: cpr pvc Age: mixed
Comments: _____
- n. **Domestic Hot Water** Age: _____ Type: Electric Gallons: 40
Comments: _____
- o. **Electrical System** # of Amps 200 ☒ 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: none Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- t. **Pool** Age: _____ 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: Spectrum Available
- 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 QA

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:

Brand new kitchen w/ Quartz Counters
All new LVP flooring
Interior completely painted
new int doors
new stair treads
All Plugs + Switches are new / new lighting
new electric heaters in downstairs bedrooms

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).


SELLER Greg Grinnell

6/26/26
DATE

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

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