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E- BAILIN SLOAT LAW, PLLC.

Willis B. Sloat, Esquire

835 Hanover Street, Unit 302

Manchester, NH 03104

23005693

06/07/2023 09:21 AM

Book 4804 Page 697

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Register of Deeds, Grafton County

LCHIP FEE

GRA189152

25.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, DANA WOLKIEWICZ, single, of 82 Centennial Way, Thornton, New Hampshire 03285, for no consideration paid, grant to DANA WOLKIEWICZ, as Trustee of THE DANA WOLKIEWICZ TRUST OF 2023, dated May 25, 2023, with a mailing address of 82 Centennial Way, Thornton, New Hampshire 03285, with *Quitclaim Covenants*, the following premises:

A certain tract or parcel of land, with the improvements now or hereafter thereon, situate in the Town of Thornton, County of Grafton and State of New Hampshire, being further described as Lot 8 as depicted on a plan of land entitled "Final Subdivision Plat for Lower Tecumseh View, Thornton, N.H., 19 Lots" prepared by Mountain Mapping, Route 3, Campton, NH, dated August 2005, approved by the Thornton Planning Board on August 29, 2005 and recorded with the Grafton County Registry of Deeds as Plan No. 11973 (the "Plan"), which Plan is incorporated herein by reference.

This conveyance is made SUBJECT TO and TOGETHER WITH THE BENEFIT OF:

1. All matters noted on the herein stated Plan No. 11973, including:
 - (a) The appurtenant easement and right to travel, in common with others, over the right of way to public roads and highways, shown on said Plan as Centennial Way;
 - (b) The notation that "A Lot Owner's Association shall be formed to include all owners of Lots 1-19.";

2. The provisions of the Declaration of Restrictive Covenants For Lower Tecumseh View Thornton, New Hampshire, dated March 3, 2006 and recorded in with said Deeds in Book 3255, Page 140, as may be amended from time to time;
3. The provisions of the By-Laws of Lower Tecumseh View Property Owner's Association, Inc., dated March 2, 2006 and recorded with said Deeds in Book 3255, Page 144, as may be amended from time to time; and
4. Terms of grant of Certificate of Exemption as to Lower Tecumseh View Subdivision issued by the Office of the New Hampshire Attorney General, dated December 7, 2005 and recorded with said Deeds in Book 3255, Page 135.
5. Utility easements of record.
6. Subject to the lien for Land Use Change Tax as may be levied pursuant to NH RSA 79-A, which the Grantor agrees to pay when invoiced by the Town of Thornton.
7. VIEW EASEMENT: Lot 8, as identified on the Plan, is conveyed TOGETHER WITH an easement for a view over an area defined as follows:

Beginning at the common corner of lots 11, 12, 13 & 14 and running northerly to a point on the line of lots 10 and 11 which is located 90 feet from the corner of lots 10 and 11, on the easterly side of Centennial Way, thence turning and running northeasterly, across the easterly side of lot 10 to the easterly corner of lots 9 and 10, on the westerly line of lot 15, thence running along the common boundary line of lots 9, 8 and 15 to a point on the easterly line of lot 8, which is located 110 feet southerly of and parallel to the northerly boundary line of lot 8, thence turning and running westerly across lot 8, 110 feet southerly of and parallel to the northerly boundary line of lot 8, to a point on the easterly boundary line of lot 7, thence turning and running northerly along the boundary line of lots 7 and 8 to a stonewall at the land now or formerly of Anderson Living Trust, thence turning and running easterly along said stonewall, along the northern boundary line of lot 8 to the corner of lots 8 and 15, thence continuing easterly along said stonewall and the northerly boundary line of lot 15, for 50 feet, thence turning and running southerly the entire length of lot 15 to the corner of lots 14 and 15, located on the northerly limits of Centennial Way, thence running northwesterly along the line of lots 14 and 15 to the corner of lots 10, 11 and 14, thence turning and running southwesterly along the line of lots 11 and 14 to the point of beginning. (the "Easement Area")

Subject to the clearing conditions and restrictions set forth below, in the above-described Easement Area, the owner of lot 8, in common with others, has the right to clear to whatever level necessary, in order to maintain views while maintaining as much privacy between lots as possible.

- A. CLEARING CONDITIONS AND RESTRICTIONS: The following conditions and restrictions shall apply for any clearing or cutting activities on lots burdened by the hereinabove described view easements:

- I. The owner(s) of a lot benefitted by the view easement (the "Benefitted Owner") must provide 30 days' written notice of the Benefitted Owner's intention to clear or cut within the Easement Area to any owner(s) whose lot(s) will be affected by such clearing or cutting activity (the "Burdened Owner(s)").
- II. The Burdened Owner(s) may waive any delay caused by the 30 day's written notice requirement.
- III. Any notices or communications required or permitted to be given hereunder must be (i) given in writing and (ii) personally delivered or mailed, by prepaid, certified mail or overnight courier, or transmitted by facsimile or electronic mail transmission (including PDF), to the party to whom such notice or communication is directed, to the mailing address or regularly monitored electronic mail address of such party. Any such notice or communication shall be deemed to have been given on (i) the day such notice or communication is personally delivered, (ii) three (3) days after such notice or communication is mailed by prepaid certified or registered mail, (iii) one (1) working day after such notice or communication is sent by overnight courier, or (iv) the day such notice or communication is faxed or sent electronically, provided that the sender has received a confirmation of such fax or electronic transmission.
- IV. The cost of such tree and vegetation cutting and removal shall be the responsibility of the Benefitted Owner undertaking such work, and, with the exception of the tree or vegetation cutting and removal, the property upon which the work was performed must be left in substantially the same or better condition it was in when said work was commenced. All trees and vegetation cut shall be removed, stumped and chipped without haste and in no event longer than 30 days after the last clearing or cutting activity. Failure of a Benefitted Owner to take such restorative work within the time frame provided shall entitle the Burdened Owner to conduct the restorative work on their own and to collect the cost such restorative work from the Benefitted Owner along with a penalty of \$250.00 per day for each day the restorative work was not performed by the Benefitted Owner until such costs and penalties are collected;
- V. The Benefitted Owner shall indemnify and hold harmless the Burdened Owner(s) from all claims of third parties arising out of said work and shall be liable for all claims for injuries and/or damage to persons or property caused by said work conducted by Benefitted Owner or his/her agents.
- VI. In case suit or other legal action should be brought for any sum owed hereunder, or to enforce any right or remedy hereunder, by either party, the substantially prevailing party shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee and court or alternative dispute resolution costs (as applicable).

Meaning and intending to describe and convey the same premises conveyed to Grantor by Warranty Deed of Centennial Way, LLC dated April 16, 2021 and recorded in the Grafton County Registry of Deeds at Book 4622, Page 955.

This deed was prepared from the information furnished by the Grantor. A title search was neither requested nor performed.

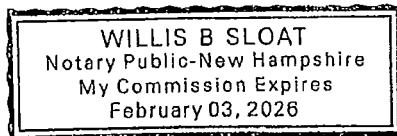
This is a transfer for no consideration to the Grantor's revocable trust for estate planning purposes; therefore, this transfer is exempt from tax stamps in accordance with N.H. R.S.A. 78-B:2(XXI).

Dated this 25th day of May, 2023


DANA WOLKIEWICZ

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this 25th day of May, 2023, before me, the undersigned officer, personally appeared DANA WOLKIEWICZ, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and further acknowledged that she executed the foregoing instrument for the purposes contained therein.




Notary Public/ Justice of the Peace
My Commission Expires:

DECLARATION OF RESTRICTIVE COVENANTS FOR : LOWER TECUMSEH
VIEW THORNTON, NEW HAMPSHIRE

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WHEREAS, Mary K. Duncan, Trustee of The Mary K. Duncan Declaration of Trust u/d/t 5/16/88 and Mary M. Duncan and Frederick J. Duncan, III, the successor trustees of The Frederick J. Duncan Jr. Declaration of Trust u/d/t 5/16/88, (hereinafter the "Trustees") with a mailing address of 140 Holly Point Road, Centerville, Massachusetts are the owners of certain real estate situated in Thornton, Grafton County, New Hampshire, being the same conveyed to Frederick J. Duncan by Warranty Deed of Nellie Adams and recorded in the Grafton County Registry of Deeds in Book 1148, Page 467, with reference being made to a warranty deed from Dr. Frederick J. Duncan, Jr. To Mary K. Duncan, Trustee of The Mary K. Duncan Declaration of Trust, dated May 16, 1988 and Frederick J. Duncan, Jr., as Trustee of The Frederick J. Duncan, Jr. Declaration of Trust dated May 16, 1988, said deed being dated June 16, 2001 and recorded in the Grafton County Registry of Deeds at Book 2896, Page 261;.

WHEREAS, the Trustees have subdivided the said premises as shown on a certain plan entitled "Final Subdivision Plan for Lower Tecumseh View, Thornton, N.H. 19 Lots Date: August 2005" and recorded in the Grafton County Registry of Deeds as Plan #11973 and

WHEREAS, the Trustees are desirous of establishing certain protective covenants for the mutual benefit of the purchasers of the lots shown on said plan in order to preserve and enhance the value of said lots;

NOW, THEREFORE, said Trustees, for themselves, their heirs, successors and assigns, hereby declare that the lots on the aforementioned plan numbered #11973 shall be held and shall be conveyed by them subject to the following restrictions and covenants which shall run with the land, and any person, firm or corporation hereafter holding or claiming title to any such lots shall be subject to the provisions of this Declarations, whether or not this Declaration is specifically referred to in any deed or other transfer of any lot, whether voluntary or involuntary.

1. No building or other structure shall be erected, altered, placed or permitted to remain on said premises other than one (1) single-family dwelling, one (1) bona fide garage for not more than two (2) automobiles, and one (1) bona fide detached toolhouse not larger than a one (1) car garage, any such garage and/or toolhouse to conform in architecture and appearance to that of the residence structure.

2. No dwelling or other structure shall be erected on the premises until the plans and specifications therefore and location thereof on the lot have been approved by the Trustees or their successor in title as developer of Lower

Tecumseh View Subdivision. It is the intent of this provision to require that structures be in good taste, in harmony with the quality of nearby structures and that they be appropriate for the site. In the event that the Grantor, or its designated representative, fails to approve or disapprove plans and specification submitted to it within sixty (60) days of their submission, approval shall not be required and related covenants shall be deemed to have been fully complied with.

This provision shall remain in effect for a period of five (5) years from the date of the recording of these Restrictive Covenants at the Grafton County Registry of Deeds. Upon the expiration of the five year period, this provision shall lapse and be of no further force or effect.

3. Any dwelling erected on the premises shall have a minimum ground floor area of 1,000 square feet unless specific permission is granted by Frederick J. or Mary K. Duncan, or their successors in title as developer of the Lower Tecumseh View Subdivision.

4. Any authorized construction, once started shall be prosecuted diligently until completed within six (6) months after date of commencement.

5. No tent, mobile home, trailer or travel trailer shall be permitted on said premises at any time.

6. Temporary or portable structures shall not be permitted on said premises except such as may be reasonably necessary during construction of permanent structures, and all such temporary or portable structures shall be removed as soon as construction is completed. No temporary or portable structure shall be used as a residence either temporarily or permanently.

7. No building or structure of any kind shall be built, erected or altered on said premises nearer than twenty (20) feet from any of the boundary lines of said lot, except with the written approval of the Trustees or their successors in title as developers of the Lower Tecumseh View Subdivision.

8. There shall be no habitation whatsoever in a garage or toolhouse and no habitation in a dwelling house until it is completed on the exterior and plumbing and sewerage facilities installed.

9. If the grantee(s), their heirs, successors or assigns, shall violate or attempt to violate any of the restrictive covenants herein contained, it shall be lawful for the Trustees or any other person owning a lot in the Lower Tecumseh View Subdivision to bring any action either at law or in equity against the person or persons violating or attempting to violate any such restrictive covenants and either to prevent such violations or attempt and to recover damages from such violation. Invalidity of any of these restrictive covenants by judgement of any

court shall in no way affect any of the other provision which shall remain in full force and effect.

10. Any damage to any of the public or private roads in the Lower Tecumseh View Subdivision caused by the construction of a dwelling house and or driveway on any lot shall be repaired at the expense of the owner of said lot at the time of damage.

11. All fences erected shall be of wood construction and no higher than four(4) feet unless granted permission by the Trustees, or their successors in title as the developer of Lower Tecumseh View Subdivision. No fences may be erected on any common area or open space without the express written consent of the Trustees or their successors in title as promoters and developers of Lower Tecumseh View Subdivision.

12. All lot owners agree, by their acceptance of a deed to any of the lots in Lower Tecumseh View Subdivision, that until such time as the subdivision road to the nineteen (19) lots shall be accepted as Town roads by the Town of Thornton, the owners of such lots shall each be responsible for 1/19th of the cost of maintenance, improvement, repair, plowing and any other expenses incurred in the maintenance and upkeep of said road.

13. Easements for the installation and maintenance of utilities, drainage facilities, and water lines or conduits are reserved by the Grantor in over, and under all ways and lot lines as shown on said plan. Said easements are also reserved to permit entry on any lot to construct and maintain public utilities or improvement, pipes, water lines, water pipes and conduits, poles, wires etc. whether under or above ground, so long as said construction or maintenance does not unreasonably hinder or prevent the construction of any improvement on any lot.

14. Consistant with the permit of the State of New Hampshire Department of Environmental Services – Wetlands Board, there shall be no further alteration of wetlands for development, driveways or septic setback.

Dated this 3rd day of March, 2006.

Dee
Witness

Mary K. Duncan, Frederick J. Duncan III
Mary K. Duncan, Trustee,
By Her Attorney-in-Fact,
Frederick J. Duncan, III

Dee
Witness

Frederick J. Duncan III Trustee
Frederick J. Duncan, III, Trustee

Dee
Witness

Mary M. Duncan, Frederick J. Duncan III
Mary M. Duncan, Trustee
By Her Attorney-in Fact,
Frederick J. Duncan, III

STATE OF NEW HAMPSHIRE
GRAFTON, SS.

DATE: March 3, 2006

Personally appeared the above named Mary K. Duncan, Trustee, by her attorney-in fact, Frederick J. Duncan, III, and Frederick J. Duncan, III, Trustee, as Trustees of the Frederick J. Duncan, Jr., Declaration of Trust dated May 16, 1988, and Mary M. Duncan, Trustee of the Mary K. Duncan Declaration of Trust dated May 16, 1988, by her attorney-in-fact, Frederick J. Duncan, III, known to me, or satisfactorily proven to be same, who acknowledged the foregoing instrument as their free and voluntary act, and the free and voluntary act of said Trusts, for the purposes expressed herein, before me,

Deborah R. Reynolds
Notary Public/Justice of the Peace

My Commission Expires 04/07/2009
DEBORAH R. REYNOLDS
NOTARY PUBLIC NEW HAMPSHIRE
MY COMMISSION EXPIRES 04/07/2009

Joel A. Dupuis REGISTER
GRAFTON COUNTY REGISTRY OF DEEDS

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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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: Dana Wolkiewicz Trust 2023 Dana Wolkiewicz, TTEE

2. PROPERTY LOCATION: 82 Centennial Way, Thornton, NH 03285

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: Gilford Well Company

Date of Installation:

What is the source of your information? Originator

c. USE: Number of persons currently using the system:

Does system supply water for more than one household? ☐ Yes ☒ No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?

Pump: ☐ Yes ☒ No ☐ N/A Quantity: ☐ Yes ☒ No
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 8/21/2023

If YES to any question, please explain in Comments below or with attachment.

Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☒ No

If YES, are test results available? ☐ Yes ☒ No

What steps were taken to remedy the problem?

COMMENTS:

6. **SEWAGE DISPOSAL SYSTEM**

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

b. IF PUBLIC OR COMMUNITY/SHARED

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

What steps were taken to remedy the problem?

c. IF PRIVATE:

TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other

Tank Size 1500 Gal. ☐ Unknown ☐ Other

Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other

Location: ☐ Location Unknown. Date of Installation: 9/19/2022

Date of Last Servicing: Name of Company Servicing Tank:

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS:

SELLER(S) INITIALS DW /

BUYER(S) INITIALS /

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Badger Peabody & Smith Realty - Plymouth, 620 Tenney Mountain Highway Plymouth NH 03264

Phone: (603) 238-6990

Fax: (603) 388-9000

Wolkiewicz 82 Centennial Way

Karen Walsh

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 82 Centennial Way, Thornton, NH 03285

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: _____ Size: _____ Unknown
Date of installation of leach field: 9/19/2022 Installed By: Patten Logging and Excavation
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: _____

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

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

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐	R-38 faced fiberglass batts	_____	_____
	Crawl Space	☒	☐	☐	_____	_____	_____
	Exterior Walls	☒	☐	☐	R-21 faced fiberglass batts	_____	_____
	Floors	☒	☐	☐	_____	_____	_____
	Exterior foundation	☐	☐	☐	R-15 Extruded rigid foam board	_____	_____

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

☐ Yes ☒ No ☐ Unknown

If YES, Source of information: _____

Comments: _____

c. RADON/AIR - Current or previously existing:

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

If YES: Date: _____ By: _____

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

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

Are test results available? ☐ Yes ☐ No

Comments: _____

SELLER(S) INITIALS DW / _____

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 82 Centennial Way, Thornton, NH 03285

d. RADON/WATER - Current or previously existing:

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

If YES: Date: _____

By: _____

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

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

Are test results available? ☐ Yes ☐ No

Comments: _____

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

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

If YES: Source of information: _____

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

Comments: _____

f. Are you aware of any other hazardous materials?

☐ Yes ☒ No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

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

☐ Yes ☐ No ☒ Unknown

If YES, Explain: _____

What is your source of information? _____

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

☐ Yes ☒ No ☐ Unknown

If YES, Explain: _____

What is your source of information? _____

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

☐ Yes ☒ No

If YES, Explain: _____

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

☐ Yes ☒ No

If YES, Explain: _____

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

☐ Yes ☒ No ☐ Unknown

If YES, Explain: _____

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

☐ Yes ☒ No ☐ Unknown

Comments: _____

g. Has the property been surveyed?

☒ Yes ☐ No ☐ Unknown

If YES, By: _____

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

h. How is the property zoned? Rural residential

i. Heating System Age: _____ Type: Radiant floor/heat pump Fuel: Propane Tank Location: Buried

Owner of Tank: Eastern Propane

Annual Fuel Consumption: _____ Price: 2.46 Gallons: 1000

Date system was last serviced and by whom? _____

Secondary Heat Systems: Heat pump

Comments: 2 units, great room and master bedroom

j. Roof Age: 3 years Type of Roof Covering: metal, standing seam

Moisture or leakage: _____

Comments: _____

SELLER(S) INITIALS DN

BUYER(S) INITIALS /

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Wolkiewicz 82

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 82 Centennial Way, Thornton, NH 03285

- k. **Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ Type: _____
Moisture or leakage: _____
Comments: _____
- l. **Chimney(s)** How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. **Plumbing** Type: _____ Age: _____
Comments: _____
- n. **Domestic Hot Water** Age: _____ Type: _____ Gallons: _____
- o. **Electrical System** # of Amps 200 _____ 1 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: Ductless heat pump Age: 3 years 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: Fiber Optic Boradband
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) _____
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 DW I

BUYER(S) INITIALS I

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PROPERTY LOCATION: 82 Centennial Way, Thornton, NH 03285

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

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be part of a notebook or binder, as there's a slight shadow on the right side suggesting it's part of a bound volume. The top edge of the paper is slightly irregular, possibly where it was torn from a stack.

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).

06/18/2026

SELLER Dana Wolkiewicz Trust 2023 Dana

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 _____

BUYER

DATE _____

SELLER(S) INITIALS

DW

BUYER(S) INITIALS

Service Providers and Property Information

Owner's Name(s): Dana Wolkiewicz Trust 2023 Dana Wolkiewicz, TTEE

Property Address: 82 Centennial Way, Thornton, NH 03285

Mail Delivery: (PO Box, Rural Route): _____

Heat Fuel / Service Company: Eastern Propane Phone Number: _____

Electric Company & Meter #: NHEC Phone Number: _____

Land Line/Telephone Company: _____ Phone Number: _____

Is there cellular service at the property? ☐ Yes or ☒ No

TV Cable/Satellite Company: _____ Phone Number: _____

Is there Internet service available at the location? ☒ Yes or ☐ No

Is Internet currently hooked up? ☒ Yes or ☐ No

Internet Service Provider: NH Broadband Phone Number: _____

Plowing: New Tradition Custom Homes Phone Number: _____

Lawn & Garden Maintenance: _____ Phone Number: _____

Town Water: ☐ Yes or ☒ No Phone Number: _____

Town Sewer: ☐ Yes or ☒ No Phone Number: _____

Private Septic Pumping/Service: _____ Phone Number: _____

Private Water/Well Service: Gilford Well Phone Number: _____

Alarm Company: _____ Phone Number: _____

Insurance Company: USAA Phone Number: _____

Rubbish Removal: C M Whitcher Phone Number: _____

Other Helpful Information (Pool Maintenance, Property Manager, other Service Providers familiar with property)
Cleaner for Airbnb: neighbor 2 houses down. Original house builder and emergency maintenance repair, next door neighbor

Report of Analysis

Customer: Gilford Well Co., Inc.
Client Sample ID: Wolkiewicz New Tradition Custom Homes, #23-412
Laboratory ID: 123082191.01
Sample Matrix: Drilled Well Water
Sample Location: 82 Centennial Way, Thornton, NH

Date Collected: 08/21/2023 11:06 AM
Collected By: E.F.
Date Received: 08/21/2023 04:30 PM
Temperature Rec'd °C: #7.8

Parameters	Results	Acceptable Level	Units	Date Analyzed	Test Method	Test Type	Test Remarks
Total Coliform Bacteria	Absent	Absent	/100mL	08/21/2023 17:30	SM 9223B	Primary	Within Standard
E. coli Bacteria	Absent	Absent	/100mL	08/21/2023 17:30	SM 9223B	Primary	Within Standard
Nitrate-N	<1.0	10	mg/L	08/21/2023 17:30	SM 4500 NO3 D	Primary	Within Standard
Fluoride	0.29	4.0	mg/L	08/22/2023 11:00	SM 4500F-C	Primary	Within Standard
Arsenic	<0.0010	0.0050	mg/L	08/22/2023 04:06	EPA 200.8	Primary	Within Standard
Chloride	16	250	mg/L	08/21/2023 17:30	SM 4500Cl-B	Secondary	Within Standard
pH	7.05	6.5-8.5	SU	08/22/2023 15:45	SM 4500H B	Secondary	Within Standard
Iron	0.189	0.300	mg/L	08/22/2023 04:06	EPA 200.8	Secondary	Within Standard
Manganese	0.190	0.050	mg/L	08/22/2023 04:06	EPA 200.8	Secondary	Outside of Standard
Sodium	8.9	N/A	mg/L	08/22/2023 04:06	EPA 200.8	N/A	No EPA Limit
Total Hardness	49	N/A	mg/L	08/22/2023 04:06	SM 2340B	N/A	No EPA Limit
Radon	4930	See Note	pCi/L	08/22/2023 00:36	SM 7500	N/A	No EPA Limit

ARSENIC NOTE: The New Hampshire Department of Environmental Services has established a state Maximum Contaminant Level (MCL) for arsenic of 0.005 mg/L, which took effect on July 1, 2021 for all NH public water systems. The federal EPA Safe Drinking Water Act MCL for arsenic is 0.010 mg/L. More information can be found at <https://www.des.nh.gov/>

RADON NOTE: There is currently no legal or regulatory limit for radon in water. The EPA has a proposed limit of 4000 pCi/L. Maine and Vermont have recommended limits of 4000 pCi/L, and Massachusetts 10,000 pCi/L. New Hampshire DES recommends treatment for levels above 10,000 pCi/L, or above 2000 pCi/L if Radon in Air levels exceed 4 pCi/L. More information can be found at www.epa.gov/radon.

Test Types: EPA Primary: Regulated by the EPA as a health related parameter
EPA Secondary: Aesthetic parameter - not regarded as a health concern

Respectfully Submitted



Andrew Nelson, Laboratory Director



Notes: mg/L=ppm; ug/L=ppb; ng/L=ppt, "<" denotes "less than". This report of analysis may not be modified in any way, or reproduced except in full, without written approval from Nelson Analytical, LLC. Results reported above relate only to samples as submitted, unless specifically noted otherwise. Nelson Analytical, LLC is currently accredited by the New Hampshire Environmental Lab Accreditation Program, the Vermont Laboratory Accreditation Program, the Massachusetts Laboratory Certification Program, and the Maine Laboratory Accreditation Program. For a list of current accredited tests, please visit the websites listed below. Sampling performed by the lab is according to the lab document "Water Sampling Instructions". EPA standards list pH & Chlorine as field parameters which should be tested immediately upon sample collection. Samples tested for pH after submission are beyond the hold time. Samples will be analyzed as quickly as laboratory operations allow. Metals samples may be analyzed the same day they are received. #=Sample(s) received at laboratory do not meet method specified temperature criteria.

Solid samples are reported on a dry weight basis unless noted otherwise.

For accreditation status at the time of sample analysis, or for information on subcontract laboratories, please contact Nelson Analytical.

Subcontract Laboratories: SUB2: Nelson Analytical Maine NH2018 SUB 7: Nelson Analytical EAI Div. NH1007, SUB3: 2062 SUB4:2073/2239, SUB5:NH2530, SUB8:NH2136, <https://www4.des.state.nh.us/OneStopPub/WSEB/acclab/1005.pdf>

http://health.vermont.gov/enviro/ph_lab/PublicHealthLaboratory.aspx

<https://www.maine.gov/dhhs/mecdc/environmental-health/dvlp/professionals/labCert.shtml>

<https://www.mass.gov/certified-laboratories>

TOWN OF THORNTON, NH
TAX COLLECTOR
16 MERRILL ACCESS RD
THORNTON, NH 03285
Temp - Return Service Requested

WOLKIEWICZ, DANA TRUST OF 2023
WOLKIEWICZ, DANA TRUSTEE
82 CENTENNIAL WAY
THORNTON, NH 03285

2025 THORNTON, NH PROPERTY TAX -- BILL 2 OF 2

Invoice: 2025P02039806
Billing Date: 12/05/2025
Payment Due Date: 01/05/2026
Amount Due: \$ 3,901.00

8% APR Charged After 01/05/2026

Please see important information on the back of this bill.

Property Owner			
Owner: WOLKIEWICZ, DANA TRUST OF 2023 WOLKIEWICZ, DANA TRUSTEE			
Tax Rates		Assessments	
County:	\$ 0.97	Land:	174,900
School:	\$ 7.34	Current Use Credit:	0
Town:	\$ 2.46	Buildings:	469,900
State Education:	\$ 0.97	Total:	644,800
Total Tax Rate: \$ 11.74 Net Value: 644,800			

Property Description	
Map Lot Sub Bldg Condo: 239 056 000 0000 00000	
Location: 82 CENTENNIAL WAY Acres: 2.330	
Summary Of Taxes	
Total Property Tax Bill:	\$ 7,570.00
- First Bill(Property Tax Amount Only):	\$ 3,669.00
- Abated/Paid:	\$ 0.00
- Veteran Credits:	\$ 0.00

Amount Due By 01/05/2026: **\$ 3,901.00**

2025 THORNTON, NH PROPERTY TAX -- BILL 2 OF 2

TOWN OF THORNTON, NH
Mon - Thurs 8am -4pm; Fri 8am - 3:30pm
Closed Daily 1pm - 2pm
(603) 726-4232
Tax Collector: Alisa Schofield

Mailed To:
WOLKIEWICZ, DANA TRUST OF 2023
WOLKIEWICZ, DANA TRUSTEE
82 CENTENNIAL WAY
THORNTON, NH 03285

Owner: WOLKIEWICZ, DANA TRUST OF 2023
WOLKIEWICZ, DANA TRUSTEE
Location: 82 CENTENNIAL WAY
Map Lot Sub Bldg Condo: 239 056 000 0000 00000
Invoice: 2025P02039806

Amount Due By 01/05/2026: **\$ 3,901.00**

Remit To:
TOWN OF THORNTON, NH
TAX COLLECTOR
16 MERRILL ACCESS RD
THORNTON, NH 03285
Temp - Return Service Requested

PAY ONLINE AT: thornton.nhtaxkiosk.com

RETURN THIS PORTION WITH PAYMENT

REMITTED AMOUNT: _____

TOWN OF THORNTON, NH
TAX COLLECTOR
16 MERRILL ACCESS RD
THORNTON, NH 03285
Temp - Return Service Requested

WOLKIEWICZ, DANA TRUST OF 2023
WOLKIEWICZ, DANA TRUSTEE
82 CENTENNIAL WAY
THORNTON, NH 03285

2026 THORNTON, NH PROPERTY TAX -- BILL 1 OF 2

Invoice: 2026P01040105
Billing Date: 06/05/2026
Payment Due Date: 07/06/2026
Amount Due: \$ 3,791.00

8% APR Charged After 07/06/2026

Please see important information on the back of this bill.

Property Owner			
Owner: WOLKIEWICZ, DANA TRUST OF 2023 WOLKIEWICZ, DANA TRUSTEE			
Tax Rates		Assessments	
County:	\$ 0.49	Land:	174,900
School:	\$ 3.67	Current Use Credit:	0
Town:	\$ 1.23	Buildings:	469,900
State Education:	\$ 0.49	Total:	644,800

Property Description	
Map Lot Sub Bldg Condo: 239 056 000 0000 00000	
Location: 82 CENTENNIAL WAY Acres: 2.330	
Summary Of Taxes	
First Property Tax Bill:	\$ 3,791.00
- Abated/Paid:	\$ 0.00
- Veteran Credits:	\$ 0.00

Amount Due By 07/06/2026: **\$ 3,791.00**

Total Tax Rate:	\$ 5.88 *	Net Value:	644,800
* First Bill Tax Rate Equals 1/2 Last Year's Final Tax Rate			

Mailed To:
WOLKIEWICZ, DANA TRUST OF 2023
WOLKIEWICZ, DANA TRUSTEE
82 CENTENNIAL WAY
THORNTON, NH 03285

Remit To:
TOWN OF THORNTON, NH
TAX COLLECTOR
16 MERRILL ACCESS RD
THORNTON, NH 03285
Temp - Return Service Requested

RETURN THIS PORTION WITH PAYMENT

2026 THORNTON, NH PROPERTY TAX -- BILL 1 OF 2

TOWN OF THORNTON, NH
Mon - Thurs 8am -4pm; Fri 8am - 3:30pm
Closed Daily 1pm - 2pm
(603) 726-4232
Tax Collector: Alisa Schofield

Owner: WOLKIEWICZ, DANA TRUST OF 2023
WOLKIEWICZ, DANA TRUSTEE
Location: 82 CENTENNIAL WAY
Map Lot Sub Bldg Condo: 239 056 000 0000 00000
Invoice: 2026P01040105

Amount Due By 07/06/2026: **\$ 3,791.00**

PAY ONLINE AT: thornton.nhtaxkiosk.com

REMITTED AMOUNT: _____

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		WOLKIEWICZ, DANA TRUST OF 2023 WOLKIEWICZ, DANA TRUSTEE 82 CENTENNIAL WAY THORNTON, NH 03285		District Percentage		Model: 2.00 STORY CAPE	
						Roof: GABLE HIP/STANDING SEAM	
						Ext: ABOVE AVG	
				Int: DRYWALL		Floor: HARDWOOD/CARPET	
						Heat: GAS/FA DUCTED	
						Bedrooms: 3 Baths: 3.0 Fixtures:	
						Extra Kitchens: Fireplaces:	
						A/C: Yes 100.00 % Generators:	
						Quality: A2 AVG+20	
						Com. Wall:	
						Size Adj: 0.9512 Base Rate: RSA 180.00	
						Bldg. Rate: 1.1944	
						Sq. Foot Cost: \$ 214.99	

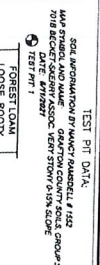
28	12
DEK	12
28	12
CTH FFF RBF	12
28	12
UFF FFF BMF	14
28	4 ENT 4
TQF FFF BMF	12
28	12

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBF	RAISED BSMNT	336	0.75	252
UFF	UPPER FLR FIN	392	1.00	392
BMF	BSMNT FINISHED	728	0.30	218
TQF	3/4 STRY FIN	336	0.75	252
DEK	DECK/ENTRANCE	336	0.10	34
ENT	ENTRY WAY	16	0.10	2
CTH	CATHEDRAL	336	0.10	34
FFF	FST FLR FIN	1064	1.00	1064
GLA:	1,708	3,544		2,248

2024 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 483,298
Year Built:	2022
Condition For Age:	AVERAGE
Physical:	3 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	3 %
Building Value:	\$ 468,800

[illegible]

8) SYSTEM MUST BE CONSTRUCTED WITHIN 1000. APPROVAL

[illegible]

104.51' Ac

