Return To:
MG Property Solutions, LLC
90 Anawan Road
Pawtucket, RI 02861

Carroll County NH Registry of Deeds
Book 3862 Page 0395 Page 1 of 4
eRecorded on 01/14/2026 at 03:05 PM
TID: 4323771 Doc # 202600004540
TT: 2,430.00 CA938596 LCHIP: 25.00 CAA176716

Transfer Tax $ 2430

FIDUCIARY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **Geoffrey J. Semonian, Executor of the Estate of Deborah C. Kelley**, late of Carroll County, having an address of 463 Long Pond Drive, Harwich, MA, 02645, by the power conferred by the Carroll County Circuit Probate Court (Case No. 312-2024-ET-00511), and every other power, for consideration paid in the amount of One hundred sixty two thousand and 00/100th Dollars ($162,000.00) for consideration paid grants to **MG Property Solutions, LLC**, a Rhode Island Limited Liability Company, with a mailing address of 90 Anawan Road, Pawtucket, RI 02861, with FIDUCIARY COVENANTS:

A certain parcel of land with the buildings thereon situated in Conway, Carrol County, New Hampshire, situated on the Westerly side of the road leading from Redstone to East Conway, more particularly bounded and described as follows:

COMMENCING at a point on the Westerly side of said road at the Northeasterly corner of land now or formerly of Helen Leadbeater, formerly known as the Gibb Kenerson Place; thence Westerly by land of said Leadbeater 200 feet to a stake set in the ground; thence Northerly by remaining land now or formerly of Alton I. Langille 200 feet to a point evidenced by a stake set in the ground; thence Easterly 200 feet to a stake set in the ground on the Westerly side of said road, 150 feet Northerly of the point begun at; thence Southerly by said road 150 feet to a bound, the point of beginning.

Meaning and intending to describe and convey the same premises as conveyed to Deborah C. Kelley by virtue of a deed dated September 6, 2013 recorded in the Carroll County Registry of Deeds at Book 3103, Page 905.

Executed this 14th day of January, 2026.

Estate of Deborah C. Kelley

Geoffrey J. Semonian, Executor

State of New Hampshire
County of Carroll

Personally appeared the above-named Geoffrey J. Semonian, as Executor of the Estate of Deborah C. Kelley, before me this 14th day of January, 2026, known to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

REBECCA E PEPIN
STATE OF
-MY-
COMMISSION
EXPIRES
AUGUST 13, 2030
NEW HAMPSHIRE
NOTARY PUBLIC

Notary Public/Justice of the Peace

My Commission Expires: 8/13/2030

Consent of Heir

I, Geoffrey J. Semonian, heir under the Estate of Deborah C. Kelley (3rd Circuit Court – Probate Division – Ossipee, Case #312-2024-ET-00511) hereby consent to the sale of the real estate which is part of said estate, which real estate is located at 1139 East Conway Road, Conway, New Hampshire, and which is more particularly described in the deed recorded herewith.

I further certify that I am of legal age and under no disability which prevents me from granting the foregoing consent.

Executed this 14th day of January, 2026.

Geoffrey J. Semonian

Witness
Name (Print): Rebecca E Pepin

Consent of Heir

I, Krystan T. Tjarks, heir under the Estate of Deborah C. Kelley (3rd Circuit Court – Probate Division – Ossipee, Case #312-2024-ET-00511) hereby consent to the sale of the real estate which is part of said estate, which real estate is located at 1139 East Conway Road, Conway, New Hampshire, and which is more particularly described in the deed recorded herewith.

I further certify that I am of legal age and under no disability which prevents me from granting the foregoing consent.

Executed this 13th day of January, 2026.

Krystan T Tjarks
Krystan T. Tjarks

Witness
Name (Print): JEFFREY A TJARKS

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:** MG Property Solutions LLC
2. **PROPERTY LOCATION:** 1139 East Conway Road, Conway, NH 03813
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** __Yes X No
4. **SELLER:** __has X 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 X Private __Seasonal __Unknown
   X Drilled __Dug __Other _____

   b. INSTALLATION: Location: Right side rear
   Installed By: U/K Date of Installation: U/K
   What is the source of your information? _____

   c. USE: Number of persons currently using the system: Ø
   Does system supply water for more than one household? __Yes X No

   d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
   Pump: __Yes X No __N/A Quantity: __Yes __No
   Quality: __Yes X 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 X 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: _____

6. **SEWAGE DISPOSAL SYSTEM**

   a. TYPE OF SYSTEM: Public: __Yes __No Community/Shared: __Yes __No
   Private: X Yes __No __Unknown
   Septic Design Available: X 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: X Septic Tank __Holding Tank __Cesspool __Unknown __Other
   Tank Size 1000 Gal. __Unknown __Other
   Tank Type X Concrete __Metal __Unknown __Other _____
   Location: Left side rear __Location Unknown. Date of Installation: 7/2026
   Date of Last Servicing: _____ Name of Company Servicing Tank: _____
   Have you experienced any malfunctions? __Yes __No
   COMMENTS: _____

SELLER(S) INITIALS _____ / _____ BUYER(S) INITIALS _____ / _____

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Badger Peabody & Smith Realty - North Conway, 2633 White Mountain Hwy North Conway NH 03860 Phone (603) 823-5700 Fax (626) 387-1514 1139 East Conway Rd.
Sherri Mercurio

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 1139 East Conway Road, Conway, NH 03813

d. LEACH FIELD: ___Yes ___No ___Other _____
IF YES, Location: _____ Size: _____ ___Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? ___Yes ___No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ___Yes ___No ___Unknown
IF YES, has a septic system evaluation been done within 180 days? ___Yes ___No ___Unknown
Date of Evaluation: _____
Comments: _____
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	X			To code	Inspected by Permit	
Crawl Space		X				
Exterior Walls	X			To code	Inspected by Permit	
Floors			X			
_____						

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
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 X 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 X No ___Unknown
In the siding? ___Yes X No ___Unknown In the roofing shingles? ___Yes X No ___Unknown
In flooring tiles? ___Yes X No ___Unknown Other _____ ___Yes ___No ___Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - **Current or previously existing:**
Has the property been tested? ___Yes X 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 _____ / _____ BUYER(S) INITIALS _____ / _____

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d. RADON/WATER - **Current or previously existing:**
Has the property been tested? __Yes X 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 X No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? __Yes X No
Comments: _____

f. Are you aware of any other hazardous materials? __Yes X 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 X 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 X 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 X No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?
__Yes X 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 X No __Unknown If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?
__Yes X No __Unknown Comments: _____

g. Has the property been surveyed?
__Yes X No __Unknown If YES, By: _____
If YES, is survey available? __Yes __No __Unknown

h. How is the property zoned? _____

i. **Heating System** Age: _____ Type: Heat Pumps Fuel: N/A Tank Location: _____
Owner of Tank: _____
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: _____
Comments: 5 Heat Pumps installed 11/2026

j. **Roof** Age: U/K Type of Roof Covering: Metal
Moisture or leakage: NO
Comments: _____

SELLER(S) INITIALS _____ / _____ BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 1139 East Conway Road, Conway, NH 03813

k. **Foundation/Basement** __Full __Partial __Other: crawlspace Type: _____
Moisture or leakage: _____
Comments: Dirt floor

l. **Chimney(s)** How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

m. **Plumbing** Type: Pex / copper Age: New
Comments: Permit Pulled for new Plumbing

n. **Domestic Hot Water** Age: New Type: Electric Gallons: 340

o. **Electrical System** # of Amps 200 X Circuit Breakers __Fuses
Comments: Permit Pulled All new electrical from street
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 X No
If Yes, please explain: _____

q. **Pest Infestation:** Are you aware of any past or present pest infestations? __Yes X No Type: _____
Comments: _____

r. **Methamphetamine Production** Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) __Yes X No If YES, please explain: _____

s. **Air Conditioning** Type: Mini splits Age: New Date Last Serviced and by whom: _____
Comments: _____

t. **Pool** Age: N/A Heated: __Yes X No Type: _____ Last Date of Service: _____
By Whom: _____

u. **Generator** Portable: __Yes X No Whole House: __Yes __No Kw/Size: ____ Last Date of Service: _____
If Portable: __Included __Negotiable
Comments: _____

v. **Internet** Type Currently Used at Property: None

w. **Other** (e.g. Alarm System, Irrigation System, etc.) NO
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 _____ BUYER(S) INITIALS _____

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PROPERTY LOCATION: 1139 East Conway Road, Conway, NH 03813

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:
All appropriate Town/State permits pulled - Septic, Electric, Plumbing, Insulation, Demo

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 MG Property Solutions LLC	DATE 11/10/26	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 _____ / _____ **BUYER(S) INITIALS** _____ / _____

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Invoice Number: 2026P01076003 Print

Current Owner	MG PROPERTY SOLUTIONS LLC	Due Date	7/8/2026
Current Owner 2		Bill Amount	$1,214.00
Billed Owner	MG PROPERTY SOLUTIONS LLC		
Location	1139 EAST CONWAY RD	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000254-000115-000000	Penalties	$0.00
Acres	0.76	**Total Due**	**$0.00**

The Net Assessment was $195,800 at the time of this bill. Assessment Transactions

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Invoice Number: 2025P02058905 Print

Current Owner	MG PROPERTY SOLUTIONS LLC	Due Date	1/16/2026
Current Owner 2		Bill Amount	$1,253.00
Billed Owner	KELLEY DEBORAH C ESTATE OF		
Location	1139 EAST CONWAY RD	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000254-000115-000000	Penalties	$0.00
Acres	0.76	**Total Due**	**$0.00**

The Net Assessment was $195,800 at the time of this bill. Assessment Transactions

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Invoice Number: 2025P01058707 Print

Current Owner	MG PROPERTY SOLUTIONS LLC	Due Date	7/1/2025
Current Owner 2		Bill Amount	$1,175.00
Billed Owner	KELLEY DEBORAH C ESTATE OF		
Location	1139 EAST CONWAY RD	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000254-000115-000000	Penalties	$0.00
Acres	0.76	**Total Due**	**$0.00**

The Net Assessment was $195,800 at the time of this bill. Assessment Transactions

Property Card: MG PROPERTY SOLUTIONS LLC

Town of Conway, NH



Parcel ID: 254-115

Owner: MG PROPERTY SOLUTIONS LLC

Co-Owner:

Mailing Address: 90 ANAWAN ROAD
PAWTUCKET, RI 02861

Physical Location: 01139 EAST CONWAY RD

General Information

State Class: 101
Class: RI
District No.: 4
Zone: RA
Total Acres: 0.760

Assessed Value

Land: $55,800
Use Value Land: $0
Buildings: $140,000

Total: $195,800

Sale History

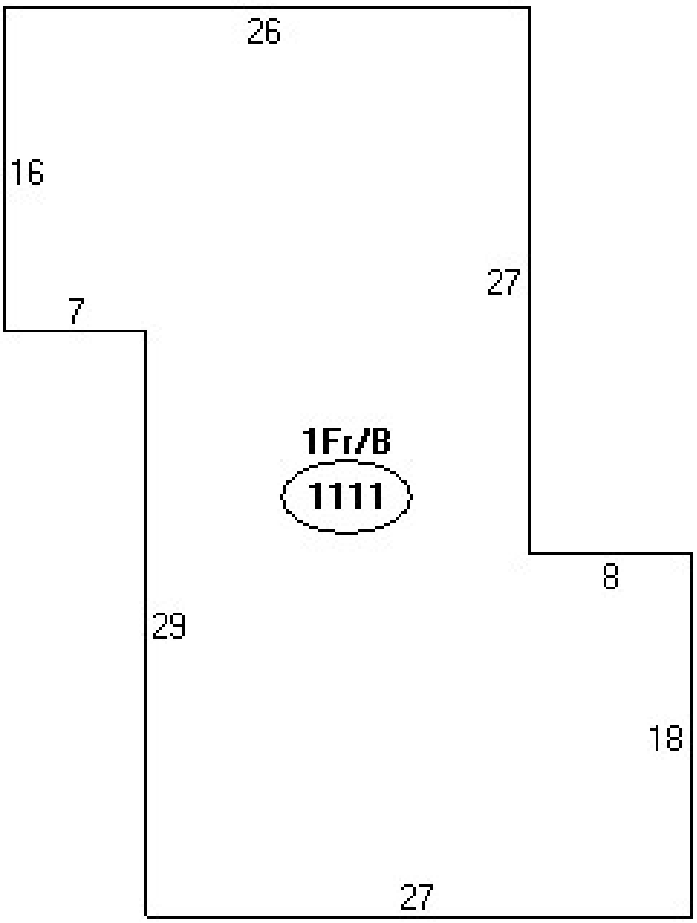
Book/Page: 3862-395
Deed Date: 20260114
Sale Date: 20260114
Sale Type: LAND + BLDG
Sale Price: $162,000

Building Details

PPN # 4549
Series Card # 1
Living Units: 1
Style: OLD STYLE
Year Built: 1955
Effective Year Built: 0
True TLA (incl. fin. bsmt): 1,111
TLA 1,111
Stories: 1
Total Rooms: 6
Total Bedrooms: 2
Number Full Baths: 1
Number Half Baths: 0

WB/FP Openings: 0
Heating Type: BASIC
Heating Fuel Type: GAS
Basement: PART
FBLA Size: 0
Attic: NONE
Exterior Walls: 6
Basement / Garage: 0
CDU Cond Depr Util: AV
Grade: C-

BUILDING SKETCH



Descriptor/Area

A: 1Fr/B
1111 sqft


11
Ac
548.5'
548.51'
128.89'
50'
70'S
369'
116.1
2.77 Ac
42.11'
200.83'
99.93'
20.9'
58.14'
MR. ROGER'S WAY
210'
200'
150'
115
0.76 AcC
116.4
168.28'
87.7'
20.9'
200'
199.8'
200'
201.84'
71.31'
116.2
2.26 Ac
84.82'
116.3
1.64 Ac
238.71'
182.74'
188.23'
231.08'
108'
114
2.14 Ac
40'S
89.41'
11

Docusign Envelope ID: A681F9CB-CBEF-8A98-822A-F3907A7CA91E

DISCLOSURE OF PERSONAL INTEREST - SELLER

New Hampshire Association of REALTORS® Standard Form

I, **Sherri Mercurio**, a licensee with **Badger Peabody & Smith Realty**, hereby disclose that I, or a member of my family, have a financial interest in the property located at **1139 East Conway Road, Conway, NH 03813** ("Property").

If you have questions about this disclosure for this Property, please contact me.

Dated: **November 8, 2026**

DocuSigned by:
Sherri Mercurio
08A5AF2F1E594D5...

Licensee **Sherri Mercurio**

I/we acknowledge receipt of this disclosure.

Buyer

Buyer

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