

1714010 12/12/2017 10:26:09
Book 3365 Page 958 Page 1 of 2
Register of Deeds, Carroll County

Lisa Scott

SELECTMEN'S DEED

The **TOWN OF CONWAY**, a municipality duly organized and existing within the County of Carroll, State of New Hampshire, with an address of 1634 East Main Street, Center Conway, New Hampshire 03813, for consideration paid, grants to **TERENCE Y. BURNS**, of Conway, County of Carroll and State of New Hampshire, whose mailing address is 1731 East Main Street, Center Conway, New Hampshire 03813,

A certain tract or parcel of land situated in Town of Conway, Carroll County, New Hampshire,

“and described in the Invoice Books as:

Map/Lot 259/111

1731 East Main Street

Consisting of 0.510 Acres of Land, Including any Buildings Thereon, as Recorded at the Registry of Deeds in Book 2860, Page 0774.”

~~---This deed is a redemption to the former owner of title to the subject real estate pursuant to RSA 80:89 and the subsections thereunder, and pursuant to the same, title runs hereunder subject to any liens of record against the property as of the time of the below mentioned Tax Collector's Deed to the Town of Conway. Said title is intended to run hereunder to said Terence Y. Burns in the same manner as previously held by him. This conveyance is exempt from the Real Estate Transfer Tax under RSA 78-B:2, XVIII.~~

For title reference see Tax Collector's Deed to the Town of Conway dated August 24, 2017 and recorded in the Carroll County Registry of Deeds at Book 3346, Page 505, from which the above quoted portion has been copied.

IN WITNESS WHEREOF, the Town sets its hand this 28TH day of NOVEMBER, 2017, by its duly authorized Board of Selectmen.

In the presence of:

[Signature]
Witness

[Signature]
Witness

[Signature]
Witness

[Signature]
Witness

[Signature]
Witness

TOWN OF CONWAY

By:

[Signature]
C. David Weathers

[Signature]
Mary Carey Seavey

[Signature]
Steven Porter

[Signature]
John Colbath

[Signature]
Carl Thibodeau

Its Board of Selectmen

STATE OF NEW HAMPSHIRE
CARROLL, SS.

NOVEMBER 28 2017

Personally appeared the above-named **C. David Weathers, Mary Carey Seavey, Steven Porter, John Colbath, and Carl Thibodeau, Selectmen of the Town of Conway** and acknowledged the foregoing instrument to be their free act and deed acting in their said capacities and the free act and deed of said Town.

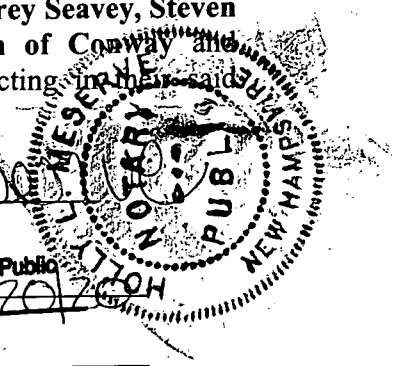
Before me,

[Signature]
Notary Public

Print or type name of Notary Public:

HOLLY L. MESERVE, Notary Public
My Commission Expires 01/20/2018

My Commission Expires:



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: Estate of Terence Y. Burns

2. PROPERTY LOCATION: 1731 East Main St., Center Conway, NH 03813

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No

4. SELLER: has has not occupied the property for N/A 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: 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 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: Water currently not in use, As estate administrator I have no knowledge of systems.

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: Seth Turner could not locate tank or leach field, inspection showed collapsed/corroded pipes to tank

SELLER(S) INITIALS GMB BUYER(S) INITIALS

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d. LEACH FIELD: Yes No Other location unknown (condition unknown too)
 IF YES, Location: _____ Size: _____ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? Yes No
 Comments: see comments re: septic prev page item 6 c) and 5c

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. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____

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? unknown
 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: *

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 GMB, BUYER(S) INITIALS I

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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: Lien for cleanup service retained by town of Center Conway. What is your source of information? Letters from Hasting Law representing town of Center Conway

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? VR

i. Heating System Age: unknown Type: boiler Fuel: oil Tank Location: in home

Owner of Tank: estate of Terence & Burns

Annual Fuel Consumption: unknown Price: Gallons:

Date system was last serviced and by whom? unknown

Secondary Heat Systems: Tulakivi (Finish) wood burning stove

Comments: don't know current condition. masonry

j. Roof Age: unknown Type of Roof Covering: Tin roof

Moisture or leakage: assume some leakage

Comments: don't know age or condition

SELLER(S) INITIALS GMB

BUYER(S) INITIALS

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k. Foundation/Basement Full Partial Other: crawlspace Type: _____

Moisture or leakage: _____

Comments: small crawlspace which I have never accessed

l. Chimney(s) How Many? 1 Lined? unknown Last Cleaned: unknown Problems? unknown

Comments: _____

m. Plumbing Type: unknown Age: _____

Comments: no knowledge

n. Domestic Hot Water Age: Type: _____ Gallons: _____

o. Electrical System # of Amps 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: MICE

Comments: signs of mice in some cabinets

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: N/A Age: _____ Date Last Serviced and by whom: _____

Comments: _____

t. Pool Age: N/A 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: N/A

w. Other (e.g. Alarm System, Irrigation System, etc.) N/A

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 GAB

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:

As estate administrator I have never lived in this property. My knowledge of systems and condition are very limited and based purely on observation.

Property and house has been cleaned professionally. Property only to the shed behind the house. The property (land) beyond the shed has been left as is.

Property is being sold as is, where is.

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 Estate of Terence Y. Burns

DATE

5/13/20

SELLER

DATE

ay

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

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT 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: **1731 East Main St., Center Conway, NH 03813**

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) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser 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.

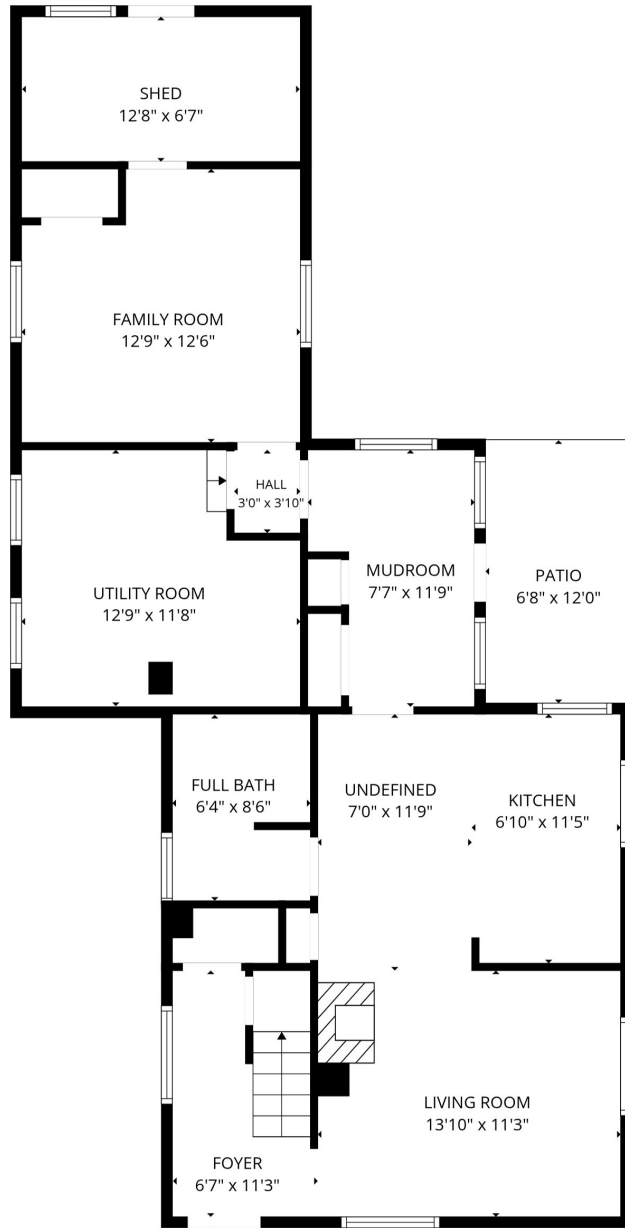
Agent's Acknowledgement (initial)

- (f) Bernie 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.

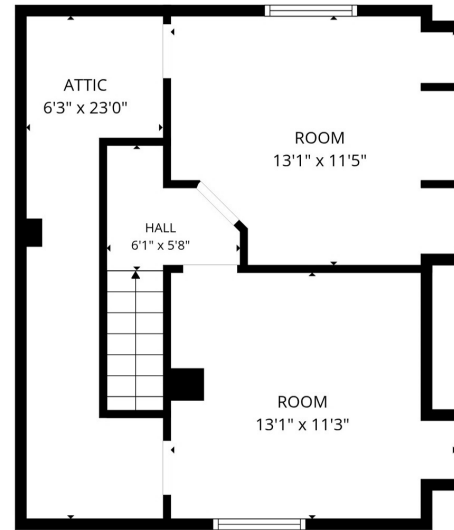
Certification of Accuracy

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.

<u>[Signature]</u> Seller Estate of Terence Y. Burns	<u>5/13/20</u> Date	_____	_____
		Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>Bernadette Donohue</u> Agent Bernadette Donohue	<u>5-13-20</u> Date	_____	_____
		Agent	Date



1st floor



2nd floor