

Carroll County NH Registry of Deeds
Book 3836 Page 0072 Page 1 of 3
eRecorded on 08/13/2025 at 11:16 AM
TID: 4312616 Doc # 202500071310
TT: 7,350.00 CA937436 LCHIP: 25.00 CAA172423

Transfer Tax: \$7,350.00

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that, **Maria C. Fox-Meehan, Trustee** of the **Maria C. Fox-Meehan Revocable Trust**, u/d/t dated May 16, 2018, having a mailing address of 86 Brookstone Lane, Madison, County of Carroll, State of New Hampshire (03849), for consideration paid, grant to **Leon G. Filip** and **Ellen B. Filip**, both having a mailing address of PO Box 557, North Conway, County of Carroll, State of New Hampshire (03860), *as Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS* the following:

A certain building with the land hereunder located in the **Town of Madison**, County of Carroll, State of New Hampshire, and being Home Lot 12 as shown on a plan of land entitled, "Banfield Hollow, A Plan of Subdivision, and Prepared for Norja, Inc., NH Route 113, Madison, New Hampshire," prepared by White Mountain Survey Co., Inc., dated July 2, 2004, recorded at the Carroll County Registry of Deeds at Plan Book 209, Page 11, and more particularly shown on an as-built plan recorded at the said Registry at Plan Book 234, Page 29.

TOGETHER WITH and SUBJECT TO the exclusive easement and right of the Grantee herein to use the area immediately around the above-described property, said exclusive use area not to exceed twenty-five (25) feet from the building foundation. This easement shall be for the maintenance and repair of the exterior of the building and for lawn, patio and garden purposes as permitted by the Banfield Hollow Homeowners Association.

Warranty Deed

Page 1 of 3

This conveyance is SUBJECT TO and TOGETHER WITH the covenants, restrictions and easements as set forth in the Declaration of Covenants, Restrictions and Easements of Banfield Hollow dated May 19, 2005, recorded at the Carroll County Registry of Deeds at Book 2420, Page 272, as may be amended from time to time.

TOGETHER WITH the right to pass and repass over the access road situated on the aforesaid tract as shown on the above-mentioned plan, for all purposes for which roads are commonly used in the Town of Madison, in common with all others lawfully entitled thereto, TOGETHER WITH an easement and right of way for access to and from the within described premises over the driveways and parking areas as presently constructed and to be constructed leading from the access road to the within described premises.

TOGETHER WITH an obligation to pay assessments for common expenses to the Banfield Hollow Homeowners Association as set forth in the Declaration of Covenants, Restrictions and Easements of Banfield Hollow. The rights and obligations regarding assessments being more particularly described in Article VI of said Declaration.

Meaning and intending to describe and convey those premises conveyed to Maria C. Fox-Meehan, Trustee of the Maria C. Fox-Meehan Revocable Trust by Warranty Deed of Maria Catherine Fox-Meehan, dated May 16, 2018, and recorded at the Carroll County Registry of Deeds at Book 3393, Page 444.

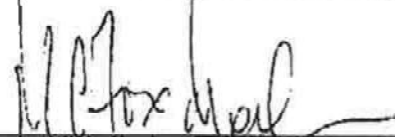
I, Maria C. Fox-Meehan, individually and as Trustee of the Maria C. Fox-Meehan Revocable Trust, do hereby release all rights of homestead in the premises described above.

RSA 564-B:1013(k) CERTIFICATION: The undersigned Maria C. Fox-Meehan is the sole Trustee of the Maria C. Fox-Meehan Revocable Trust under trust agreement dated May 16, 2018 as adopted by its settlor, Maria C. Fox-Meehan. The undersigned Trustee has unrestricted and unlimited authority to sell, convey, and otherwise deal with all trust property, including real property and any improvements thereon, which powers include execution and delivery of this instrument. The foregoing Trust Agreement remains in effect and has not been amended or revoked. No purchaser or third party shall be bound to inquire whether the foregoing Trustee has the powers herein described or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof.

<SEE SIGNATURE AND JURAT ON FOLLOWING PAGE>

Executed this 13th day of August, 2025.

Maria C. Fox-Meehan Revocable Trust



Maria C. Fox-Meehan, Trustee

STATE/COMMONWEALTH OF New Hampshire
COUNTY OF Carroll

On this 13th day of August, 2025, before me, the undersigned Notary Public, personally appeared **Maria C. Fox-Meehan**, in her capacity as Trustee of the Maria C. Fox-Meehan Revocable Trust, who proved to me through satisfactory evidence of identification which was drivers Licence to be the person whose name is signed above, and acknowledged the foregoing as hers and the Trust's voluntary act and deed.

(Seal)



Rebecca E. Pepin

Notary Public/Justice of the Peace
My Comm. Expires: 10/7/2025
Print or Type Name: Rebecca Pepin

Y:\CLIENT FILES\20536 - Fox-Meehan\20536.100 - Sale 86 Brookstone Lane, Madison, NH\Documents\Deed 2025 08 05 CCC.docx

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: Ellen B Filip, Leon Filip
2. PROPERTY LOCATION: 86 Brookstone Lane, Madison, NH 03849
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: Southeast corner of property
Installed By: _____ Date of Installation: 2014
What is the source of your information? visual
- c. USE: Number of persons currently using the system: 2
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 7/17/2025
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: H2O system mitigated

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 1250 Gal. ☐ Unknown ☐ Other
Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
Location: Front of property by entrance ☐ Location Unknown. Date of Installation: _____
Date of Last Servicing: 9/2024 Name of Company Servicing Tank: Turner
Have you experienced any malfunctions? ☐ Yes ☒ No
COMMENTS:

SELLER(S) INITIALS *EF, LF*

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form

**TO BE COMPLETED BY SELLER**

PROPERTY LOCATION: 86 Brookstone Lane, Madison, NH 03849

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: west side of property 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	☒	☐	☐			☒
	Crawl Space	☐	☐	☐			☐
	Exterior Walls	☒	☐	☐			☒
	Floors	☒	☐	☐	R15		☒

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)? Propane

Age of tank(s): _____ Size of tank(s): 500gal

Location: west side of property

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: 7/17/2025

By: Russell inspection services

Results: Radon present

If applicable, what remedial steps were taken? Air mitigation system instal

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

Are test results available? ☒ Yes ☐ No

Comments: Air mitigation installed 9/2025 Air quality now normal

SELLER(S) INITIALS E.F. J.F.

BUYER(S) INITIALS _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form

**TO BE COMPLETED BY SELLER**

PROPERTY LOCATION: 86 Brookstone Lane, Madison, NH 03849

d. RADON/WATER - Current or previously existing:

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

If YES: Date: 7/17/2025

By: Russell inspection services

Results: radon in water

If applicable, what remedial steps were taken? H2O mitigated

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

Are test results available? ☒ Yes ☐ No Comments: H2O mitigation system installed 9/2025

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? Banfield Hollow HOA

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: 12 Type: on demand Fuel: Propane Tank Location: west side of prop

Owner of Tank: Amerigas

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? 10/25 Amerigas

Secondary Heat Systems: Electric unit in breezway

Comments: _____

j. Roof Age: 12 Type of Roof Covering: Asphalt shingles

Moisture or leakage: No

Comments: _____

SELLER(S) INITIALS EF 10/25

BUYER(S) INITIALS _____

© 2025 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 10.2025

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 86 Brookstone Lane, Madison, NH 03849

- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ Type: concrete
 Moisture or leakage: _____
 Comments: _____
- l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: New Problems? No
 Comments: _____
- m. Plumbing** Type: Copper/Pex Age: 12
 Comments: _____
- n. Domestic Hot Water** Age: 12 Type: navian Gallons: on demand
- 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: split Age: 9 Date Last Serviced and by whom: _____
 Comments: 2 Mitsubishi units. Services upstairs rooms only
- t. Pool** Age: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
 By Whom: _____
- u. Generator** Portable: ☐ Yes ☐ No Whole House: ☒ Yes ☐ No Kw/Size: 1100 Last Date of Service: 6/2025
 If Portable: ☐ Included ☐ Negotiable
 Comments: Does not service garage doors
- v. Internet** Type Currently Used at Property: Spectrum
- 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 EF, JF

BUYER(S) INITIALS /

© 2025 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 10.2025

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 86 Brookstone Lane, Madison, NH 03849

10. ADDITIONAL INFORMATION

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

 Yes x No

b. ADDITIONAL COMMENTS:

12/2025 Sheoga hickory hardwood flooring installed. 1st floor bedrooms

12/2025 Coretc Red River Hickory wood laminate flooring installed. 2nd floor bedrooms

12/2025 Vermont castings Stardance freestanding Propane fireplace installed 1st floor front
bedroom

1/2026 Entire kitchen remodel including all appliances

5/2026 Driveway enlarged and repaved

10/2025 Tree and shrub removal

vendors: J&J Flooring - White Mtn Stove Shop - Country Cabinets - D&R Paving
Barlett Tree Service

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).

Ellen B. Filip 6-16-26 Leon Filip 6-16-26
 SELLER Ellen B Filip DATE SELLER Leon Filip 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 EF. / LF BUYER(S) INITIALS _____

REALTOR®
EQUAL HOUSING
OPPORTUNITY