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RECEIVED
CARROLL COUNTY REGISTRY

2006 AUG 18 AM 10:04

REGISTER OF DEEDS

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
**** THOUSAND		# HUNDRED AND 40 DOLLARS	
MO.	DAY	YR.	AMOUNT
08	18	2006	789115 \$ *****40.00
VOID IF ALTERED			

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that JOHN B. MITCHELL and GAIE H. MITCHELL, husband and wife, both with a mailing address of P.O. Box 492, Conway, New Hampshire 03818, for consideration paid, grant to JOHN B. MITCHELL and GAIE H. MITCHELL, AS TRUSTEES OF THE MITCHELL REVOCABLE TRUST OF 2006, with a mailing address of P.O. Box 492, Conway, New Hampshire 03818, with **WARRANTY COVENANTS**,

"A certain tract of land, together with any improvements thereon situated on the westerly side of Stark Road in the Town of Conway, Carroll County, State of New Hampshire, bounded and described as follows:

BEGINNING at an iron pipe on the west side of said Stark Road, at the Southeast corner of Lot #5-14, thence North 69 degrees 3 minutes 40 seconds West, 596.69 feet along said Lot #5-14 to an iron pipe on the East line of other land of said Nelson; thence South 9 degrees 22 minutes 20 seconds West, 357.30 feet along said Nelson land to an iron pipe; thence South 61 degrees 38 minutes East, 275.39 feet along said Nelson land to a stone post; thence South 61 degrees 38 minutes East, 254.61 feet along land now or formerly of Thompson to an iron pipe on the West side of said Stark Road; thence Northerly along said Stark Road, 427 feet to the point of beginning. Containing 5.04 acres, more or less.

Meaning and intending to convey LOT #5-13 as shown on plan entitled 'Subdivision Plan, Property of Ernest Nelson', surveyed June 18, 1979, by Thaddeus Thorne Surveys, Inc. Said Plan was approved by the Town of Conway Planning Board on July 17, 1979, and recorded in Carroll County Registry of Deeds at Plan Book 45, Page 52.

This conveyance is SUBJECT TO the following restrictions and conditions, which shall be construed as covenants running with

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the land:

1. The premises being conveyed shall not be subdivided or sold in portions by the lot owner, except in such instance where two lot owners may wish to divide an abutting lot between, but in no instance shall more than one dwelling unit be erected on any lot.
2. No trailers or mobile homes shall be placed or maintained on said land; and no tents shall be placed or maintained thereon, except that tenting by children only shall be permitted after a dwelling has been constructed on the land in compliance with all other provisions hereof.
3. No structure shall be erected closer than twenty-five feet from the edge of the road or right of way, nor closer than twenty-five feet from any other boundary line of said lot, provided, however, that while two or more adjacent lots are owned by the same party, the latter set back restriction shall apply only to the boundary lines of the entire group of adjacent lots held by the same owner.
4. All structures erected on any house lot shall be promptly and expeditiously completed as to their exteriors, including finish, painting, and/or staining within eighteen months after construction is commenced. All such structures shall be finished in neatly applied clapboards, shingles, log siding, stone, masonry, or similar so-called finish siding, with no tar paper, tarred shingles or other types of tarred siding or rough wooding allowed.
5. No livestock, animals, or poultry shall be kept or maintained or allowed on the land conveyed herein other than pets.
6. No more than one sign or notice shall at any time be placed erected or maintained on any house lot, or group of adjacent house lots owned by the same party, or affixed to any structure thereon; said sign shall not exceed a size of four square feet. On any violation of these provisions, Ernest George Nelson and Olga L. Nelson, their successors or assigns, shall have the right to enter upon the land and to remove such sign or notice without liability.
7. In order to create a harmonious development, no structure shall be erected, placed or altered as to its exterior on any lot until satisfactory plans and specifications are submitted and approved in writing by Ernest George Nelson, or such other person as may hereafter be designated by Ernest George Nelson, with authority to approve same.

8. Each house lot and all improvements thereon shall be maintained by the owner so as to present a neat and attractive exterior appearance. No unusable automobiles or other junk material or debris shall be stored on the premises, and should any improvements on the premises be damaged by casualty or wear (sic) and tear, the same will be promptly razed or restored to a neat exterior appearance in line with building requirements herein set forth, with no unsightly debris to be left on the premises. No noxious, dangerous, offensive or unduly noisy activity of any nature, nor any activity that may be or become an annoyance or nuisance to owners of other land, shall be permitted on any part of the land conveyed herein.
9. Failure to enforce any provision or restriction herein contained in any particular instance shall not be deemed a waiver of the right to do so to any continuing, subsequent or other violation."

MEANING AND INTENDING to describe and convey all and the same premises conveyed to JOHN B. MITCHELL and GAIE H. MITCHELL, by warranty deed of FARROW R. ALLEN and S. MARGRET KJARTANSSON, dated October 31, 1995, and recorded in the Carroll County Registry of Deeds at Book 1633, Page 775.

I/We, John B. Mitchell and Gaie H. Mitchell, hereby release to said grantee(s) all our rights of homestead and other interests in the premises hereby conveyed.

This is a non-contractual transfer pursuant to RSA 78-B:2 IX.

EXECUTED this 16th day of August, 2006.


JOHN B. MITCHELL

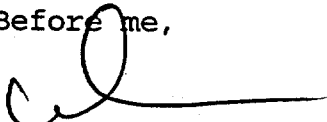

GAIE H. MITCHELL

BK2557PG0944

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

Personally appeared JOHN B. MITCHELL, satisfactorily proven to be the person whose name is subscribed above, and acknowledged that he executed the foregoing instrument as his voluntary act and deed, this 16th day of August, 2006.

Before me,



Notary Public/Justice of the Peace

William R. Battles

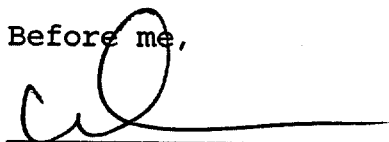
(Print name here)

My Commission expires: _____

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

Personally appeared GAIE H. MITCHELL, satisfactorily proven to be the person whose name is subscribed above, and acknowledged that she executed the foregoing instrument as her voluntary act and deed, this 16th day of August, 2006.

Before me,



Notary Public/Justice of the Peace

William R. Battles

(Print name here)

My Commission expires: _____

BK2557PG0945

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:** Mitchell Revocable Trust of 2006, John B. & Gaie H. Mitchell Trustees

2. **PROPERTY LOCATION:** 1342 Stark Rd, Conway, NH

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

4. **SELLER:** ✓ has has not occupied the property for 29 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: behind woodshed
Installed By: not known Date of Installation: 1982
What is the source of your information? it was dug when house was built

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 replaced 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
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: The pump was original and wore out. Even though the water test was satisfactory, we do have a copy

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 1000 Gal. Unknown Other

Tank Type Concrete Metal Unknown Other

Location: 10 feet from back deck Location Unknown: Date of Installation: unknown

Date of Last Servicing: 6/24 Name of Company Servicing Tank: Quint Septic

Have you experienced any malfunctions? Yes No

COMMENTS: We have it pumped every 2-3 years

SELLER(S) INITIALS JBH 10/26/26

BUYER(S) INITIALS

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 1342 Stark Rd, Conway, NH

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other

IF YES, Location: north of septic tank

Size: 25 x 45' Unknown

Date of installation of leach field: 1982

Installed By: Septic Systems ETC Conway

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	☒	☐	☐	fiberglass	R 30	
	Crawl Space	☒	☐	☐	fiberglass	R 21	
	Exterior Walls	☒	☐	☐	fiberglass	R 21	
	Floors	☒	☐	☐	fiberglass	R 21	

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown

IF YES: Are tanks currently in use? ☐ Yes ☐ No

IF NO: How long have tank(s) been out of service?

What materials are, or were, stored in the tank(s)?

Age of tank(s): Size of tank(s):

Location:

Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No

Comments:

If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown

Comments:

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☐ No ☐ Unknown

In the roofing shingles? ☐ Yes ☐ No ☐ Unknown

In flooring tiles? ☐ Yes ☐ No ☐ Unknown

Other ☐ Yes ☐ No ☐ Unknown

If YES, Source of information:

Comments:

c. RADON/AIR - Current or previously existing:

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

If YES: Date: 1/9/10

By: unknown Radon check

Results: fine

If applicable, what remedial steps were taken?

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

Are test results available? ☒ Yes ☐ No

Comments: The test showed .2 pico-curies per liter

SELLER(S) INITIALS RBM 16/26/26

BUYER(S) INITIALS

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 1342 Stark Rd, Conway, NH

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: unknown

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

h. How is the property zoned? residential

i. Heating System Age: 4 yrs Type: forced hot air Fuel: oil Tank Location: basement

Owner of Tank: Mitchell Trust

Annual Fuel Consumption: 477 gal

Price: _____

Gallons: tank size 275

Date system was last serviced and by whom? 2021 Advanced Standards Plumbing

Secondary Heat Systems: studio-propane

Comments: propane cost \$499 over 2 years

j. Roof Age: 5 Type of Roof Covering: asphalt shingles

Moisture or leakage: _____

Comments: metal roof on garage

SELLER(S) INITIALS GHM

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 1342 Stark Rd, Conway, NH

- k. Foundation/Basement ☒ Full ☐ Partial ☐ Other: _____ Type: concrete
Moisture or leakage: _____
Comments: Bulkhead occasionally has minor leak
- l. Chimney(s) How Many? 1 Lined? yes Last Cleaned: 4 yrs Problems? _____
Comments: The chimney man was the cleaner
- m. Plumbing Type: PVC and copper Age: original
Comments: solar hot water leaked this spring, parts replaced
- n. Domestic Hot Water Age: 9 yrs Type: solar Gallons: 80
- o. Electrical System # of Amps 200 ☒ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: Leased ☒ Owned If leased, explain terms of agreement: _____
Comments: see additional 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: central Age: 2 yrs Date Last Serviced and by whom: _____
Comments: for first floor
- t. Pool Age: NA Heated: Yes ☐ No Type: _____ Last Date of Service: _____
By Whom: _____
- u. Generator Portable: Yes ☒ No Whole House: Yes ☐ No Kw/Size: _____ Last Date of Service: _____
If Portable: Included ☐ Negotiable
Comments: _____
- v. Internet Type Currently Used at Property: Spectrum
- 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

gjm
BM 16/26/26

BUYER(S) INITIALS

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PROPERTY LOCATION: 1342 Stark Rd, Conway, NH

10. **ADDITIONAL INFORMATION**

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

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

additional heating-woodstove using 2 cords/season
solar panel heats water tank so electric panel does not turn on.
Post and beam shed
Heated garage
Cathedral ceiling with skylights replaced 5 years ago
3-season room with garden bed and interchangeable storm
windows and screens
John observed the R factor on the insulation

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).

Mitchell Revocable Trust
John B. Mitchell 6/26/26
SELLER Mitchell Revocable Trust of 2006 DATE

John B. & Gale H. Mitchell
Trustees 6/26/26
SELLER John B. & Gale H. Mitchell Trustees 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

JB 6/26/26
GH

BUYER(S) INITIALS

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