

Lisa Scott

LCHIP CAA140629 25.00

Return to:
Laboe & Tasker, PLLC
6 Loudon Road, Suite 502
Concord, NH 03301-5321

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **James W. Hill, Jr.** and **Mary A. Hill (formerly known as Mary Baker)**, husband and wife, of 1467 Brownfield Road, Town of Center Conway, County of Carroll, State of New Hampshire 03813, for consideration paid, grant to **James W. Hill, Jr. and Mary A. Hill, Trustees of the James W. and Mary A. Hill Joint Revocable Trust** (dated August 21, 2019), of 1467 Brownfield Road, Town of Center Conway, County of Carroll, State of New Hampshire 03813, with **WARRANTY COVENANTS**, the following-described premises:

A certain tract or parcel of land, together with any and all improvements thereon, situated on the north side of the highway leading from South Conway to West Brownfield, in the Town of Conway, County of Carroll, State of New Hampshire, more particularly bounded and described as follows:

Commencing at the southwesterly corner of land now or formerly of one Darou on the northerly side of said road and easterly of the homestead buildings; thence

Northerly by land of said Darou to a corner at land now or formerly of one Marvel, said corner being the intersection of a wire fence and a stone wall and said last mentioned course being represented for a portion of its length by a stone wall and a wire fence; thence

Westerly, first by a stone wall and then by a wire fence, to the intersection of said wire fence with a stone wall coming in from the south, said last course being throughout most of its length by land of said Marvel and in part by land now or formerly of one Busam; thence

Southerly by land of said Busam to the northerly side line of said road, said last course being evidenced in part by stone wall and in part by wire fence; thence

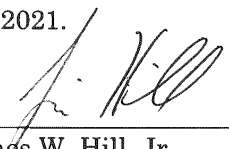
Easterly by the northerly side line of said road to the point of beginning.

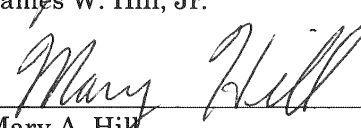
Meaning and intending to describe and convey all and the same premises as conveyed to James W. Hill, Jr. and Mary Baker (now known as Mary Hill), husband and wife, by Warranty Deed of Jesse M. Hatch and Merlene L. Hatch, husband and wife, dated July 30, 1993, and recorded with Carroll County Registry of Deeds at Book 1538, Page 0027.

We, James W. Hill, Jr. and Mary A. Hill, husband and wife, hereby release all our rights of homestead and other interests to the within premises.

This is a noncontractual transfer pursuant to New Hampshire Revised Statutes 78-B:2(IX). Therefore, no State of New Hampshire real estate transfer tax liability is payable.

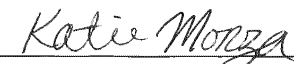
Executed this 24 day of ^{November^{KM}}~~February~~, 2021.


James W. Hill, Jr.


Mary A. Hill

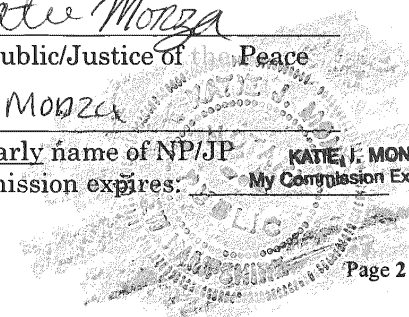
STATE OF NEW HAMPSHIRE
COUNTY OF Carroll

On this 24 day of ^{November^{KM}}~~February~~, 2021, before me, the undersigned officer, personally appeared James W. Hill, Jr. and Mary A. Hill known to me or satisfactorily proven to be the individuals who acknowledged that they signed the foregoing instrument as their free and voluntary act.


Notary Public/Justice of the Peace


Print clearly name of NP/JP

My commission expires:


KATIE J. MONZA, Notary Public
My Commission Expires August 18, 202

The only title work done for this deed was a current owner rundown only of the records at Carroll County Registry of Deeds to determine any outstanding liens against the property. Therefore, the grantor(s) by signing this deed, and the grantee(s), individually and collectively, by accepting and/or recording this deed and/or having this deed recorded, each and all agree to hold Laboe & Tasker, PLLC, its attorneys, paralegals, and all other staff individually and collectively harmless for any adverse consequences(s) resulting from the lack of title work.

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: James W. & Mary A Hill Joint Revocable Trust
2. PROPERTY LOCATION: 1467 Brownfield Road, Center, 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 33 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: Front of Home (JHD)
Installed By: _____ Date of Installation: _____
What is the source of your information? _____
- c. USE: Number of persons currently using the system: 3
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 _____
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 State of NH
- 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: 1,250 Gal. ☐ Unknown ☐ Other
Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
Location: Behind house Location Unknown: _____ Date of Installation: 7-1996
Date of Last Servicing: 6/26 Name of Company Servicing Tank: George Fadden
Have you experienced any malfunctions? ☐ Yes ☒ No
COMMENTS: Quality 1 1/2" stone leach field

SELLER(S) INITIALS JH, MH

BUYER(S) INITIALS _____

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1467 Brownfield Road, Conway, NH 03813

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: Behind Size: _____ ☒ Unknown
Date of installation of leach field: 7-1996 Installed By: _____
Have you experienced any malfunctions? Yes ☐ No ☒
Comments: Quality 1 1/2" stone leach field

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	☒	☐	☐			
	Crawl Space	☐	☐	☐			
	Exterior Walls	☒	☐	☐			
	Floors	☐	☐	☐			

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? N/A

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 JH, M.H.

BUYER(S) INITIALS /

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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: _____

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: Current use

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: Briggs Land Surveying

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

h. How is the property zoned?

Res/Aq.

i. Heating System Age: 1-20 Type: Base/wall Fuel: oil/gas Tank Location: basement

Owner of Tank: Oil: owner Propane: White Mtn. Oil

Annual Fuel Consumption: gallons 1,043 (oil) Price: _____ Gallons: 463 (propane)

Date system was last serviced and by whom? 6/26 Frechette Oil

Secondary Heat Systems: _____

Comments: "Great Condition" according to service last wk.

j. Roof Age: unk Type of Roof Covering: metal

Moisture or leakage: no

Comments: _____

SELLER(S) INITIALS JH, MH

BUYER(S) INITIALS _____

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Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

1467 Brownfield Road

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: Center
1467 Brownfield Road, Conway, NH 03813

- k. Foundation/Basement ☒ Full ☐ Partial ☐ Other: _____ Type: Concrete
Moisture or leakage: NO
Comments: 12" concrete walls with 24" footing under chimney
- l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 6/26 Problems? NO
Comments: 4 flues (all lined)
- m. Plumbing Type: PVC/Copper Age: 15-20 - current
Comments: _____
- n. Domestic Hot Water Age: 20 Type: Boiler/Tank Gallons: 40
- o. Electrical System # of Amps 200 ☒ Circuit Breakers ☐ Fuses
Comments: Square "D"
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: 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: Elec. panel wired w/ separate circuit for external generator
- v. Internet Type Currently Used at Property: Fidium
- 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

[Handwritten Signature]

BUYER(S) INITIALS

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PROPERTY LOCATION: Center
1467 Brownfield Road, Conway, NH 03813

10. **ADDITIONAL INFORMATION**

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

b. ADDITIONAL COMMENTS:

Insulated between each floor (including above mud room)
4" foil faced rigid insulation on 1st floor (R-20)
Upper floor faced fiberglass insulation
New double paned windows 2d floor
Real granite fire pit (not "black")
Tons of fruit trees/bushes (apple, peach, plum, blueberry + more)
Heated home gym (w/ TV!)
Completely refurbished Barn floors
Excellent recreation (hunting, fishing, trails, snowshoe, X-C ski etc.)
Beautiful view of Mt. Washington
3 miles from Pine Tree Primary School + Conway Lake beach
Separate heating zones for each bedroom for individual comfort

boat launch

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).

James W. & Mary A Hill Joint Revocable 6/24/26 Mary Hill Trustee 6-24-26
SELLER 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

JH. MH

BUYER(S) INITIALS

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**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: **1467 Brownfield Road, 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) 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.

6/24/26
Seller James W. & Mary A Hill Joint Revocable Trust Date

6-24-26
Seller Date

Purchaser Date
 6/30/26
Agent Jeana M Hale-Dewitt Date

Purchaser Date

Agent Date