

Alpine Title Services, Inc.
6 Pleasant Street
Conway NH 03818
T/S \$825

E Doc # 2118515 12/10/2021 10:28:50 AM
Book 3638 Page 773 Page 1 of 3
Register of Deeds, Carroll County
Lisa Scott LCHIP CAA140502 25.00
TRANS TAX CA927697 825.00

The space above this line is reserved for recording information

**MANUFACTURED HOUSING
WARRANTY DEED**

KNOW ALL BY THESE PRESENTS, that I, **DYLAN A. ROKOWSKI**, single, with a mailing address of 114 Lamplighters Park, North Conway, New Hampshire 03860, for consideration paid, grant to **BRITTANIE JONES**, with a mailing address of P.O. Box 292, North Conway, New Hampshire, 03860, with **WARRANTY COVENANTS**, the following, "Manufactured Housing" (RSA 674:31):

A certain manufactured housing located at 29 Tent Avenue, Black Bear Village Cooperative, Inc., Town of Conway, Carroll County, New Hampshire, being a:

A 2005 Cavalier manufactured housing unit, 14 x 60, Serial Number BG06NC1431883, Model Number 07E1007FEMA, which said Manufactured housing unit is situated at 29 Tent Avenue, Black Bear Village Cooperative, Inc., Town of Conway, Carroll County, New Hampshire.

The tract or parcel of land upon which the manufactured housing unit is situated is owned by Black Bear Village Cooperative, Inc. by deed dated July 9, 2019, recorded in the Carroll County Registry of Deeds in Book 3452, Page 385.

Meaning and intending to convey those same premises conveyed by Manufactured Housing Deed of Kenneth A. Whitehead, Barbara L. Whitehead and Dylan A. Rokowski to the Grantor herein dated May 25, 2021 and recorded in Book 3597 Page 575 at the Carroll County Registry of Deeds.

Grantor hereby releases to said Grantee all rights of homestead and other interest in the above described premises.

EXECUTED, this 10th day of December, 2021

Dylan A. Rokowski
Dylan A. Rokowski

STATE OF New Hampshire

COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 10th day of December, 2021 by Dylan A. Rokowski known to me or satisfactorily proven by photo identification to be the persons whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.



Kelley Ilacqua
Notary Public/Justice of the Peace
KELLEY ILACQUA
Printed Name
My Commission Expires: 2/21/23

Landowners Consent and Conveyance

Black Bear Village Cooperative, Inc, owner of the tract or parcel of land upon which said manufactured housing is situated, hereby consent to the conveyance of the manufactured housing.

In Witness whereof the undersigned have caused these presents to be signed this 3rd day of December, 2021.

BLACK BEAR VILLAGE COOPERATIVE, INC.

By Diane Newman
Diane Newman, Secretary
Duly Authorized

STATE OF NEW HAMPSHIRE

COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 3rd day of December, 2021 by Diane Newman, in her capacity as Secretary of Black Bear Village Cooperative, Inc. known to me or satisfactorily proven by photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Britta Means
Notary Public/Justice of the Peace Comm of Deeds
Britta Means
Printed Name

My Commission Expires: 6/30/26



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: Brittanie Jones Lusky, Levi Lusky

2. PROPERTY LOCATION: 29 Tent Ave, Conway, NH 03818

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

4. SELLER: ☒ has ☐ has not occupied the property for 4 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: 5
 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

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: _____

SELLER(S) INITIALS Bl / ll

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: 29 Tent Ave, Conway, NH 03818

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	<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	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	Crawl Space	<u> </u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	Exterior Walls	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	Floors	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	_____	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

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: _____ 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 Initial Bt / Initial U

BUYER(S) INITIALS _____ / _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 29 Tent Ave, Conway, NH 03818

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: _____

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

h. How is the property zoned? _____

i. Heating System Age: _____ Type: Forced Hot Air Fuel: Propane Tank Location: Side of house

Owner of Tank: white Mountain oil and Propane

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? 09/2025- white Mountain oil and Propane

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 21 Type of Roof Covering: shingles

Moisture or leakage: _____

Comments: _____

SELLER(S) INITIALS Bl / U

BUYER(S) INITIALS _____ / _____

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

**TO BE COMPLETED BY SELLER**

PROPERTY LOCATION: 29 Tent Ave, Conway, NH 03818

- k. Foundation/Basement** ☐ Full ☐ Partial ☒ Other: _____ ☐ Type: concrete slab
 Moisture or leakage: _____
 Comments: _____
- l. Chimney(s)** How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
 Comments: _____
- m. Plumbing** Type: _____ Age: _____
 Comments: _____
- n. Domestic Hot Water** Age: _____ Type: _____ Gallons: 30
- 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: _____
 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: _____ Age: _____ Date Last Serviced and by whom: _____
 Comments: _____
- t. Pool** Age: _____ 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

Bl / U

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: 29 Tent Ave, Conway, NH 03818

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

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).

Signed by: Brittanie Lusky 6/22/2026
SELLER Brittanie Jones Lusky DATE

Signed by: Levi Lusky 6/22/2026
SELLER Levi Lusky 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 Bl , U

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
(To be used in conjunction with Property Disclosure - Residential)
New Hampshire Association of REALTORS® Standard Form



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

- 1. Seller and Property Address:** Levi Lusky 29 Tent Ave
Brittanie Jones Lusky Conway, NH 03818
- 2. Association Name (if applicable):** Black Bear Village
- 3. Property Manager/Agent:** Rowca1 **Phone:** _____
- 4. GENERAL AND LEGAL**
- a.** Are there any Association or Corporation approvals required for transfer of Ownership? ☒ Yes ☐ No ☐ Unknown
- b.** Is there a time share operation existing at Property? ☐ Yes ☒ No ☐ Unknown
- c.** Is there a vacation rental operation or other organized rental program at Property? ☐ Yes ☒ No ☐ Unknown
- d.** Are you aware of any rental, use or age restrictions? ☐ Yes ☐ No ☒ Unknown
- e.** Number of allocated parking spaces available for this unit: 3
- f.** Are you aware of any pending or existing litigation? ☐ Yes ☒ No If Yes, please explain: _____
- g.** Are the minutes of the Condominium Association annual meeting available? ☐ Yes ☐ No ☒ Unknown
- h.** Are there any pet policies? Restrictions: ☒ Yes ☐ No Dogs/Cats Allowed: ☒ Yes ☐ No
- 5. MASTER INSURANCE POLICY**
- a.** Name of Company: _____
- b.** Name of Agent: _____ **Phone:** _____
- 6. FINANCIAL**
- a.** Monthly maintenance fee(s): \$ 619
- b.** What do the monthly fees include?
- | | | |
|---|--|--|
| ☐ Air Conditioning | ☐ Hot Water | ☒ Road Maintenance |
| ☐ Cable TV Signal | ☐ Landscaping | ☐ Sewer |
| ☐ Electricity | ☒ Lot Rent | ☒ Snow Removal |
| ☐ Garage/Parking | ☐ Real Property Tax | ☐ Trash Removal |
| ☐ Gas | ☐ Recreation/Community Association Dues | ☒ Water |
| Other: _____ | | |
- c.** Are there any additional fees? If so, please specify: _____
- d.** Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☒ No
 If Yes, explain: _____
- Additional Comments: _____

7. 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.

Signed by: 6/22/2026
Brittanie Jones Lusky
 SELLER DATE

Signed by: 6/22/2026
Levi Lusky
 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 AND OTHER ADVISORS.

BUYER _____ DATE _____

BUYER _____ DATE _____