

E Doc # 2015230 12/04/2020 11:19:29 AM  
Book 3550 Page 1067 Page 1 of 2  
Register of Deeds, Carroll County

*Lisa Scott* LCHIP CAA125346 25.00  
TRANS TAX CA923739 7,425.00

**RETURN TO:**

Stewart Title Company - New Hampshire  
110 Corporate Drive, Suite 1  
Portsmouth, NH 03801

Transfer Tax \$7,425.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT I/We Elizabeth Ann Hennessy, a single woman of ,PO BOX 506, Center Conway, NH 03813 , for consideration paid, grant(s) to Carrie Siefer, a single woman, of PO Box 6, Kearsarge, NH 03847, with WARRANTY COVENANTS, the following described premises:

A certain lot or parcel of land, with the buildings thereon, situate in Conway, County of Carroll and State of New Hampshire, and being Lot 5 as shown on a plan entitled "Lincoln Estates, Proposed 18 Lot Subdivision, Property of Leo Kelley, 70 Humphrey Street, Marblehead, MA 01945", Prepared by Ammonoosuc Survey Company, Inc. and recorded at the Carroll County Registry of Deeds at Plan Book 209, Page 16, to which plan reference may be made for a more particular description.

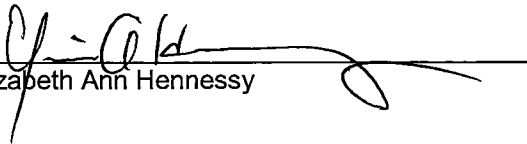
Beginning at an iron pipe on the west side of a cul-de-sac at the southeast corner of Lot 5 herein conveyed and the northeast corner of Lot 6; thence along Lot 6 on a course of South 78 degrees 08 minutes 39 seconds West, a distance of 213.82 feet to an iron pipe at land now or formerly of Charles Nichols; thence along land of said Nichols on a course of North 08 degrees 55 minutes 08 seconds West, a distance of 410.55 feet to an iron pipe common to Lot 5, at land now or formerly of Charles Nichols; land now or formerly of Robert and Penny Richards and Lot 4; thence along Lot 4 on a course of North 89 degrees 53 minutes, 43 seconds East, a distance of 284.55 feet to an iron pipe common to Lots 5, 4, 3, and 7; thence along Lot 17 on a course of South 04 degrees 34 minutes 57 seconds East, a distance of 281.05 feet to an iron pipe on the northerly side of the cul-de-sac; thence along the westerly side of the cul-de-sac on a curve with a radius of 60 feet, a distance of 100.00 feet to the point of beginning.

Together with the right to pass and repass over the access roads situated on the aforesaid tract as shown on the above-referenced plan, for all purposes for which roads are commonly used in the Town of Conway, in common with all others lawfully entitled thereto, together with the easement and right of way for access to and from the within described premises over the roadways as presently constructed or to be constructed. This reservation is appurtenant to and shall run with the land. Subject to any and all matters as shown on plan in Plan Book 209, Page 16. Subject to proposed detention easement area on Lot 5 and all other conditions set forth on plan recorded at the Carroll County Registry of Deeds in Plan Book 209, Page 16. Subject to the covenants and restrictions of Lincoln Estates Subdivision recorded with the Carroll County Registry of Deeds at Book 2403, Lot 709.

I/We the grantor(s) hereby release all rights of homestead and any other interests therein in and to the above described premises.

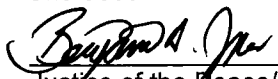
Reference is made to title vested in Elizabeth Ann Hennessy by virtue of a Warranty Deed from Jeffrey Foucault Yelle and Erin Elizabeth Yelle dated November 19, 2018 and recorded in the Carroll County Registry of Deeds at Book 3419, Page 467.

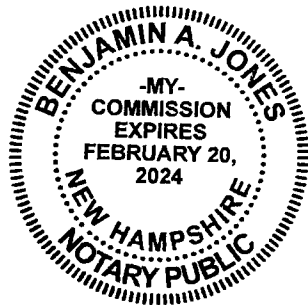
EXECUTED this 3rd day of December, 2020.

  
Elizabeth Ann Hennessy

State of New Hampshire  
County of Carroll

On this 3rd day of December, 2020, personally appeared, before me, the above named Elizabeth Ann Hennessy, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

  
Justice of the Peace/Notary Public  
Print Name: \_\_\_\_\_  
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: Carrie Siefer

2. PROPERTY LOCATION: 79 JEFFERSON ROAD, Center Conway, NH 03813- 4342

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

4. SELLER:  has  has not occupied the property for 5+ 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: under fake rock in front of house/near door  
Installed By: Western Maine Water Date of Installation: \_\_\_\_\_  
What is the source of your information? 207-793-2201

c. USE: Number of persons currently using the system: 0 (Last 5 years, 1-3 people)  
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: I installed a water filter for good measure as well as an RO, because I do that at all my houses.

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: between SHED + sidedoor Location Unknown. Date of Installation: \_\_\_\_\_

Date of Last Servicing: 2024 Name of Company Servicing Tank: OTIS QUINT

Have you experienced any malfunctions?  Yes  No

COMMENTS: \_\_\_\_\_

SELLER(S) INITIALS CS

BUYER(S) INITIALS \_\_\_\_\_

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d. LEACH FIELD:  Yes  No  Other I believe leach field was replaced  
 IF YES, Location: 2015 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. <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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<u>Some</u>	
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 n/a  
 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 [Signature]

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: \_\_\_\_\_
- 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: 2005 Type: Radiant Floor Fuel: propane Tank Location: \_\_\_\_\_  
Owner of Tank: \_\_\_\_\_ + gas fireplaces  
Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_  
Date system was last serviced and by whom? \_\_\_\_\_  
Secondary Heat Systems: \_\_\_\_\_  
Comments: \_\_\_\_\_
- j. Roof Age: 30 Type of Roof Covering: Shingle  
Moisture or leakage: no  
Comments: good shape

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS \_\_\_\_\_

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- k. **Foundation/Basement**  Full  Partial  Other: Slab Type: \_\_\_\_\_  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_
- l. **Chimney(s)** How Many? \_\_\_\_\_ Lined?  Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_
- m. **Plumbing** Type: Pex Age: \_\_\_\_\_  
Comments: \_\_\_\_\_
- n. **Domestic Hot Water** Age: 2005 Type: Propane Gallons: \_\_\_\_\_
- 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: 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: Spectrum
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) alarm system  
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 A

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:

no problems with the home.  
- I do have an electrician installing a new remote control for the fireplace in the living room may be installed any day - the fireplace still works using switch on the BASE. It just needs a new remote.

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).

Carrie Siefer \_\_\_\_\_ DATE 4/16/26 \_\_\_\_\_ 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 (CS) \_\_\_\_\_ BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_