

Alpine Title Services
6 Pleasant Street
Conway, NH 03818
T/S \$4185

E Doc # 2109363 06/21/2021 12:01:17 PM
Book 3599 Page 236 Page 1 of 2
Register of Deeds, Carroll County

Lisa Scott LCHIP CAA133661 25.00
TRANS TAX CA925709 4,185.00

The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **SHAWNA M. EGGERS**, a single woman, with a mailing address of 51 Old Goshen Road, Center Conway, Carroll County, State of New Hampshire, 03813, for consideration paid, grant to **SAMUEL J. CARTAN** and **AMANDA M. CARTAN**, husband and wife, both having a mailing address of 1009 Eaton Road, Conway, Carroll County, State of New Hampshire, 03818, as joint tenants with rights of survivorship, and not as tenants in common, with WARRANTY COVENANTS, the following:

A certain tract or parcel of land, together with the buildings thereon, situated in Conway, Carroll County, State of New Hampshire, being more particularly described as follows: Lot 4 as shown on the Plan of Land "Revision No. 1 of Plan of Land Titled Conway East" recorded with the Carroll County Registry of Deeds in Plan Book 18, Page 81.

Beginning at a point marked by an iron pipe at the southwest corner of said Lot 4 as shown on said plan.

Thence easterly 149 feet more or less by Lot 5 to a point marked by an iron pipe at the line now or formerly of Walter Burnell.

Thence northerly to a point marked by an iron pipe 174 feet more or less by said Walter Burnell land as shown on said plan.

Thence westerly 136 feet more or less by Lot 3 to a point marked by an iron pipe on the easterly side of Old Goshen Road.

Thence southerly 110 feet more or less along the easterly side of Old Goshen Road to the point of beginning as shown on said plan.

ALSO hereby conveyed to said Grantees is the right, in common with others, to pass and repass over the access roads and rights of way now existing or hereafter acquired or constructed by the grantor [Conway East Trust] but RESERVING the right to relocate the same and to convey the same for a public road.

Said premises are SUBJECT TO the reservation by the grantor [Conway East Trust] of an easement or right of way over a strip of ground ten (10) feet in width along the side, front and rear outlines of the land hereby conveyed for the purpose of installing or maintaining gas, electric, water, sewerage, telephone and drainage facilities, and any appurtenances to the supply lines therefor, including the right to remove and/or trim trees, shrubs & plants.

TOGETHER WITH and SUBJECT TO the restrictions, covenants and easements as more particularly set forth in Warranty Deed from Conway East Trust to Dow dated March 10, 1971, recorded in the Carroll County Registry of Deeds, Book 481, Page 489.

Meaning and intending to describe and convey those premises conveyed by Warranty Deed of Elizabeth M. Hutchins to the within Grantor date January 22, 2015 and recorded in the Carroll County Registry of Deeds at Book 3184, Page 237.

Grantor hereby releases to said grantees all rights of homestead and other interests therein.


EXECUTED, this 18 day of June, 2021.


Shawna M. Egers

STATE OF New Hampshire COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 18 day of June, 2021 by Shawna M. Egers 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.




Notary Public/Justice of the Peace
Printed Name: Vicki L. Weegar
My Commission Expires: 2/3/26

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: Amanda M. Cartan, Samuel J. Cartan

2. PROPERTY LOCATION: 51 Old Goshen Rd., Center 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 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: North side of house
Installed By: unknown Date of Installation: unknown
What is the source of your information? observation

c. USE: Number of persons currently using the system: 4
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 5 years ago
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? N/A
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: South side of house Location Unknown. Date of Installation: _____
Date of Last Servicing: 06/24 Name of Company Servicing Tank: Turner Septic
Have you experienced any malfunctions? Yes No
COMMENTS: _____

SELLER(S) INITIALS AC, SC BUYER(S) INITIALS I

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d. LEACH FIELD: Yes No Other _____
 IF YES, Location: South side of house Size: _____ Unknown
 Date of installation of leach field: unknown Installed By: unknown
 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 checked="" type="checkbox"/>	<u>fiberglass</u>		
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>white fiberglass</u>		
	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
 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: 06/2021 By: _____
 Results: good high in 2021 If applicable, what remedial steps were taken? installed mitigation system
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No unknown
 Comments: results were good

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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: observation

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: observation

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: 1984/15⁺ Type: electric/pellet Fuel: 2 tons Tank Location: N/A

Owner of Tank: N/A

Annual Fuel Consumption: 2 tons Price: _____ Gallons: _____

Date system was last serviced and by whom? 09/2025 White Mountain Stove Comp.

Secondary Heat Systems: electric baseboard w/ pellet stove as primary heat

Comments: _____

j. Roof Age: 1984 Type of Roof Covering: metal

Moisture or leakage: no

Comments: _____

SELLER(S) INITIALS AC, SC

BUYER(S) INITIALS _____

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- k. **Foundation/Basement** Full Partial Other: _____ Type: concrete
Moisture or leakage: bulkhead occasionally weeps with extremely heavy rain
Comments: _____
- l. **Chimney(s)** How Many? 1 Lined? yes Last Cleaned: 04/2026 Problems? _____
Comments: Alpine Stove
- m. **Plumbing** Type: copper/PVC/Pex Age: mixed
Comments: _____
- n. **Domestic Hot Water** Age: 2024 Type: electric Gallons: 40
- 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: none 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: 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.

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10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

Fully fenced yard
Newly painted bathrooms & bedroom(s)
New water heater, washer + dryer
Painted exterior 2023
optional chicken coop (and chicken)
Hardwood floors

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).

Amanda M. Cartan
SELLER Amanda M. Cartan
06/2/26
DATE

Samuel J. Cartan
SELLER Samuel J. Cartan
6/3/26
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 Ac / Sc

BUYER(S) INITIALS _____ / _____