

PLEASE RETURN TO:
Ansell & Anderson, P.A.
40 South River Road, Unit 32
Bedford, NH 03110

Carroll County New Hampshire Registry of Deeds
Book 3731 Page 0969 Page 1 of 3
eRecorded on 07/25/2023 at 10:16 AM
TID: 4262741 Doc # 202300062520
LCHIP: 25.00 CAA155583

QUITCLAIM DEED

Robert L. Marston, Jr. and Molly B. Marston, married to each other, of 337 Oakwood Drive, Yarmouth, County of Cumberland, State of Maine 04096, for consideration paid, grant an undivided one-half interest to Molly B. Marston and Robert J. Marston, Jr., both as Trustees under The Molly Bach Marston Trust, a Maine trust created under agreement dated April 13, 2023, with a mailing address of 337 Oakwood Drive, Yarmouth, County of Cumberland, State of Maine 04096, and an undivided one-half interest to Molly B. Marston and Robert J. Marston, Jr., both as Trustees under The Marston Family 2009 Trust, a Maine trust created under agreement dated May 5, 2009, with a mailing address of 337 Oakwood Drive, Yarmouth, County of Cumberland, State of Maine 04096, with QUITCLAIM COVENANTS:

A certain lot or parcel of land located Easterly of Route No. 16 in the Town of Bartlett, Carroll County, New Hampshire, and being Lot numbered Twenty (20) in accordance with plan entitled "Mittenwald Resort Area-Drawing No. 1" surveyed and drawn by Tri-State Surveying and Engineering Co., Inc. on September 4, 1969, and recorded in Carroll County Records in Plan Book 14, Page 14. Particular reference is made to said plan for a more complete description of the parcel herein conveyed with its appurtenances as though metes and bounds were taken from said plan and transcribed herein at length.

TOGETHER WITH all appurtenances thereto and SUBJECT TO certain restrictions set forth or referred to therein as follows:

Together with the right to pass and repass over the rights of way as shown on said plan and over the right of way leading thereto by the roadway now constructed from the public road known as Route #16, for all purposes for which public roads are used in the Town of Bartlett. The Grantor's predecessors in title expressly retaining the right to convey said roads to the Town of Bartlett.

This conveyance is subject to the use restrictions as set forth in Certificate of Restrictions covering all lots in this section which is known as Section #2, and which indenture is dated June 25, 1969, and recorded in Carroll County Records at Book 451, Page 464. Reference may be had to said Certificate for more complete description of the same as though set forth at length herein.

Meaning and intending to describe and convey the same premises conveyed to Robert L. Marston, Jr., and Molly B. Marston, by deed of Steven J. Baia and Suzanne E. Landry, dated July 30, 2015, and recorded in the Carroll County Registry of Deeds at Book 3213, Page 720.

This conveyance is a transfer without consideration to a revocable trust in which the beneficial interest in the trust is not represented by transferable shares and which trust was created and funded for estate planning purposes, as a testamentary substitute. As such, this conveyance is exempt from taxation under RSA 78-B:2, XXI.

This deed was prepared by information supplied by the Grantors and no independent title examination has been conducted.

DATED this 21st day of July, 2023.

Jeffrey Hart
Witness

Robert L. Marston, Jr.
Robert L. Marston, Jr.

Jeffrey Hart
Witness

Molly B. Marston
Molly B. Marston

STATE OF Cumberland
COUNTY OF Cumberland

The foregoing instrument was acknowledged before me on July 21, 2023, by Robert L. Marston, Jr.

Justin D. LeBlanc
Notary Public
My Commission expires May 27, 2029
(Seal)

STATE OF Maine
COUNTY OF Cumberland

The foregoing instrument was acknowledged before me on
July 21, 2023, by Molly B. Marston.



Notary Public

My Commission expires **JUSTIN D. LEBLANC**
(Seal) **Notary Public**

State of Maine
My Commission Expires
May 27, 2029

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: Robert Marston, Molly Marston

2. PROPERTY LOCATION: 26 Graz Place, Bartlett, NH 03812

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

4. SELLER: ☒ has ☐ has not occupied the property for 11 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: LBWP

Installed By: _____

Date of Installation: 2006

What is the source of your information? _____

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 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 1,000 Gal. ☐ Unknown ☐ Other

Tank Type ☒ Concrete ☐ Metal ☒ Unknown ☐ Other

Location: Driveway ☐ Location Unknown. Date of Installation: _____

Date of Last Servicing: 2013 Name of Company Servicing Tank: George Fadden

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS: _____

SELLER(S) INITIALS MM / RM

BUYER(S) INITIALS _____

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Badger Peabody & Smith Realty - North Conway, 2633 White Mountain Hwy North Conway NH 03860

Phone: (603) 387-3749

Fax: (603) 388-9000

Robert and Molly Mars

Linda Walker

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PROPERTY LOCATION: 26 Graz Place, Bartlett, NH 03812

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other
IF YES, Location: Driveway Size: 3545 384 sq ft Unknown
Date of installation of leach field: 1984 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. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	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?

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:

2015

By:

Results:

5.2

If applicable, what remedial steps were taken?

nmc

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

Are test results available? ☒ Yes ☐ No

Comments:

SELLER(S) INITIALS MM / km

BUYER(S) INITIALS /

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ___ Yes ☒ No ___ Unknown *Town water*

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: *Allied Surveying 3.15.05*

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

h. How is the property zoned? *residential*

i. Heating System Age: *1984* Type: *Rinnai* Fuel: *propane* Tank Location: *2 tanks behind house*

Owner of Tank: *house owner*

Annual Fuel Consumption: *4k* Price: _____

Gallons: *410 gals from Nov 25 -> Jul 26*

Date system was last serviced and by whom? _____

Secondary Heat Systems: *electric baseboard*

Comments: _____

j. Roof Age: *15 yrs* Type of Roof Covering: *asphalt*

Moisture or leakage: *previous owners had ice dam damage - replaced roof*

Comments: *in 2011 no problems since*

SELLER(S) INITIALS *MDL / Jm*

BUYER(S) INITIALS _____

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Robert and Molly

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- k. Foundation/Basement ☐ Full ☒ Partial ☐ Other: _____ Type: _____
Moisture or leakage: no
Comments: _____
- l. Chimney(s) How Many? metal flue Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. Plumbing Type: Copper Age: _____
Comments: _____
- n. Domestic Hot Water Age: 2008 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: no Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- t. Pool Age: no 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: cable
- 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 MM / RM

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:

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).

Robert Marston
SELLER Robert Marston

7.22.26
DATE

Molly Marston
SELLER Molly Marston

7.22.26
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 MM

BUYER(S) INITIALS _____

Inventory List

26 Graz Place, Bartlett, NH

Living room

Sectional Couch
Desk and chair
Two swivel chairs
Floor lamp
Table

Kitchen

Four bar stools
Microwave
Coffee maker
Toaster
Dinnerware
Glassware
Pots and pans
Bowls

Deck

Deck Furniture
Hot Tub
Grill

Bedroom #1

Queen bed with headboard
Nightstand
Lamp
Bureau

Bedroom #2

Queen bed with headboard
Nightstand
Floor lamp
Table lamp
Bureau
Chair

Bedroom #3

Queen bed with headboard
Two Nightstands
Two Lamps
Bureau

Excluded items not staying:

Trunk in hallway, dining room set, TV, everything in the shed and attic eaves, Seller's personal items

Seller

Buyer

Seller

Buyer