

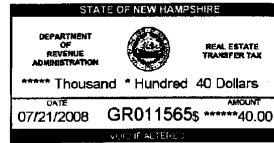
BK3536PG0261

Doc # 0011572 Jul 21, 2008 1:26 PM
Register of Deeds, Grafton County

[Signature]



Return to:
Laura E. Tobin
Flood, Sheehan & Tobin, PLLC
Two Delta Drive, Suite 303
Concord, NH 03301



WARRANTY DEED

Stanley D. Penny and Terry A. Penny, husband and wife, of Thornton, County of Grafton and State of New Hampshire ("Grantors"), for consideration paid, grants to **Stanley D. Penny and Terry A. Penny in their capacity as Co-Trustees of the Penny Family Trust**, under declaration of trust dated 15th July, 2008, as amended, with a mailing address of 155 Mill Brook Road, Thornton, New Hampshire 03295 ("Grantees"), with WARRANTY COVENANTS, the following described premises:

Two certain parcels of land with the buildings thereon situated in Thornton, Grafton County, State of New Hampshire, bounded and described as follows:

I. A certain tract or parcel of land with the buildings thereon situated in said Thornton, bounded and described as follows:

Beginning at the Southeast corner bordering on the Northwest side of the Millbrook Road and running

- (1) North 40° West, approximately one hundred (100) feet to post with wire attached, bordering land now or formerly of Charles L. and Irene L. Kimball; thence
- (2) North 50° East, one hundred forty (140) feet, bordering on land of said Charles and Irene Kimball to land now or formerly of Lawrence Steele at post with wire attached; thence
- (3) Along land of said Lawrence Steele, East 50° South, approximately one hundred (100) feet to Northwest side of Millbrook Road; thence
- (4) Along Northwest side of said Millbrook Road, South 60° West, approximately one hundred forty (140) feet to point of beginning.

Including water rights to convey water from a spring on land of said Charles L. and Irene L. Kimball to buildings herein conveyed, and to lay and maintain water pipes thereon.

II. A certain tract of land situated in said Thornton, bounded and described as follows:

Beginning at an iron pipe on the corner of land now or formerly of Paul and Mary Shuffleton; thence

(1) Southwesterly along Millbrook Road, one hundred (100) feet to a farm road, thirty-seven (37) feet in width; thence

(2) In a general Northerly direction along the East side of said farm road, three hundred fifty-seven (357) feet to an iron pipe; thence

(3) Southeasterly along land now or formerly of Lawrence Steele, one hundred thirty-four (134) feet to the corner of land of said Shuffleton; thence

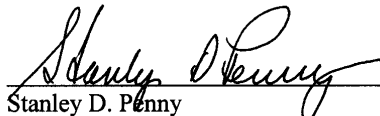
(4) Southwesterly along land now or formerly of Shuffleton, one hundred forty (140) feet to an iron pipe; thence

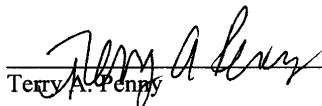
(5) Southeasterly along land now or formerly of Shuffleton, one hundred (100) feet to the point of beginning.

MEANING AND INTENDING to describe and convey the same premises conveyed to the Grantors by warranty deed of Bonnie S. Shuffleton n/k/a Bonnie S. Wason, dated July 2, 2001 and recorded in the Grafton County Registry of Deeds at Book 2556, Page 0673.

The within transaction is a contractual transfer, pursuant to RSA 78-B:1-a,II, to a revocable trust which is not represented by transferable shares and is created and funded for estate planning purposes as a testamentary substitute. The consideration is less than \$4,000.00.

EXECUTED this 15th July day of July, 2008.


Stanley D. Penny


Terry A. Penny

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this 15th day of
July, 2008, by Stanley D. Penny and Terry A. Penny, Grantors.

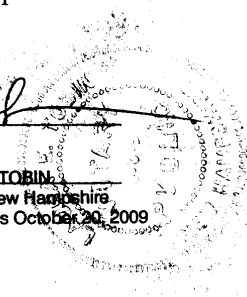
Laura E. Tobin

Notary Public

My commission expires: LAURA E. TOBIN

Notary Public • New Hampshire

My Commission Expires October 20, 2009



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:** Terry A Penny and Stanley D Penny

2. **PROPERTY LOCATION:** 155 Mill Brook Road, Thornton, NH 03285

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 25 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: Behind house

Installed By: Unknown

Date of Installation: 2011

What is the source of your information?

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 2004

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

Tank Size 1250 Gal. ☐ Unknown

☐ Other

Tank Type ☒ Concrete ☐ Metal

☐ Unknown ☐ Other

Location: North side of building

☐ Location Unknown Date of Installation: June 2004

Date of Last Servicing: June 2025

Name of Company Servicing Tank: Randlett Septic Solutions

Have you experienced any malfunctions?

☐ Yes ☒ No

Comments:

SELLER(S) INITIALS

TAP / SDP

BUYER(S) INITIALS

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 155 Mill Brook Road, Thornton, NH 03285

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: North side of building Size: 30 x 30 ☐ Unknown
Date of installation of leach field: Unknown 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	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐	12" Fiberglass	_____	☐
	Crawl Space	☐	☐	☒	_____	_____	☐
	Exterior Walls	☒	☐	☐	6" R19	_____	☐
	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: _____ By: _____
Results: _____ If app _____
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments: _____

SELLER(S) INITIALS

BUYER(S) INITIALS

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PROPERTY LOCATION: 155 Mill Brook Road, Thornton, NH 03285

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: ROW up to back cabin

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: _____

Veterans discount - \$500

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? RR

i. Heating System Age: 7 years Type: heat pump/mini split Fuel: electric Tank Location: _____

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: electric baseboard, wood stove on 1st floor and basement

Comments: _____

j. Roof Age: 20 years Type of Roof Covering: metal

Moisture or leakage: none

Comments: _____

SELLER(S) INITIALS

BUYER(S) INITIALS

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PROPERTY LOCATION: 155 Mill Brook Road, Thornton, NH 03285

k. Foundation/Basement: ☐ Full ☒ Partial ☐ Other: _____ ☐ Type: _____

Moisture or leakage _____

Comments: _____

l. Chimney(s) How Many? 1 Lined? metal Last Cleaned: 2024 Problems? none

Comments: _____

m. Plumbing Type: copper Age: 2005

Comments: _____

n. Domestic Hot Water: Age: 12/2024 Type: electric Gallons: 40

o. Electrical System: # of Amps 200 amp ☒ 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: mini split Age: 7 years Date Last Serviced and by whom: 2024

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: 3500 Last Date of Service: 2024

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

THP SNA

BUYER(S) INITIALS

REALTOR®
EQUAL HOUSING
OPPORTUNITY

PROPERTY LOCATION: 155 Mill Brook Road, Thornton, NH 03285

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

b. ADDITIONAL COMMENTS:

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: Samy A. Lemay DATE: 8.4.25

SELLER _____ DATE _____
 buyer _____

BUYER Stanley D. Long DATE 8/4/25
SELLER

BUYER _____ DATE _____

ITP / SDP

Page 10 of 10

REALTOR®
EQUAL HOUSING
OPPORTUNITY

Property Address: 155 Mill Brook Road, Thornton, NH 03285

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.

They have provided the following information:	
	8/4/25
Seller	Date
Purchaser	Date
	8/4/25
Agent	Date

	
Seller	8/4/25
Purchaser	Date
Agent	Date

Town of Thornton

Print Now

Parcel ID: 225 042 000 0000 00000 (CARD 1 of 2)
Owner: PENNY FAMILY TRUST
PENNY STANLEY D & PENNY TERRY
Location: 155 MILL BROOK RD
Acres: 1.000

General

Valuation

Building Value:

\$165,200

Features:

\$0

Taxable Land:

\$100,900

Card Value:

\$266,100

Parcel Value:

\$428,500

Review and Pay Property Taxes Online

Listing History

List Date

Lister

06/24/2024

JDHC

01/01/2024

INSP

11/06/2023

RWVM

06/19/2014

DWHC

09/11/2012

JBVM

Districts

District

% In Dist.

WV

0

ESTATES

Notes: TAN; 05-INT HAS STUDDED DIVIDING WALLS - NEW WIRING -PLYWOOD//8/05 HO UPDATE;INT GOOD COND, INFO FROM H.O. @ DOOR, 1/2 DEK ON THIS SKETCH; 09/12 INFO OUTSIDE. HO, MR. REFUSED INT. DNPJ TRASH STO AT DEK. FIX DEX MEAS; LCOND -10 FOR LTD AREA OF USABLE SQ FT DUE TO SHAPE OF LOT & BLDG LOCATIONS; 11/23; NOH; EXT COND STILL GD, WELL MAINT; PU AC;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$327,600	\$0	\$100,900	Cost Valuation	\$428,500
2023	\$171,800	\$0	\$59,800	Cost Valuation	\$231,600
2022	\$171,800	\$0	\$59,800	Cost Valuation	\$231,600
2021	\$171,800	\$0	\$59,800	Cost Valuation	\$231,600
2020	\$171,800	\$0	\$59,800	Cost Valuation	\$231,600
2019	\$171,800	\$0	\$65,700	Cost Valuation	\$237,500
2018	\$151,500	\$0	\$37,800	Cost Valuation	\$189,300
2017	\$151,500	\$0	\$37,800	Cost Valuation	\$189,300
2016	\$151,500	\$0	\$37,800	Cost Valuation	\$189,300
2015	\$151,500	\$0	\$37,800	Cost Valuation	\$189,300
2014	\$151,500	\$0	\$37,800	Cost Valuation	\$189,300
2013	\$175,900	\$0	\$40,000	Cost Valuation	\$215,900
2012	\$175,900	\$0	\$40,000	Cost Valuation	\$215,900
2011	\$176,300	\$0	\$40,000	Cost Valuation	\$216,300
2010	\$176,300	\$0	\$40,000	Cost Valuation	\$216,300
2009	\$176,300	\$0	\$40,000	Cost Valuation	\$216,300
2008	\$88,600	\$0	\$37,400	Cost Valuation	\$126,000
2007	\$95,600	\$0	\$37,400	Cost Valuation	\$133,000
2006	\$95,600	\$0	\$37,400	Cost Valuation	\$133,000

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
07/27/2008	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	PENNY STANLEY D & TERR	3536	0261
07/05/2001	IMPROVED	NO - UNFINISH COMMON PROP	\$35,000	BONNIE WASSON	2556	0673

Land

Size:	1.000 Ac.	Site:	AVERAGE
Zone:	02 - RURAL RES	Driveway:	GRAVEL/DIRT
Neighborhood:	AVE	Road:	PAVED
Land Use:	2F RES		
		Taxable Value:	\$100,900

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
2F RES	1.000 AC	125,000	E	100	100	100	95	85 MODERATE	100	100,900	0	N	100,900	2 SITES	

Building

1.50 STORY NEWENGLAND Built In 1947

Roof:	GABLE HIP	Bedrooms:	2	Quality:	AVG
	PREFAB METALS	Bathrooms:	1.0	Size Adj.	1.0845
Exterior:	VINYL SIDING			Base Rate:	180.00
	WOOD SHINGLE	Extra Kitchens:	0	Building Rate:	1.0522
Interior:	DRYWALL	Fireplaces:	0		
		Generators:	0	Sq. Foot Cost:	189.39
Flooring:	HARDWOOD	AC:	YES	Effective Area:	1,195
	PINE/SOFT WD		50%	Gross Living Area:	1,104
Heat:	ELECTRIC				
	RAD ELECT			Cost New:	\$226,321

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD 27%	0%	0%	0%	0%	27%	\$165,200

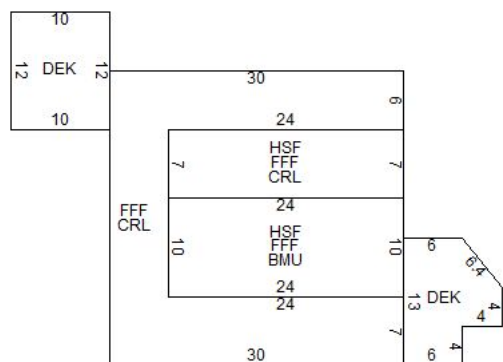
Features

There Are No Features For This Card

Photo

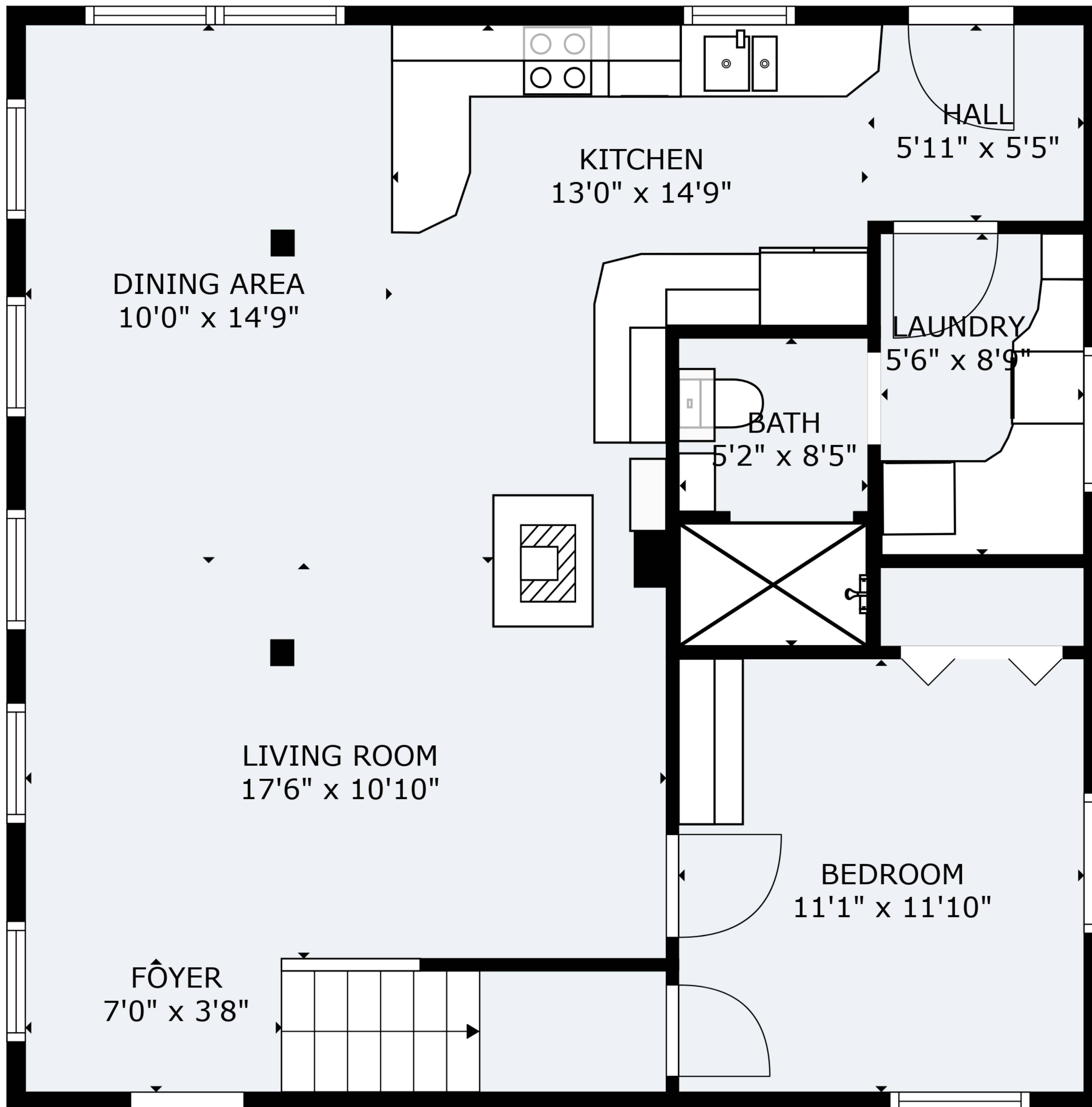


Sketch

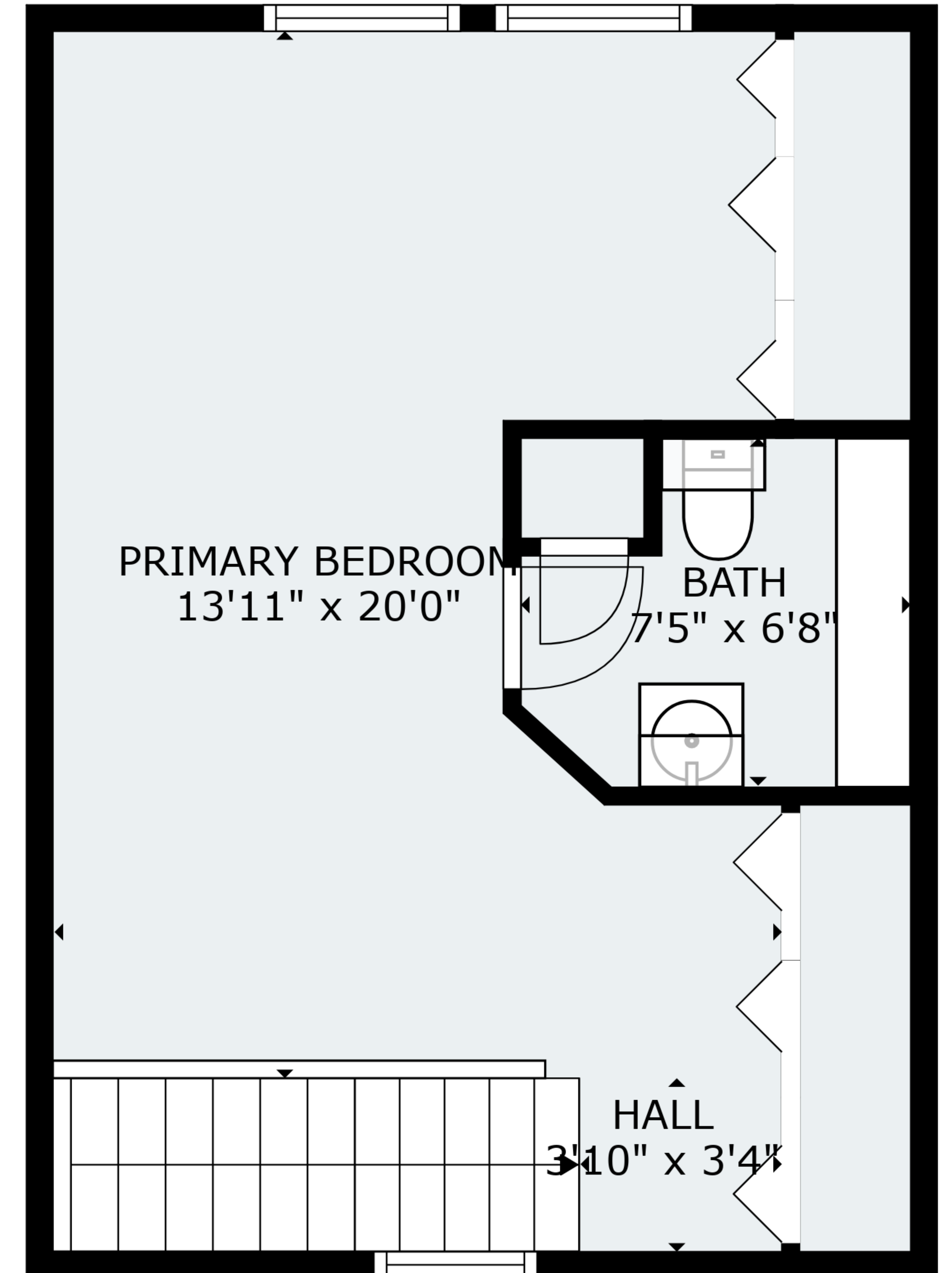


Code	Description	Area	Eff Area	GL Area
FFF	FST FLR FIN	900	900	900
CRL	CRAWL SPACE	660	33	0
HSF	1/2 STRY FIN	408	204	204
BMU	BSMNT UNFINISHED	240	36	0
DEK	DECK/ENTRANCE	224	22	0
Totals			1,195	1,104

Printed on 08-06-25



FLOOR 1



FLOOR 2

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

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1. **SELLER:** Terry A Penny and Stanley D Penny

2. **PROPERTY LOCATION:** 151 Mill Brook Road, Thornton, NH 03285

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

4. **SELLER:** ☐ has ☒ has not occupied the property for 25 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 supply from 155 drilled well

b. **INSTALLATION:** Location: _____
Installed By: _____ Date of Installation: 2011
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
Tank Size 1250 Gal. ☐ Unknown ☐ Other _____
Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
Location: South side of building ☐ Location Unknown Date of Installation: _____
Date of Last Servicing: June 2025 Name of Company Servicing Tank: Randlett Septic Solutions
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: _____

SELLER(S) INITIALS  / 

BUYER(S) INITIALS _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 151 Mill Brook Road, Thornton, NH 03285

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other Presby enviro

IF YES, Location: _____

Size: _____ ☐ Unknown

Date of installation of leach field: _____

Installed By: Stanley Penny / 2479

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments: 4 bedroom system

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	☒	☐	☐	12" fiberglass	_____	☐
	Crawl Space	☐	☒	☐	_____	_____	☐
	Exterior Walls	☒	☐	☐	6" R19	_____	☐
	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: _____ By: _____

Results: _____ If app _____

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

Are test results available? ☐ Yes ☐ No

Comments: _____

SELLER(S) INITIALS

BUYER(S) INITIALS

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 151 Mill Brook Road, Thornton, NH 03285

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: ROW to back lot

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: _____

Veteran discount - \$500

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? RR

Heating System Age: 14 years Type: forced hot air Fuel: propane Tank Location: _____

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: no

Comments: _____

j. Roof Age: 14 years Type of Roof Covering: metal

Moisture or leakage: none

Comments: _____

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PROPERTY LOCATION: 151 Mill Brook Road, Thornton, NH 03285

k. Foundation/Basement: ☐ Full ☒ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage none
Comments: _____

l. Chimney(s) How Many? none Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

m. Plumbing Type: _____ Age: _____
Comments: _____

n. Domestic Hot Water: Age: 14 years Type: propane Gallons: _____

o. Electrical System: # of Amps 200 amp ☒ 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: _____

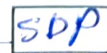
t. Pool: Age: N/A Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
By Whom: _____

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: _____

w. Other (e.g. Alarm System, Irrigation System, etc.) none
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  

BUYER(S) INITIALS  

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PROPERTY LOCATION: 151 Mill Brook Road, Thornton, NH 03285

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).

Terry A Perry 8/4/2025
SELLER DATE

Shawna D Perry 8/4/25
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

TAP / SDP

BUYER(S) INITIALS

**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: 151 Mill Brook Road, Thornton, NH 03285

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.

Seller [Signature] Date 8-4-25

Seller [Signature] Date 8/4/25

Purchaser _____ Date _____

Purchaser _____ Date _____

Agent [Signature] Date 8/4/25

Agent _____ Date _____

Town of Thornton

Print Now

Parcel ID: 225 042 000 0000 00000 (CARD 2 of 2)
Owner: PENNY FAMILY TRUST
PENNY STANLEY D & PENNY TERRY
Location: 151 MILL BROOK RD
Acres: 0.000

General

Valuation

Building Value:

\$162,400

Features:

\$0

Taxable Land:

\$0

Card Value:

\$162,400

Parcel Value:

\$428,500

Review and Pay Property Taxes Online

Listing History

List Date

Lister

01/01/2024

INSP

11/06/2023

RWVM

09/11/2012

JBVM

07/13/2012

INSP

09/15/2009

DWHC

Districts

District

% In Dist.

WV

0

ESTATES

Notes: TEMP LIVING QUARTERS; FOR FAMILY, INT IN GOOD COND, DEK CONNECTS BOTH HOUSES, 1/2 ON THIS SKETCH; 9/12 INFO OUTSIDE. DNV1. FIX DEK MEAS. DNPU HOT TUB OR PLATFORM UNDER; 11/23; NOH; EXT COND GD; CORR DEK; 1 BDRM=NO CLOSET;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$327,600	\$0	\$100,900	Cost Valuation	\$428,500
2023	\$171,800	\$0	\$59,800	Cost Valuation	\$231,600
2022	\$171,800	\$0	\$59,800	Cost Valuation	\$231,600
2021	\$171,800	\$0	\$59,800	Cost Valuation	\$231,600
2020	\$171,800	\$0	\$59,800	Cost Valuation	\$231,600
2019	\$171,800	\$0	\$65,700	Cost Valuation	\$237,500
2018	\$151,500	\$0	\$37,800	Cost Valuation	\$189,300
2017	\$151,500	\$0	\$37,800	Cost Valuation	\$189,300
2016	\$151,500	\$0	\$37,800	Cost Valuation	\$189,300
2015	\$151,500	\$0	\$37,800	Cost Valuation	\$189,300
2014	\$151,500	\$0	\$37,800	Cost Valuation	\$189,300
2013	\$175,900	\$0	\$40,000	Cost Valuation	\$215,900
2012	\$175,900	\$0	\$40,000	Cost Valuation	\$215,900
2011	\$176,300	\$0	\$40,000	Cost Valuation	\$216,300
2010	\$176,300	\$0	\$40,000	Cost Valuation	\$216,300
2009	\$176,300	\$0	\$40,000	Cost Valuation	\$216,300
2008	\$88,600	\$0	\$37,400	Cost Valuation	\$126,000
2007	\$95,600	\$0	\$37,400	Cost Valuation	\$133,000
2006	\$95,600	\$0	\$37,400	Cost Valuation	\$133,000

Sales

There Are No Sales For This Card

Land

Size: 0.000 Ac.
Zone: 02 - RURAL RES
Neighborhood:
Land Use: 2F RES

Site:
Driveway:
Road:
Taxable Value: \$0

Building

1.50 STORY CABIN/COTT Built In 1970

Roof:	GABLE HIP	Bedrooms:	2	Quality:	AVG
	PREFAB METALS	Bathrooms:	1.0	Size Adj.	1.1091
Exterior:	VINYL SIDING			Base Rate:	180.00
		Extra Kitchens:	0	Building Rate:	1.0651
Interior:	DRYWALL	Fireplaces:	0		
		Generators:	0	Sq. Foot Cost:	191.71
Flooring:	CARPET	AC:	NO	Effective Area:	1,100
	PINE/SOFT WD			Gross Living Area:	936
Heat:	GAS				
	FA DUCTED			Cost New:	\$210,881

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD						
23%	0%	0%	0%	0%	23%	\$162,400

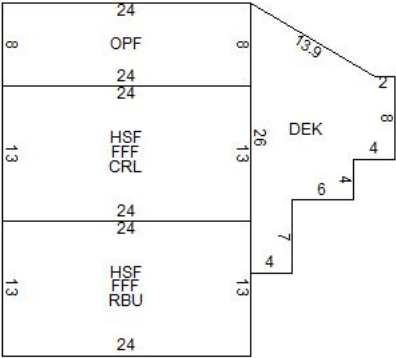
Features

There Are No Features For This Card

Photo

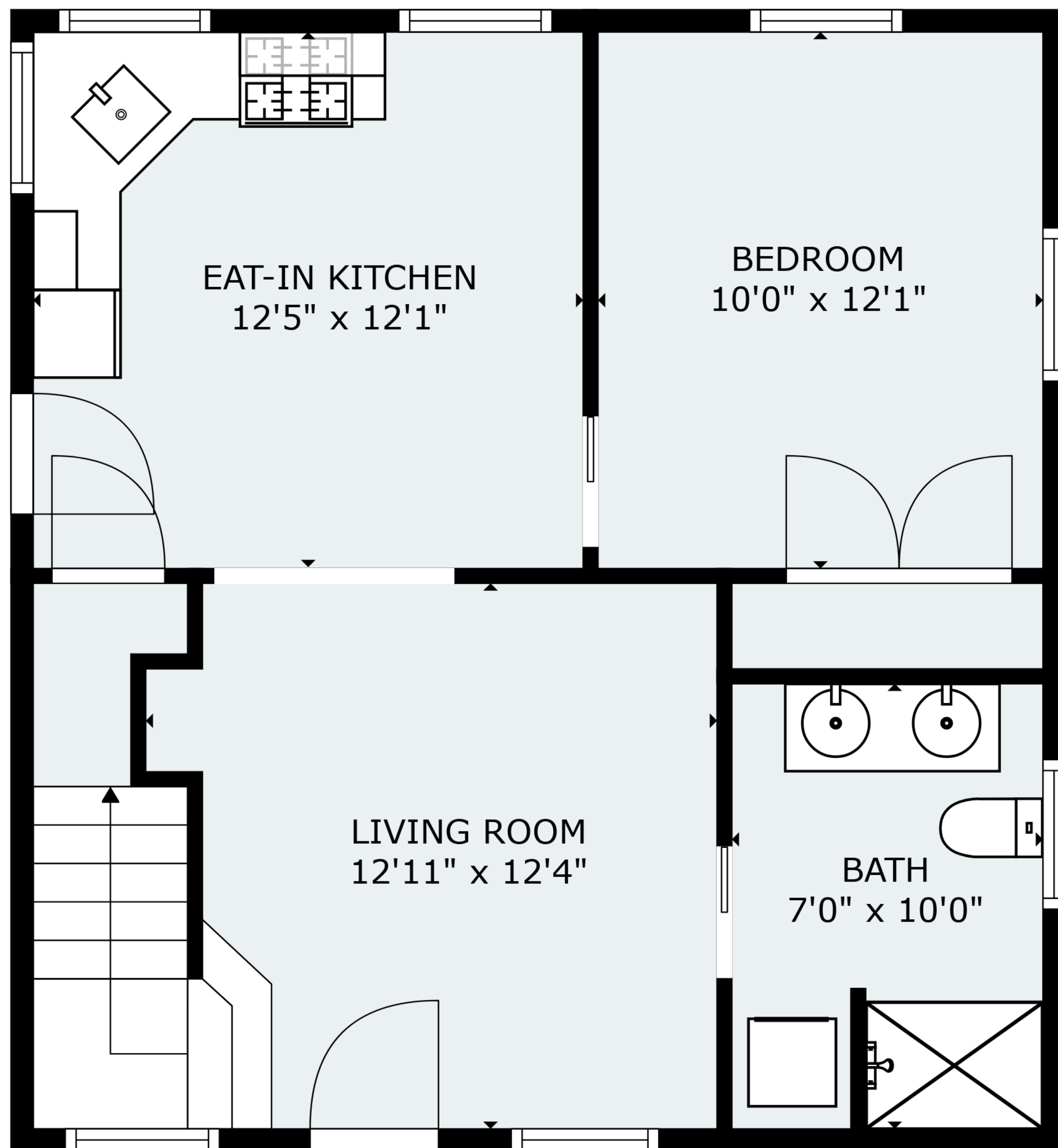


Sketch

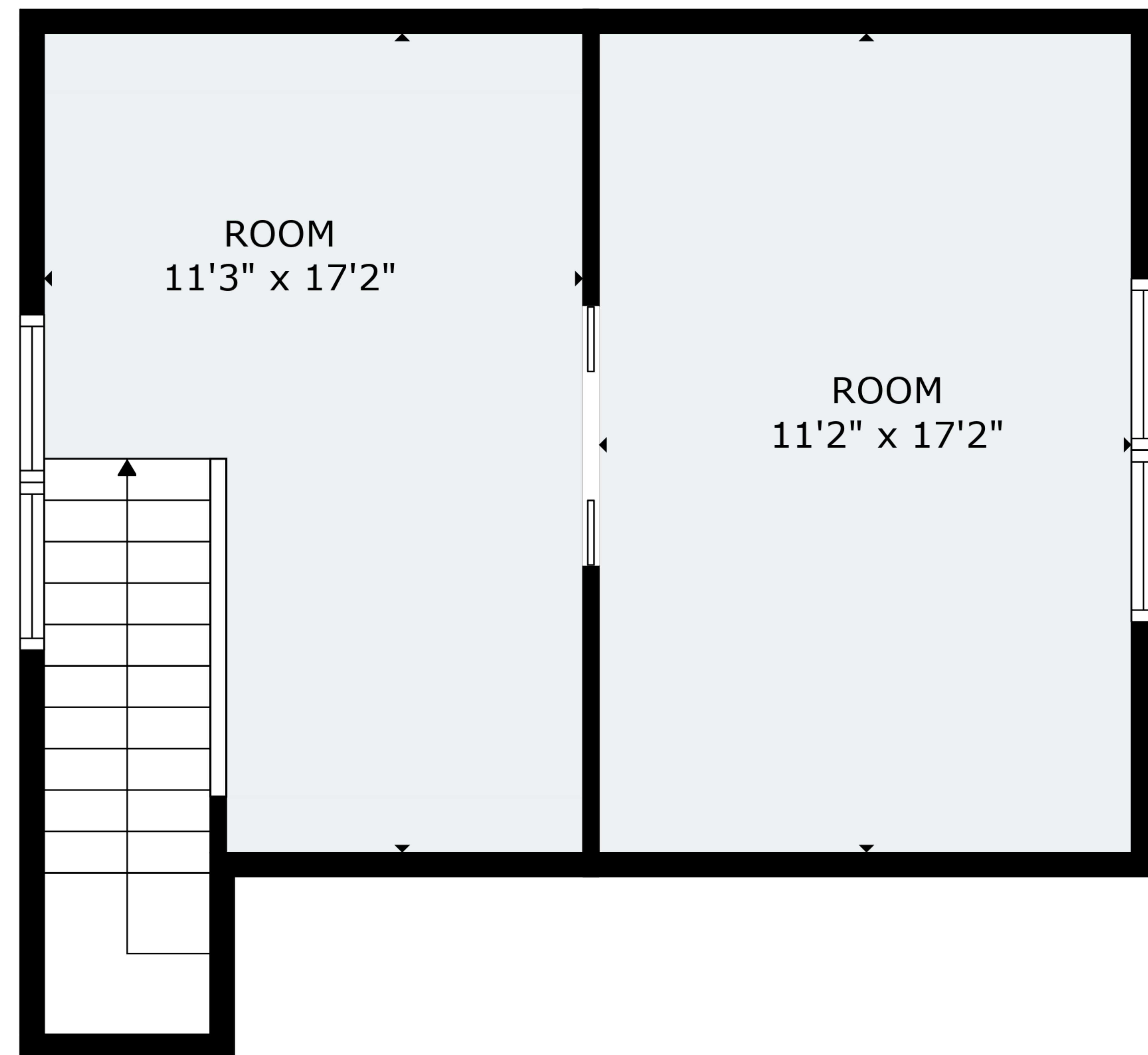


Code	Description	Area	Eff Area	GL Area
HSF	1/2 STRY FIN	624	312	312
FFF	FST FLR FIN	624	624	624
RBU	RAISED BSMNT UNFIN	312	78	0
CRL	CRAWL SPACE	312	16	0
DEK	DECK/ENTRANCE	222	22	0
OPF	OPEN PORCH	192	48	0
Totals			1,100	936

Printed on 08-06-25



FLOOR 1



FLOOR 2

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

 [View Bill](#)

Invoice Number: 2024P02028004

[Print](#)

Current Owner	PENNY FAMILY TRUST	Due Date	12/23/2024
Current Owner 2	PENNY STANLEY D & PENNY TERRY	Bill Amount	\$2,202.00
Billed Owner	PENNY FAMILY TRUST		
Location	155 MILL BROOK RD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	225/042/000/0000/00000	Penalties	\$0.00
Acres	1	Total Due	\$0.00

The Net Assessment was \$428,500 at the time of this bill.

[Assessment ▼](#)

[Transactions ▼](#)

 [View Bill](#)

Invoice Number: 2024P01028005

[Print](#)

Current Owner	PENNY FAMILY TRUST	Due Date	7/5/2024
Current Owner 2	PENNY STANLEY D & PENNY TERRY	Bill Amount	\$2,170.00
Billed Owner	PENNY FAMILY TRUST		
Location	155 MILL BROOK RD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	225/042/000/0000/00000	Penalties	\$0.00
Acres	1	Total Due	\$0.00

The Net Assessment was \$233,100 at the time of this bill.

[Assessment ▼](#)

[Transactions ▼](#)

