

AUCTION



Trustee's Sale

Stately South End Home with Private English Garden
Portsmouth, NH

Online-Only Auction Ends: Tuesday, August 16th at 2:00 p.m.

44 Humphreys Court – A rare opportunity to own a stately Neoclassical home in the heart of the historic South End with an expansive formal English garden. Encompassing half of the property the garden is a significant feature of this oversized lot that includes one hundred feet of frontage on Humphreys Court. This beautiful New England home is being offered for sale for only the second time in its history. Built by Charles W. Humphreys in the early 20th century this 4-bedroom 1.5-bath stunner totals 2,068 sq. ft of finished living space with original woodwork, hardwood floors throughout, tall ceilings and bay windows. The first floor is comprised of an oversized entry, living room, formal dining room with original pocket doors, and half bath. The kitchen with original soapstone sink and updated craftsman-built cabinetry has wonderful overhead lighting and easy access to the wrap around, covered porch which overlooks the gardens. The main stairway to the second floor is grand and open. The second floor includes a generously sized master bedroom, three additional bedrooms and full bath. The third floor is sure to please with 999 sq. ft. of untouched space with dormer and windows on three sides and a view of the cove. The property includes a one-car detached garage nestled against a unique Japanese garden to the rear of the property and a brick gated driveway. Strawberry Banke, Prescott Park and Market Square are all a short walk, as are K-12 schools.

Inspection: By *appointment only*, August 2nd, 5th, 9th and 12th. Please email: info@paulmcinnis.com to schedule your appointment.

Terms: A \$25,000 deposit by check or e-check will be delivered to the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than, Wednesday, August 17th at 1:00 p.m. with the balance due at closing within 45 days of the auction. A 7% buyer's premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Fiduciary Deed. Offered subject to confirmation of the Trustee.

Est. 1976

PAULMCINNIS LLC

AUCTIONS • REAL ESTATE • RESULTS

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DISCLAIMER: No warranty or representation, express or implied, is made by our client, their legal counsel, Paul McInnis LLC or any person providing this information to any party concerning the completeness or accuracy of the information. The information has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is the potential offeror's responsibility to independently verify the accuracy and completeness of the information. Each person who accepts these materials assumes full responsibility for investigating, evaluating, and making all other appropriate inquiries regarding this property. By accepting this information, each person releases our client, their legal counsel and Paul McInnis LLC from any responsibility or liability arising from this information concerning the property.



State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
 7 Eagle Square, Concord, NH 03301-4980
 Phone: 603-271-2152

BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now, You Are a Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Provided by: Name & License #		Date	(Name and License # of Real Estate Brokerage Firm)
<input type="checkbox"/>	consumer has declined to sign this form		
(Licensees Initials)			

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.

SUGGESTED DUE DILIGENCE CHECKLIST

For Online Bidders

44 Humphreys Court, Portsmouth, NH

BIDDING OPENS: **Tuesday, August 9th at 9:00 a.m.**

BIDDING ENDS: **Tuesday, August 16th at 2:00 p.m.**

ITEMS TO COMPLETE –

- Review the Real Estate Brokerage Relationship Form
- Review the General Terms & Conditions for Online Bidders
- Review the Property Information Package and Links to Additional Documents and Due Diligence
- Review the Purchase & Sale Agreement
- Sign up to bid online at paulmcinnis.nextlot.com or [click here](#)
- Complete & return the Bidder Registration Form which is the last page of this package.

If you would like to complete the Bidder Registration Form electronically, contact admin@paulmcinnis.com and the form will be sent to you through Dotloop.

- Provide Bidder Deposit by check or E-check
- Contact the Auctioneer with any questions justin@paulmcinnis.com



GENERAL TERMS & CONDITIONS

AGENT OF THE TRUSTEE: Paul McInnis LLC is acting solely as an Agent of the Trustee.

BIDDER REGISTRATION: In order to bid online, any prospective bidder must first request and review a property information package. The next step is to create an online bidding account at paulmcinnis.nextlot.com Finally, submit your executed Bidder Registration Form with the required Bidder Deposit to the Auctioneer.

The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862 It can be emailed to admin@paulmcinnis.com or sent electronically through Dotloop. To use Dotloop, send your request to admin@paulmcinnis.com.

BIDDER DEPOSIT: At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$25,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Wednesday, August 17th at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$25,000 Bidder Deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$25,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$25,000 Bidder Deposit to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST a digital payment platform. You may request this option by emailing admin@paulmcinnis.com. Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, a bidding number will be provided to you.

Please note that Paul McInnis LLC will make our best effort to respond to your request within three hours during normal business hours of Monday through Friday from 8:30 a.m. to 4:30 p.m. EST. The Bidder Registration Form and Bidder Deposit should be received by the Auctioneer no later than 24 hours prior to the close of bidding. The Auctioneer in his sole and absolute discretion reserves the right to decline a bidder if all requirements have not been met prior to the 24-hour deadline.

RETURN OF BIDDER DEPOSIT: Unsuccessful bidder deposits will be returned to the bidder by U.S. Mail or through EARNNEST.

ONLINE BIDDING: The bidding will open on Tuesday, August 9th at 9:00 a.m. and the bidding will end on Tuesday, August 16th at 2:00 p.m. subject to **extended bidding**. Bid increments are shown on the bidding portal. It is the bidder's responsibility to ensure the accuracy and timeliness of their bid(s). Bidders are encouraged not to wait until the last minute to place a bid. Online bidding is subject to technical difficulties that can develop at any time. Please be aware that you must manually type in your bid prior to placing your bid.

TIMED AUCTION EXTENDED BIDDING: A timed auction event refers to the opening and ending time for placing bids. When a bid is placed within two minutes of the auction ending (1:58) the bid time window will extend for an additional two minutes. During that additional two-minute window if a bid is placed it will be extended again and so on. This is done to prevent bid "sniping." This process can go on indefinitely. Even though the auction is set to end at 2:00 p.m. the bidding could be extended to 3:00 p.m. or longer depending on the activity from the bidders.

The Auctioneer in his sole and absolute discretion reserves the right to cancel, postpone, extend, or reschedule the auction.

DUE DILIGENCE: It is the bidder's responsibility to undertake their own due diligence and inspection of the property prior to placing any bids. A complete review of the property information package (with additional links) including the real estate Purchase & Sale Agreement Sample with your attorney is encouraged.



PROPERTY CONDITIONS: Except as expressly set forth in the real estate Purchase & Sale Agreement, if and when executed, the property is being sold "AS IS," "WHERE IS," and "WITH ALL FAULTS," as of the closing date. Neither the Trustee, Paul McInnis LLC nor any of their agents, contractors, attorneys, officers or directors ("agents") makes any representations or warranties with respect to the physical condition of the land or any improvements thereon, the property's fitness for any particular purpose, the property's merchantability, or any other warranty, express or implied.

The Trustee, Paul McInnis LLC and their agents specifically disclaim any warranty, guaranty, or representation, oral or written, past or present, express or implied concerning the land and any improvements thereon. Bidders are expected to undertake their own independent physical inspection of the property, and public records, and thorough review of all documents prior to submitting their bid(s) and to submit their bid(s) based solely on their own independent investigations and findings including but not limited to bidders' own independent investigation of the uses, code compliance and land use regulatory approvals necessary for redevelopment and not in reliance on any information provided by the Trustee, Paul McInnis LLC or their agents.

BUYER'S PREMIUM: A 7% (Seven Percent) Buyer's Premium will be added to the successful Bid Price to become the Total Purchase Price. Example: \$Bid Price + 7% of \$Bid Price = \$Total Purchase Price due from the Buyer at Closing, less any Earnest Money Deposit.

SUCCESSFUL BIDDER: The successful bidder is defined as, that registered bidder who placed the highest bid as declared by the Auctioneer and the highest bid being acceptable to the Trustee. The successful bidder will be notified via email, as well as by telephone confirmation by the Auctioneer.

REAL ESTATE PURCHASE & SALE AGREEMENT: A copy of the agreement is included in the property information package. PLEASE REVIEW it carefully or have your attorney review it. The successful bidder is required to sign the real estate Purchase & Sale Agreement together with all Trustee disclosure forms without any changes or additional terms and deliver 10% of the total purchase price as the earnest money deposit to the office of the Auctioneer no later than Wednesday, August 17th at 1:00 p.m. less the Bidder Deposit already received. Only the Buyer's Name, Bid Price, 7% Buyer's Premium, Total Purchase Price, Earnest Money Deposit and the Balance Due Amount will be entered into the real estate Purchase & Sale Agreement.

EARNEST MONEY DEPOSIT: The successful bidder must tender a deposit in the amount of 10% of the total purchase price which is due no later than Wednesday, August 17th at 1:00 p.m. less the Bidder Deposit already received. The earnest money deposit must be by wire, check or E-check payable to Paul McInnis LLC Escrow Account in U.S. funds.

SUCCESSFUL BIDDER DEFAULT: Should the successful bidder fail to execute the real estate Purchase & Sale Agreement and deliver the earnest money deposit in a timely manner as outlined in these general terms & conditions, said bidder will be deemed to be in default and hereby authorize the Auction Company to retain your \$25,000 bidding deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$25,000 U.S. dollars.

RESERVATION OF RIGHTS: The Trustee in his sole and absolute discretion may enter into a contract with the next highest bidder should the highest accepted bidder default. Sale is subject to confirmation of the Trustee. Trustee reserves the right to accept or reject the high bid.

ADDITIONAL TERMS: Additional terms are included in the real estate Purchase & Sale Agreement. Any changes or amendments to these general terms & conditions and/or to the real estate Purchase & Sale Agreement will be communicated to any registered bidder via the email said bidder provided at registration.

BUYER BROKER PARTICIPATION INVITED: Please contact the auction company (admin@paulmcinnis.com) to request the MANDATORY REAL ESTATE BUYER BROKER PARTICIPATION REGISTRATION form prior to a prospect having contacted Paul McInnis LLC. The completed and signed form must be faxed or mailed such that it is received by the office of Paul McInnis LLC at the same time as the online bidding registration request form. If you have any questions, please contact Paul McInnis LLC at (603) 964-1301 or via email at: justin@paulmcinnis.com

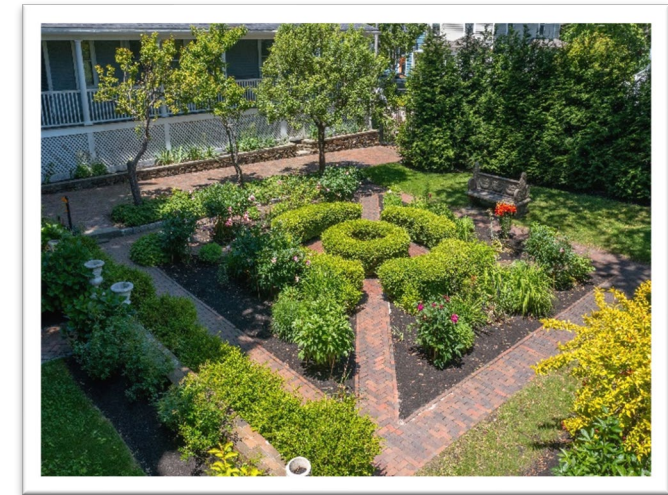
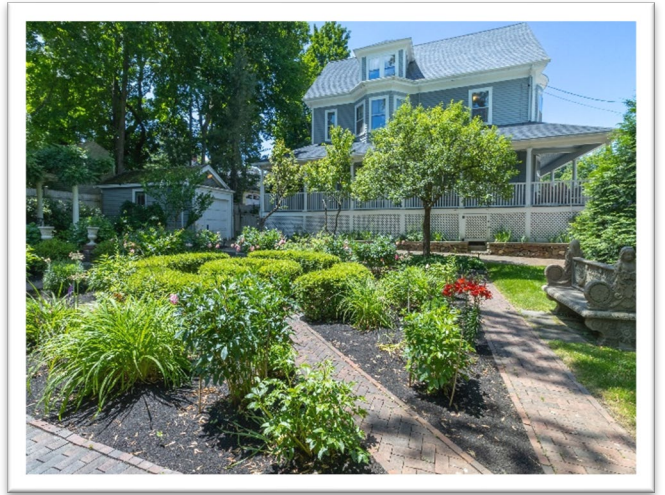
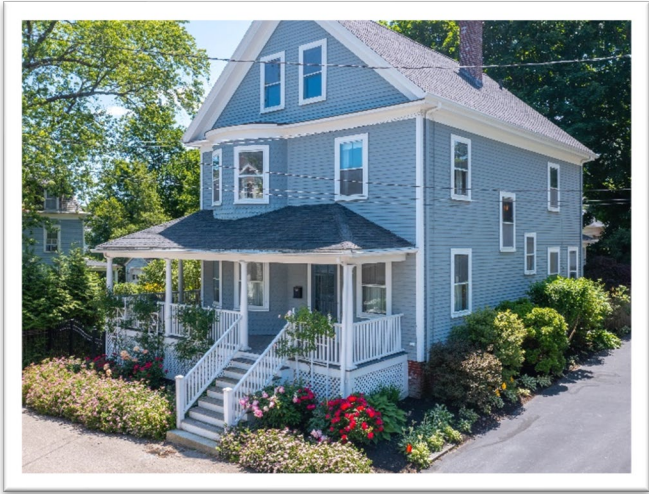


EXECUTIVE SUMMARY

ADDRESS	44 Humphreys Court, Portsmouth, NH
TOWN REFERENCE	Map 101, Lot 45
ROCKINGHAM COUNTY DEED REFERENCE	Quitclaim Deed, Book 6016, Page 2487
2021 ASSESSED VALUE	\$875,200
2021 TAX RATE	\$15.03/\$1,000
2020 EQUALIZATION RATIO	88.9%
2021 ANNUAL REAL ESTATE TAXES	\$13,154.00
UTILITIES	Water: Public Sewer: Public Electricity: 100 AMP Natural gas
VEHICLE PARKING	One-car detached garage, on-site parking, brick driveway, gated
ACREAGE	.19-acre lot
ROAD FRONTAGE	100' on Humphreys Court

TYPE	Two Story New England/Victorian, ceiling height 8'8"
YEAR BUILT	1900
LIVING AREA	2068± sq.ft. finished, unfinished attic 999 sq. ft.
BASEMENT	Full basement, 1044 sq. ft., laundry with sink
HVAC	Hot water - oil
HOT WATER	Natural gas
SPRINKLER SYSTEM	Yes – secondary water meter

FOYER	18' X 12'
LIVING ROOM	13' X 15'
DINING ROOM	15' X 14'
½ BATH	3' 3" X 5' 4"
KITCHEN	12' X 12' + 10' X 5'
MASTER BEDROOM	14' X 15' 8" Closet 5' x 3'
2ND BEDROOM	13' 5" x 15'
3RD BEDROOM	10' 7" x 12'
4TH BEDROOM	12' x 8'
BATH	13' 9" x 5'





CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ANTOSIEWICZ ROSE THOMASIAN T		1 Level	0 All Public	1 Paved		Description	Code	Appraised	Assessed	
ANTOSIEWICZ ROSE THOMASIAN T		8 Landscaped		8 2+ Off-St PKG		RESIDNTL	1012	375,400	375,400	
44 HUMPHREYS CT		SUPPLEMENTAL DATA Alt Prcl ID 0101-0045-0000-0000 OLDACTN 35370 PHOTO WARD PREC. 1/2 HSE GIS ID 32839			CONDO C INLAW Y/ LOT SPLIT 2015 Reva JM Ex/Cr Appli Assoc Pid#		RESIDNTL	1012	496,500	496,500
PORTSMOUTH NH 03801					RESIDNTL	1012	3,300	3,300		
						Total		875,200	875,200	

2229
 PORTSMOUTH, NH
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ANTOSIEWICZ ROSE THOMASIAN TRUST		6016 2487	07-15-2019	U	I	0	38	Year	Code	Assessed	Year	Code	Assessed
ANTOSIEWICZ ROSE T		2300 0779	12-13-1977		I	44,000		2020	1012	375,400	2019	1012	371,800
									1012	496,500		1012	496,500
									1012	3,300		1012	3,300
						Total		875,200	Total		871,600	Total	871,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
102				

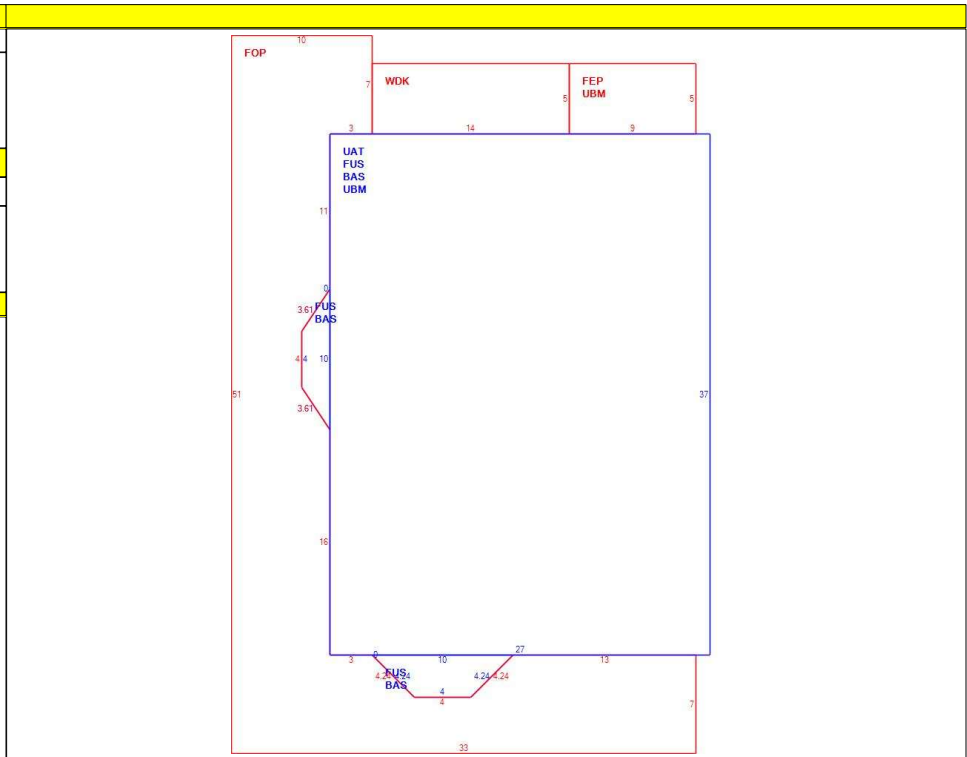
NOTES	
SOME DECOR SHINGLES 10/16-NOH EST COMPLETE, SECONDARY WATER METER; NCIV	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	375,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,300
Appraised Land Value (Bldg)	496,500
Special Land Value	0
Total Appraised Parcel Value	875,200
Valuation Method	C
Total Appraised Parcel Value	875,200

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-1138	08-24-2016	PL	Plumbing	0	10-20-2016	100		ADD SECONDARY WATER M	06-11-2020	BH	04		FR	Field Review Stat Update
07-702	08-30-2007			7,600		100		RESH ASPHALT RO	08-13-2018	BH			FR	Field Review Stat Update
5227	11-16-1992			1,000		100		MN	10-05-2017	VS	01	1	00	Measur+Listed INACTIVE
									10-20-2016	BH	02		50	Building Permit
									04-08-2015	RT			FR	Field Review Stat Update
									03-13-2013	JM			10	Measu/LtrSnt No Respons
									01-09-2008	JW		0	2	No one home INACTIVE

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value	
1	1012	SFR WATERINF	GRB			8,460 SF	18.4	1.1000	V	1.00	102	2.900	0		1.0000	58.69	496,500
Total Card Land Units						0	AC	Parcel Total Land Area						0	Total Land Value		496,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	60	Victorian			
Model	01	Residential			
Grade:	A-	A-			
Stories:	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs	2				
Total Rooms:	9				
Bath Style:	1	Avg Quality			
Kitchen Style:	1	Avg Quality			
Kitchen Gr					
WB Fireplaces	0				
Extra Openings	0				
Metal Fireplace	0				
Extra Openings	0				
Bsmt Garage					
			MIXED USE		
			Code	Description	Percentage
			1012	SFR WATERINFL	100
					0
					0
			COST / MARKET VALUATION		
			Adj. Base Rate		209.72
			Building Value New		528,705
			Year Built		1900
			Effective Year Built		1990
			Depreciation Code		GD
			Remodel Rating		
			Year Remodeled		
			Depreciation %		29
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		71
			RCNLD		375,400
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	GARAGE-AVE	L	210	31.00	1920	A	50	C	1.00	3,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,034	1,034	1,034	209.72	216,851
FEP	Porch, Enclosed	0	45	32	149.13	6,711
FOP	Porch, Open	0	525	105	41.94	22,021
FUS	Upper Story, Finished	1,034	1,034	1,034	209.72	216,851
UAT	Attic	0	999	100	20.99	20,972
UBM	Basement, Unfinished	0	1,044	209	41.98	43,832
WDK	Deck, Wood	0	70	7	20.97	1,468
Ttl Gross Liv / Lease Area		2,068	4,751	2,521		528,706







City of Portsmouth, 2021 Property Tax Bill

BILL FOR FISCAL YEAR 2022

1 Junkins Avenue, Portsmouth, NH 03801 (603) 610-7244

To: ANTOSIEWICZ ROSE THOMASIAN TRUST
ANTOSIEWICZ ROSE THOMASIAN TRUSTEE

44 HUMPHREYS CT
PORTSMOUTH, NH 03801

Owner(s)

of Record: ANTOSIEWICZ ROSE THOMASIAN TRUST ANTOSIEWICZ ROSE THOMASIAN TRUSTEE

Account: 32839		Map-Lot: 0101-0045-0000		Location: 44 HUMPHREYS CT	
TAX RATE INFORMATION		ASSESSED VALUES		First Half Tax Bill: (Due on 12/20/2021) 6,577.00	
MUNICIPAL	7.02	Property Valuation:	875,200.00	Pre-payments First Half:	0.00
LOCAL EDUCATION	5.18			Due First Half Bill:	6,577.00
COUNTY	0.89	Net Valuation	875,200.00	Second Half Tax Bill: (Due on 6/01/2022)	6,577.00
STATE EDUCATION	1.94			Prepayments Second Half:	0.00
Total Tax Rate:	15.03	2021 ANNUAL TAX	13,154.00	Due Second Half Bill:	6,577.00
TAX RATE PER \$1000 OF NET ASSESSED VALUE		2021 Net Annual Tax	13,154.00		

PLEASE KEEP THIS ENTIRE UPPER PORTION OF BILL FOR YOUR RECORDS

Detach at perforation above and mail this remittance coupon with your payment due. 6/01/2022

SECOND INSTALLMENT

MAP/LOT NUMBER	LOCATION	TAX YEAR	Invoice #	DUE DATE
0101-0045-0000	44 HUMPHREYS CT	2021	327249	6/01/2022

City of Portsmouth, 1 Junkins Avenue, Portsmouth, NH 03801

HOURS OF OPERATION: MON 8:00am - 6:00pm
TUES-THU 8:00am - 4:30pm FRI 8:00am - 1:00pm

Please make any address changes here

8% APR Interest Charged After 6/01/2022

Second Installment

Make checks payable to: City of Portsmouth

Amount To Pay 6,577.00

If receipt desired, please include self-addressed, stamped envelope.

Account: 32839

ANTOSIEWICZ ROSE THOMASIAN TRUST
ANTOSIEWICZ ROSE THOMASIAN TRUSTEE
44 HUMPHREYS CT
PORTSMOUTH, NH 03801

20 0000327249 0000657700 6

Detach at perforation above and mail this remittance coupon with your payment due. 12/20/2021

FIRST INSTALLMENT

MAP/LOT NUMBER	LOCATION	TAX YEAR	Invoice #	DUE DATE
0101-0045-0000	44 HUMPHREYS CT	2021	318421	12/20/2021

City of Portsmouth, 1 Junkins Avenue, Portsmouth, NH 03801

HOURS OF OPERATION: MON 8:00am - 6:00pm
TUES-THU 8:00am - 4:30pm FRI 8:00am - 1:00pm

Please make any address changes here

8% APR Interest Charged After 12/20/2021

First Installment

Make checks payable to: City of Portsmouth

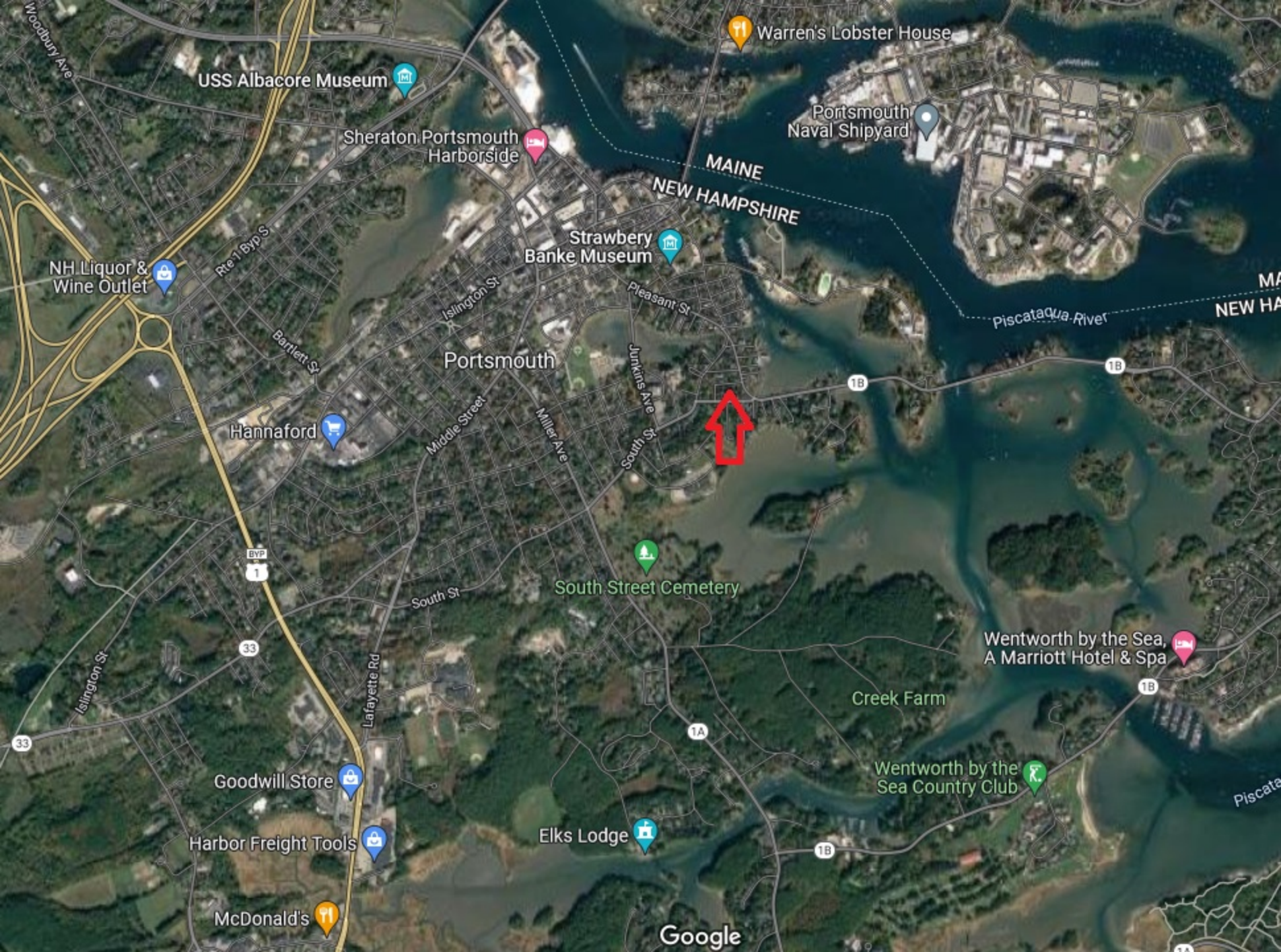
Amount To Pay 6,577.00

If receipt desired, please include self-addressed, stamped envelope.

Account: 32839

ANTOSIEWICZ ROSE THOMASIAN TRUST
ANTOSIEWICZ ROSE THOMASIAN TRUSTEE
44 HUMPHREYS CT
PORTSMOUTH, NH 03801

20 0000318421 0000657700 8



USS Albacore Museum

Sheraton Portsmouth Harborside

Warren's Lobster House

Portsmouth Naval Shipyard

MAINE
NEW HAMPSHIRE

Strawbery Banke Museum

NH Liquor & Wine Outlet

Rte 1B Byp S

Islington St

Pleasant St

Portsmouth

Piscataqua River

Hannaford

Middle Street

Miller Ave

Junkins Ave

South St

South Street Cemetery

Wentworth by the Sea, A Marriott Hotel & Spa

Creek Farm

Goodwill Store

Wentworth by the Sea Country Club

Harbor Freight Tools

Elks Lodge

McDonald's

Google



MLS # 4909895
Price - List \$1,430,000
Price - Closed \$1,430,000
43 Whidden Street
Portsmouth NH 03801
VillDStLoc
Type Single Family
Listing Status Closed
#Rooms 6
BedsTot 2
#Baths 3
SqFtTotFn 1,752

Perfect location in the South End. Located on a dead end street this home offers partial views of the South Mill Pond. The home was completely renovated in 2017 with all new bathrooms, kitchen, systems, flooring, electrical and the list goes on. Paver driveway installed with in the last few years along with upgraded landscaping. The home was painted in 2021. Parking for up to 2 cars plus good sized shed. A great home.

Assessed Value: \$813,900



MLS # 4905865
Price - List \$1,595,500
Price - Closed Pending
194 Wibird Street
Portsmouth NH 03801
VillDStLoc
Type Single Family
Listing Status Pending
#Rooms 9
BedsTot 4
#Baths 3
SqFtTotFn 2,234

This is the Little Harbor gem you have been waiting for! Recently renovated and perfect for today's lifestyle. You will love to cook in the stunning kitchen featuring marble counters, large island to gather around, great storage and high-end appliances yet still retaining the old world charm with exposed brick chimney. The open concept flow will make entertaining a must offering dining area, living room with gas fireplace and the original pocket doors leading to another gathering space with lovely bay windows. The Primary bedroom features a stunning bath and walk-in closet. 2 other bedrooms each have fantastic closets and share a "Jack and Jill" bath. The semi


Assessed Value: \$941,200



MLS # 4803401
Price - List \$1,700,000
Price - Closed \$1,600,000
11 Meeting House Hill
Portsmouth NH 03801
VillDStLoc
Type Single Family
Listing Status Closed
#Rooms 7
BedsTot 3
#Baths 3
SqFtTotFn 2,064

The Captain Drisco House restoration is complete! This 1790's treasure has been painstakingly restored while respecting the little things that make Portsmouth so special. Walking through this home is like going back in time. The skeleton keyed doors, historically accurate trim, and exposed hinges pay respect to the history of this home. A majority of the 230 year old hard wood floors were rescued and restored by a local craftsman. The four original fireplaces are still in place and their chimneys are topped with period -correct Bishop Caps The historic charm is contrasted by the state of the art kitchen and bathrooms, LED lighting, and central air and heat.

Assessed Value: \$484,600



MLS # 4908775
Price - List \$1,450,000
Price - Closed \$1,600,000
168 Lincoln Avenue
Portsmouth NH 03801
VillDStLoc
Type Single Family
Listing Status Closed
#Rooms 9
BedsTot 3
#Baths 3
SqFtTotFn 2,388

Beautiful 1900's home on corner lot in one of Portsmouth most sought after neighborhoods. First floor includes living room with gas fireplace, dining room, renovated kitchen, office nook, mudroom and half bath. Front and back staircases lead to the second floor with a master bedroom and master bath, two additional bedrooms, renovated full bath, laundry room, built-in office nook and stairs that lead to a finished 3rd floor, perfect for guests, office, exercise room or family room. Home has many updates throughout including mini-splits, newer windows, roof, on demand hot water heater, vinyl siding and more. Lovely back deck and full front porch finish out


Assessed Value: \$739,900



MLS # 4833279
Price - List \$1,619,000
Price - Closed \$1,619,000
437 Marcy Street
Portsmouth NH 03801
VillDStLoc
Type Single Family
Listing Status Closed
#Rooms 10
BedsTot 4
#Baths 4
SqFtTotFn 2,813

Once in a blue moon do you get the perfect combination of talents merging together to create one of the South End's finest homes updated for the 21st century. TMS Architects, Gray Contractors, Woodburn Company and Cynthia Clark Interiors in 2018 executed a beautiful renovation and update of this eight room, four bedroom, three and one-half bath (new or refurbished) circa 1890 home sited on a beautifully landscaped corner lot with glimpses of the Piscataqua River. The exterior features a delightful fence-in pocket garden, bluestone patio and a heated cobblestone driveway with snow sensor. The interior is a tasteful open concept

Assessed Value: \$1,059,500



MLS # 4906014
Price - List \$1,750,000
Price - Closed \$1,700,000
180 Washington Street
Portsmouth NH 03801
VillDStLoc
Type Single Family
Listing Status Closed
#Rooms 6
BedsTot 3
#Baths 2
SqFtTotFn 2,218

Extraordinary opportunity to own this special home in Portsmouth's historic South End district where you will be met by quaint historic properties and a charming neighborhood. This beautifully cared for home has been thoughtfully updated while maintaining the authentic nature of the property. Living here you can appreciate the best of historic character alongside modern convenience. The gourmet kitchen is beautifully done and flows to the dining area. There is also a formal dining room that is currently used as a study. The 3 upstairs bedrooms are all good size and serviced by a full remodeled bath with tile shower and soaking tub. The basement is dry and usable which is unusual

Assessed Value: \$1,480,500



MLS # 4819677
Price - List \$1,897,500
Price - Closed \$1,850,000
69 New Castle Avenue
Portsmouth NH 03801
VillDStLoc
Type Single Family
Listing Status Closed
#Rooms 10
BedsTot 5
#Baths 4
SqFtTotFn 3,000

Rare offering in sought-after South End. Welcome to the Charles Tucker House (c.1850). This historic house features 3000 +/- SF of stunning interior and exterior finishes in the main house, while the detached carriage house offers 534 SF of additional heated/cooled office space, 260 +/- SF of finished unheated space, and even a garage. Graceful and thoughtful renovations include state of the art kitchen with custom soft-close cabinets and quartz counters, 9 ft center island with 2.5" quartz countertop, Thermador appliances, beverage center, 4 additional refrigerated/freezer cabinet drawers and water views. Open concept first floor plan blends antique features with

Assessed Value: \$1,371,900



MLS # 4909144
Price - List \$1,895,000
Price - Closed \$1,950,000
111 Gates Street
Portsmouth NH 03801
VillDStLoc
Type Single Family
Listing Status Closed
#Rooms 10
BedsTot 3
#Baths 3
SqFtTotFn 3,165

A Portsmouth Diamond! A grand historic home; built in 1793 for a shipwright with incredible custom woodwork, spacious rooms including 5 working fireplaces. Filled with character, the first floor includes a family room, living room, kitchen, dining room, study/office and screened porch. Two staircases lead you to the 2nd floor featuring a large master suite, and 2 more bedrooms. All bathrooms have been tastefully updated. Improvements: efficient 6 zone furnace, asphalt roof, and more. The location: nestled in Strawberry Banke, you are a stone's throw from Puddle Dock Pond where winter ice skating, holiday festivities, wine & food galas await. Walk

Assessed Value: \$1,149,300

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: CEDRIC ANTOSIEWICZ AS TRUSTEE FOR ROSE THOMAS AN ANTOSIEWICZ TRUST
- 2. PROPERTY LOCATION: 44 HUMPHREY'S CT PORTSMOUTH, NH 03801
- 3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No
- 4. SELLER: has has not occupied the property for 44 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: BASEMENT
Installed By: CITY Date of Installation: UNKNOWN
What is the source of your information? WATER DEPT
- c. USE: Number of persons currently using the system: 1
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
- e. WATER TEST: Have you had the water tested? Yes No Date of most recent test N/A
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: N/A
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 CA / BUYER(S) INITIALS /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 44 HUMPHREYS CT PORTSMOUTH, NH 03801

d. LEACH FIELD: [] Yes [X] 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 [X] Unknown
IF YES, has a site assessment been done? [] Yes [] No [] Unknown
Source of Information:
Comments:

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

Table with 8 columns: LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors (1st Floor).

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 [X] No [] Unknown
IF YES: Are tanks currently in use? [] Yes [] No
IF NO: How long have tank(s) been out of service? N/A
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 [X] Unknown
In the siding? [] Yes [X] No [] Unknown In the roofing shingles? [] Yes [] No [X] Unknown
In flooring tiles? [] Yes [] No [X] 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 [X] 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 [CHA] / []

BUYER(S) INITIALS [] / []

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 44 HUMPHREY'S CT PORTSMOUTH, NH 03801

- d. RADON/WATER - Current or previously existing: Has the property been tested? [] Yes [] No [x] Unknown
e. LEAD-BASED PAINT - Current or previously existing: Are you aware of lead-based paint on this property? [] Yes [x] No
f. Are you aware of any other hazardous materials? [] Yes [x] No

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 [x] No [] Unknown
b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? [] Yes [x] No [] Unknown
c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? [] Yes [x] No
d. Are you aware of any problems with other buildings on the property? [] Yes [x] No
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 [x] NO [] UNKNOWN
f. Is this property located in a Federally Designated Flood Hazard Zone? [] Yes [] No [x] Unknown
g. Has the property been surveyed? [] Yes [] No [x] Unknown
h. How is the property zoned? GENERAL RESIDENCE B3
i. Heating System Age: UNKNOWN Type: GRAVITY WATER Fuel: OIL Tank Location: BASEMENT
j. Roof Age: UNK Type of Roof Covering: SHINGLE

SELLER(S) INITIALS [CAA] | [] BUYER(S) INITIALS [] | []

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 44 HOMPNEY'S CT PULSMOUTH, NH 03801

k. Foundation/Basement: [X] Full [] Partial [] Other: Type: BRICK/STONE/CEMENT'S
Moisture or leakage: UNKNOWN
Comments:

l. Chimney(s) How Many? 1 Lined? UNKNOWN Last Cleaned: UNKNOWN Problems? NO
Comments:

m. Plumbing Type: CORRECT Age: UNKNOWN
Comments:

n. Domestic Hot Water: Age: 1YR Type: GAS Gallons: 40 GALLONS

o. Electrical System: # of Amps 100 AMP [X] Circuit Breakers [] Fuses
Comments:
Solar Panels: [] Leased [] Owned If leased, explain terms of agreement: NONE
Comments:

[Empty rectangular box for additional comments]

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? [] Yes [X] No
If Yes, please explain:

q. Pest Infestation: Are you aware of any past or present pest infestations? [] Yes [X] No Type:
Comments:

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) [] Yes [X] 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 [X] No Whole House: [] Yes [X] No Kw/Size: Last Date of Service:
If Portable: [] Included [] Negotiable
Comments: N/A

v. Internet: Type Currently Used at Property: VERITY 157

w. Other (e.g. Alarm System, Irrigation System, etc.) IRRIGATION 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 CAA

BUYER(S) INITIALS

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 44 HUMPHREYS CT PORTSMOUTH, NH 03801

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).

CAA / 6/10/22
SELLER DATE

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 CAA /

BUYER(S) INITIALS /



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED 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: 44 HUMPHREY'S CT PORTSMOUTH, NH 03801

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.

<u>Justin Conway</u>	<u>6/20/22</u>
Seller	Date
Purchaser	Date
<u>Justin Conway</u>	<small>dotloop verified 06/20/22 9:39 AM EDT PF6U-ESV2-RZK5-NVIM</small>
Agent	Date

Seller	Date
Purchaser	Date
Agent	Date

Cathy Ann Seacy

LCHIP ROA453812 25.00
RECORDING 18.00
SURCHARGE 2.00



ENV
Chuhak + Tecson PC

QUIT CLAIM DEED IN TRUST

To all whom these Present shall come or may concern, that **ROSE T. ANTOSIEWICZ, a single woman**, of 44 Humphrey's Court, Portsmouth, NH 03801

For no consideration grants to **Rose Thomasian Antosiewicz, not individually, but as Trustee of the ROSE THOMASIAN ANTOSIEWICZ TRUST DATED 14 June, 2019**, of 44 Humphrey's Court, Portsmouth, NH 03801.

Pursuant to RSA 78B2 XXII

CONVEYS and QUIT CLAIMS,

A CERTAIN PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATE IN SAID PORTSMOUTH, ON THE SOUTHERLY SIDE OF HUMPHREY'S COURT, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHERLY BY SAID COURT ON HUNDRED (100) FEET; EASTERLY BY LAND NOW OR FORMERLY OF IRENE F. AND FRANCENA A. JOHNSON, EIGHTY-FIVE (85) FEET; SOUTHERLY IN PART BY LAND NOW OR FORMERLY OF JOHN A. AND RUTH HARTFORD, AND IN PART BY LAND NOW OR FORMERLY OF JENNIE M. BLAKE, ONE HUNDRED (100) FEET, AND WESTERLY BY LAND NOW OR FORMERLY OF GEORGE W. AND WINIFRED A. STRICKLAND, (85) FEET.

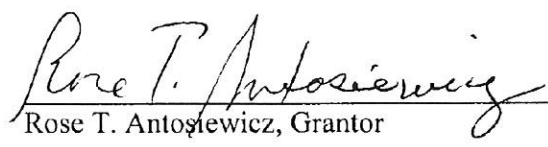
Being also the premises conveyed to Rose T. Antosiewicz by deed of Agnes B. Harmon, dated December 9, 1977 and recorded on December 13, 1977 in Book 2300, page 0779.

Property Address: 44 Humphrey's Court, Portsmouth, NH 03801

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustees; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part thereof, to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter. In no case shall any party dealing with said trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trusts created by this Indenture and by said trust agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Indenture and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal as of this 14th day of June, 2019.


Witness


Rose T. Antosiewicz, Grantor

State of NH)
County of Rockingham) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Rose T. Antosiewicz, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of JUNE, 2019.

Paula A. Abbene
Notary Public

My commission expires: 12/3/2019

Paula A. Abbene
Notary Public, State of New Hampshire
My Commission Expires Dec. 03, 2019



This instrument was prepared by and after recording mail to:

Mitchell Feinberg, Esq.
Chuhak & Tecson, P.C
30 S. Wacker Drive, 26th Floor
Chicago, Illinois 60606

Send subsequent tax bills to:

Rose Thomasian Antosiewicz Trust
44 Humphrey's Court
Portsmouth, NH 03802

REAL ESTATE PURCHASE & SALE AGREEMENT

The undersigned purchaser, as the successful bidder at a certain auction of the real property described below or on Exhibit A, herein agrees to purchase said real estate in accordance with the following terms and conditions:

1. Seller(s): Rose Thomasian Antosiewicz Trust Buyer(s): _____
 Street: _____ Street: _____
 City/State/Zip: _____ City/State/Zip: _____
 Telephone #: _____ Telephone #: _____

2. Property: Land Land & Buildings Condo Other: _____
 Street Address: 44 Humpreys Court City/Town: Portsmouth
 County: Rockingham State: New Hampshire
 Also known as Tax Map 101, Lot 45, with deed recorded at the Rockingham County Registry of Deeds at Book 6016 Page 2487.

3. BID PRICE (HAMMER PRICE): \$ _____
 7% BUYER'S PREMIUM: \$ _____
 TOTAL PURCHASE PRICE DUE FROM BUYER: \$ _____

INITIAL DEPOSIT, to be held by Paul McInnis LLC
 Escrow Account, to be delivered to Paul McInnis, LLC
 no later than August 17th, 1:00 p.m.
 and is NON-REFUNDABLE, except as provided below: \$ _____

BALANCE DUE AT TRANSFER OF TITLE: \$ _____

4. Transfer of Title: In accordance with the terms of the auction sale, title shall be transferred and the balance of the purchase price paid on or before September 30th, 2022 at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at the Rockingham County Registry of Deeds in Brentwood, NH on September 30th at 10:00 a.m.
5. Title shall be transferred by Fiduciary deed free of all liens, subject to all easements and restrictions of record. Buyer acknowledges that Buyer has determined the status of the real estate title and agrees to take title to the property "as is".
6. Seller shall keep the premises insured during the term of this Agreement. In the event of damage by fire, or other casualty, with loss greater than \$5,000 the Seller shall either restore

 Seller

 Buyer

the premises to their former condition or the Buyer, at his election, may cancel this Agreement, in which case this Agreement shall be void, or accept the premises in its then condition together with proceeds of such insurance which Seller agrees to assign to Buyer if Buyer so elects.

7. Real estate taxes, utilities (*including unused oil or gas in the fuel tank if applicable*) and any water or sewer (*if any*) charges against the property shall be apportioned as of the date of transfer of title.
8. Buyer is purchasing the property "as is" and waives all building, environmental, radon and all other inspections and tests of the property of any kind (*other than a lead paint inspection as outlined in item #15 if applicable*). Buyer acknowledges the receipt of the Property Disclosure attached hereto and incorporated herein by reference.
9. This Agreement is NOT contingent on Buyer obtaining financing for the purchase price.
10. This Instrument is to be construed as a New Hampshire contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as Buyers and Sellers, their obligation hereunder shall be joint and several.
11. TIME IS OF THE ESSENCE as to all dates referenced in this contract. Where necessary to effectuate the intent of the parties, the Agreement shall survive the closing.
12. Personal property included: As-is at closing.
13. All representations, statements and agreements heretofore made between the parties are merged in this Agreement, which alone fully and completely expresses their obligations. This Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement, made by the other or on his behalf.
14. Seller and Buyer agree that Paul McInnis LLC is exclusively responsible for bringing about this sale and that no commission is due any other broker or agent, except as follows:

15. In compliance with the requirements of RSA 477:4-a, the following information is provided to BUYER relative to Radon Gas and Lead Paint:

RADON: Radon, the product of decay of radioactive materials in rock may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

Seller

Buyer

LEAD PAINT: Before 1978, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

Note: lead paint/lead paint hazards – Federal law requires that individuals purchasing residential housing built before 1978 receive a 10-day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Buyer acknowledges that they are given the opportunity to conduct such risk assessment or inspection within the next 10 days. Buyer also acknowledges that results of such risk assessment or inspection will NOT affect any terms of this Real Estate Purchase & Sale Agreement included but not limited to the price and terms agreed upon as well as the buyers’ decision to go forward with the purchase of the property.

16. Addenda Attached Yes, No

IN WITNESS WHEREOF, the parties have hereunto set their hands this day.

Cedric Antosiewicz, Trustee Date

Purchaser Date

Revised: January 2019

© 2022 Paul McInnis LLC

Seller

Buyer

How to Bid Online

In order to bid online, any prospective bidder must first request a property information package. The next step is to create an online bidding account at paulmcinnis.nextlot.com (refer to the Due Diligence Checklist contained in the property information package). Finally, submit your bidder registration form with the required bidder deposit to the Auctioneer.

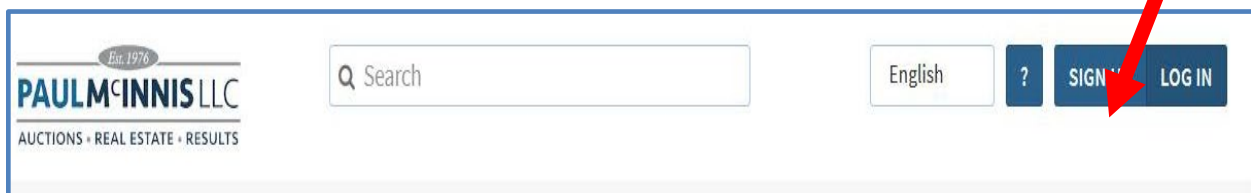
The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862 It can be emailed to admin@paulmcinnis.com or sent electronically through Dotloop. To use Dotloop, send your request to admin@paulmcinnis.com.

BIDDER DEPOSIT: At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$25,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Wednesday, August 17th at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$25,000 Bidder Deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$25,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$25,000 Bidder Deposit to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST a digital payment platform. You may request this option by emailing admin@paulmcinnis.com. Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, a bidding number will be provided to you.

You can access the online auction portal, *NextLot*, by [clicking here](#).

As shown below, you will need to **"SIGN UP"** in the upper right-hand corner of your screen to register and create your *NextLot* online bidding account.



Please contact the auction office with any questions
admin@paulmcinnis.com or (603) 964-1301



1 Juniper Road, North Hampton, NH 03862
Phone (603) 964-1301 paulmcinnis.com Fax (603) 964-1302



AUCTIONS - REAL ESTATE - RESULTS

1 Juniper Road, North Hampton, NH 03862
paulmcinnis.com
Phone (603) 964-1301 Fax (603) 964-1302

Email completed form to
admin@paulmcinnis.com

ONLINE BIDDER REGISTRATION FORM • 22PM-10
BIDDING STARTS: Tuesday, August 9th at 9:00 a.m.
BIDDING ENDS: Tuesday, August 16th at 2:00 p.m.
PROPERTY: 44 Humphreys Court, Portsmouth, NH

FIRST NAME, MIDDLE INITIAL, & LAST NAME
HOME ADDRESS
CITY, STATE, & ZIP CODE
MOBILE TELEPHONE NUMBER (MUST BE ABLE TO RECEIVE SMS MESSAGES)
EMAIL ADDRESS

Registration: At the time of registration, you will be required to deliver your refundable bidder deposit of \$25,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Wednesday, August 17th at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$25,000 bidder deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$25,000 U.S. dollars.

Terms: A \$25,000 deposit by check or e-check will be delivered to the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than, Wednesday, August 17th at 1:00 p.m. with the balance due at closing within 45 days of the auction. A 7% buyer's premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Fiduciary Deed. Offered subject to confirmation of the trustee.

I hereby represent that I have reviewed the Property Information Package including the General Terms & Conditions, Purchase & Sale Agreement, and the Suggested Due Diligence Checklist and I agree to abide by any and all Terms.

PRINT BUYER'S NAME:

SIGNATURE OF BIDDER:

DATE:

22PM-10 Reviewed by:
