

# AUCTION



**To Settle Estate**  
**3 Bedroom Cape on 1.67 Acres**  
Greenland, New Hampshire

**Online-only Bidding Ends: Wednesday, December 6<sup>th</sup> at 1:00 p.m.**

67 September Drive is a Cape style home in an established neighborhood. Built in 1989 the home totals 2,196 square feet of living space with a full basement and two-car, attached garage. The kitchen includes a center island and is open to the living and dining area with enamel finished woodstove. There is a first-floor bedroom,  $\frac{3}{4}$  bath and laundry room as well. The second floor includes a full bath and two large bedrooms. The home has forced hot air and central air conditioning. The property has a lovely setting on 1.67 acres with 206' of road frontage.

**Open House:** Wednesday, November 22<sup>nd</sup> from 8:00 to 10:00 am and Thursday, November 30<sup>th</sup> from 1:00 to 3:00 p.m.

**Terms:** A \$10,000 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, Thursday, December 7<sup>th</sup> at 1:00 p.m. with the balance due at closing by December 29<sup>th</sup>. A 10% 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 Executor.

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.

# SUGGESTED DUE DILIGENCE CHECKLIST

For Online Bidders

67 September Drive, Greenland, NH

BIDDING OPENS: **Monday, December 4<sup>th</sup> at 9:00 a.m.**

BIDDING ENDS: **Wednesday, December 6<sup>th</sup> at 1:00 p.m.**

## ITEMS TO COMPLETE –

- Review the General Terms & Conditions for Online Bidders
- Review the Property Information Package
- Review the Purchase & Sale Agreement
- Sign up to bid online at [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions) [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](mailto: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](mailto:justin@paulmcinnis.com)



**GENERAL TERMS & CONDITIONS**

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

**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 [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions). 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](mailto:admin@paulmcinnis.com) or sent electronically through Dotloop. To use Dotloop, send your request to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com).

**BIDDER DEPOSIT:** At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$10,000 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 Thursday, December 7<sup>th</sup> at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 Bidder Deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$10,000 Bidder Deposit to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at [admin@paulmcinnis.com](mailto: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 Monday, December 4<sup>th</sup> at 9:00 a.m. and the bidding will end on Wednesday, December 6<sup>th</sup> at 1:00 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. Any activity from bidders will extend the bid. Events such as increasing your maximum bid even without placing a bid will trigger this event.

**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 (12:58) 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 1:00 p.m. the bidding could be extended to 2:00 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 Executor, 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 Executor, 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 Executor, Paul McInnis LLC or their agents.

**BUYER'S PREMIUM:** A 10% (Ten Percent) Buyer's Premium will be added to the successful Bid Price to become the Total Purchase Price. Example: \$Bid Price + 10% 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 Executor. 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 Executor 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 Thursday, December 7<sup>th</sup> at 1:00 p.m. less the Bidder Deposit already received. Only the Buyer's Name, Bid Price, 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 Thursday, December 7<sup>th</sup> 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 \$10,000 bidding deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

**RESERVATION OF RIGHTS:** The Executor in her 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 Executor. Executor 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](mailto: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](mailto:justin@paulmcinnis.com)



## EXECUTIVE SUMMARY

<b>ADDRESS</b>	67 September Drive, Greenland, NH
<b>TOWN REFERENCE</b>	Map R-7, Lot 38
<b>ROCKINGHAM COUNTY DEED REFERENCE</b>	Deed - Book 3500, Page 683
<b>ASSESSED VALUE</b>	\$783,100
<b>2023 TAX RATE</b>	\$12.27/\$1,000
<b>2023 TAXES</b>	\$9,609
<b>UTILITIES</b>	Water: Private Sewer: Private
<b>ACREAGE</b>	1.64 Acres
<b>ROAD FRONTAGE</b>	206'

<b>TYPE</b>	Single family Cape Cod
<b>YEAR BUILT</b>	1989
<b>LIVING AREA</b>	2,196 sq. ft.
<b>BASEMENT</b>	Full unfinished
<b>HEAT FUEL</b>	Oil
<b>HEAT TYPE</b>	Forced hot air
<b>AIR CONDITION</b>	Central (appears to be disconnected)
<b>ELECTRIC</b>	200 Amp
<b>WATER HEATER</b>	50-gal electric
<b>PLUMBING</b>	Copper & PVC

<b>LIVING ROOM/KITCHEN</b>	27' X 19'5"
<b>LAUNDRY</b>	9' X 7'
<b>¾ BATH</b>	9' X 7'
<b>BEDROOM</b>	13'5" X 11'5"
<b>BEDROOM 2<sup>ND</sup> FLOOR</b>	21' X 15'2"
<b>BATH 2<sup>ND</sup> FLOOR</b>	8' X 9'9"
<b>PRIMARY BEDROOM 2<sup>ND</sup> FLOOR</b>	35' X 17'
<b>GARAGE</b>	23'4" X 23'4"
<b>BASEMENT</b>	26'7" X 34'3"



## 67 SEPTEMBER DR

**Location** 67 SEPTEMBER DR

**Mblu** 0/R 7/ 38/ 1

**Acct#** 190

**Owner** OHLSON MARIE

**Assessment** \$783,100

**Appraisal** \$783,100

**PID** 244

**Building Count** 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$281,700	\$501,400	\$783,100

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$281,700	\$501,400	\$783,100

### Owner of Record

**Owner** OHLSON MARIE

**Sale Price** \$245,000

**Co-Owner**

**Certificate**

**Address** 67 SEPTEMBER DR

**Book & Page** 3500/0683

GREENLAND, NH 03840-2418

**Sale Date** 08/30/2000

**Instrument** 00

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
OHLSON MARIE	\$245,000		3500/0683	00	08/30/2000
BOURDON SHARON L	\$1		3253/0810		11/26/1997
BOURDON DOUGLAS H	\$59,500		02791/0866	1W	05/05/1989
GARDENIA CORP	\$1		02692/0178	00	07/14/1987
COAKLEY RONALD C	\$1		02648/2553	QC	12/15/1986

### Building Information

#### Building 1 : Section 1

**Year Built:** 1989

**Living Area:** 2,196



**Replacement Cost:** \$383,120

**Building Percent Good:** 72

**Replacement Cost**

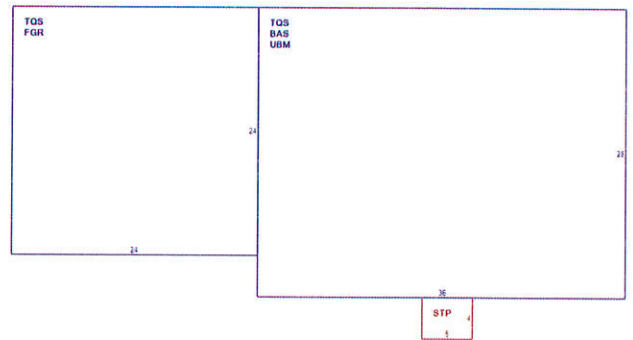
**Less Depreciation:** \$275,800

**Building Photo**



(<https://images.vgsi.com/photos/GreenlandNHPhotos/A00\00\41\23.jpg>)

**Building Layout**



(ParcelSketch.aspx?pid=244&bid=260)

Building Attributes	
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Average +10
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Cedar or Redwd
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
TQS	Three Quarter Story	1,584	1,188
BAS	First Floor	1,008	1,008
FGR	Garage, Attached	576	0
STP	Stoop	20	0
UBM	Basement, Unfinished	1,008	0
		4,196	2,196

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
HRTH	HEARTH	1.00 UNITS	\$1,900	1

**Land**

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DRP2	DRV RES MED			1.00 UNITS	\$4,000	1

**Valuation History**

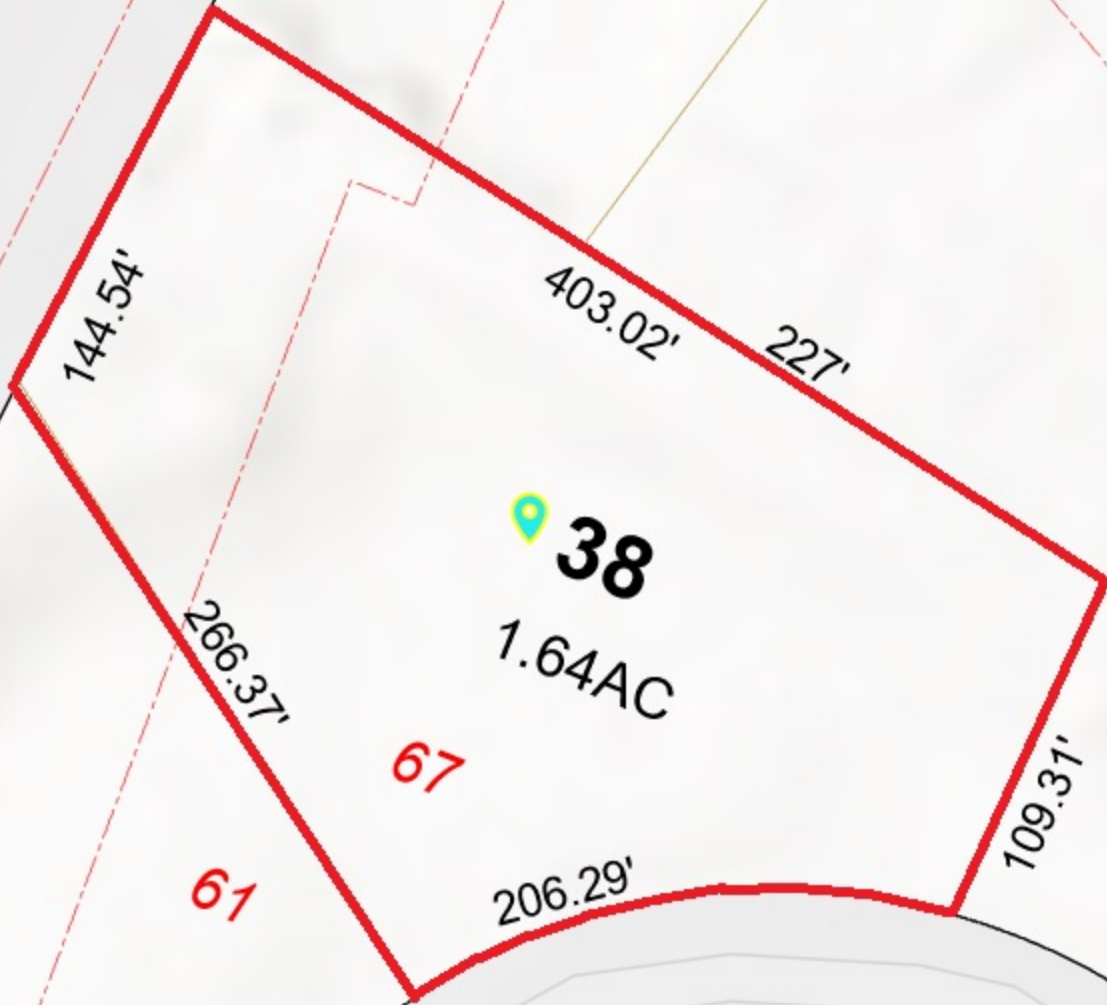
Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$158,500	\$199,600	\$358,100
2021	\$158,500	\$199,600	\$358,100
2020	\$158,500	\$199,600	\$358,100

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$158,500	\$199,600	\$358,100
2021	\$158,500	\$199,600	\$358,100
2020	\$158,500	\$199,600	\$358,100

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Blue Star Memorial Hwy

35



 **38**  
1.64AC

**37**  
1.79AC

**39**  
1.42  
AC

67

61

73

206.29'

223.03'

408.68'

225.9'

59

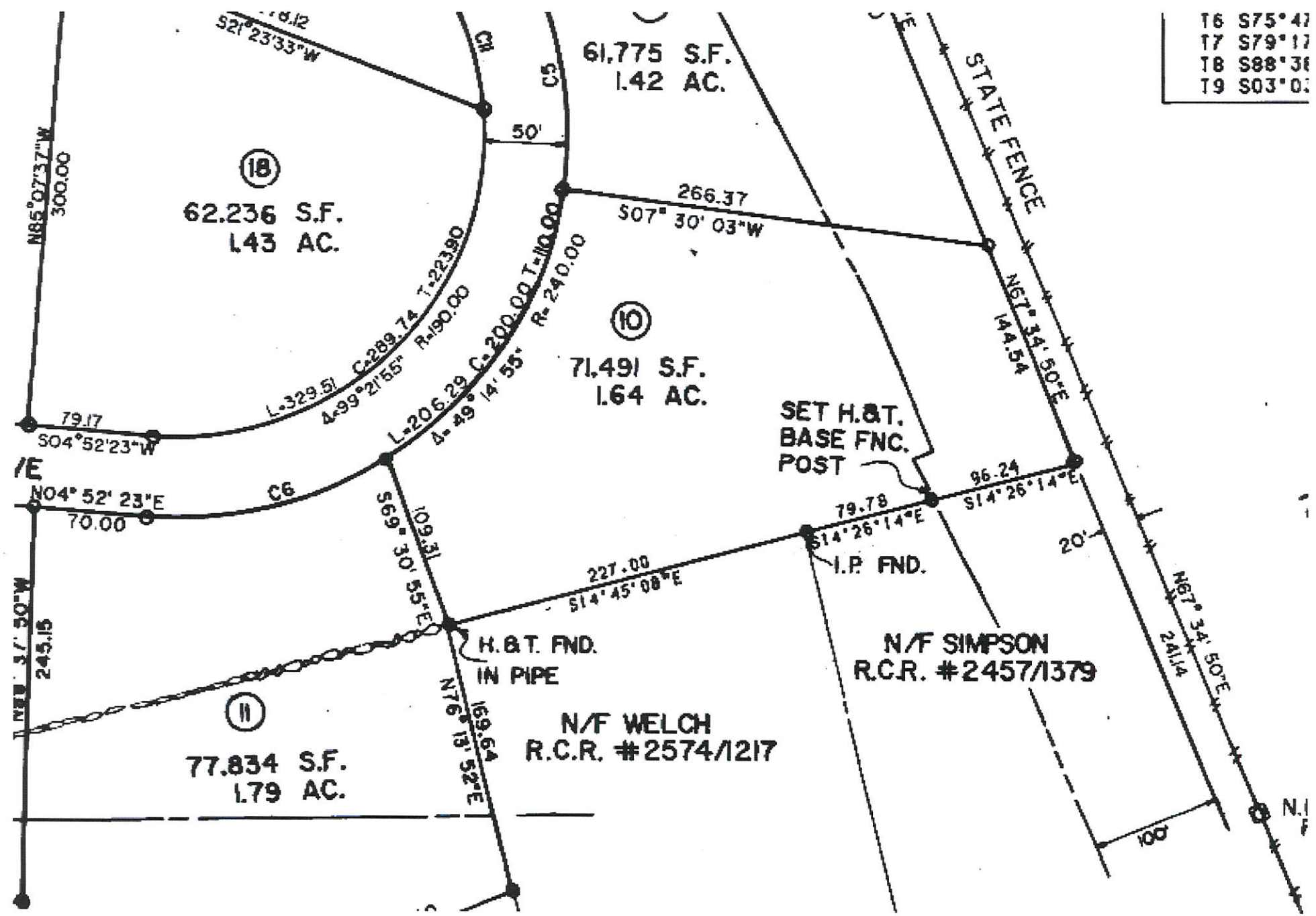
70

52

245'



16	S75°47'
17	S79°17'
18	S88°38'
19	S03°01'



⑬  
62.236 S.F.  
1.43 AC.

61.775 S.F.  
1.42 AC.

⑩  
71.491 S.F.  
1.64 AC.

⑪  
77.834 S.F.  
1.79 AC.

N/F WELCH  
R.C.R. #2574/1217

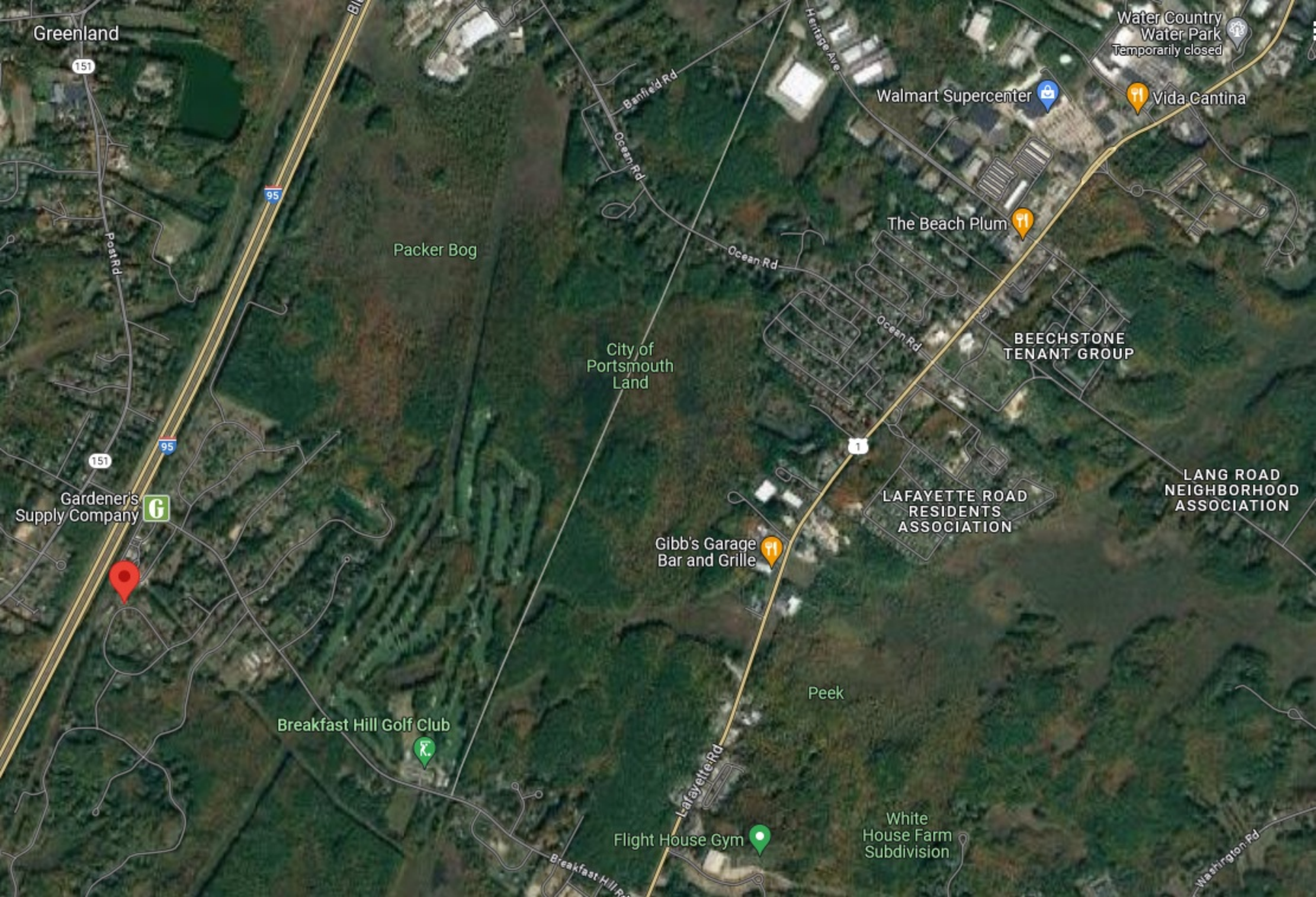
N/F SIMPSON  
R.C.R. #2457/1379

SET H.&T.  
BASE FNC.  
POST

H.&T. FND.  
IN PIPE

STATE FENCE

N.F.



Greenland

151

95

Water Country Water Park  
Temporarily closed

Walmart Supercenter

Vida Cantina

Packer Bog

City of Portsmouth Land

The Beach Plum

BEECHSTONE TENANT GROUP

LANG ROAD NEIGHBORHOOD ASSOCIATION

LAFAYETTE ROAD RESIDENTS ASSOCIATION

Gardener's Supply Company

Gibb's Garage Bar and Grille

Breakfast Hill Golf Club

Peek

Flight House Gym

White House Farm Subdivision

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LAFAYETTE ROAD RESIDENTS ASSOCIATION

Gardener's Supply Company

Gibb's Garage Bar and Grille

Breakfast Hill Golf Club

Peek

Flight House Gym

White House Farm Subdivision

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: Estate of Marie Olson

2. PROPERTY LOCATION: 67 September Drive, Greenland, NH 03840

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

4. SELLER: [ ] has [X] has not occupied the property for \_\_\_\_\_ years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [ ] Public [X] Private [ ] Seasonal [ ] Unknown [X] Drilled [ ] Dug [ ] Other

b. INSTALLATION: Location: Northside of Home Installed By: Unknown Date of Installation: 12/12 What is the source of your information?

c. USE: Number of persons currently using the system: 0 Does system supply water for more than one household? [ ] Yes [X] 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 [X] Unknown

If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? [ ] Yes [X] 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 [X] No Community/Shared: [ ] Yes [X] No Private: [X] Yes [ ] No [ ] Unknown Septic Design Available: [ ] Yes [X] 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 [X] Unknown [ ] Other Tank Size \_\_\_\_\_ Gal. [X] Unknown [ ] Other: Tank Type [ ] Concrete [ ] Metal [X] Unknown [ ] Other: Location: \_\_\_\_\_ Location Unknown [X] Date of Installation: \_\_\_\_\_ Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_ Have you experienced any malfunctions? [ ] Yes [ ] No Comments:

SELLER(S) INITIALS [Signature] / [ ]

BUYER(S) INITIALS [ ] / [ ]

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 67 September Drive, Greenland, NH 03840

d. LEACH FIELD:  Yes  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  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

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>

**8. HAZARDOUS MATERIAL**

**a. UNDERGROUND STORAGE TANKS - Current or previously existing:**

Are you aware of any past or present underground storage tanks on your property?  Yes  No  Unknown IF  
 YES: Are tanks currently in use?  Yes  No  
 IF NO: How long have tank(s) been out of service? \_\_\_\_\_  
 What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
 Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Are you aware of any past or present problems such as leakage, etc?  Yes  No  
 Comments: \_\_\_\_\_  
 If tanks are no longer in use, have the tanks been removed?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

**b. ASBESTOS - Current or previously existing:**

As insulation on the heating system pipes or ducts?  Yes  No  Unknown  
 In the siding?  Yes  No  Unknown In the roofing shingles?  Yes  No  Unknown  
 In flooring tiles?  Yes  No  Unknown Other \_\_\_\_\_  Yes  No  Unknown  
 If YES, Source of information: \_\_\_\_\_  
 Comments: \_\_\_\_\_

**c. RADON/AIR - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown  
 If YES: Date: \_\_\_\_\_ 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 Sil /

BUYER(S) INITIALS  /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 67 September Drive, Greenland, NH 03840

d. RADON/WATER - 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: \_\_\_\_\_

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? [ ] Yes [X] No

If YES: Source of information: \_\_\_\_\_

Are you aware of any cracking, peeling, or flaking lead-based paint? [ ] Yes [X] No

Comments: \_\_\_\_\_

f. Are you aware of any other hazardous materials? [ ] Yes [X] 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 [X] Unknown If YES, Explain: \_\_\_\_\_

What is your source of information? \_\_\_\_\_

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

[ ] Yes [ ] No [X] 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 [X] No If YES, Explain: \_\_\_\_\_

d. Are you aware of any problems with other buildings on the property? [ ] Yes [X] 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 [X] UNKNOWN If YES, Explain: \_\_\_\_\_

f. Is this property located in a Federally Designated Flood Hazard Zone? [ ] Yes [ ] No [X] Unknown

Comments: \_\_\_\_\_

g. Has the property been surveyed? [ ] Yes [ ] No [X] Unknown If YES, By: \_\_\_\_\_

If YES, is survey available? [ ] Yes [ ] No [ ] Unknown

h. How is the property zoned? \_\_\_\_\_

i. Street (check one): [X] Public [ ] Private [ ] Association

If private, is there a written road maintenance agreement? [ ] Yes [ ] No

Additional Information: \_\_\_\_\_

j. Heating System Age: W/K Type: FHA Fuel: Oil Tank Location: Basement

Owner of Tank: WR

Annual Fuel Consumption: W/K Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? WR

Secondary Heat Systems: \_\_\_\_\_

Comments: \_\_\_\_\_

SELLER(S) INITIALS SR / [ ]

BUYER(S) INITIALS [ ] / [ ]



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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 67 September Drive, Greenland, NH 03840

- k. Roof Age: 5 yrs +/- Type of Roof Covering: \_\_\_\_\_  
Moisture or leakage: prior to new roof  
Comments: \_\_\_\_\_
- l. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_ Type: \_\_\_\_\_  
Moisture or leakage: u/k  
Comments: \_\_\_\_\_
- m. Chimney(s) How Many? 1 Lined? u/k Last Cleaned: u/k Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_
- n. Plumbing Type: u/k Age: \_\_\_\_\_  
Comments: \_\_\_\_\_
- o. Domestic Hot Water: Age: \_\_\_\_\_ Type: Elec Gallons: 50
- p. Electrical System: # of Amps 200 Circuit Breakers  Fuses   
Comments: \_\_\_\_\_  
Solar Panels:  Leased  Owned If leased, explain terms of agreement: \_\_\_\_\_  
Comments: \_\_\_\_\_
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits?  Yes  No  
If Yes, please explain: \_\_\_\_\_
- r. Pest Infestation: Are you aware of any past or present pest infestations?  Yes  No Type: \_\_\_\_\_  
Comments: \_\_\_\_\_
- s. 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: \_\_\_\_\_
- t. Air Conditioning: Type: \_\_\_\_\_ Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
Comments: looks to be disconnected
- u. Pool: Age: \_\_\_\_\_ Heated:  Yes  No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
By Whom: \_\_\_\_\_
- v. Generator: Portable: Yes  No  Whole House: Yes  No  Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
If Portable:  Included  Negotiable  
Comments: \_\_\_\_\_
- w. Internet: Type Currently Used at Property: u/k
- x. 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 SD /

BUYER(S) INITIALS  /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 67 September Drive, Greenland, NH 03840

10. ADDITIONAL INFORMATION

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

Yes  No

b. ADDITIONAL COMMENTS:

Just been appointed administrator and know very little about property.

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).

[Signature] 10/23/23

SELLER

DATE

[Signature]

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.

[Signature]

BUYER

DATE

[Signature]

BUYER

DATE





**Master Roofers, LLC**  
 162 South Main Street  
 Manchester, NH 03102  
 603-623-4973 Phone  
 603-641-9811 Fax

**INVOICE**

DATE	INVOICE #	CUST #
7/11/2022	000028861	0007504

**BILL TO:**  
 Marie Ohlson  
 67 September Dr  
 Greenland NH 03840

**LOCATION:**  
 OHLS 67 September Dr  
 Marie Ohlson  
 67 September Dr  
 Greenland NH 03840

P.O. NUMBER	TERMS	SALES PERSON	
	NET 20 DAYS	Rob Castle	
QUAN	DESCRIPTION	PRICE EACH	AMOUNT
	BRIEF SCOPE OF WORK: ^ Reroof house ^ Install Cedar Siding ^ 4 Skylights  SKYLIGHT MATERIAL DETAILS: ^ 4 FS MO6  OTHER SPECIAL-ORDER MATERIALS: ^^ 6" clear Cedar Clapboards 900 LF  7/6/22 - 7/8/22 - Completed Project as Quoted & Approved		
1.00		29,950.00	29,950.00
1.00	EXTRA COST: Remove and replace (1) additional corner board, 8 lf at \$16 per linear foot = \$128	128.00	128.00
1.00	Deposit Paid 5/10/2022 via CK# 2804	-9,980.00	-9,980.00

*pd. 7/20/2022  
 ck# 2837*

**TOTAL**

**\$20,098.00**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Sharon L. Bourdon, unmarried, of 67 September Drive, Greenland, County of Rockingham and State of New Hampshire, For Consideration Paid, GRANT TO Marie Ohlson, unmarried, of 34 Old Dennett Road, Kittery, Maine 03904, with Warranty Covenants, the following described land with any buildings or improvements currently thereon:

A certain tract or parcel of land with the buildings thereon, on September Drive, in Greenland, Rockingham County, State of New Hampshire, known as Lot No. 10 as shown on a Plan entitled "Subdivision of Land located in Greenland, NH, prepared for Ronald J. Coakley, et al", dated October 1, 1986, prepared by Kimball-Chase Company, Inc., and recorded in the Rockingham County Registry of Deeds as Plan D-15988, said Lot more particularly described as follows:

Beginning at a point on the northeasterly side of September Drive at the southwesterly corner of the lot herein conveyed; thence running S 69° 30' 55" E a distance of one hundred nine and thirty-one hundredths (109.31) feet to a point; thence turning and running N 14° 45' 08" W a distance of two hundred twenty-seven and no hundredths (227.00) feet to an iron pipe; thence turning and running N 14° 26' 14" W a distance of ninety-six and twenty-four hundredths (96.24) feet to a point; thence turning and running S 67° 34' 50" W a distance of one hundred forty-four and fifty-four hundredths (144.54) feet to a point; thence turning and running S 07° 30' 03" W a distance of two hundred sixty-six and thirty-seven hundredths (266.37) feet to a point at the northerly side of said September Drive; thence turning and running by and along said September Drive, in a generally southwesterly direction by the arc of a curve having a radius of two hundred forty and no hundredths (240.00) feet, a distance of two hundred six and twenty-nine hundredths (206.29) feet to the point of beginning. Containing 1.64 acres.

Meaning and intending to describe and convey the same premises conveyed to the grantor by deed of Douglas H. Bourdon dated November 19, 1997 and recorded at Rockingham County Registry of Deeds at Book 3253, Page 0810.

IN WITNESS WHEREOF, I hereto set my hand and seal, this 30<sup>th</sup> day of August, 2000.

*[Signature]*  
Witness

*[Signature]*  
Sharon L. Bourdon

STATE OF NEW HAMPSHIRE

Rockingham SS

Date: August 30, 2000

Then personally appeared the above named Sharon L. Bourdon and acknowledged the foregoing as her free act and deed.

*[Signature]*  
Notary Public Justice of the Peace  
My Commission expires: 12/06/2000  
Charles P. Graham

RF2139-00

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

3 THOUSAND 6 HUNDRED AND 75 DOLLARS

AMOUNT

083000 448730 \$3675.00

2000 AUG 30 PM 12:27  
047600  
ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

**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): Steve Wencek, Executor of the

Estate of Marie Ohlson

Street: 370 Neck Street

City/State/Zip: Weymouth, MA 02191

Telephone #:

Buyer(s): \_\_\_\_\_

Street: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_

2. Property:  Land  Land & Buildings  Condo  Other: \_\_\_\_\_

Street Address: 67 September Drive City/Town: Greenland

County: Rockingham State: New Hampshire

Also known as Tax Map R-7, Lot 38 with deed recorded at the Rockingham County Registry of Deeds at Book 3500, Page 683.

3. BID PRICE (HAMMER PRICE): \$ \_\_\_\_\_

10% BUYER'S PREMIUM: \$ \_\_\_\_\_

TOTAL PURCHASE PRICE DUE FROM BUYER: \$ \_\_\_\_\_

INITIAL DEPOSIT, to be held by Paul McInnis LLC Escrow Account, Receipt of which is acknowledged and is NON-REFUNDABLE.

10% of the Total Purchase Price \$ \_\_\_\_\_

Additional Deposit: \$ \_\_\_\_\_

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 Friday, December 29<sup>th</sup> at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at Paul McInnis LLC on One Juniper Road, North Hampton, New Hampshire on Friday, December 29<sup>th</sup> at 10:00 a.m.

\_\_\_\_\_,  
 Seller

\_\_\_\_\_,  
 Buyer

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 \$10,000.00 the Seller shall either restore 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: *any remaining residual personal property at time of 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.

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Buyer

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](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

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, X No

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

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Seller – Steve Wencek, Executor      Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Purchaser:      Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Purchaser:      Date

Revised: January 2019

© 2023 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: [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions) (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.

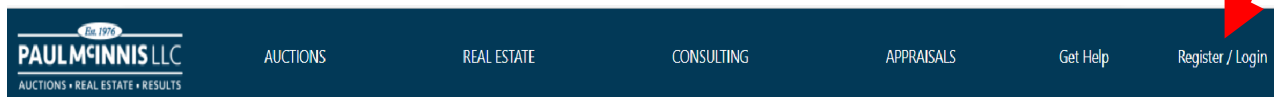
The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) or sent electronically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

**BIDDER DEPOSIT:** At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$10,000 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 Thursday, December 7<sup>th</sup> at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 Bidder Deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$10,000 Bidder Deposit to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at [admin@paulmcinnis.com](mailto: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, we will activate your account and you will be able to bid.

You can access the online auction portal, [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions), by [clicking here](#).

As shown below, you will need to "**Register/Login**" in the upper right-hand corner of your screen to register and create your online bidding account. You can also click "request to bid" next to the property you are interested in, and you will be prompted to create your [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions) account.



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







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](mailto:admin@paulmcinnis.com)

**ONLINE BIDDER REGISTRATION FORM • 23PM-33**  
BIDDING STARTS: Monday, December 4<sup>th</sup> at 9:00 a.m.  
BIDDING ENDS: Wednesday, December 6<sup>th</sup> at 1:00 p.m.  
PROPERTY: 67 September Drive, Greenland, NH

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

**Registration:** At the time of registration, you will be required to deliver your refundable bidder deposit of \$10,000 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 Thursday, December 7<sup>th</sup> at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 bidder deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

**Terms:** A \$10,000 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, Thursday, December 7<sup>th</sup> at 1:00 p.m. with the balance due at closing by December 29th. A 10% 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 Executor.

*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:**

23PM-33 Reviewed by:  
-----