

# AUCTION



## Trustee's Sale

### Oyster River Condominiums Unit 38

38 Swaan Drive  
Lee, NH

**Online-only Bidding Ends: Wednesday, May 8<sup>th</sup> at 1:00 p.m.**

We are pleased to present the home of the late Hoy "Roger" Menear III, NH State Representative.

Unit #38 is an updated unit in the Oyster River Condominiums close to the UNH campus. This unit totals 1,399 sq.ft. with 3 bedrooms, 1.5 bathrooms, a full basement, covered entry porch, rear deck, 1-car attached garage, and central air conditioning. The first floor includes an updated half bath, eat-in kitchen with granite counter tops and pass-through into the living room with gas fireplace. The living room is bright with decorative wall molding. Upstairs, the primary bedroom offers ample closet space; there is a flexible third bedroom accessible only through the second bedroom; it would be perfect for a TV room or bonus space. The large second floor bathroom has double vanity granite counters, walk-in shower with sliding glass doors and updated tile floors. The full basement is clean with laundry area a wash sink and has been used as a home office. The 1-car garage has been finished and is a clean space for extra storage. The property is comprised of 42 common acres with 21 total units. HOA fee \$420/month includes trash, plowing, water/sewer, and landscaping.

**Open House:** Tuesday, April 23<sup>rd</sup> from 4:00 to 6:00 p.m. and Thursday, May 2<sup>nd</sup> from 9:00 a.m. to 11:00 a.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, May 9<sup>th</sup> at 1:00 p.m. with the balance due at closing within 45 days of the auction. 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 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.

# SUGGESTED DUE DILIGENCE CHECKLIST

For Online Bidders

38 Swaan Drive, Lee, NH

BIDDING OPENS: **Monday, May 6<sup>th</sup> at 9:00 a.m.**

BIDDING ENDS: **Wednesday, May 8<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 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 [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, May 9<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, May 6<sup>th</sup> at 9:00a.m. and the bidding will end on Wednesday, May 8<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.

**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 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 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 Thursday, May 9<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, May 9<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 Trustee in their 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. The Auctioneer in his sole and absolute discretion reserves the right to cancel, postpone, extend, or reschedule the auction. Auctioneer reserves the right to have one hour after the close of the auction to verify bids and to re-open the auction if there is any disruption caused by computer errors.

**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)



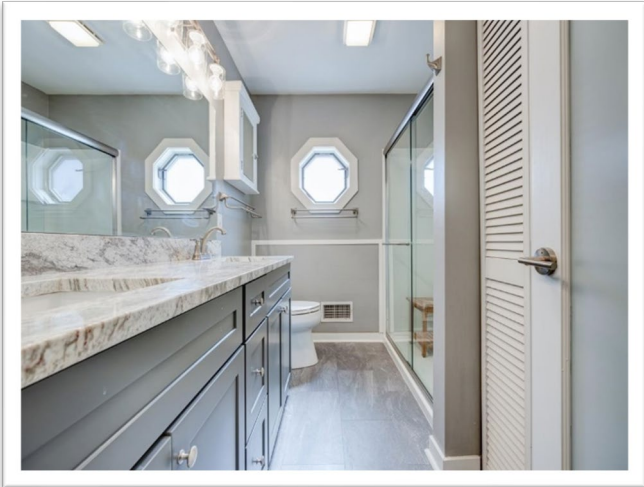
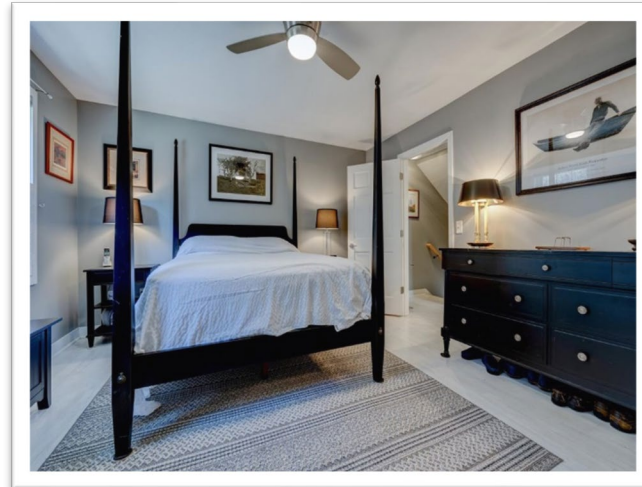
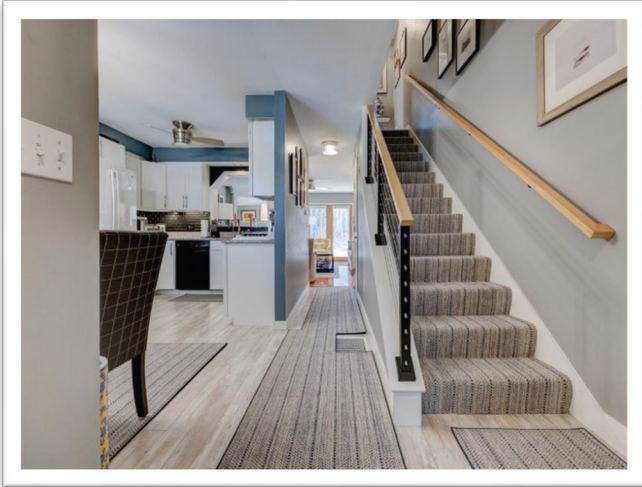
## EXECUTIVE SUMMARY

<b>ADDRESS</b>	38 Swaan Drive, Lee, NH
<b>TOWN REFERENCE</b>	Map 9, Block 10, Lot 19
<b>STRAFFORD COUNTY DEED REFERENCE</b>	Quitclaim Deed - Book 4950, Page 20
<b>ASSESSED VALUE</b>	\$257,600
<b>2023 TAX RATE</b>	\$23.63/\$1,000
<b>2023 TAXES</b>	\$6,087.09
<b>UTILITIES</b>	Water: Community Sewer: Community
<b>ACREAGE</b>	42 Common Acres
<b>WINDOWS</b>	Harvey - Reported by neighbor to have been replaced in the last 5 years. Buyer to verify.

<b>TYPE</b>	Condominium
<b>YEAR BUILT</b>	1980
<b>LIVING AREA</b>	1,399 sq. ft.
<b>BASEMENT</b>	Full unfinished
<b>HEAT FUEL</b>	Natural Gas
<b>HEAT TYPE</b>	Forced hot air
<b>AIR CONDITION</b>	Central
<b>ELECTRIC</b>	100 Amp
<b>WATER HEATER</b>	Gas 40-gallon
<b>PLUMBING</b>	Copper & PVC

<b>KITCHEN</b>	10'6" x 14'6"
<b>LIVING ROOM</b>	16'9" x 16'
<b>1/2 BATH FIRST FLOOR</b>	3' x 7'
<b>BEDROOM</b>	12'9" x 14'
<b>BEDROOM 2<sup>ND</sup> FLOOR</b>	12'5" x 10'
<b>BATH 2<sup>ND</sup> FLOOR</b>	7'3" x 9' Updated with dual vanity and walk-in shower
<b>BEDROOM 3<sup>RD</sup> FLOOR</b>	11'6" x 14' This bedroom can only be accessed through bedroom number 2 and it has no door. Separated by a flight of stairs, may be better used as a den
<b>GARAGE</b>	12'8" x 23' Finished with painted floor.
<b>BASEMENT</b>	17' x 31' Full unfinished
<b>REAR DECK</b>	7' x 17'7"






Town of Lee

Print Now

Parcel ID: 000009 000010 000019 (CARD 1 of 1)  
 Owner: MENEAR, HOY R. III  
 Location: 38 SWAAN DRIVE  
 Acres: 0.000

General

Valuation		Listing History	
<b>Building Value:</b>	\$180,600	<u>List Date</u>	<u>Lister</u>
<b>Features:</b>	\$77,000	09/20/2021	STM
<b>Taxable Land:</b>	\$0	04/09/2021	RERM
<hr/>		02/17/2021	STM
<b>Card Value:</b>	\$257,600 	07/13/2020	SM
<b>Parcel Value:</b>	\$257,600	04/29/2019	STM

**Notes:** BROWN WITH BEIGE TRIM; MIDDLE UNIT; RENOV KITCHEN & BEDRM; 10-09 REVISE PROJ ADJ, ADJ FLOORING. 7/11- NO DOOR TO ATF BED RM AND NO DOOR SO NOT PRIVATE ATF. NO FUNC. DEP WILL BE LISTED. 1 RM HD WD. 01-15 N/C - 04-15 EST BP COMPLETE N/V CHANGE 7/15-NO APPARENT CHANGE. 16 SALE RVW: HAS NEW FURNACE, SOME LAMINATE FLRS 04-17 LIST A/C BP COMPLETE, 4/19: NC, 2/21: NC; 2021: OWNER HAD LIVED HERE PREVIOUSLY AND WANTED TO RETURN; H SOLD #6 FOR \$190K IN 2015; GOOD SALE

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2023	\$180,600	\$77,000	\$0	Cost Valuation	\$257,600
2022	\$180,600	\$77,000	\$0	Cost Valuation	\$257,600
2021	\$180,600	\$77,000	\$0	Cost Valuation	\$257,600
2020	\$141,800	\$77,500	\$0	Cost Valuation	\$219,300
2019	\$141,800	\$77,500	\$0	Cost Valuation	\$219,300
2018	\$141,800	\$77,500	\$0	Cost Valuation	\$219,300
2017	\$141,800	\$77,500	\$0	Cost Valuation	\$219,300
2016	\$138,900	\$77,500	\$0	Cost Valuation	\$216,400
2015	\$115,600	\$53,000	\$0	Cost Valuation	\$168,600
2014	\$115,600	\$53,000	\$0	Cost Valuation	\$168,600
2013	\$115,600	\$53,000	\$0	Cost Valuation	\$168,600
2012	\$115,600	\$53,000	\$0	Cost Valuation	\$168,600
2011	\$115,600	\$53,000	\$0	Cost Valuation	\$168,600
2010	\$118,700	\$82,800	\$0	Cost Valuation	\$201,500
2009	\$118,700	\$82,800	\$0	Cost Valuation	\$201,500
2008	\$117,500	\$58,000	\$0	Cost Valuation	\$175,500
2007	\$117,500	\$58,000	\$0	Cost Valuation	\$175,500
2006	\$117,500	\$58,000	\$0	Cost Valuation	\$175,500



**Sales**

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
09/02/2021	IMPROVED	NO - UNCLASSFYD EXCLUSION	\$0	MENEAR, H. ROBERT III	4950	20
06/29/2020	IMPROVED	YES	\$249,900	ATKINS, GARY	4778	0495
07/01/2016	IMPROVED	YES	\$222,000	KLESZCZYNSKI, RENEE	4395	609
09/23/2014	IMPROVED	YES	\$189,000	COPP, LYNN L R	4245	608
10/01/2008	IMPROVED	YES	\$210,000	CICCONE, STEPHEN J	3682	887
07/27/2000	IMPROVED	YES	\$130,500	MARTIN, SUSAN	2218	084
05/12/1988	IMPROVED	YES	\$128,400	LANGELER	1383	0704
06/24/1987	IMPROVED	YES	\$128,000	WETZEL	1321	481
06/17/1986	IMPROVED	YES	\$108,900	UNKNOWN		

**Land**

<b>Size:</b>	0.000 Ac.	<b>Site:</b>	AVERAGE
<b>Zone:</b>	01 - RES	<b>Driveway:</b>	PAVED
<b>Neighborhood:</b>	AVERAGE	<b>Road:</b>	PAVED
<b>Land Use:</b>	1F RES	<b>Taxable Value:</b>	\$0

**Building**

**2 STORY FRAME CONDO Built In 1980**

<b>Roof:</b>	GABLE OR HIP ASPHALT	<b>Bedrooms:</b>	3	<b>Quality:</b>	AVG+2
<b>Exterior:</b>	CEDAR/REDWD	<b>Bathrooms:</b>	1.5	<b>Size Adj.</b>	1.081
<b>Interior:</b>	DRYWALL	<b>Extra Kitchens:</b>	0	<b>Base Rate:</b>	100.0
		<b>Fireplaces:</b>	0	<b>Building Rate:</b>	1.271

<b>Flooring:</b>	CARPET HARD TILE	<b>Generators:</b>	0	<b>Sq. Foot Cost:</b>	127.1
<b>Heat:</b>	GAS FA DUCTED	<b>AC:</b>	YES 75%	<b>Effective Area:</b>	1,63
				<b>Cost New:</b>	\$207,62

<b>Depreciation</b>						
Normal GOOD 13%	Physical 0%	Functional 0%	Economic 0%	Temporary 0%	Total Dpr. 13%	Assessment \$180,600

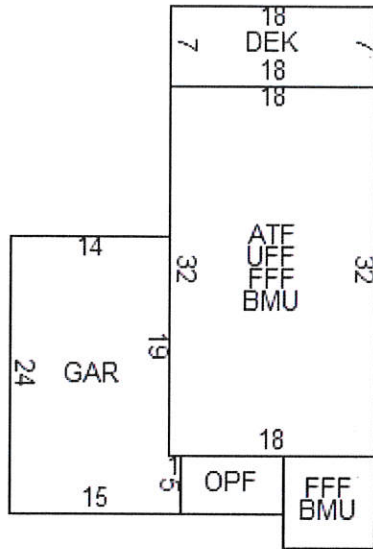
**Features**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Note
FIREPLACE 1-STAND	1		100	2000.00	100	\$2,000	
SWAAN CONDOS	1		100	75000.00	100	\$75,000	
<b>Total:</b>						<b>\$77,000</b>	

**Photo**



**Sketch**



Code	Description	Area	Eff Area
GAR	GARAGE ATTCHD	341	153
DEK	DECK/ENTRANCE	126	13
ATF	ATTIC FINISHED	576	144
UFF	UPPER FLR FIN	576	576
FFF	FST FLR FIN	640	640
BMU	BSMNT UNFINISHED	640	96
OPF	OPEN PORCH FIN	45	11
<b>Totals</b>			<b>1,633</b>

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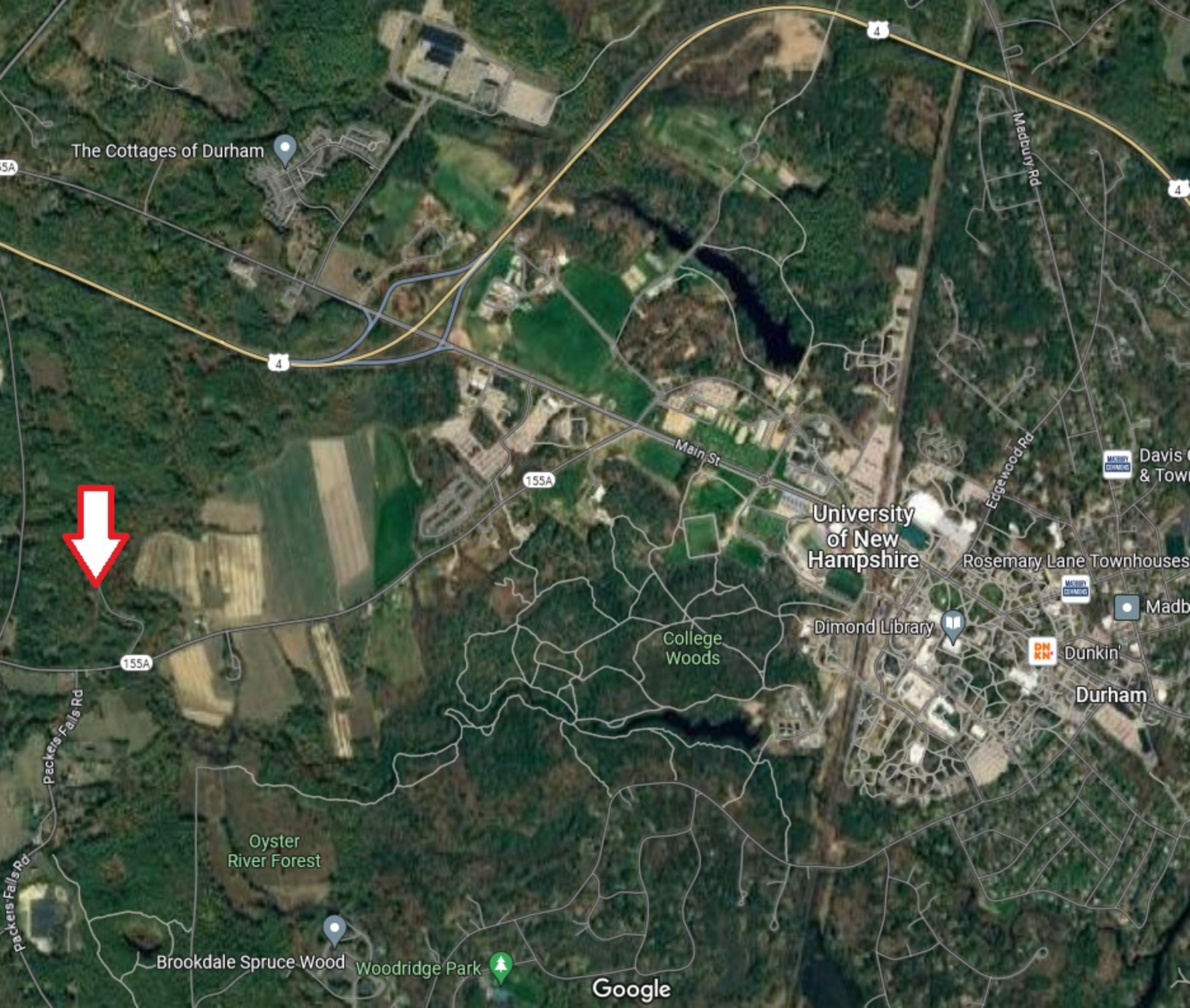
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14





The Cottages of Durham

University of New Hampshire

College Woods

Dimond Library

Dunkin'

Durham

Oyster River Forest

Brookdale Spruce Wood

Woodridge Park

Google





# 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:** Piscataqua Savings Bank, Trustee of the Hoy Menear III Revocable Listing Trust

2. **PROPERTY LOCATION:** 38 Swaan Drive, Lee, NH 03861

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

4. **SELLER:**  has  has not occupied the property for zero 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 Water supply is a community/shared system

b. INSTALLATION: Location: Not known  
Installed By: Not known Date of Installation: Not known  
What is the source of your information? Not known

c. USE: Number of persons currently using the system: Zero from this unit, not known for association.  
Does system supply water for more than one household?  Yes  No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
Pump:  Yes  No  N/A Quantity:  Yes  No  
Quality:  Yes  No  Unknown

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

e. WATER TEST: Have you had the water tested?  Yes  No Date of most recent test \_\_\_\_\_  
If YES to any question, please explain in Comments below or with attachment.  
Are you aware of any test results reported as unsatisfactory or satisfactory with notations?  Yes  No  
If YES, are test results available?  Yes  No  
What steps were taken to remedy the problem?

COMMENTS: Trust has not occupied the property and not aware of any testing.

### 6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public:  Yes  No Community/Shared:  Yes  No  
Private:  Yes  No  Unknown  
Septic Design Available:  Yes  No

b. IF PUBLIC OR COMMUNITY/SHARED  
Have you experienced any problems such as line or other malfunctions?  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

c. IF PRIVATE:  
TANK:  Septic Tank  Holding Tank  Cesspool  Unknown  Other \_\_\_\_\_  
Tank Size \_\_\_\_\_ Gal.  Unknown  Other: \_\_\_\_\_  
Tank Type  Concrete  Metal  Unknown  Other: \_\_\_\_\_  
Location: \_\_\_\_\_ Location Unknown  Date of Installation: \_\_\_\_\_  
Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
Have you experienced any malfunctions?  Yes  No  
Comments: Trust has not occupied the property and is not aware of any matters.

SELLER(S) INITIALS  / \_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 38 Swaan Drive, Lee, NH 03861

d. LEACH FIELD:  Yes  No  Other: Trust is not aware of the system.  
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 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  / \_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 38 Swaan Drive, Lee, NH 03861

**d. RADON/WATER - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown

If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps?  Yes  No

Are test results available?  Yes  No Comments: \_\_\_\_\_

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

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

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

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

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

**f. Are you aware of any other hazardous materials?  Yes  No**

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

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

**9. GENERAL INFORMATION**

**a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?**

Yes  No  Unknown If YES, Explain: Mortgage

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

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

Yes  No  Unknown If YES, Explain: \_\_\_\_\_

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

**c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?**

Yes  No If YES, Explain: \_\_\_\_\_

**d. Are you aware of any problems with other buildings on the property?  Yes  No**

If YES, Explain: \_\_\_\_\_

**e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?**

YES  NO  UNKNOWN If YES, Explain: \_\_\_\_\_

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

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

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

If YES, is survey available?  Yes  No  Unknown

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

**i. Street (check one):  Public  Private  Association**

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

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

**j. Heating System Age: \_\_\_\_\_ Type: \_\_\_\_\_ Fuel: \_\_\_\_\_ Tank Location: \_\_\_\_\_**

Owner of Tank: \_\_\_\_\_

Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? \_\_\_\_\_

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

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

SELLER(S) INITIALS /

BUYER(S) INITIALS /

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 38 Swaan Drive, Lee, NH 03861

k. Roof Age: \_\_\_\_\_ Type of Roof Covering: \_\_\_\_\_  
Moisture or leakage: \_\_\_\_\_  
Comments: Not known.

l. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_ Type: \_\_\_\_\_  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_

m. Chimney(s) How Many? \_\_\_\_\_ Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_

n. Plumbing Type: \_\_\_\_\_ Age: \_\_\_\_\_  
Comments: \_\_\_\_\_

o. Domestic Hot Water: Age: \_\_\_\_\_ Type: \_\_\_\_\_ Gallons: \_\_\_\_\_

p. Electrical System: # of Amps \_\_\_\_\_ 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: \_\_\_\_\_

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: \_\_\_\_\_

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 [Signature] /

BUYER(S) INITIALS  /

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 38 Swaan Drive, Lee, NH 03861

**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).**

*Thomas J.weeney*  
dotloop verified  
04/04/24 11:51 AM EDT  
VGHQ-79DB-OPR8-OE7Q

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 \_\_\_\_\_



**PROPERTY DISCLOSURE RIDER  
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS  
(To be used in conjunction with Property Disclosure - Residential)  
New Hampshire Association of REALTORS® Standard Form**



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

**RIGHT TO INFORMATION:** In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

- 1. Seller and Property Address: Piscataqua Savings Bank Trustee of the Hoy Menear III Revocable Trust  
38 Swaan Drive, Lee, NH 03861
- 2. Association Name (if applicable): Oyster River Condominium Association
- 3. Property Manager/Agent: Maine Condo Companies Michael Clark Phone: 207-831-7894

**4. GENERAL AND LEGAL**

- a. Are there any Association or Corporation approvals required for transfer of Ownership?  Yes  No  Unknown
- b. Is there a time share operation existing at Property?  Yes  No  Unknown
- c. Is there a vacation rental operation or other organized rental program at Property?  Yes  No  Unknown
- d. Are you aware of any rental, use or age restrictions?  Yes  No  Unknown
- e. Number of allocated parking spaces available for this unit: two and garage
- f. Are you aware of any pending or existing litigation?  Yes  No If Yes, please explain: \_\_\_\_\_
- g. Are the minutes of the Condominium Association annual meeting available?  Yes  No  Unknown
- h. Are there any pet policies? Restrictions:  Yes  No Dogs/Cats Allowed:  Yes  No

**5. MASTER INSURANCE POLICY**

- a. Name of Company: Sevigny Lyons Insurance Agency
- b. Name of Agent: \_\_\_\_\_ Phone: 603-294-2022

**6. FINANCIAL**

- a. Monthly maintenance fee(s): \$420
  - b. What do the monthly fees include?
 

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input checked="" type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Snow Removal
<input type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input checked="" type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Recreation/Community Association Dues	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
  - c. Are there any additional fees? If so, please specify: \_\_\_\_\_
  - d. Are you aware of any special assessments or loans in effect at this time?  Yes  No  
If Yes, explain: \_\_\_\_\_
- Additional Comments: \_\_\_\_\_

**7. 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.**

Thomas J. Quency  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_

dotloop verified  
04/04/24 11:01 AM EDT  
GYAM-TKAN-QVLP-ACPI

\_\_\_\_\_  
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 AND OTHER ADVISORS.**

\_\_\_\_\_  
BUYER \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
BUYER \_\_\_\_\_ DATE \_\_\_\_\_

Catherine A. Berube

Register of Deeds, Strafford County

LCHIP STA195328 25.00

TRANS TAX ST855778 40.00

### QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS**, that **I. H. Robert Roger Menear III**, an unmarried man, of 38 Swaan Drive, Lee, County of Strafford and State of New Hampshire 03861, for consideration paid, hereby grant to **Hoy R. Menear III, Trustee of the Hoy Menear III Revocable Living Trust w/d/t dated June 25, 1997**, of 38 Swaan Drive, Lee, County of Strafford and State of New Hampshire 03861, with **QUITCLAIM COVENANTS**, the following described premises:

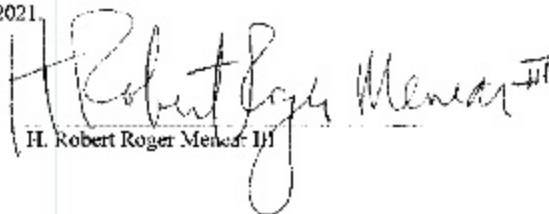
A certain condominium unit situate in Lee, Strafford County, State of New Hampshire, described as Unit No. 4-38 of the Oyster River Condominiums, which Unit is described on a plan entitled "Amended Site Plan for Oyster River Condominiums," dated December 11, 1984, by Bruce Pohopek, recorded in the Strafford County Registry of Deeds as Plan No. 24 A-166 and also described in the Condominium Declaration dated January 21, 1985, recorded in the Strafford County Registry of Deeds in Book 1160, Page 0095, and is further referred to in the Condominium By-Laws, dated January 21, 1985; recorded in said Registry in Book 1160, Page 0127.

Together with the undivided interest in the common areas of the Condominium as described in said Declaration and all other rights and easements, if any, which are appurtenant to said Unit as may be set forth in said Declaration or said By-Laws.

Subject to all of the encumbrances, easements and restrictions applicable to said unit or the common areas and limited common areas as described or referred to in said Declaration or in said By-Laws. Said easements, restrictions and encumbrances include easement for rights-of-way, electrical utility, mineral rights, telephone line easements and other encumbrances, all of which are described in Declaration, to which reference may be had for a more particular description of these matters.

Meaning and intending to describe and convey the premises in the Warranty Deed of Gary Atkins and Iris E. Atkins to H. Robert Roger Meneer III, dated June 29, 2020, and recorded in the Strafford County Registry of Deeds at Book 4778, Page 495.


EXECUTED this 2nd day of September, 2021.

  
H. Robert Roger Meneer III

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

This instrument was acknowledged before me on September 2, 2021, by H. Robert Roger Meneer III.



  
Alec L. McEachern, Notary Public  
My Commission Expires: June 14, 2026

## HELPFUL LINKS

- Links to Oyster River Condominium Association Documents below.
  - [By-Laws](#)
  - [Declaration](#)
  - [Financials as of 2-29-2024](#)
  - [Annual Minutes](#)
  - [Updated Rules](#)

**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): Hoy Menear III Revocable Living Trust dated June 25 <sup>th</sup> , 1997 by Piscataqua Savings Bank, Trustee Street: 15 Pleasant Street City/State/Zip: Portsmouth, NH 03801 Telephone #: _____	Buyer(s): _____  Street: _____ City/State/Zip: _____ Telephone #: _____
--	---

2. Property:  Land  Land & Buildings  Condo  Other: \_\_\_\_\_  
 Street Address: 38 Swaan Drive City/Town: Lee  
 County: Strafford State: New Hampshire  
 Also known as Tax Map 9, Block 10, Lot 19 with deed recorded at the Strafford County Registry of Deeds at Book 4950, Page 20.

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, June 21<sup>st</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, June 21<sup>st</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: *None*
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:  

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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

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Buyer

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](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,  No

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

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Seller – Hoy Menear III Revocable Date  
Living Trust Dated June 25<sup>th</sup>, 1997  
By, Piscataqua Savings Bank Trustee  
by Thomas Queeney, Senior Trust Officer

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Purchaser: Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Purchaser: Date

Revised: January 2019

© 2024 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.

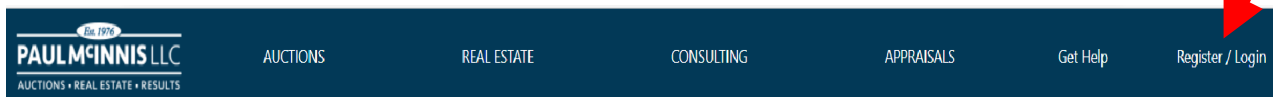
The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) or sent electronically 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, May 9<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 • 24PM-08**  
BIDDING STARTS: Monday, May 6<sup>th</sup> at 9:00 a.m.  
BIDDING ENDS: Wednesday, May 8<sup>th</sup> at 1:00 p.m.  
PROPERTY: 38 Swaan Drive, Lee, 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, May 9<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, May 9<sup>th</sup> at 1:00 p.m. with the balance due at closing within 45 days of the auction. 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 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:**

24PM-08 Reviewed by:

-----