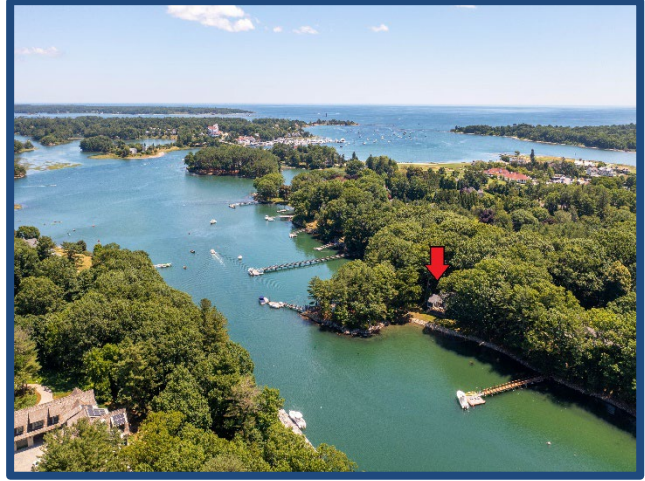


AUCTION



Trustee's Sale

Waterfront Home on 4.36 Acres with Ocean Access

Rye, NH

Online-Only Auction Ends: Wednesday, August 24th at 2:00 p.m.

Paul McInnis Auctioneer is pleased to present for the first time since 1975 the family residence of the late Ruthie and Patrick Ford.

125 Wentworth Road is a 4.36-acre property with 165 feet of direct water frontage with expansive views on Sagamore Creek, which flows into Little Harbor and the Atlantic Ocean. Set back from the road, and so close to the water, down a winding driveway, is this large executive Cape-style home with a two-car attached garage. The home includes a first-floor master bedroom with ensuite, an expansive living room with fireplace, an observation room with windows on three sides, and a 13' x 24' deck off the kitchen for watching boats and wildlife on the river. The second floor includes two bedrooms, two full bathrooms, and unfinished space over the garage measuring 27' x 32' for future expansion or storage. In addition to the first and second floors, which total 2,900± sq. ft, this home also includes a mostly finished and heated walkout basement with a fireplace and a full bath for additional living space with easy access to the backyard and waterfront.

This property is ideally located between downtown Portsmouth and New Castle and is within walking distance to several seafood restaurants and the Wentworth by the Sea Golf Club. The direct waterfront makes this property ideal for boating and water sports, along with the potential of adding a tidal dock.

Inspection: By *appointment only*, August 9th, 12th, 18th and 22nd Please email: info@paulmcinnis.com to schedule your appointment.

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

Est. 1976

PAULMCINNIS LLC

AUCTIONS ■ REAL ESTATE ■ RESULTS

TABLE OF CONTENTS

- NH Brokerage Relationship Disclosure
- Suggested Due Diligence Checklist
- General Terms & Conditions
- Executive Summary
- Photo Page
- Floor Plan (not to scale, for reference purposes only)
- Assessor's Card
- Tax Bill
- Tax Map
- Plan of Land D-5205
- Approved Sewage Disposal System Close up View
- Location Maps
- Seller Property Disclosure
- Lead Paint Disclosure
- Lead Paint Information Packet
- EnviroVantage Receipt
- [Waterfront Site Assessment Link](#)
- [DES Dock Fact Sheet Link](#)
- Quitclaim Deed, Book 4515, Page 678
- Sample Purchase & Sale Agreement
- How to Bid Online
- Online Bidder Registration Form



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

BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

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

Right Now, You Are a Customer

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

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

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

To Become a Client

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

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

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

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

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

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

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

Types of Brokerage Relationships commonly practiced in New Hampshire

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FACILITATOR (RSA 331-A:25-f)

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

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

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

SUGGESTED DUE DILIGENCE CHECKLIST

For Online Bidders

125 Wentworth Road, Rye, NH

BIDDING OPENS: **Wednesday, August 17th at 9:00 a.m.**

BIDDING ENDS: **Wednesday, August 24th at 2:00 p.m.**

ITEMS TO COMPLETE –

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

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

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



GENERAL TERMS & CONDITIONS

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

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

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

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

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

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

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

ONLINE BIDDING: The bidding will open on Wednesday, August 17th at 9:00 a.m. and the bidding will end on Wednesday, August 24th at 2:00 p.m. subject to **extended bidding**. Bid increments are shown on the bidding portal. It is the bidder's responsibility to ensure the accuracy and timeliness of their bid(s). Bidders are encouraged not to wait until the last minute to place a bid. Online bidding is subject to technical difficulties that can develop at any time. Please be aware that you must manually type in your bid prior to placing your bid.

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

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

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



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

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

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

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

REAL ESTATE PURCHASE & SALE AGREEMENT: A copy of the agreement is included in the property information package. PLEASE REVIEW it carefully or have your attorney review it. The successful bidder is required to sign the real estate Purchase & Sale Agreement together with all Trustee disclosure forms without any changes or additional terms and deliver 10% of the total purchase price as the earnest money deposit to the office of the Auctioneer no later than Thursday, August 25th at 1:00 p.m. less the Bidder Deposit already received. Only the Buyer's Name, Bid Price, 7% Buyer's Premium, Total Purchase Price, Earnest Money Deposit and the Balance Due Amount will be entered into the real estate Purchase & Sale Agreement.

EARNEST MONEY DEPOSIT: The successful bidder must tender a deposit in the amount of 10% of the total purchase price which is due no later than Thursday, August 25th at 1:00 p.m. less the Bidder Deposit already received. The earnest money deposit must be by wire, check or E-check payable to Paul McInnis LLC Escrow Account in U.S. funds.

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

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

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

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

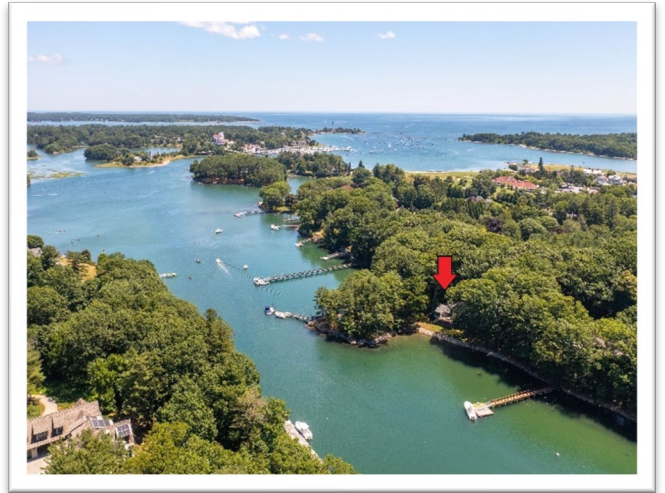


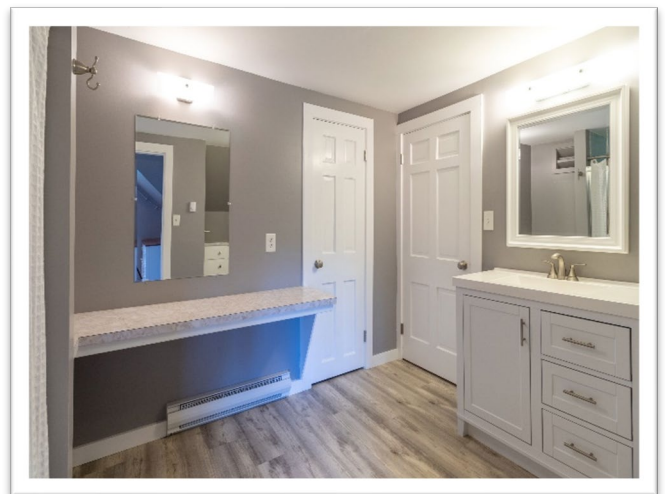
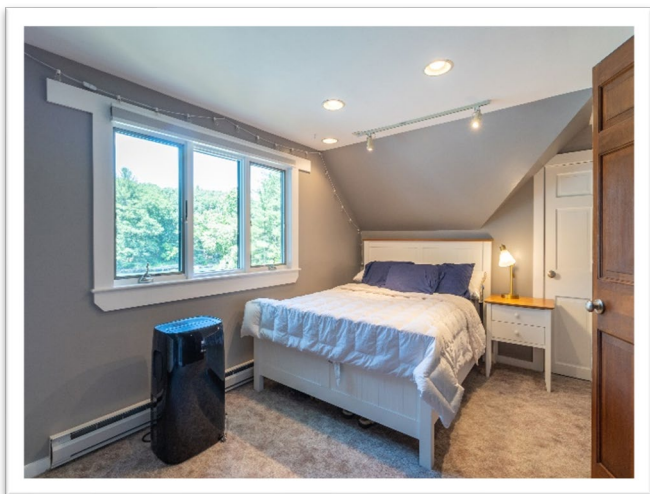
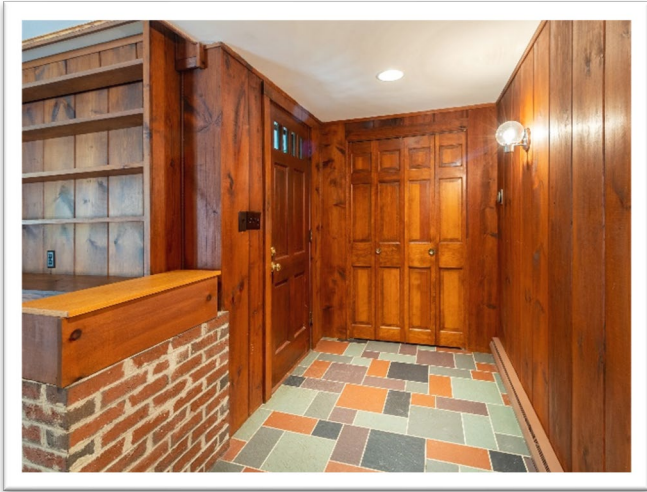
EXECUTIVE SUMMARY

ADDRESS	125 Wentworth Road, Rye, NH
TOWN REFERENCE	Map 24, Lot 34
ROCKINGHAM COUNTY DEED REFERENCE	Quitclaim Deed, Book 4515, Page 678
2022 PRELIMINARY ACCESSED VALUE	\$2,045,200
2021 ANNUAL REAL ESTATE TAXES	\$15,870.20
UTILITIES	Water: Public Sewer: Private Electricity: 200 AMP
VEHICLE PARKING	Attached 2-car garage, paved circular driveway
ACREAGE	4.36-acre lot
WATER FRONTAGE	165'
ROAD FRONTAGE	100'

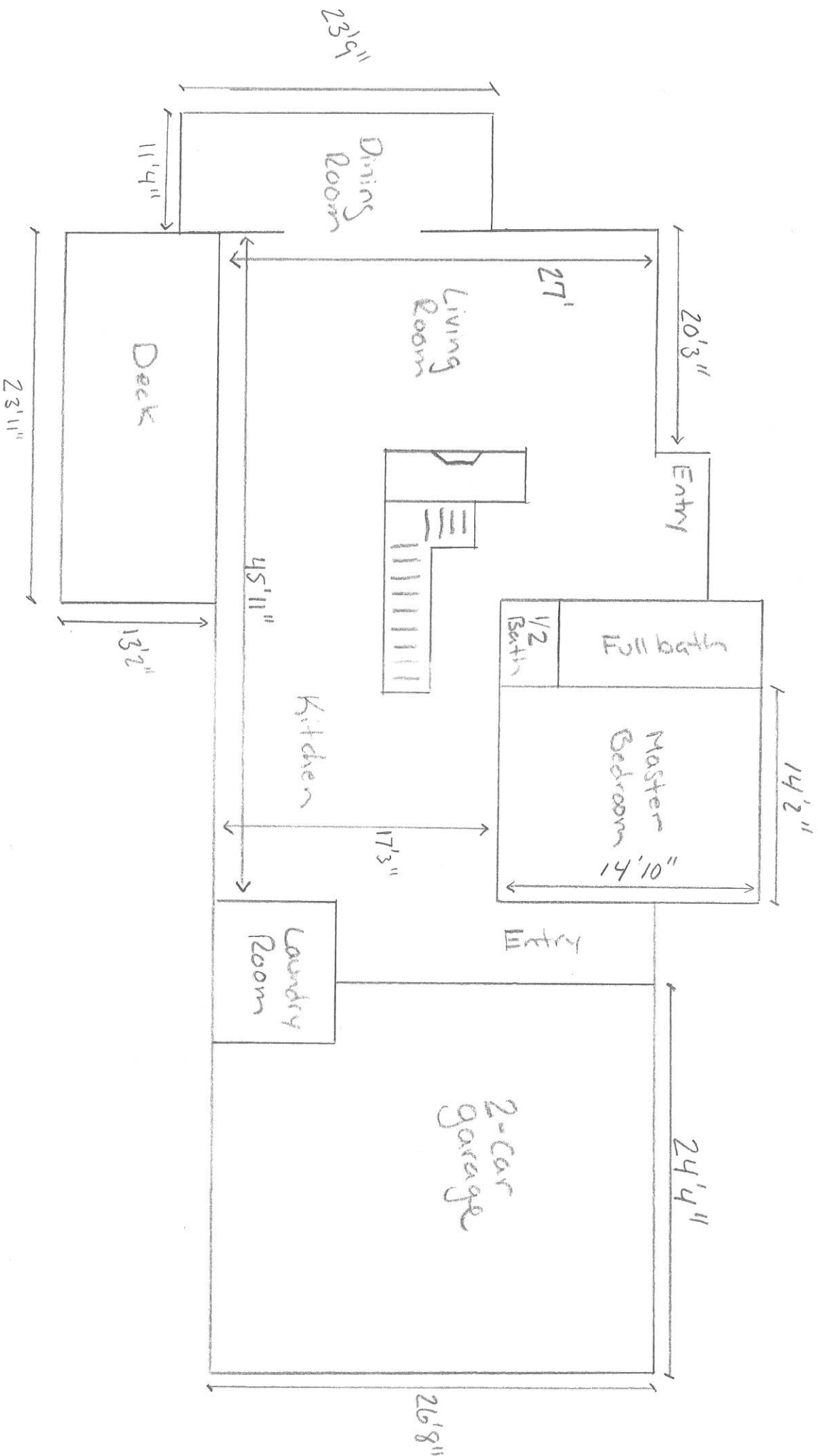
TYPE	Cape
YEAR BUILT	1968
LIVING AREA	3072± sq.ft. finished above grade
UNFINISHED ABOVE GRADE	864 sq. ft.
BASEMENT	Full walkout basement, partially finished (869 sq. ft.) with 3 rooms, fireplace & full bath, 400 sq. ft. unfinished
HVAC	Hot water – oil, supplemental electric baseboard
HOT WATER	Off boiler

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 seller, 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 improvement thereon, the property's fitness for any particular purpose, the property's merchantability, or any other warranty, express or implied. The seller, 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 improvements thereon. Offertory are required to undertake their own independent physical inspection of the property and thorough review of all documents prior to submitting their offers based solely on their own independent investigations and findings and not in reliance on any information provided by the seller, Paul McInnis LLC or their agents.

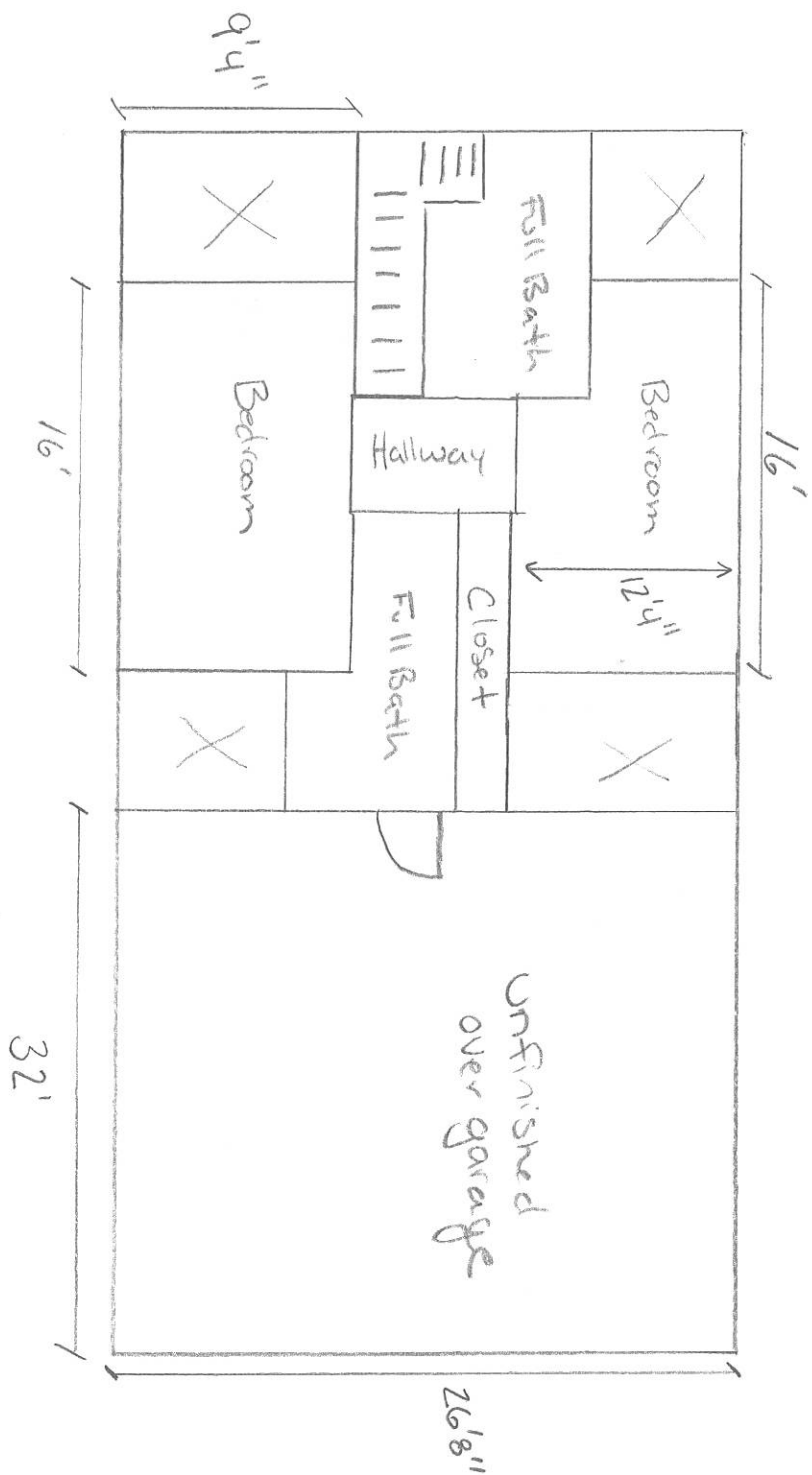




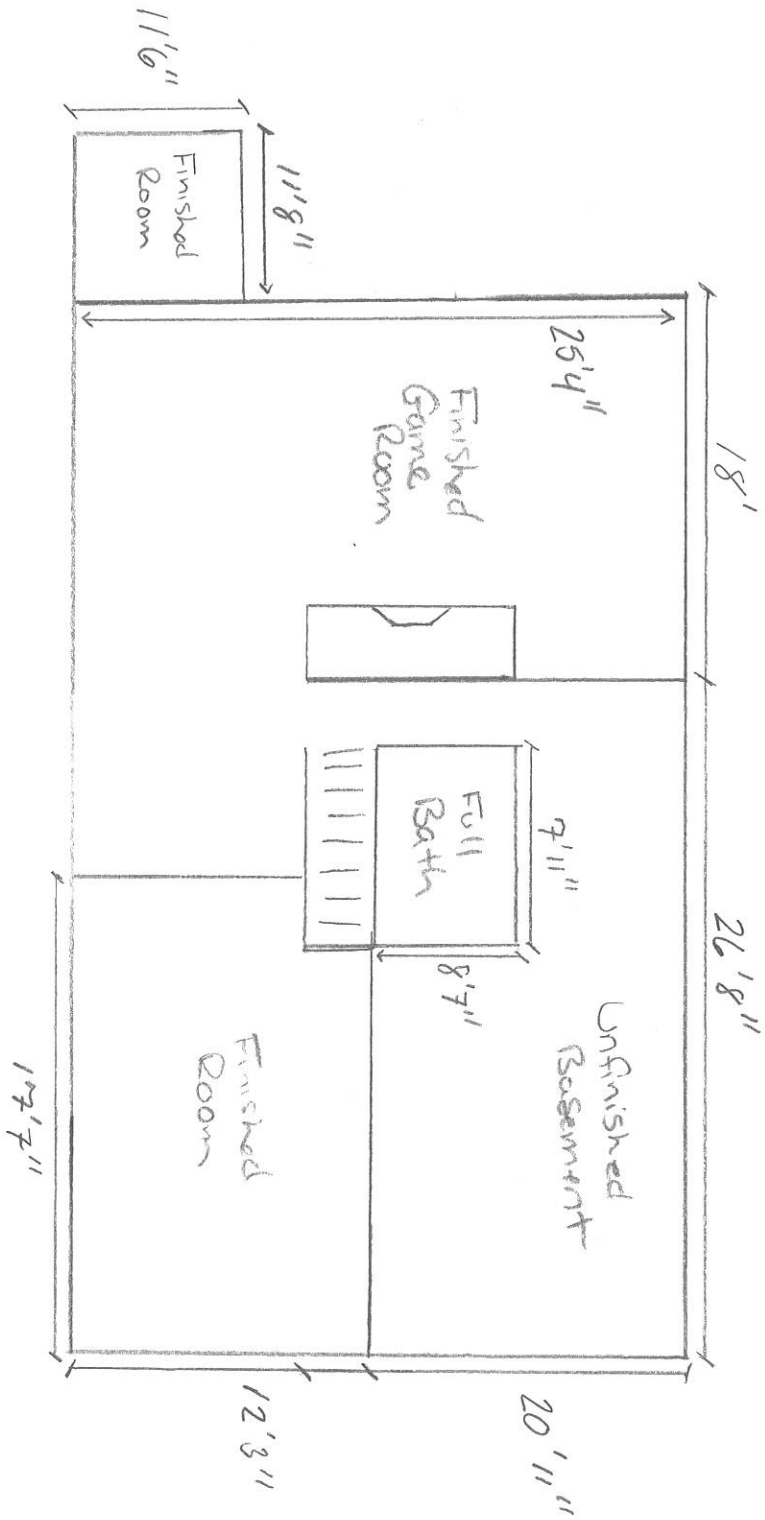
First Floor



Second Floor



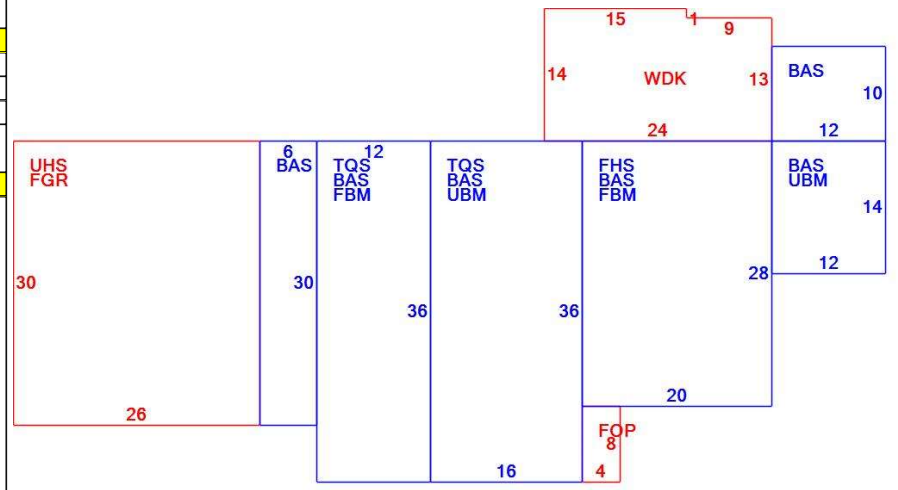
Basement



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2231 RYE, NH VISION						
FORD RUTH B & PAT H REV TRTS FORD RUTH B & PAT H TRUSTEES 125 WENTWORTH ROAD RYE NH 03870		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed							
		8 Ledge	6 Septic			RESIDNTL	1013	330,700	330,700							
SUPPLEMENTAL DATA						RES LAND	1013	1,125,300	1,125,300							
Alt Prcl ID FEMA 05 L 100 REX FEMA 15 L ACCT NU 8154 FEMA 05 I COLOR GRAY FEMA 15 I LAND VA-LAND-RESD PRECINC 4: BLDG VA-BLDG-RESD GIS ID Assoc Pid#						RESIDNTL	1013	4,000	4,000							
						Total		1,460,000	1,460,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FORD RUTH B & PAT H REV TRTS FORD RUTH B REV TRUST		4515 0678	06-14-2005	U	I	0	38	Year	Code	Assessed	Year	Code	Assessed			
		3455 0398	02-08-2000	U	I	0	38	2021	1013	330,700	2020	1013	330,700			
								1013	1,125,300		1013	1,125,300				
								1013	4,000		1013	4,000				
		Total						1,460,000		Total		1,460,000				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
									APPRAISED VALUE SUMMARY							
		Total	0.00					Appraised Bldg. Value (Card) 328,500								
								Appraised Xf (B) Value (Bldg) 2,200								
								Appraised Ob (B) Value (Bldg) 4,000								
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
46																
NOTES																
FRONTAGE ON SAGAMORE/CREEK/OCEAN ACCESS																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
M-000579	07-27-2020	MECH	MECH	2,600	10-09-2020	100	10-09-2020	REPLACING GRANBY 275 V	10-09-2020	PGM			51	Permit - Ext		
B-000428	05-14-2015	BLDG	Building Permit	29,700	03-07-2016	100	04-01-2016	shoreline rip/rap repair per DE	02-17-2017	MO			25	Revaluation Field Review		
									03-07-2016	SM	06	1	10	Permit Follow Up		
									04-10-2013	SS	08		07	Measure Info @ Door		
									09-06-2012	KR			20	Update FR		
									09-15-2008	VM			02	Measur+2Visit		
									11-09-2001	KL			41	Hring Change		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1013	SFR WATER M	SRE		43,560 SF	5.81	1.90000	R	1.00	130	2.300			1.0000	25.39	1,106,000
1	1013	SFR WATER M	SRE		3.360 AC	10,000.00	1.00000	0	0.25	130	2.300	TOPO		1.0000	5,750	19,300
Total Card Land Units					4.36 AC	Parcel Total Land Area					4.36	Total Land Value			1,125,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	05	Average +25			
Stories:	1.75	1 3/4 Stories			
Occupancy	1				
Exterior Wall 1	19	Brick Veneer			
Exterior Wall 2	11	Clapboard			
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	11	Ceram Clay Til			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	4				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	7	7 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		415,879	
Base Rate		90.00	
Net Other Adj		28,125	
Eff. Base Rate		103.30	
Year Built		1968	
Effective Year Built		1996	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		21	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		79	
Cns Sect Rcnd		328,500	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	FIREPLACE 1	B	1	2800.00	1996		79		0.00	2,200
RPV3	PAVING - LG	L	1	4000.00			100		0.00	4,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,036	2,036	2,036	96.31	196,092
FBM	Basement, Finished	0	992	298	28.93	28,701
FGR	Garage, Framed	0	780	273	33.71	26,293
FHS	Half Story, Finished	280	560	280	48.16	26,968
FOP	Porch, Open	0	32	6	18.06	578
TQS	Three Quarter Story	756	1,008	756	72.23	72,812
UBM	Basement, Unfinished	0	744	149	19.29	14,351
UHS	Half Story, Unfinished	0	780	195	24.08	18,781
WDK	Deck, Wood/Vinyl	0	327	33	9.72	3,178
Ttl Gross Liv / Lease Area		3,072	7,259	4,026		387,754



Information

Invoice Number:	222539	Bill Amount:	\$7,854.80
Description:	Tax Bill	Interest:	\$0.00
Property ID:	024-034	Costs:	\$0.00
Owner:	FORD RUTH B & PAT H REV TRTS / FORD	Total:	\$7,854.80
Address:	125 WENTWORTH ROAD	Payments:	\$7,854.80
Bill Date:	5/14/2021	Balance Due:	\$0.00
Due Date:	7/1/2021		
Interest Date:	7/1/2021		
Interest Days:	0		
Last Paid:	N/A		
Paid By:	N/A		

Details

Description	Date	Tax Year	Period	Amount
Tax Bill	5/14/2021	2021	1	\$7,854.80
Payment	6/14/2021	2021	1	(\$7,854.80)

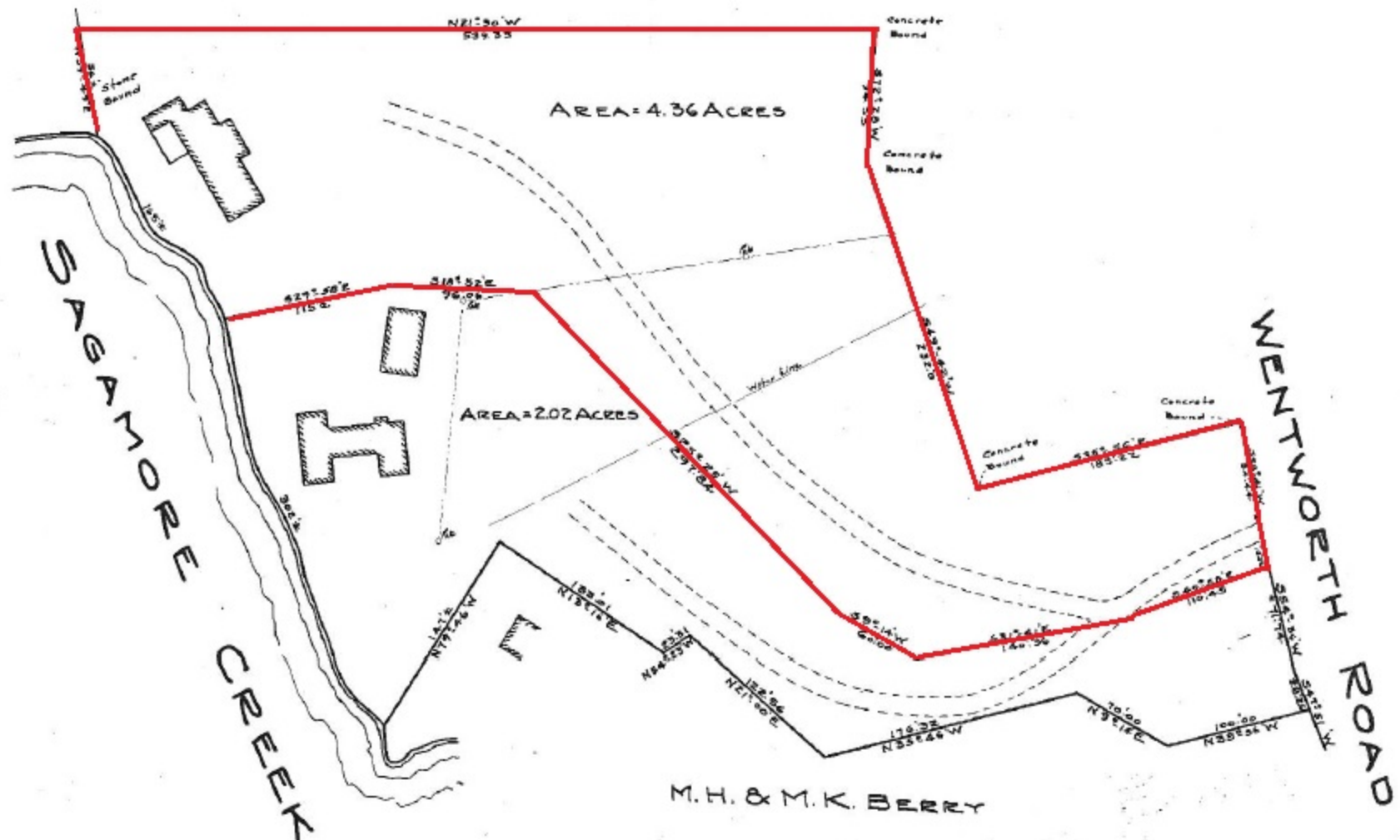
Information

Invoice Number:	226649	Bill Amount:	\$8,015.40
Description:	Tax Bill	Interest:	\$0.00
Property ID:	024-034	Costs:	\$0.00
Owner:	FORD RUTH B & PAT H REV TRTS / FORD	Total:	\$8,015.40
Address:	125 WENTWORTH ROAD	Payments:	\$8,015.40
Bill Date:	11/19/2021	Balance Due:	\$0.00
Due Date:	12/23/2021		
Interest Date:	12/23/2021		
Interest Days:	0		
Last Paid:	N/A		
Paid By:	N/A		

Details

Description	Date	Tax Year	Period	Amount
Tax Bill	11/19/2021	2021	2	\$8,015.40
Payment	12/17/2021	2021	2	(\$8,015.40)

"HARBORVIEW"



Approved for the Dept.
Planning Board, 10/16/66
Morrish & Mary K. Berry
Chairman

PLAN OF LAND
RYE, NEW HAMPSHIRE

FOR MORRISH & MARY K. BERRY
SCALE: 1" = 40 FT. SEPT 1967

JOHN W. DURGIN
CIVIL ENGINEERS

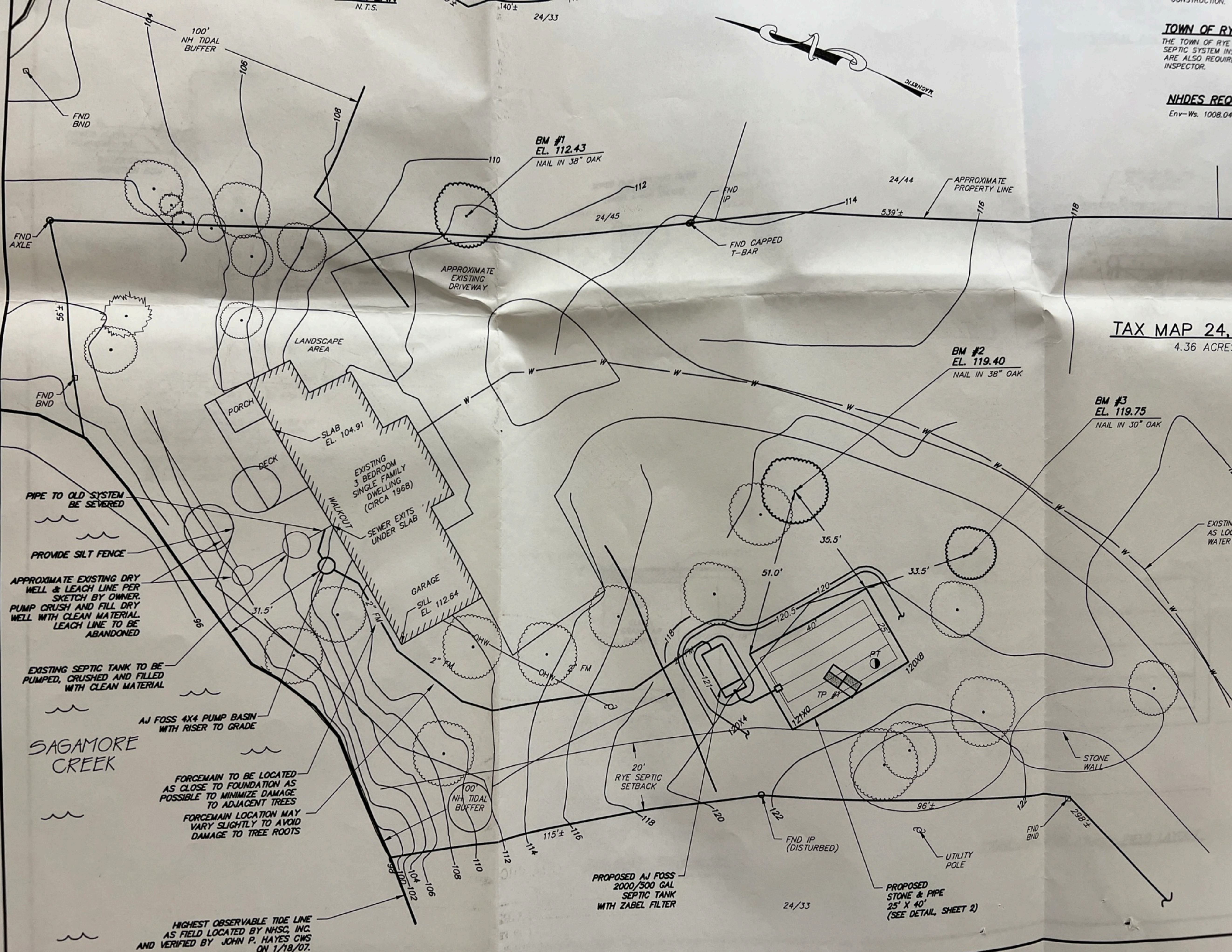
FILE NO. 2662
PLAN NO. 5124

D-5205

TOWN OF RYE
THE TOWN OF RYE
SEPTIC SYSTEM INS
ARE ALSO REQUIRE
INSPECTOR.

NHDES REQ
Env-Ws. 1008.04

TAX MAP 24.
4.36 ACRES



BM #1
EL. 112.43
NAIL IN 38" OAK

BM #2
EL. 119.40
NAIL IN 38" OAK

BM #3
EL. 119.75
NAIL IN 30" OAK

PIPE TO OLD SYSTEM
BE SEVERED

PROVIDE SILT FENCE

APPROXIMATE EXISTING DRY
WELL & LEACH LINE PER
SKETCH BY OWNER.
PUMP CRUSH AND FILL DRY
WELL WITH CLEAN MATERIAL.
LEACH LINE TO BE
ABANDONED

EXISTING SEPTIC TANK TO BE
PUMPED, CRUSHED AND FILLED
WITH CLEAN MATERIAL

AJ FOSS 4X4 PUMP BASIN
WITH RISER TO GRADE

SAGAMORE
CREEK

FORCEMAIN TO BE LOCATED
AS CLOSE TO FOUNDATION AS
POSSIBLE TO MINIMIZE DAMAGE
TO ADJACENT TREES

FORCEMAIN LOCATION MAY
VARY SLIGHTLY TO AVOID
DAMAGE TO TREE ROOTS

HIGHEST OBSERVABLE TIDE LINE
AS FIELD LOCATED BY NHSC, INC.
AND VERIFIED BY JOHN P. HAYES CWS
ON 1/18/07.

PROPOSED AJ FOSS
2000/500 GAL
SEPTIC TANK
WITH ZABEL FILTER

PROPOSED
STONE & PIPE
25' X 40'
(SEE DETAIL, SHEET 2)

EXISTING
AS LOC
WATER

STONE
WALL

UTILITY
POLE

24/33

24/42

FND
BND

95'±

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION

Signed: [Signature]
Date: 4/12/07

STONE
WALL

FND
BND

APPROVED AS SUBMITTED

Date: 3-16-07
By: [Signature]
RYE WATER DISTRICT
436-2596

APPROVED FOR REVIEW

TOWN: RYE, NH
LOCATION: 125 Wentworth Rd
MAP# 024 LOT# Q34

TOWN OFFICIAL:
Dennis W. Plants
DATE: 3/13/07
FOR REVIEW BY NHDES

SCALE

CA 2007 08 7031

Basal area (bed bottom) ok 7/18/07

NH INC.
ENVIRONMENTAL
CONSULTANTS



The Commons at Kent Place
202 Kent Place
Newmarket, NH 03857
603-659-3559, Fax 603-659-7750

Branch Office: Riverbend Professional Building, 291 Main St, Alton, NH 03809, 603-875-7645, Fax 603-875-7646
Copyright © 2007 by NHSC, Inc.

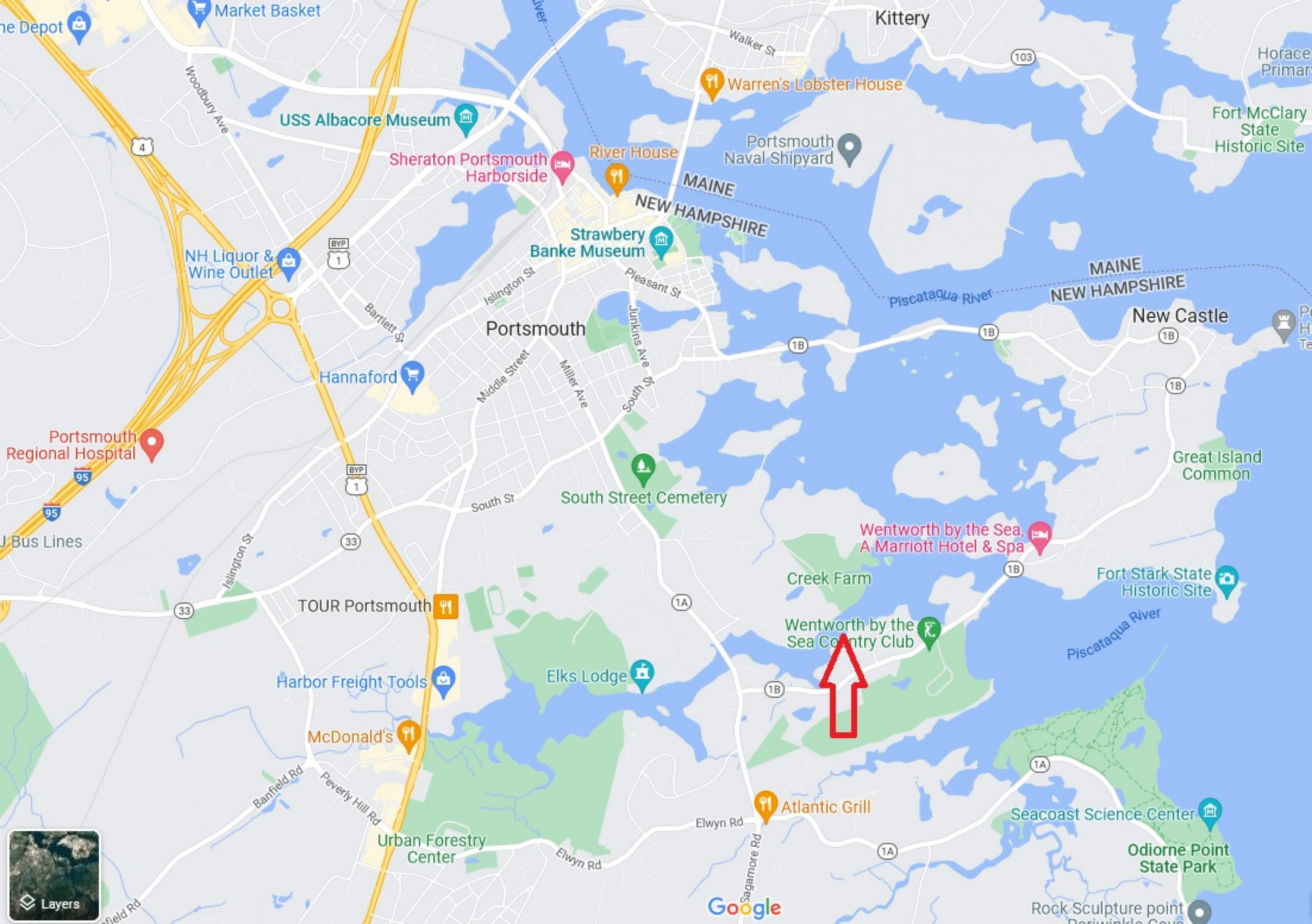
FOR: **PATRICK & RUTH FORD**
LOCATION: **125 WENTWORTH ROAD**
TOWN: **RYE, NH**
TAX MAP **24, LOT 34**

SUBDIVISION APPROVAL #PREDATES RSA 149-E

Date	Description	By	JOB NO.:
1/31/07	REVISE LEACH FIELD TO STONE & PIPE.	BEH	DATE:
			APPR. BY:
			DRAWN BY:
			SHEET

TITLE:
PROPOSED SEWAGE DISPOSAL SYSTEM
FAILED SYSTEM REPLACEMENT

ADVISE YOUR CONTRACTOR
OF REQUIRED CHANGES IN
PLANS AS INDICATED ON THIS
CONDITIONAL-APPROVAL.



the Depot

Market Basket

Kittery

Horace Primar

Fort McClary State Historic Site

USS Albacore Museum

Sheraton Portsmouth Harborside

River House

Warren's Lobster House

Portsmouth Naval Shipyard

NH Liquor & Wine Outlet

Strawbery Banke Museum

MAINE
NEW HAMPSHIRE

Piscataqua River

MAINE
NEW HAMPSHIRE

New Castle

Portsmouth

Hannaford

Middle Street

Miller Ave

South St

South St

South Street Cemetery

Great Island Common

Portsmouth Regional Hospital

Wentworth by the Sea, A Marriott Hotel & Spa

J Bus Lines

Creek Farm

Fort Stark State Historic Site

TOUR Portsmouth

Wentworth by the Sea Country Club

Piscataqua River

Harbor Freight Tools

Elks Lodge



McDonald's

Atlantic Grill

Seacoast Science Center

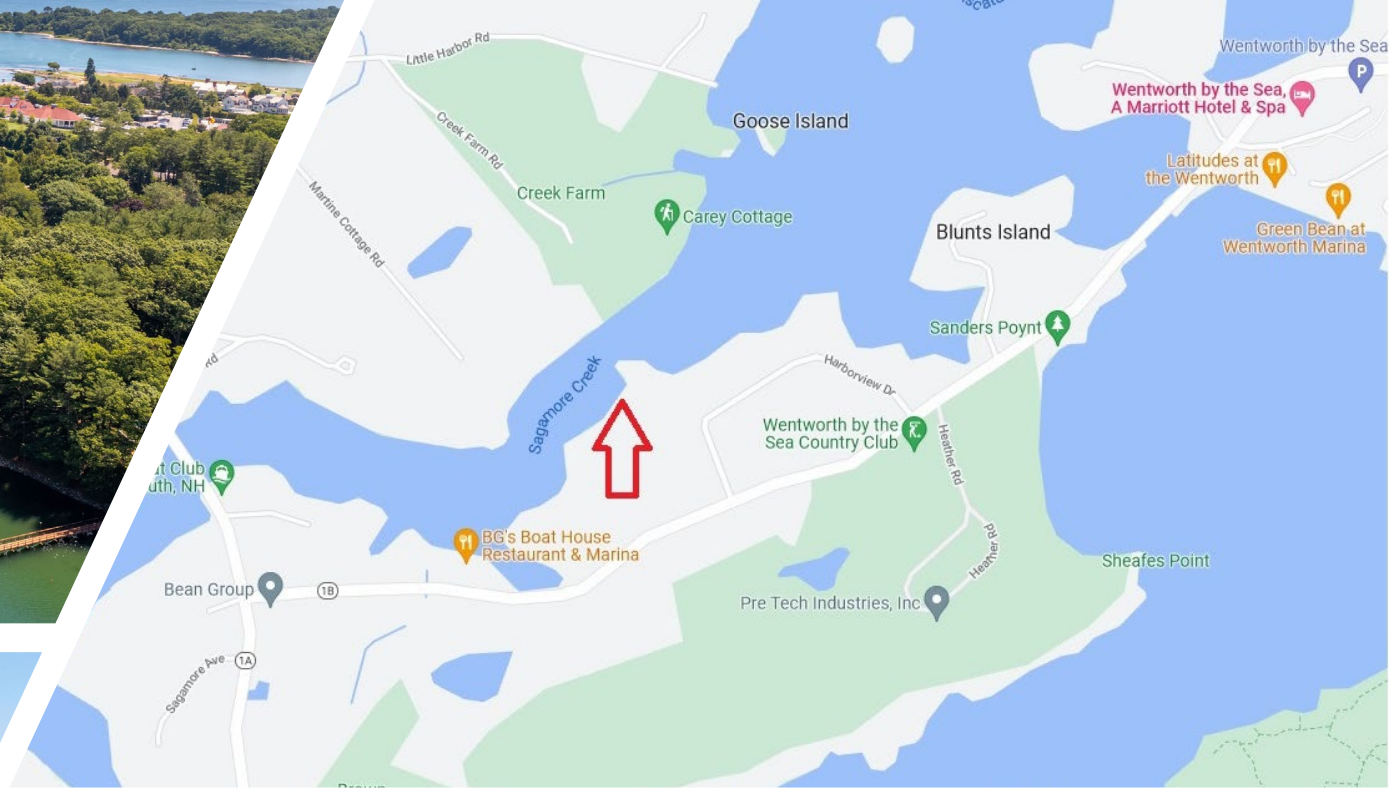
Urban Forestry Center

Odiorne Point State Park

Rock Sculpture point



Google



Wentworth By The Sea

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:** Patrick H. Ford Revocable Trust - 1998

2. **PROPERTY LOCATION:** 125 Wentworth Road, Rye, NH 03870

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

4. **SELLER:** has has not occupied the property for 47 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____

b. INSTALLATION: Location: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. USE: Number of persons currently using the system: 2
Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown
If YES to any question, please explain in Comments below or with attachment.

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

6. SEWAGE DISPOSAL SYSTEM

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

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

c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
Tank Size _____ Gal. Unknown Other _____
Tank Type Concrete Metal Unknown Other _____
Location: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: May 2022 Name of Company Servicing Tank: L.W. Morgridge & Son, Inc.
Have you experienced any malfunctions? Yes No
Comments: See Waterfront Site Assessment Form. Buried septic tank in back yard believed to be inactive. Pumping tank in backyard is active

SELLER(S) INITIALS  /  BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 125 Wentworth Road, Rye, NH 03870

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: See Waterfront Site Assessment Form

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: See Waterfront Site Assessment Form.

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

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	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: Only aware of buried septic tank in backyard and front yard and buried septic pumping tank.

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: Unopened bag of asbestos disposed of with environmental company. See disclosure.

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: 125 Wentworth Road, Rye, NH 03870

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: _____

What is your source of information? Please see deed.

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? Single residential

i. Heating System Age: unknown Type: Forced hot water Fuel: Oil Tank Location: Basement

Owner of Tank: Home owner

Annual Fuel Consumption: Unknown Price: Unkown Gallons: Unkown

Date system was last serviced and by whom? July 2022, Petro Home Services

Secondary Heat Systems: Electric baseboard

Comments: _____

j. Roof Age: Unknown Type of Roof Covering: Asphalt shingles

Moisture or leakage: No

Comments: _____

SELLER(S) INITIALS

PF / JS

BUYER(S) INITIALS

 /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 125 Wentworth Road, Rye, NH 03870

k. Foundation/Basement: Full Partial Other: _____ Type: Block/cement

Moisture or leakage: No

Comments: Basement does not extend under garage.

l. Chimney(s) How Many? 1 **Lined?** Unknown **Last Cleaned:** Unknown **Problems?** Unknown

Comments: _____

m. Plumbing Type: Copper **Age:** Unknown

Comments: _____

n. Domestic Hot Water: Age: Unknown **Type:** Amtrol **Gallons:** 41

o. Electrical System: # of Amps 200 Circuit Breakers Fuses

Comments: _____

Solar Panels: Leased Owned If leased, explain terms of agreement: _____

Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No

If Yes, please explain: See 10.b below

q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No **Type:** _____

Comments: Terminix inspection and treatment in fall of 2020

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?

(Per RSA 477:4-g) Yes No If YES, please explain: _____

s. Air Conditioning: Type: None **Age:** _____ **Date Last Serviced and by whom:** _____

Comments: _____

t. Pool: Age: _____ **Heated:** Yes No **Type:** _____ **Last Date of Service:** _____

By Whom: _____

u. Generator: Portable: Yes No **Whole House:** Yes No **Kw/Size:** _____ **Last Date of Service:** _____

If Portable: Included Negotiable

Comments: None

v. Internet: Type Currently Used at Property: Comcast

w. Other (e.g. Alarm System, Irrigation System, etc.) No

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

FF / ES
08/01/22 08/01/22

BUYER(S) INITIALS

____ / _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 125 Wentworth Road, Rye, NH 03870

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

It is not known if the 2 bedrooms and the game room on the lower level were ever permitted, or if they needed to be in the mid-seventies when the lower level was finished off.
Years ago seller granted permission to Two Harborview Drive owners to run an underground pipe to seller's shore. That pipe has since been capped and is not visible.
#4. Includes any trust family members.
Patrick H. Ford, Jr., Co-Trustee hereby discloses that he is a licensed New Hampshire real estate broker.

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).

Patrick Ford
dotloop verified
08/01/22 1:27 PM EDT
RU2T-DV0G-DMIC-8MCV
SELLER DATE

Jack Sanders
dotloop verified
08/01/22 2:36 PM EDT
IKDV-FT00-DP1L-UNU5
SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE

SELLER(S) INITIALS *PF* / *JS*
08/01/22 1:27 PM EDT dotloop verified / 08/01/22 2:36 PM EDT dotloop verified

BUYER(S) INITIALS [] / []



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED HAZARDS FOR HOUSING SALES

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 125 Wentworth Road, Rye, NH 03870

Lead Warning Statement

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).


 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Patrick Ford dotloop verified 07/27/22 1:33 PM EDT 0JNR-2DDZ-K20E-7FJ2

Seller Date

Purchaser Date

Justin Conway dotloop verified 07/27/22 1:56 PM EDT X3VZ-Y5FS-93CD-XE9S

Agent Date

Jack Sanders dotloop verified 07/27/22 1:31 PM EDT USOT-QSE8-CHZT-T9PL

Seller Date

Purchaser Date

Agent Date

Lead-Based Paint


LEAD WARNING STATEMENT


Every purchaser of any interest in residential property on which a residential dwelling has built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in your children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment on inspection for possible lead-based paint hazards is recommended prior to purchase.


For more information about lead paint please call or email the Auction Company to receive an informational booklet or open the following hyperlink.

[Click here](#)

**Protect
Your
Family
From
Lead in
Your
Home**

 United States
Environmental
Protection Agency

 United States
Consumer Product
Safety Commission

 United States
Department of Housing
and Urban Development

September 2013



EnviroVantage™
 Making a difference for over 25 years.
LEAD • ASBESTOS • MOLD • DEMOLITION

629 Calef Highway
 Epping, NH 03042
 Phone: 800-640-5323
 Fax: 603-679-9685

INVOICE

INVOICE NO
 22822

EnviroVantage, Inc.
 629 Calef Highway, STE 200
 Epping, NH 03042-1614
 Phone: (800) 640-5323
 Fax: (603) 679-9685

SOLD TO Patrick Ford Revocable Trust
 125 Wentworth Rd
 Rye NH 03870

SHIP TO Walk-In Customer
 EnviroVantage
 629 Calef Highway
 Epping, NH 03042

ACCOUNT NO	PO NUMBER	SHIP VIA	DATE SHIPPED	TERMS	INVOICE DATE	PAGE
CASH				Net 30	5/13/2022	1

ITEM NO	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED
	1	For disposal of one bag of asbestos tile removed from the property at 125 Wentworth Rd, Rye NH 03870	50.00	50.00

2% Finance charge per month on all invoice amounts over 30 days. Notification of disputed amounts must be made within 10 days of receipt of invoice.

TOTAL AMOUNT 50.00

Credit cards will be kept on file for 30 days after job completion. Balances will be charged if unpaid after 30 days.

WASTE SHIPMENT RECORD / ASBESTOS MANIFEST

(See Reverse for Instructions)

22 ASB

For Disposal Site Use Only
 Elevation _____
 North _____ East _____

Generator	1- A. Special Waste Profile Number 102926NH		NESHAP Notified ____ YES ____ NO		WSR Number 200420		
	1- B. Generator Name, Contact Name, and Complete Mailing Address (including Zip Code) Patrick Ford Revocable Trust 1998 125 Wentworth Rd Rye NH 03870					1- C. Generator's Phone Number Pat Ford Trustee 603.770.0767	
	1- D. Work Site Address 125 Wentworth Rd Rye NH 03870					1- E. 24 Hour Emergency Response Telephone Number 1.800.640.5323	
	2. Operator's Name and Complete Mailing Address EnviroVantage, Inc. 629 Calef Hwy. / Epping, NH 03042					Operator's Phone Number 603.679.9682	
	3. Waste Disposal Site (WDS) Name and Complete Mailing Address WM of NH - Turnkey Landfill 90 Rochester Neck Road / Rochester, NH 03839					WDS Phone Number 603.330.2143	
	4. Name and Address of Responsible Agency NH DES Asbestos Management Control Division 29 Hazen Dr., PO Box 95 / Concord, NH 03302-0095						
	5. Description of Materials				6. Containers No. Type		7. Total Quantity yd3
	friable asbestos				RQ, NA2212, Asbestos, 9, PGIII, ERG 171		1 bag 1/10 yard
	non-friable asbestos				Cat I _____ Cat II _____		
	8. Special Handling Instructions and Additional Information 24 HOUR NOTICE GIVEN PRIOR TO DISPOSAL, MUST BE BURIED						
9. GENERATOR/OPERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and government regulations. I hereby certify that the asbestos is not contaminated with hazardous, PCB, and/or any special waste.							
Printed/Typed Name and Title Debra Knightly Admin			Signature <i>Debra Knightly</i>		Date 5/13/22		
Transporter	10. Transporter 1 Company Name Dynamic Waste			Driver Signature <i>SDC</i>			
	Complete Mailing Address			Printed Name and Title S-24-22			
	Telephone Number (including area code)			Date			
	11. Transporter 2 Company Name			Driver Signature			
Complete Mailing Address			Printed Name and Title				
Telephone Number (including area code)			Date				
Disposal Site	12. Discrepancy Indication Space						
	13. Waste Disposal Site Owner or Operator Special Waste Approval is issued by signature in the case of a Generic Asbestos Approval. Certification of receipt of asbestos materials covered by this manifest except as noted in Item 12.						
	Printed/Typed Name and Title <i>[Signature]</i>			Signature <i>[Signature]</i>		Date 52422	

WHITE - Disposal Site

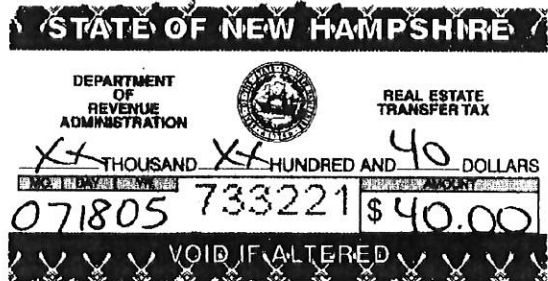
CANARY - Generator
(To be mailed by Disposal Site)

PINK - Transporter

GOLD - Generator
(To be taken prior to disposal)

050056

Return to:
Pierce Atwood
One New Hampshire Avenue
Suite 350
Portsmouth, NH 03801



2005 JUL 18 PM 12:32

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

QUITCLAIM DEED

I, **RUTH B. FORD, TRUSTEE OF THE RUTH B. FORD REVOCABLE TRUST - 1998**, dated July 2, 1998, of 125 Wentworth Road, Rye, County of Rockingham and State of New Hampshire, for consideration paid, grant to **PATRICK H. FORD, TRUSTEE OF THE PATRICK H. FORD REVOCABLE TRUST - 1998**, dated July 2, 1998 of 125 Wentworth Road, Rye, County of Rockingham and State of New Hampshire, with Quitclaim covenants, *an undivided one half interest*, in and to the following described premises:

A certain tract or parcel of land with the buildings thereon, situate in Rye, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at a concrete bound in the northwesterly sideline of Wentworth Road at the southerly corner of land now or formerly of Seacoast Recreation, Inc., thence running South 58° 41' West, 84.44 feet and South 54° 36' West, 15.56 feet by said Wentworth Road to a corner at the land now or formerly of Elsa Sonnabend; thence turning and running North 40° 58' West, 110.45 feet; North 31° 41' West, 140.36 feet, North 9° 14' East, 60.00 feet; North 25° 25' East, 297.84 feet; North 18° 52' West, 96.06 feet, and North 29° 58' West, 115 feet, more or less, all by land now or formerly of said Elsa Sonnabend to a corner in the southeasterly shoreline of Sagamore Creek; thence turning and running northeasterly by said Sagamore Creek, 165 feet, more or less, to a corner at land now or formerly of Seybolt Realty; thence turning and running North 59° 49' East by Seybolt Realty land, 56 feet, more or less, to a corner at land of now or formerly of said Seybolt Realty; thence turning and running South 21° 30' East in part by land now or formerly of Seybolt Realty and land now or formerly of Richard Holt, 539.33 feet to a concrete bound; thence turning and running South 72° 28' West, 94.55 feet; South 49° 42' West, 232.00 feet, and South 35° 56' East, 185.22 feet, in part by lands now or formerly of Seacoast Recreation, Inc., Nancy Hoitt and one Jameson to Wentworth Road and the point of beginning. Said last two angle points being marked by concrete bounds. Containing 4.36 acres. Together with all rights in Sagamore Creek and the shoreline and adjacent flats as may be appurtenant to, adjacent to and belonging to the above described property frontage on Sagamore Creek.

Together with and subject to such utility easements for water line from Wentworth Road, electricity, telephone and sewer lines and any other utility easements, to run with the land and to be subject too and for the benefit of the grantee, its heirs, executors, administrators and assigns.

This conveyance is also subject to the present sewer line for easement purposes and maintenance, for repair or for replacement as said line runs westerly from the property to the east of the property herein granted over and across land retained by Morris H. Berry and Mary K. Berry, and then across the land herein granted to other land of Morris H. Berry and Mary K. Berry; said sewer line being in the southerly part of the property herein granted. Said sewer pipe line being about 25 feet northerly of Wentworth Road over the land herein conveyed.

Meaning and intending to convey the same premises conveyed to Ruth B. Ford, Trustee of the Ruth B. Ford Revocable Trust - 1998 by Quitclaim Deed of Patrick H. Ford and Ruth B. Ford dated February 8, 2000 and recorded in Book 3455, Page 0398 of the Rockingham County Registry of Deeds.

Patrick H. Ford and Ruth B. Ford, husband and wife, hereby join in this conveyance to release their rights of homestead and other interests therein.

Witness our hands this 14th day of June, 2005.

[Signature]
Witness

[Signature]
Ruth B. Ford, Trustee of the Ruth B. Ford
Revocable Trust - 1998

(To all above)
Witness

[Signature]
Ruth B. Ford, individually

Witness

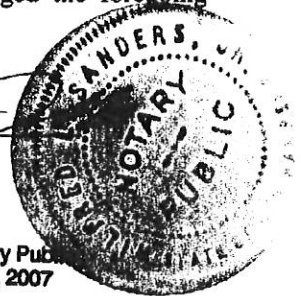
[Signature]
Patrick H. Ford, individually

STATE OF NEW HAMPSHIRE
Rockingham, ss.

June 14, 2005

Then personally appeared PATRICK H. FORD and RUTH B. FORD, individually and in her capacity as Trustee of the Ruth B. Ford Revocable Trust - 1998 and acknowledged the foregoing instrument to be their voluntary acts and deeds, before me,

[Signature]
Notary Public
My Commission Expires:



WILFRED L. SANDERS, JR., Notary Public
My Commission Expires May 29, 2007

REAL ESTATE PURCHASE & SALE AGREEMENT

The undersigned purchaser ("Buyer"), 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 ("Agreement"):

1. Seller(s): Patrick H. Ford Revocable Trust Buyer(s): _____
 Street: _____ Street: _____
 City/State/Zip: _____ City/State/Zip: _____
 Telephone #: _____ Telephone #: _____

2. Property: Land Land & Buildings Condo Other: _____
 Street Address: 125 Wentworth Road City/Town: Rye
 County: Rockingham State: New Hampshire
 Also known as Tax Map 24, Lot 34, with deed recorded at the Rockingham County Registry of Deeds at Book 4515, Page 678.

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

DEPOSIT, to be held by Paul McInnis LLC
 Escrow Account, to be delivered to Paul McInnis, LLC
 no later than August 25th, 1:00 p.m.
 and is NON-REFUNDABLE, except as set forth in 6: \$ _____

BALANCE DUE AT TRANSFER OF TITLE: \$ _____

4. Transfer of Title: Title shall be transferred and the balance of the purchase price paid on or before September 30th, 2022 at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at the Rockingham County Registry of Deeds in Brentwood, NH on September 30th at 10:00 a.m.

5. Title shall be transferred by NH statutory form fiduciary deed free of all liens and tenancies, but subject to all easements, covenants, restrictions and other matters 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".

_____,
 Seller
 15211339.3

_____,
 Buyer

6. Seller shall keep the property insured during the term of this Agreement. In the event of damage by fire, or other casualty, with loss greater than \$10,000 the Seller shall either restore the property to its former condition or the Buyer, at Buyer's election, may cancel this Agreement, in which case this Agreement shall be terminated and the deposit returned, or accept the property 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. Seller makes no warranties or, except as expressly set forth in the Property Disclosure, representations of any kind in connection with the property, and all representations shall terminate as of transfer of title, with no recourse to Seller thereafter. All personal property shall be conveyed "AS IS" and "WHERE IS". Any warranty or representation made by auctioneer, or other person, and not expressly set forth in this Agreement is expressly without authority. All personal property and fixtures being sold (if any) shall be conveyed AS IS and WHERE IS. SELLER EXPRESSLY DISCLAIMS ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SELLER EXPRESSLY DISCLAIMS ALL WARRANTIES REGARDING TITLE TO ANY SUCH FIXTURES OR OTHER PERSONALTY.
9. This Agreement is NOT contingent on Buyer obtaining financing for the purchase price or any portion thereof.
10. This Agreement is to be construed as a New Hampshire contract and governed by the laws of the State of New Hampshire, without regard for conflict of law principles; 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. Notwithstanding the foregoing, this Agreement shall not be assigned without the prior written consent of the Seller, in the Seller's sole and absolute discretion. If two or more persons comprise Buyer, each obligation of Buyer hereunder shall be the joint and several obligation of each such person.
11. TIME IS OF THE ESSENCE as to all dates referenced in this contract.
12. Personal property included: As-is at closing. Washer and dryer are not included. Pool table to remain.
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:

Seller

Buyer

How to Bid Online

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

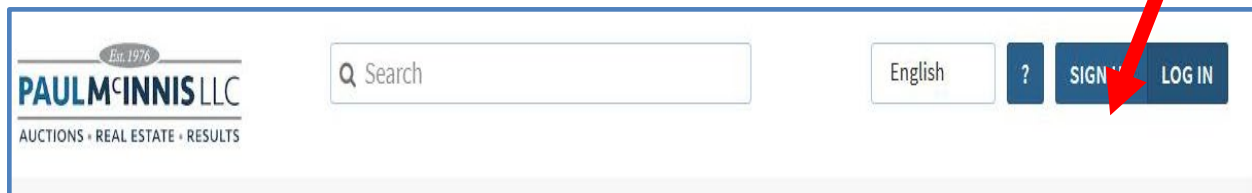
The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to admin@paulmcinnis.com or sent electronically through Dotloop. To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

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

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

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

As shown below, you will need to **"SIGN UP"** in the upper right-hand corner of your screen to register and create your *NextLot* online bidding account. You can also click "request to bid" next to the property you are interested in, and you will be prompted to create your *NextLot* account.



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



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



AUCTIONS - REAL ESTATE - RESULTS

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

Email completed form to
admin@paulmcinnis.com

ONLINE BIDDER REGISTRATION FORM • 22PM-12
BIDDING STARTS: Wednesday, August 17th at 9:00 a.m.
BIDDING ENDS: Wednesday, August 24th at 2:00 p.m.
PROPERTY: 125 Wentworth Road, Rye, NH

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

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

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

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

PRINT BUYER'S NAME:

SIGNATURE OF BIDDER:

DATE:

22PM-12 Reviewed by:
