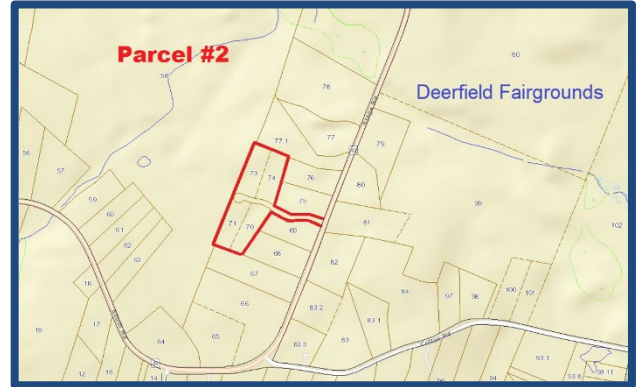


ABSOLUTE AUCTION



Fabulous 19± acre open field and undeveloped lots

South Deerfield, New Hampshire
Trust Dissolution of Real Estate

Online-Only Bidding Ends: Wednesday, October 13th at 1:00 p.m.

Parcel 1) Located at the top of a hill at the intersection of Old Candia Road and South Road (NH Route 43) is a wonderful 19± acre meadow/field with North, North Easterly stunning views. Boarded along South Road with 320 ± foot of granite block walls and nearly 1200 ± of frontage on a Class VI Road (Old Candia Road discontinued). This parcel is being offered for sale for the first time since 1962 and is well suited as an estate setting, horse farm or possible subdivision.

Parcel 2) Located off Stage Road (NH Route 43) in close proximity to the Deerfield Fairgrounds is a 9 acre ± parcel of land consisting of 4 previously subdivided but not developed 2 ± acre lots and one access lot approximately 900 feet in length with 80 ± of frontage on Stage Road (between #55 and #57).

Inspection: Drive by anytime. Auction representatives will be on site at parcel 1 on Tuesday, October 5th from 11:00 a.m. to 2:00 p.m.

Terms: A major credit card will be placed on file with the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than October 14th at 10:00 a.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. The sale is subject to all terms of sale.

Est. 1976

PAULMcINNIS LLC

AUCTIONS • REAL ESTATE • RESULTS

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- Sample Purchase & Sale Agreement
- How to Bid Online
- Online Bidder Registration Form

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.



NEW HAMPSHIRE REAL ESTATE COMMISSION

64 South Street, Concord, NH 03301 Tel.: (603) 271-2701

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 actually 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: _____

Licensee

Date

(Name of Real Estate Brokerage Firm)

Consumer has declined to sign this form.

(Licensees Initials)

To check on the license status of a real estate firm or licensee go to www.nh.gov/nhrec. Inactive licensees may not practice real estate brokerage.

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 both 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 services 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

South Road, Deerfield, NH

BIDDING OPENS: **Wednesday, October 6th at 9:00 a.m.**

BIDDING ENDS: **Wednesday, October 13th at 1:00 p.m.**

ITEMS TO COMPLETE –

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

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

- Contact the Auctioneer with any questions justin@paulmcinnis.com



Parcel 1 & 2, South and Stage Road, Deerfield, NH - 21PM-30

GENERAL TERMS & CONDITIONS:

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

BIDDER REGISTRATION: 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 (refer to the Due Diligence Checklist contained in the property information package) and submit your registration form with the required deposit to the Auctioneer.

At the time of registration, you will be required to provide your credit card information. 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, both by Thursday, October 14th at 10:00 a.m., you hereby authorize the auction company to charge your credit card a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000.00 U.S. dollars.

NOTE: If you prefer to pay by check, you may deliver the \$5,000 registration deposit to our office. All terms relating to the registration deposit apply whether the deposit is in the form of a hold on your credit card, or in the form of a check.

Once the online bidding registration form has been completed, 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.

ONLINE BIDDING: The bidding will open on Wednesday, October 6th at 9:00 a.m. and the bidding will end on Wednesday, October 13th 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.

TIMED AUCTION EXTENDED BIDDING: A timed auction event refers to the opening and ending time for placing bids. When a bid is placed within two minutes of the auction ending (12:58) the bid time window will extend for an additional two minutes. During that additional two-minute window if a bid is placed it will be extended again and so on. This is done to prevent bid "sniping." This process can go on indefinitely. Even though the auction is set to end at 1:00 p.m. the bidding could be extended to 2:00 p.m. or longer depending on the activity from the bidders.

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

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

PROPERTY CONDITIONS: Except as expressly set forth in the real estate Purchase & Sale Agreement, if and when executed, the property is being sold "AS IS," "WHERE IS," and "WITH ALL FAULTS," as of the closing date. Neither the 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 improvements 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 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 Seller, 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 Seller. 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 Seller disclosure forms without any changes or additional terms and deliver 10% of the total purchase price as the earnest money deposit no later than Thursday, October 14th at 10:00 a.m. Only the Buyer's Name, Bid Price, 10% 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, October 14th at 10:00 a.m. The deposit must be by cash or 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 said bidder's credit card will be charged a \$5,000.00 U.S. dollar NON-REFUNDABLE, NON-COMPLIANCE FEE.

RESERVATION OF RIGHTS: The Seller in his sole and absolute discretion may enter into a contract with the next highest bidder should the highest accepted bidder default.

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 PARCEL #1

ADDRESS	South Road, South Deerfield, NH NH Route 43
TOWN REFERENCE	Map 423, Lot 52
ROCKINGHAM COUNTY DEED REFERENCE	Quitclaim Deed, Book 3140, Page 899 Tract III
2020 ASSESSED VALUE 2020 TAX RATE ASSESSED VALUE BEFORE CURRENT USE	\$6,694 (In current use) \$19.67/\$1,000 \$198,200
2020 ANNUAL REAL ESTATE TAXES	\$132.00
UTILITIES	Water: None Sewer: None Electric: At street
LOT SIZE	19 ± Acres
ROAD FRONTAGE	320 ft. on South Road (Route 43) 1200 ft. on Class VI Road (Old Candia Road (discontinued))
ZONING	A-R (Agricultural Residential)
SCHOOL DISTRICT	Deerfield Community School (Pre-K-8)
AUCTIONEERS NOTE	<p>Located at the top of a hill at the intersection of Old Candia Road and South Road (NH Route 43) is a wonderful 19± acre meadow/field with North, North Easterly stunning views. Boarded along South Road with 320 ± foot of granite block walls and nearly 1200 ± of frontage on a Class VI Road (Old Candia Road discontinued). This parcel is being offered for sale for the first time since 1962 and is well suited as an estate setting, horse farm or possible subdivision.</p> <p>The location is just an 8-minute drive to NH Route 101 exit 3, 20 minutes to Manchester-Boston Regional Airport, 30 minutes to Concord, NH, 40 minutes to the Seacoast, and 60 minutes to Boston.</p>



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. Offerors 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.

OWNER INFORMATION	SALES HISTORY	PICTURE												
BRIGGS, SR TRUSTEES, BARCLAY M BRIGGS TRUSTEES, ANNA M 426 MAMMOTH ROAD LONDONDERRY, NH 03053	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>02/12/1996</td> <td>3140</td> <td>899</td> <td>U V</td> <td></td> <td>BRIGGS, BARCLAY SR</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	02/12/1996	3140	899	U V		BRIGGS, BARCLAY SR	
Date	Book	Page	Type	Price	Grantor									
02/12/1996	3140	899	U V		BRIGGS, BARCLAY SR									

LISTING HISTORY	NOTES
09/15/17 JDVL 02/08/17 INSP MARKED FOR INSPECTION 02/27/12 JBVL 01/30/12 INSP MARKED FOR INSPECTION 02/25/10 JBRL 12/05/01 JDUV 10/26/00 BHHR 06/29/00 JDRV	VAC; CLEARED HAY FIELD; 2/10 LOT IS WOODED ALONG BORDER W/LOT 53; REAR OF LOT SLOPES DOWN; TOPO=MILD, NICE VU OF MTNS FR STREET;

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	DEERFIELD ASSESSING OFFICE			
								PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land								
2019	\$ 0	\$ 0	\$ 5,734		Parcel Total: \$ 5,734						
2020	\$ 0	\$ 0	\$ 6,707		Parcel Total: \$ 6,707						
2021	\$ 0	\$ 0	\$ 6,694		Parcel Total: \$ 6,694						

LAND VALUATION											LAST REVALUATION: 2020			
Zone: AR AGR/RES Minimum Acreage: 3.00 Minimum Frontage: 200											Site: UND/CLR Driveway: UNDEVELOPED Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
FARM LAND	3.000 ac	122,000	F	110	90	100	90	100 -- LEVEL	100		82	N	1,057	
FARM LAND	16.000 ac	x 2,000	X	97				95 -- MILD	100		82	N	5,637	
VIEW IN CU		MOUNTAINS, AVERAGE, TOP 75, EXTREME							100				0	
19.000 ac											6,694			



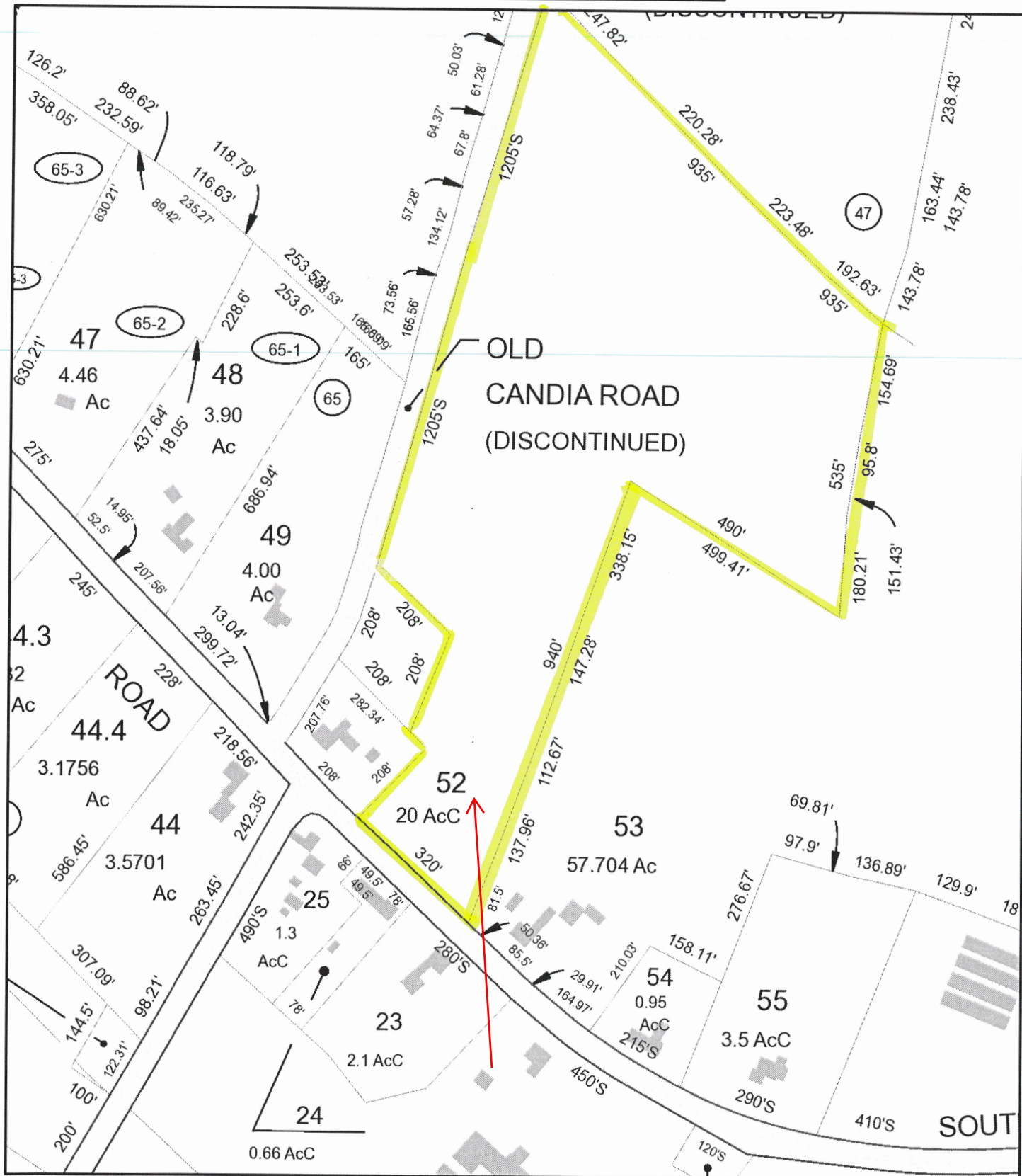
Deerfield, NH



September 15, 2021

1 inch = 275 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

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



TO BE COMPLETED BY SELLER

- SELLER:** Barclay M. Briggs, Sr. and Anna M. Briggs Irrevocable Trust
- PROPERTY LOCATION:** South Road, Deerfield, NH. Tax Map 423, Lot 52
- 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 SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. 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.

- WATER SUPPLY** (Please answer all questions regardless of type of water supply)
 - TYPE OF SYSTEM: None Public Private Seasonal Unknown
 Drilled Dug Other _____
 - INSTALLATION: Location: _____ Installed By: _____
 Date of Installation: _____ What is the source of your information? _____
 - USE: Number of Persons currently using the system: _____
 Does system supply water for more than one household? Yes No
 - 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 Unknown
 Quality: Yes No Unknown
 If YES to any question, please explain in Comments below or with attachment.
 - 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.
 To your knowledge, have any test results ever been 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: _____

NO WATER SUPPLY

- SEWAGE DISPOSAL SYSTEM**
 - TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
 Private: Yes No Unknown: Yes No
 None: Yes No Septic/Design Plan in Process? Yes No
 Septic Design Available? Yes No
 - Comments: _____
 - 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? _____
 - IF PRIVATE:
 TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
 Tank Size 500 Gal. 1,000 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: _____
 - LEACH FIELD: Yes No Other _____
 IF YES: Size _____ Location: _____ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____
 - 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: _____

No sewage system

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

SELLER(S) INITIALS MB , AB

BUYER(S) INITIALS _____ , _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: South Rd.

7. HAZARDOUS MATERIAL

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): _____ Owner of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? Yes No Comments: _____

Are tanks registered with the Department of Environmental Services (D.E.S.)? YES NO UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? YES NO UNKNOWN

Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? YES NO UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? YES NO UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? YES NO UNKNOWN

If YES, Explain: _____

d. What is your source of information? _____

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? YES NO UNKNOWN

If YES, Explain: _____

f. 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: CURRENT USE

g. How is the property zoned? AR Source: _____

h. Has the property been surveyed? YES NO UNKNOWN If YES, is the survey available? YES NO

i. Has the soil been tested? YES NO UNKNOWN If YES, are the results available? YES NO

j. Has a percolation test been done? YES NO UNKNOWN If YES, are the results available? YES NO

k. Has a test pit been done? YES NO UNKNOWN If YES, are the results available? YES NO

l. Have you subdivided the property? YES NO UNKNOWN

m. Are there any local permits? YES NO UNKNOWN Please explain: _____

n. Are there attachments explaining any of the above? YES NO UNKNOWN

o. Septic/Design plan available? YES NO UNKNOWN

p. 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: _____

9. ADDITIONAL INFORMATION:

10. NOTE 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. 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 Amco SS, YLB

BUYER(S) INITIALS ,

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



TO BE COMPLETED BY SELLER

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

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.

Dan Supp Trustee 9/21/21
Susan M. Wallace Trustee 9/23/21
SELLER DATE

Linda L. Boyden Trustee, 9/23/21
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

B3140 P0899

QUITCLAIM DEED

We, Barclay M. Briggs, Sr. and Anna M. Briggs, husband and wife, both of 48 South Road, Deerfield, County of Rockingham, State of New Hampshire, for consideration paid, grant to Barclay M. Briggs, Sr. and Anna M. Briggs, Trustees of the Barclay M. Briggs, Sr. and Anna M. Briggs Irrevocable Trust dated December 14, 1995 of 48 South Road, Deerfield, County of Rockingham, State of New Hampshire, with quitclaim covenants:

TRACT I: A certain piece or parcel of land, with the buildings thereon, situate in Deerfield, being the same premises as the first tract of land described in deed of Sarah E. Dearborn Campbell, Trustee under the will of John J. Cilley, late of said Deerfield, to Fitch Realty Company dated May 26, 1942, and recorded with Rockingham County Registry of Deeds, Book 997, Page 414, said premises being described in said deed as follows: A certain tract of land with the buildings thereon, located in South Deerfield, New Hampshire, being all the original John J. Cilley Farm located Southerly and Easterly of the Candia Road to Deerfield, and Southerly and Westerly of the Deerfield South road, so-called; including all wood, pasture, and field land in said Tract; excepting and reserving the Granite Cemetery so, called, located on the Westerly side of said Deerfield South Road, the woodlot located on the Westerly side of Candia Road to Deerfield, and the Sanborn Place, so-called. Said tract, less said Cemetery, said woodlot, and said Sanborn Place, contains 150 acres, more or less.

TRACT II: A certain piece or parcel of land, with the buildings thereon, containing 16 acres, more or less, situate in said Deerfield, bounded and described as follows: Beginning at a point on the Colcord Road, so-called, and extending in a Westerly direction along land now or formerly of one Colcord and on the Deerfield-Candia Town Line to land now or formerly of Thompson and land now or formerly of one Luckenback; thence Northerly by said Thompson and Luckenback land to a stone wall; thence Easterly to the said Colcord Road; thence along said Colcord Road to the bound begun at. The tract hereby conveyed is known as the Upper Field, formerly belonging to the old Cilley Farm, so-called.

TRACT III: Also another tract of land, situate in said Deerfield, on the Northerly side of the South Road and on the Easterly side of Breakneck Hill Road, bounded and described as follows, to wit: Beginning at a point on the Easterly side of said Breakneck Hill Road 208 feet Northerly of the intersection of said South Road and said Breakneck Hill Road, at land of said Kimball; thence Northerly by said Breakneck Hill Road 1,500 feet, more or less, to a partial wall at other land of said Kimball; thence approximately South 45° East by said partial wall and land of said Kimball 935 feet, more or less, to land now or formerly of L. Duncan at a stone wall; thence approximately South 30° West by said Duncan land 535 feet, more or less, to a stone wall at

0006197

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ROCKINGHAM COUNTY
REGISTRY OF DEEDS

B3140 P0900

said Duncan land; thence approximately North 45° West by said Duncan land 490 feet, more or less, to a corner in the wall; thence approximately South 40° West by said Duncan land 940 feet, more or less, to said South Road; thence Westerly by said South Road 320 feet, more or less, to a point 208 feet from said Breakneck Hill Road; thence Northerly along land of said Kimball in a line at right angles to said South Road 208 feet to a hub situate in the ground; thence Westerly 225 feet, more or less, to said Breakneck Hill Road at point of beginning.

Meaning and intending to convey the same premises conveyed to Barclay M. Briggs and Anna Briggs by deed of Ross E. Watts and Ruth V. Watts dated July 24, 1964 and recorded at Book 1726, Page 318.

THIS IS A NON-CONTRACTUAL TRANSACTION WHICH IS EXEMPT FROM TAX.

Executed this 12th day of February, 1996.

Sally J. Inzillo
Witness

Barclay M. Briggs, Sr.
Barclay M. Briggs, Sr.

Sally J. Inzillo
Witness

Anna Briggs
Anna Briggs

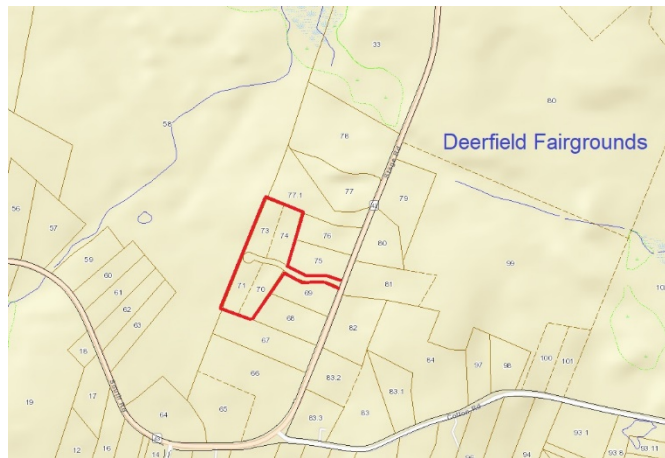
STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMAK

Before me, personally appeared Barclay M. Briggs, Sr. and Anna Briggs, and acknowledged the foregoing instrument to be their free act and deed on this 12th day of February, 1996.

Sally J. Inzillo
Justice of the Peace
Notary Public

EXECUTIVE SUMMARY PARCEL #2

ADDRESS	Stage Road, South Deerfield, NH NH Route 43																								
TOWN REFERENCE	Map 423, Lot 70, 71, 72, 73, 74																								
ROCKINGHAM COUNTY DEED REFERENCE	Warranty Deed, Book 4267, Page 2834 and Warranty Deed, Book 2587, Page 0561																								
2020 ASSESSED VALUE 2020 TAX RATE	\$123,100.00 (combined) \$19.67/\$1,000																								
2020 ANNUAL REAL ESTATE TAXES	\$2,421 (combined)																								
UTILITIES	Water: None Sewer: None Electric: At street																								
LOT SIZES	<table border="1"> <thead> <tr> <th>Map</th> <th>Lot</th> <th>Acres</th> <th></th> </tr> </thead> <tbody> <tr> <td>423</td> <td>70</td> <td>2</td> <td>Undeveloped lot</td> </tr> <tr> <td>423</td> <td>71</td> <td>1.9</td> <td>Undeveloped lot</td> </tr> <tr> <td>423</td> <td>72</td> <td>1.2</td> <td>Access Road</td> </tr> <tr> <td>423</td> <td>73</td> <td>2.2</td> <td>Undeveloped lot</td> </tr> <tr> <td>423</td> <td>74</td> <td>2.1</td> <td>Undeveloped lot</td> </tr> </tbody> </table>	Map	Lot	Acres		423	70	2	Undeveloped lot	423	71	1.9	Undeveloped lot	423	72	1.2	Access Road	423	73	2.2	Undeveloped lot	423	74	2.1	Undeveloped lot
Map	Lot	Acres																							
423	70	2	Undeveloped lot																						
423	71	1.9	Undeveloped lot																						
423	72	1.2	Access Road																						
423	73	2.2	Undeveloped lot																						
423	74	2.1	Undeveloped lot																						
ROAD FRONTAGE	Map 423, Lot 72= 80' on Stage Road																								
ZONING	A-R (Agricultural Residential)																								
SCHOOL DISTRICT	Deerfield Community School (Pre-K-8)																								
AUCTIONEERS NOTE	Located off Stage Road (NH Route 43) in close proximity to the Deerfield Fairgrounds is a 9 acre ± parcel of land consisting of 4 previously subdivided but not developed 2 ± acre lots and one access lot approximately 900 feet in length with 80 ± of frontage on Stage Road (between #55 and #57																								



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. Offerors 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.

OWNER INFORMATION		SALES HISTORY					PICTURE	
BOYDEN,LINDA,BRIGGS,DANIEL WALLACE,SUSAN-TRUSTEES BARCLAY & ANNA BRIGGS REVOCABL 426 MAMMOTH ROAD LONDONDERRY, NH 03053		Date	Book	Page	Type	Price	Grantor	
		04/13/2004	4267	2834	U V 38		BRIGGS, BARCLAY SR	
LISTING HISTORY		NOTES						
09/14/17	JDVL	NO ROAD CONNECTING TO MAIN ROAD YET; 1/2 INTEREST W/SANDRA DEE DASKEY; 2/10 LOT VAC; NO ACC=NO RD YET, EST TOPO, WOODED;9/17 NC;						
02/08/17	INSP MARKED FOR INSPECTION							
03/02/12	JBVL							
01/30/12	INSP MARKED FOR INSPECTION							
08/02/10	LMHC							
02/25/10	JBRL							
12/05/01	JDUV							
06/29/00	JDRV							

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	DEERFIELD ASSESSING OFFICE					
_____								PARCEL TOTAL TAXABLE VALUE					
								Year	Building	Features	Land		
								2019	\$ 0	\$ 0	\$ 12,100	Parcel Total: \$ 12,100	
								2020	\$ 0	\$ 0	\$ 29,500	Parcel Total: \$ 29,500	
								2021	\$ 0	\$ 0	\$ 29,500	Parcel Total: \$ 29,500	

LAND VALUATION											LAST REVALUATION: 2020			
Zone: AR AGR/RES Minimum Acreage: 3.00 Minimum Frontage: 200											Site: UND/WDS Driveway: UNDEVELOPED Road: N/A			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.000 ac	120,000	A	60	80	100	90	95 -- MILD	60	29,500	0	N	29,500	UND/PAPER/CTD
	2.000 ac									29,500			29,500	

OWNER INFORMATION		SALES HISTORY					PICTURE
BOYDEN,LINDA,BRIGGS,DANIEL WALLACE,SUSAN-TRUSTEES BARCLAY & ANNA BRIGGS REVOCABL 426 MAMMOTH ROAD LONDONDERRY, NH 03053		Date	Book	Page	Type	Price	Grantor
		04/13/2004	4267	2834	U V 38		BRIGGS, BARCLAY SR
LISTING HISTORY		NOTES					
09/14/17	JDVL	NO ROAD CONNECTING TO MAIN ROAD; 1/2 INTEREST W/SANDRA DEE DASKEY; 2/10 VAC, NO ACC=NO RD YET, EST TOPO, LOT WOODED;9/17 NC;					
02/08/17	INSP MARKED FOR INSPECTION						
03/02/12	JBVL						
01/30/12	INSP MARKED FOR INSPECTION						
08/02/10	LMHC						
02/25/10	JBRL						
12/05/01	JDUV						
06/29/00	JDRV						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	DEERFIELD ASSESSING OFFICE			
PARCEL TOTAL TAXABLE VALUE								Year	Building	Features	Land
								2019	\$ 0	\$ 0	\$ 12,000
								Parcel Total: \$ 12,000			
								2020	\$ 0	\$ 0	\$ 29,500
								Parcel Total: \$ 29,500			
								2021	\$ 0	\$ 0	\$ 29,500
								Parcel Total: \$ 29,500			

LAND VALUATION											LAST REVALUATION: 2020			
Zone: AR AGR/RES Minimum Acreage: 3.00 Minimum Frontage: 200											Site: UND/WDS Driveway: UNDEVELOPED Road: N/A			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	1.900 ac	119,800	A	60	80	100	90	95 -- MILD	60	29,500	0	N	29,500	UND/PAPER/CTD
										1.900 ac	29,500	29,500		

OWNER INFORMATION		SALES HISTORY					PICTURE
BOYDEN,LINDA,BRIGGS,DANIEL WALLACE,SUSAN-TRUSTEES BARCLAY & ANNA BRIGGS REVOCABL 426 MAMMOTH ROAD LONDONDERRY, NH 03053		Date	Book	Page	Type	Price	Grantor
		04/13/2004	4267	2834	U V 38		BRIGGS, BARCLAY SR
LISTING HISTORY		NOTES					
09/14/17	JDVL	VACANT; WOODS-NO ROAD; 3/4 INTEREST W/SANDRA DEE DASKEY; 2/10 LOT TO BECOME ROAD, NOT CLEARED, WOODED, TOPO IS MILD; THIS IS THE ROAD;9/17 NC;					
02/08/17	INSP MARKED FOR INSPECTION						
03/02/12	JBVL						
01/30/12	INSP MARKED FOR INSPECTION						
02/25/10	JBRL						
12/05/01	JDUV						
06/29/00	JDRV						
08/17/90	JY40						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	DEERFIELD ASSESSING OFFICE			
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2019	\$ 0	\$ 0	\$ 11,900								
								Parcel Total: \$ 11,900			
2020	\$ 0	\$ 0	\$ 4,900								
								Parcel Total: \$ 4,900			
2021	\$ 0	\$ 0	\$ 4,900								
								Parcel Total: \$ 4,900			

LAND VALUATION											LAST REVALUATION: 2020			
Zone: AR AGR/RES Minimum Acreage: 3.00 Minimum Frontage: 200											Site: UND/WDS Driveway: UNDEVELOPED Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	1.200 ac	118,400	A	60	80	100	90	95 -- MILD	10	4,900	0	N	4,900	UND/NBD
											4,900	4,900		

OWNER INFORMATION		SALES HISTORY					PICTURE	
BOYDEN,LINDA,BRIGGS,DANIEL WALLACE, SUSAN-TRUSTEES BARCLAY & ANNA BRIGGS REVOCABL 426 MAMMOTH ROAD LONDONDERRY, NH 03053		Date	Book	Page	Type	Price	Grantor	
		04/13/2004	4267	2834	U V 38		BRIGGS, BARCLAY SR	
LISTING HISTORY		NOTES						
09/14/17	JDVL	VACANT; WOODED; SHOULD BE 2.0 AC ACCORDING TO OWNER; 2/10 LOT VAC, NO ACC=NO RD YET, TOPO=EST;9/17 NC;						
02/08/17	INSP MARKED FOR INSPECTION							
03/02/12	JBVL							
01/30/12	INSP MARKED FOR INSPECTION							
08/02/10	LMHC							
02/25/10	JBRL							
12/05/01	JDUV							
06/29/00	JDRV							

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	DEERFIELD ASSESSING OFFICE			

PARCEL TOTAL TAXABLE VALUE								Year	Building	Features	Land
								2019	\$ 0	\$ 0	\$ 12,100
								Parcel Total: \$ 12,100			
								2020	\$ 0	\$ 0	\$ 29,600
								Parcel Total: \$ 29,600			
								2021	\$ 0	\$ 0	\$ 29,600
								Parcel Total: \$ 29,600			

LAND VALUATION											LAST REVALUATION: 2020			
Zone: AR AGR/RES Minimum Acreage: 3.00 Minimum Frontage: 200											Site: UND/WDS Driveway: UNDEVELOPED Road: N/A			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	2.200 ac	120,400	A	60	80	100	90	95 -- MILD	60	29,600	0	N	29,600	UND/PAPER/CTD
	2.200 ac									29,600			29,600	

OWNER INFORMATION		SALES HISTORY					PICTURE
BOYDEN,LINDA,BRIGGS,DANIEL WALLACE,SUSAN-TRUSTEES BARCLAY & ANNA BRIGGS REVOCABL 426 MAMMOTH ROAD LONDONDERRY, NH 03053		Date	Book	Page	Type	Price	Grantor
		04/13/2004	4267	2834	U V 38		BRIGGS, SR TRUSTEES
LISTING HISTORY		NOTES					
09/14/17	JDVL	VACANT; SHOULD BE 2.0 AC ACCORDING TO OWNER; 2/10 NO ACC=NO ROAD YET, LOT WOODED, EST TOPO;9/17 NC;					
02/08/17	INSP MARKED FOR INSPECTION						
03/02/12	JBVL						
01/30/12	INSP MARKED FOR INSPECTION						
08/02/10	LMHC						
02/25/10	JBRL						
12/05/01	JDUV						
06/29/00	JDRV						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	DEERFIELD ASSESSING OFFICE			
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2019	\$ 0	\$ 0	\$ 12,100								
							Parcel Total:	\$ 12,100			
2020	\$ 0	\$ 0	\$ 29,600								
							Parcel Total:	\$ 29,600			
2021	\$ 0	\$ 0	\$ 29,600								
							Parcel Total:	\$ 29,600			

LAND VALUATION											LAST REVALUATION: 2020			
Zone: AR AGR/RES Minimum Acreage: 3.00 Minimum Frontage: 200											Site: UND/WDS Driveway: UNDEVELOPED Road: N/A			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	2.100 ac	120,200	A	60	80	100	90	95 -- MILD	60	29,600	0	N	29,600	UND/PAPER/CTD
										29,600		29,600		



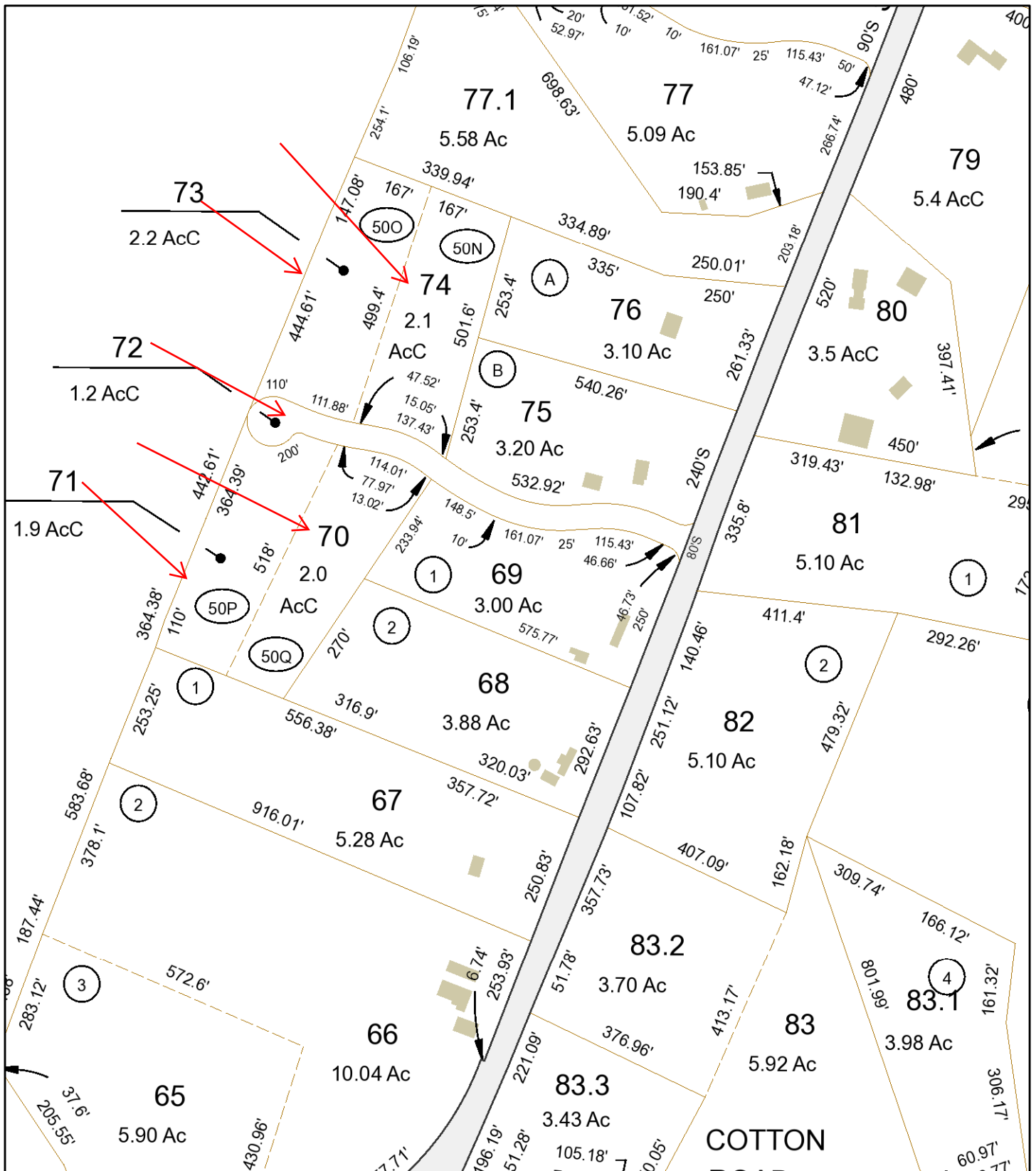
Deerfield, NH



September 15, 2021

1 inch = 275 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

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



TO BE COMPLETED BY SELLER

1. **SELLER:** Barclay M. Briggs, Sr. and Anna M. Briggs Irrevocable Trust & Sandra D. Daskey
2. **PROPERTY LOCATION:** Stage Road, Deerfield, NH Tax Map 423, Lots 70-74
3. 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 SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. 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.

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
 - a. TYPE OF SYSTEM: None 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: _____
 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 Unknown
 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.
 To your knowledge, have any test results ever been 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? _____
 - f. COMMENTS: _____

NO water supply

6. **SEWAGE DISPOSAL SYSTEM**
 - a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
 Private: Yes No Unknown: Yes No
 None: Yes No Septic/Design Plan in Process? Yes No
 Septic Design Available? Yes No
 Comments: _____
 - 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 500 Gal. 1,000 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: _____
 - d. LEACH FIELD: Yes No Other _____
 IF YES: Size _____ Location: _____ 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: _____
 - f. COMMENTS: _____

NO Sewage system

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

SELLER(S) INITIALS

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BUYER(S) INITIALS

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: Stage Road, Deerfield, NH Tax Map 423, Lots 70-74

7. HAZARDOUS MATERIAL

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? NA

What materials are, or were, stored in the tank(s)? NA

Age of tank(s): _____ Size of tank(s): _____ Owner of tank(s): _____

Location: NA

Are you aware of any problems, such as leakage, etc.? Yes No Comments: N/A

Are tanks registered with the Department of Environmental Services (D.E.S.)? YES NO UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? NA YES NO UNKNOWN

Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? YES NO UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? YES NO UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? YES NO UNKNOWN

If YES, Explain: Deed of Easement

d. What is your source of information? Deed

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? YES NO UNKNOWN

If YES, Explain: _____

f. 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: _____

g. How is the property zoned? AR Source: Amciv LIB 40

h. Has the property been surveyed? YES NO UNKNOWN If YES, is the survey available? YES NO

i. Has the soil been tested? YES NO UNKNOWN If YES, are the results available? YES NO

j. Has a percolation test been done? YES NO UNKNOWN If YES, are the results available? YES NO

k. Has a test pit been done? YES NO UNKNOWN If YES, are the results available? YES NO

l. Have you subdivided the property? YES NO UNKNOWN

m. Are there any local permits? YES NO UNKNOWN Please explain: _____

n. Are there attachments explaining any of the above? YES NO UNKNOWN

o. Septic/Design plan available? YES NO UNKNOWN

p. 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: _____

9. ADDITIONAL INFORMATION:

10. NOTE 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. 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 Sher 27B
 SS GP

BUYER(S) INITIALS

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



TO BE COMPLETED BY SELLER

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

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.

Sandra Dady, Trustee 9/21/21
Sandra Dady 9/23/21
SELLER DATE

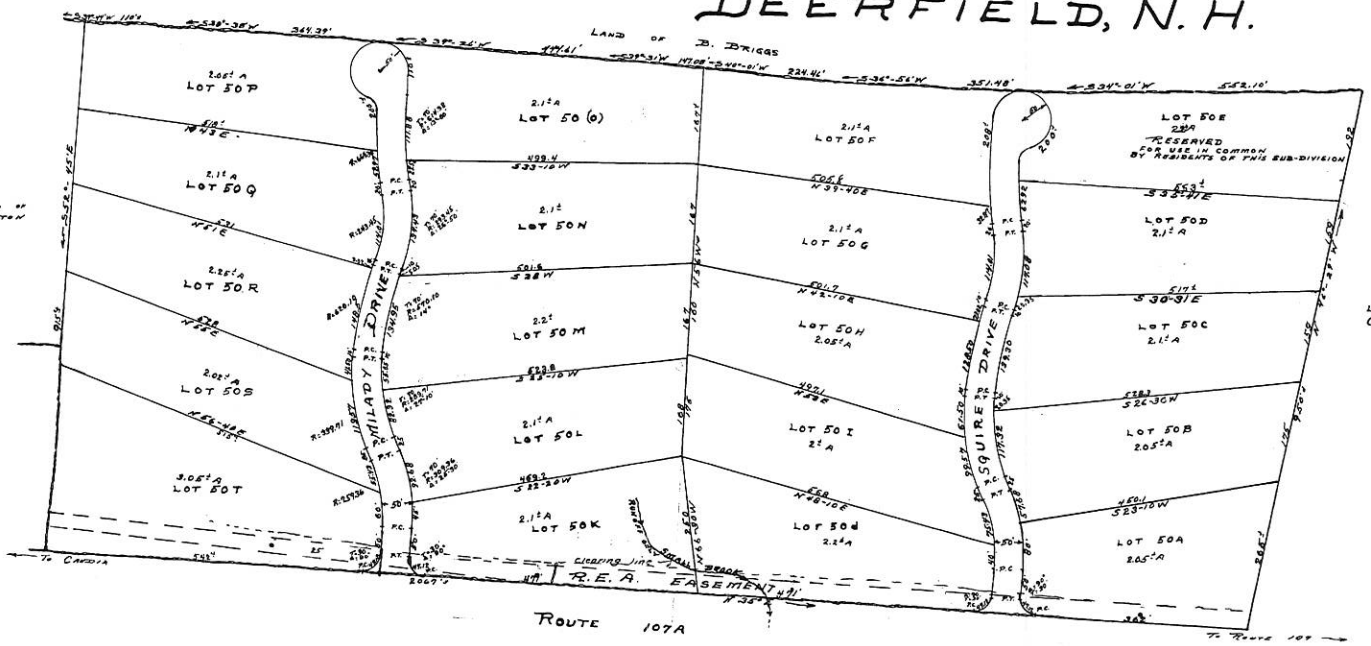
Jusan M. Wallace, Trustee 9/23/21
Linda L. Boyden, Trustee 9/23/21
SELLER DATE

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

PLAN OF LAND OF BACK NORTH LIVING INC. DEERFIELD, N. H.



OWNED BY
B. BRIGGS, D. BRIGGS, W. BRIGGS, G. NEWCOMBE

SEC 2241-1860

APPROVED
DEERFIELD PLANNING BOARD
John A. Bunker, CHAIRMAN
DATE: January 17, 1973



SURVEY BY
T. W. CHESLEY
NORTHWOOD, N.H.
DATE: NOV. 1972
SCALE: 1" = 100'
PLAN No. 2766

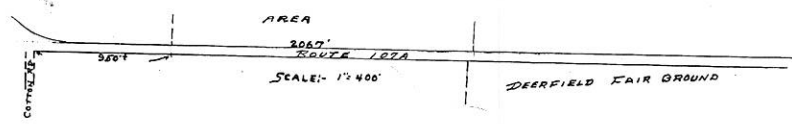


Fig 8 2 56 PM '73

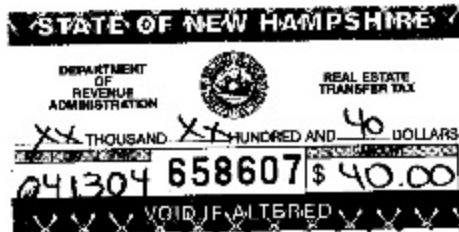
D-3500 *Chesley*
Sm

2004 APR 13 AM 9:15

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

00283772

After recording, return to:
 Robinson, Bocsch, Sennott & Acschliman, P.A.
 20 International Drive, Suite 3
 Portsmouth, NH 03801



WARRANTY DEED

Linda L. Boyden, of 9 Laurel Drive, Bow, County of Merrimack, State of New Hampshire, 03304, and Daniel D. Briggs, of 31 South Road, Deerfield, County of Rockingham, State of New Hampshire, 03037, co-Executors of the Estate of Barclay M. Briggs, Sr., grant to Linda L. Boyden, Daniel D. Briggs and Susan M. Wallace, Trustees of the Barclay M. Briggs, Sr. And Anna M. Briggs Irrevocable Trust, a New Hampshire trust created u/d/t dated December 14, 1995, and having a mailing address of 31 South Road, Deerfield, County of Rockingham, State of New Hampshire, 03037, the following described property:

Five (5) certain tracts or parcels of land located in Deerfield, County of Rockingham, State of New Hampshire, bounded and described as follows:

Tract I. Three-quarter interest in and to a certain parcel of land situate on the northwesterly side of Route 107A, also known as Route 43, in Deerfield, County of Rockingham, State of New Hampshire, and known as Milady Drive, so-called, as shown on Plan of Land of Back North Living, Inc., Deerfield, N.H., survey by T. W. Chesley, Northwood, N.H., Dated: Nov. 1972, Scale: 1"= 100', Plan No. 2766, said road being approximately 50 feet in width and approximately 910 feet in length, with a turnaround with a radius of 50 feet. Also further described in Plan of Land for Back North Living, Inc. in Deerfield, N.H., Scale: 1"=100', June 1981, Parker Survey Assoc., Inc. Exeter & Scabrook, N.H., and being Plan No. 4233.

SUBJECT TO Deed of Easement recorded Rockingham County Registry of Deeds Book 2576, Page 1414.

Tract II. One-half (1/2) interest in and to a certain parcel of land situate on the southerly side of Milady Drive, so-called, a right of way without an approved curb cut for access to Route 107A, also known as Route 43, in Deerfield, County of Rockingham, State of New Hampshire, and known as Lot 50Q as show on Plan of Land of Bark North Living, Inc. Deerfield, N.H., survey

by T. W. Chesley, Northwood, N.H., Dated: Nov. 1972, Scale: 1"-100', Plan No. 2766, recorded Rockingham County Registry of Deeds Plan #D-3500.

Tract III. One-half (½) interest in and to a certain parcel of land situate on the southerly side of Milady Drive, so-called, a right of way without an approved curb cut for access to Route 107A, also known as Route 43, in Deerfield, County of Rockingham, State of New Hampshire, and known as Lot 50P as show on Plan of Land of Back North Living, Inc. Deerfield, N.H., survey by T. W. Chesley, Northwood, N.H., Dated: Nov. 1972, Scale: 1"-100', Plan No. 2766, recorded Rockingham County Registry of Deeds Plan #D-3500.

Tract IV. A certain parcel of land situate on the northerly side of Milady Drive, so-called, a right of way without an approved curb cut for access to Route 107A, also known as Route 43, in Deerfield, County of Rockingham, State of New Hampshire, and known as Lot 50-0 as shown on Plan of Land of Back North Living, Inc. Deerfield, N.H., survey by T. W. Chesley, Northwood, N.H., Dated: Nov. 1972, Scale: 1"-100', Plan No. 2766, recorded Rockingham County Registry of Deeds Plan #D-3500.

Tract V. A certain parcel of land situate on the northerly side of Milady Drive, so-called, a right of way without an approved curb cut for access to Route 107A, also known as Route 43, in Deerfield, County of Rockingham, State of New Hampshire, and known as Lot 50N as show on Plan of Land of Back North Living, Inc. Deerfield, N.H., survey by T.W. Chesley, Northwood, N.H., Dated: Nov. 1972, Scale: 1"-100', Plan No. 2766, recorded Rockingham County Registry of Deeds Plan #D-3500.

Meaning and intending to describe and convey the same premises conveyed to Barclay M. Briggs by deed of Back North Living, Inc., dated December 30, 1985 and recorded in the Rockingham County Registry of Deeds at Book 2587, Page 562.

This transfer is exempt from transfer taxes pursuant to R.S.A. 78-B:2 XI.

DATED April 1, 2007. ^{4 11 2003} _{pp}

Linda L. Boyden
Linda L. Boyden, Executrix
of the Estate of Barclay M. Briggs, Sr.

Daniel D. Briggs
Daniel D. Briggs, Executrix
of the Estate of Barclay M. Briggs, Sr.

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing instrument was acknowledged before me this 1st day of April, 2003 by Linda L. Boyden, Executrix of the Estate of Barclay M. Briggs, Sr., on behalf of the estate. YMB

Peter J. Monksent
Notary Public/Justice of the Peace

My commission expires: Nov 21, 2006

(Seal)

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing instrument was acknowledged before me this 1st day of April, 2003 by Daniel D. Briggs, Executor of the Estate of Barclay M. Briggs, Sr., on behalf of the estate. YMB

Peter J. Monksent
Notary Public/Justice of the Peace

My commission expires:

(Seal)



DEED OF EASEMENT

60-15-1

DEC 0 0 55 AM 03

Rockingham County
Registry of Deeds

Back North Living, Inc., a New Hampshire corporation with a principal place of business at Deerfield, County of Rockingham, State of New Hampshire, for consideration paid, grants to Daniel D. Briggs of South Road, Deerfield, County of Rockingham, State of New Hampshire, 03037, his heirs and assigns, with quitclaim covenants, the perpetual right and easement to pass and repass by foot or vehicle or any other conveyance over and across land of the grantor to land of the grantee, his heirs and assigns; and to build, maintain, operate, repair and replace (a) overhead lines of poles, wires and associated facilities and/or (b) underground lines of conduits, manholes, pipes, wires and associated facilities for the transmission of electricity, utilities, telephone, gas and/or intelligence over, under or across land of the grantor; and (c) the right to trim from said right of way premises of the grantor and remove from said right of way premises of the grantor such trees and other growth as in the judgment of the grantee may interfere with the use of said Milady Drive. Facilities built by any utilities pursuant to the easement hereby granted shall be and remain the property of the utilities. Said land of the grantor is further described as follows:

A certain parcel of land situate on the northwesterly side of Route 107A, also known as Route 43, in Deerfield, County of Rockingham, State of New Hampshire, and known as Milady Drive, so-called, as shown on Plan of Land of Back North Living, Inc. Deerfield, N.H., survey by T. W. Chesley, Northwood, N.H., Dated: Nov. 1972, Scale: 1"=100', Plan No. 2766, said road being approximately 50 feet in width and approximately 910 feet in length, with a turnaround with a radius of 50 feet. Also further described in Plan of Land for Back North Living, Inc. in Deerfield, N.H., Scale: 1"=100', June 1981, Parker Survey Assoc., Inc. Exeter & Seabrook, N.H., and being Plan No. 4233.

Being a portion of the premises conveyed to the grantor by deed of Barclay M. Briggs, Sr. and others dated October 4, 1972 and recorded Rockingham County Registry of Deeds Book 2176, Page 73.

The grantor covenants for itself, its successors and assigns, that it will not erect or permit any building or obstruction upon said Milady Drive.

No road for public use is to be constructed on this easement except in compliance with the existing agreement between this grantor and the Town of Deerfield.

Witness its hand and seal this 22nd day of November, 1985.

Back North Living, Inc.

Linda J. Keenan
Witness

By: Barclay M. Briggs
Barclay M. Briggs, President

State of New Hampshire
Rockingham, ss.

November 22, 1985

Personally appeared the above-named Barclay M. Briggs, President of Back North Living, Inc. and acknowledged the foregoing to be his free act and deed, before me

Linda J. Keenan
Justice of the Peace

1985 NOV 22 10 00 AM
COMMISSIONER
\$ 00.00

WARRANTY DEED

Back North Living, inc., a New Hampshire corporation with a principal place of business at Deerfield, County of Rockingham, State of New Hampshire, for consideration paid, grants to Barclay M. Briggs of South Road, Deerfield, County of Rockingham, State of New Hampshire, 03037, with WARRANTY covenants, the following described premises:

I. Three-quarter interest in and to a certain parcel of land situate on the northwesterly side of Route 107A, also known as Route 43, in Deerfield, County of Rockingham, State of New Hampshire, and known as Milady Drive, so-called, as shown on Plan of Land of Back North Living, Inc. Deerfield, N.H., survey by T. W. Chesley, Northwood, N.H., Dated: Nov. 1972, Scale: 1"=100', Plan No. 2766, said road being approximately 50 feet in width and approximately 910 feet in length, with a turnaround with a radius of 50 feet. Also further described in Plan of Land for Back North Living, Inc. in Deerfield, N.H., Scale: 1"=100', June 1981, Parker Survey Assoc., Inc. Exeter & Seabrook, N.H., and being Plan No. 4233.

Being a portion of the premises conveyed to the grantor by deed of Barclay M. Briggs, Sr. and others dated October 4, 1972 and recorded Rockingham County Registry of Deeds Book 2176, Page 73.

Subject to Deed of Easement recorded Rockingham County Registry of Deeds Book 2576, Page 444.

II. One-half interest in and to a certain parcel of land situate on the southerly side of Milady Drive, so-called, a right of way without an approved curb cut for access to Route 107A, also known as Route 43, in Deerfield, County of Rockingham, State of New Hampshire, and known as Lot 50Q as shown on Plan of Land of Back North Living, Inc. Deerfield, N.H., survey by T. W. Chesley, Northwood, N.H., Dated: Nov. 1972, Scale: 1"=100', Plan No. 2766, recorded Rockingham County Registry of Deeds Plan #D-3500.

Being a portion of the premises conveyed to this grantor by deed of Barclay M. Briggs, Sr. and others dated October 4, 1972 and recorded Rockingham County Registry of Deeds Book 2176, Page 73.

III. One-half interest in and to a certain parcel of land situate on the southerly side of Milady Drive, so-called, a right of way without an approved curb cut for access to Route 107A, also known as Route 43, in Deerfield, County of Rockingham, State of New Hampshire, and known as Lot 50P as shown on Plan of Land of Back North Living, Inc. Deerfield, N.H., survey by T. W. Chesley, Northwood, N.H., Dated: Nov. 1972, Scale: 1"=100', Plan No. 2766, recorded Rockingham County Registry of Deeds Plan #D-3500.

Being a portion of the premises conveyed to this grantor by deed of Barclay M. Briggs, Sr. and others dated October 4, 1972 and recorded Rockingham County Registry of Deeds Book 2176, Page 73.

IV. A certain parcel of land situate on the northerly side of Milady Drive, so-called, a right of way without an approved curb cut for access to Route 107A, also known as Route 43, in Deerfield, County of Rockingham, State of New Hampshire, and known as Lot 50-0 as shown on Plan of Land of Back North Living, Inc. Deerfield, N.H., survey by T. W. Chesley, Northwood, N.H., Dated: Nov. 1972, Scale: 1"=100', Plan No. 2766, recorded Rockingham County Registry of Deeds Plan #D-3500.

Being a portion of the premises conveyed to this grantor by deed of Barclay M. Briggs, Sr. and others dated October 4, 1972 and recorded Rockingham County Registry of Deeds Book 2176, Page 73.

V. A certain parcel of land situate on the northerly side of Milady Drive, so-called, a right of way without an approved curb cut for access to Route 107A, also known as Route 43, in Deerfield, County of Rockingham, State of New Hampshire, and known as Lot 50N as shown on Plan of Land of Back North Living, Inc. Deerfield, N.H., survey by T. W. Chesley, Northwood, N.H., Dated: Nov. 1972, Scale: 1"=100', Plan No. 2766, recorded Rockingham County Registry of Deeds Plan #D-3500.

CONSIDERATION LESS THAN ONE HUNDRED DOLLARS.

Feb 21 10 59 AM '86
Rockingham County 08854
Registry of Deeds

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
FEB 21 1986
30.00
COMMISSION

N2567 P0563

Being a portion of the premises conveyed to this grantor by deed of
Barclay M. Briggs, Sr. and others dated October 4, 1972 and recorded
Rockingham County Registry of Deeds Book 2176, Page 73.

Witness its hand and seal this 30th day of December, 1985.

Back North Living, Inc.

Witness

Robert Shean

By: Barclay M. Briggs Pres
Barclay M. Briggs, President

State of New Hampshire
Rockingham, ss.

December 30, 1985

Personally appeared the above-named Barclay M. Briggs, President of
Back North Living, Inc. and acknowledged the foregoing to be his free act
and deed, before me

Robert Shean
Justice of the Peace

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):

Street:
 City/State/Zip:
 Telephone #:

Buyer(s):

Street:
 City/State/Zip:
 Telephone #:

2. Property: Land Land & Buildings Condo Other:

Street Address: City/Town: Deerfield
 County: Rockingham State: New Hampshire
 Also known as: (See Deeds on Executive Summary)

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, except as provided below:

10% of the Total Purchase Price \$ _____

Additional Deposit: \$ _____ N/A

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 November 29th, 2021 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, New Hampshire on November 29th, 2021 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 \$2,500 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: _____
15. In compliance with the requirements of RSA 477:4-a, the following information is provided to BUYER relative to Radon Gas and Lead Paint:

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

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine

Seller

Buyer

whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

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. Additional Terms: Buyer acknowledges that the title will be transferred subject to current use status with the town of Deerfield.

17. Addenda Attached __Yes No

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

Seller: _____

Seller:

Seller: _____

Seller:

Seller: _____

Seller:

Seller: _____

Seller:

Purchaser: _____

Purchaser: _____

Revised: January 2019

© 2021 Paul McInnis LLC

Seller

Buyer

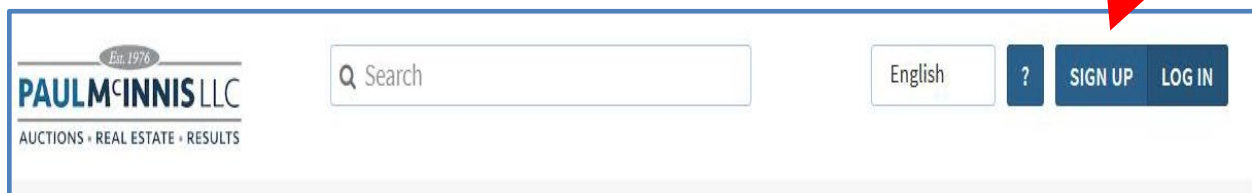
How to Bid Online

In order to participate in online bidding for the real estate located at South and Stage Road, South Deerfield, NH a completed registration form must be faxed, emailed, or sent through Dotloop to the auctioneer's office.

A major credit card will be placed on file with the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than October 14th at 10:00 a.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. The sale is subject to all terms of sale.

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

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



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



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

Email completed form to
admin@paulmcinnis.com

ONLINE BIDDER REGISTRATION FORM • 21PM-30
 BIDDING STARTS: Wednesday, October 6th at 9:00 a.m.
 BIDDING ENDS: Wednesday, October 13th at 1:00 p.m.
 PROPERTY: South & Stage Road, Deerfield, NH

FIRST NAME, MIDDLE INITIAL, & LAST NAME
HOME ADDRESS
CITY, STATE, & ZIP CODE
PREFERRED PHONE NUMBER
EMAIL ADDRESS

Registration: At the time of registration, you will be required to provide your credit card information below. By registering to bid you understand and agree that **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 October 14th at 10:00 a.m., you hereby authorize the Auction Company to charge your credit card a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000.00 U.S. dollars.

Terms: A major credit card will be placed on file with the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than October 14th at 10:00 a.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. The sale is subject to all terms of sale

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.

***SELECT PROPERTY:** SOUTH ROAD (Parcel #1) _____ STAGE ROAD (Parcel #2) _____

PRINT BUYER'S NAME:

SIGNATURE OF

BIDDER:

DATE:

21PM-30 Reviewed by:

NAME ON CREDIT CARD		MasterCard or Visa NUMBER
EXPIRATION DATE	CVV	BILLING ZIP CODE