



Campton, NH
4 Bedroom Cape



BID ONLINE

Online-only bidding ends Wednesday, June 29th at 1:00 p.m.

21 Mad River Road is a two-story Cape with a detached two-car garage on .6 acre in-town lot. This property has 116' of frontage on Mad River Road and 90' on Route 175. The home was built in 1920 totals 1,560 sq.ft. and includes 4-bedrooms on the second floor with a full bath. The first floor includes a sitting room, dining room, living room and kitchen. There are two covered porches which run the length of the home on the first and second floor. The home has a full basement and walkup attic. Tax Map 4, Lot 14, Sub-lot 6.

Open House: Saturday June 25th from 11:00 a.m. until 3:00 p.m.

Terms: A \$5,000 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, June 30th at 1:00 p.m. with the balance due at closing within 45 days of the auction. A 10% buyer's premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Fiduciary Deed. Offered subject to confirmation of the Administrator.

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 these parties concerning the completeness or accuracy 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.



TABLE OF CONTENTS

- NH Brokerage Relationship Disclosure
- Suggested Due Diligence Checklist
- General Terms & Conditions
- Executive Summary
- Photo Page
- Assessor's Card
- Tax Map
- Location Map
- Seller Property Disclosure
- Lead Paint Disclosure
- Lead Paint Information Packet
- Quitclaim Deed, Book 1157, Page 445
- 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.



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

21 Mad River Road, Campton, NH

BIDDING OPENS: **Wednesday, June 22nd at 9:00 a.m.**

BIDDING ENDS: **Wednesday, June 29th 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



GENERAL TERMS & CONDITIONS

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

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 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 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.

At the time of registration, you will be required to deliver your refundable bidder deposit of \$5,000 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, June 30th at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$5,000 bidder deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000 U.S. dollars.

To deliver the bidder deposit by physical check, you may deliver the \$5,000 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 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.

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

ONLINE BIDDING: The bidding will open on Wednesday, June 22nd at 9:00 a.m. and the bidding will end on Wednesday, June 29th 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 Administrator, 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 Administrator, 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 Administrator, 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 Administrator. 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 Administrator 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, June 30th at 1:00 p.m. less the bidder deposit already received. 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, June 30th at 1:00 p.m. less the bidder deposit already received. The earnest money deposit must be by cash, 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 \$5,000 bidding deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000 U.S. dollars.

RESERVATION OF RIGHTS: The Administrator 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 Administrator. Administrator 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	21 Mad River Road, Campton, NH
TOWN REFERENCE	Map 4, Lot 14, Sub Lot 6
GRAFTON COUNTY DEED REFERENCE	Quitclaim Deed, Book 1157, Page 445
2021 ASSESSED VALUE	\$178,500
2021 TAX RATE	\$26.49/\$1,000
2020 EQUALIZATION RATIO	91.8%
2021 ANNUAL REAL ESTATE TAXES	\$4,728.46
UTILITIES	Water: Public Sewer: Private Electricity: 100 AMP
VEHICLE PARKING	Two-car detached garage, on-site parking
ACREAGE	.6± acres
ROAD FRONTAGE	116' on Mad River Road and 90' on Route 175

TYPE	Two Story Cape
YEAR BUILT	1920
LIVING AREA	1560± sq.ft. finished above grade
BASEMENT	Full basement, 780 sq. ft., dirt floor, currently used as a workshop
HVAC	Forced hot air, oil
HOT WATER	Electric

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.




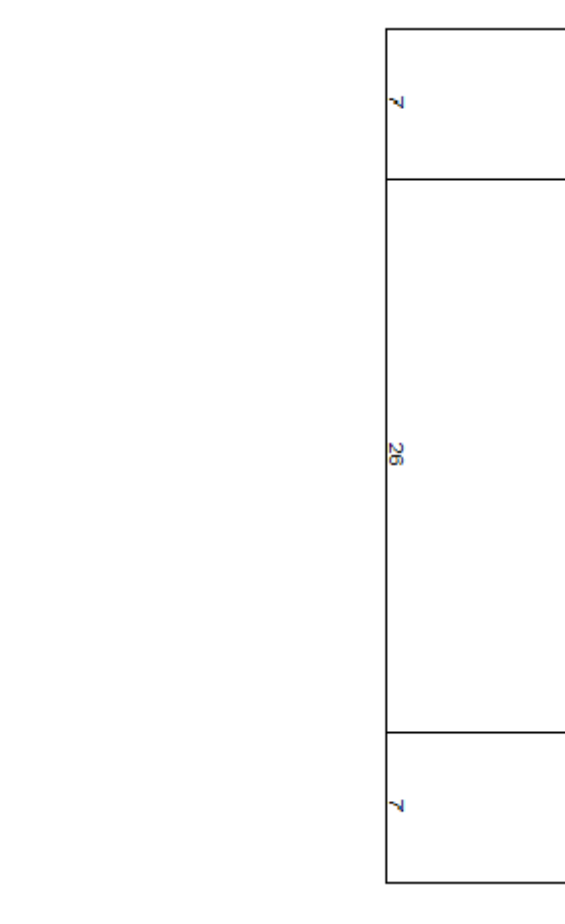


OWNER INFORMATION	SALES HISTORY	PICTURE												
GOFF, PETER B ESTATE OF MARJORIE H GOFF PO BOX 2 CAMPTON, NH 03223	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>01/07/1972</td> <td>1157</td> <td>445</td> <td>U V 99</td> <td></td> <td>UNSPECIFIED</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	01/07/1972	1157	445	U V 99		UNSPECIFIED	
Date	Book	Page	Type	Price	Grantor									
01/07/1972	1157	445	U V 99		UNSPECIFIED									
LISTING HISTORY	NOTES													
03/28/22 JJRE 05/29/18 JJRE INFO @ DOOR 02/22/12 JD00 MEASUR+LISTED 08/27/07 MP01 MEASUR+1 VISIT 05/06/04 ND00 MEASUR+LISTED	WHITE. FD=5%=FUSES, DRT BSMT, LAYOUT, UPSTRS ATTIC INS ONLY, WINDOWS NEED UPDATING 12 M&L: ADJ INT FLR. 17M&L: ADJ'D EPF TO EPU; 19FR: ADJD OPU'S TO OPF'S													

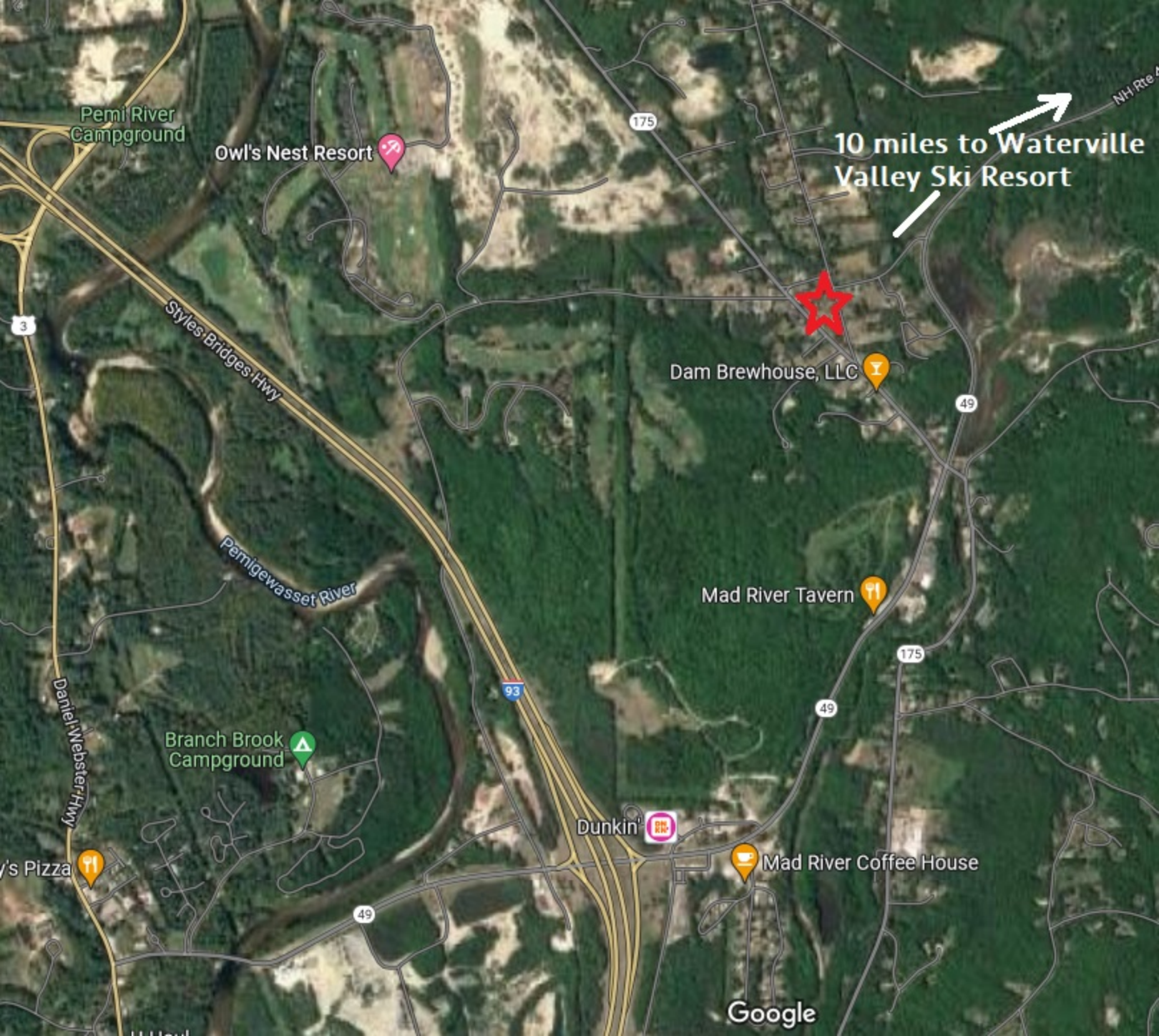
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	CAMPTON ASSESSING OFFICE					
GARAGE - 1ST	400	20 x 20	100	22.00	70	6,160	DIRT FLR						
6,200													
PARCEL TOTAL TAXABLE VALUE													
Year	Building	Features	Land										
2020	\$ 116,300	\$ 6,200	\$ 56,000	Parcel Total: \$ 178,500									
2021	\$ 116,300	\$ 6,200	\$ 56,000	Parcel Total: \$ 178,500									
2022	\$ 116,300	\$ 6,200	\$ 56,000	Parcel Total: \$ 178,500									

LAND VALUATION										LAST REVALUATION: 2019				
Zone: RESIDENTIAL Minimum Acreage: 1.00 Minimum Frontage: 1					Site: RESIDENTIAL Driveway: Road:									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	0.600 ac	56,000	E	100	100	100	100	100 -- LEVEL	100	56,000	0	N	56,000	
0.600 ac										56,000		56,000		

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS								
	<p>GOFF, PETER B ESTATE OF MARJORIE H GOFF PO BOX 2 CAMPTON, NH 03223</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Campton Village</td> <td>% 100</td> </tr> </tbody> </table>	District	Percentage	Campton Village	% 100	<p>Model: 2.00 STORY FRAME CAPE Roof: GABLE HIP/ASPHALT Ext: WOOD SHINGLE Int: DRYWALL Floor: HARDWOOD/LINOLEUM OR SIM Heat: OIL/FA DUCTED</p> <p>Bedrooms: 4 Baths: 1.0 Fixtures: 3 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AVG+10</p> <p>Com. Wall: Size Adj: 0.9519 Base Rate: RSA 89.00 Bldg. Rate: 0.9650 Sq. Foot Cost: \$ 85.88</p>				
District	Percentage										
Campton Village	% 100										
PERMITS											
<table border="1"> <thead> <tr> <th>Date</th> <th>Permit ID</th> <th>Permit Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Date	Permit ID	Permit Type	Notes				
Date	Permit ID	Permit Type	Notes								

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING SUB AREA DETAILS																																								
	<p>GOFF, PETER B ESTATE OF MARJORIE H GOFF PO BOX 2 CAMPTON, NH 03223</p>	<table border="1"> <thead> <tr> <th>ID</th> <th>Description</th> <th>Area</th> <th>Adj.</th> <th>Effect.</th> </tr> </thead> <tbody> <tr> <td>EPU</td> <td>ENCL PORCH</td> <td>210</td> <td>0.35</td> <td>74</td> </tr> <tr> <td>OPF</td> <td>OPEN PORCH FIN</td> <td>420</td> <td>0.25</td> <td>105</td> </tr> <tr> <td>ATU</td> <td>ATTIC</td> <td>780</td> <td>0.10</td> <td>78</td> </tr> <tr> <td>UFF</td> <td>UPR FLR FIN</td> <td>780</td> <td>1.00</td> <td>780</td> </tr> <tr> <td>FFF</td> <td>FST FLR FIN</td> <td>780</td> <td>1.00</td> <td>780</td> </tr> <tr> <td>BMU</td> <td>BSMNT</td> <td>780</td> <td>0.15</td> <td>117</td> </tr> <tr> <td>GLA:</td> <td>1,560</td> <td>3,750</td> <td></td> <td>1,934</td> </tr> </tbody> </table>	ID	Description	Area	Adj.	Effect.	EPU	ENCL PORCH	210	0.35	74	OPF	OPEN PORCH FIN	420	0.25	105	ATU	ATTIC	780	0.10	78	UFF	UPR FLR FIN	780	1.00	780	FFF	FST FLR FIN	780	1.00	780	BMU	BSMNT	780	0.15	117	GLA:	1,560	3,750		1,934	<p style="text-align: center;">2019 BASE YEAR BUILDING VALUATION</p> <p>Market Cost New: \$ 166,092 Year Built: 1920 Condition For Age: AVERAGE 25 % Physical: Functional: OBSLNC 5 % Economic: Temporary: Total Depreciation: 30 %</p> <p>Building Value: \$ 116,300</p>
ID	Description	Area	Adj.	Effect.																																							
EPU	ENCL PORCH	210	0.35	74																																							
OPF	OPEN PORCH FIN	420	0.25	105																																							
ATU	ATTIC	780	0.10	78																																							
UFF	UPR FLR FIN	780	1.00	780																																							
FFF	FST FLR FIN	780	1.00	780																																							
BMU	BSMNT	780	0.15	117																																							
GLA:	1,560	3,750		1,934																																							





Pemi River Campground

Owl's Nest Resort

10 miles to Waterville Valley Ski Resort

Styles Bridges Hwy

Pemigewasset River

Dam Brewhouse, LLC

Mad River Tavern

Branch Brook Campground

Dunkin'

Mad River Coffee House

's Pizza

Google

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



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. SELLER: Pat B Goff Estate

2. PROPERTY LOCATION: 21 Mad River Rd Campton, NH

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

4. SELLER: has has not occupied the property for _____ years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public 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: ONE
 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: next to house Location Unknown Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

SELLER(S) INITIALS PTB / _____

BUYER(S) INITIALS _____ / _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: _____

d. LEACH FIELD: Yes No Other _____
 IF YES, Location: _____ Size: _____ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
 IF YES, has a site assessment been done? Yes No Unknown
 Source of Information: _____
 Comments: _____

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

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

8. HAZARDOUS MATERIAL

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

b. **ASBESTOS - Current or previously existing:**
 As insulation on the heating system pipes or ducts? Yes No Unknown
 In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
 In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
 If YES, Source of information: _____
 Comments: _____

c. **RADON/AIR - Current or previously existing:**
 Has the property been tested? Yes No Unknown
 If YES: Date: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No
 Comments: _____

SELLER(S) INITIALS AS | _____

BUYER(S) INITIALS _____ | _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: _____

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 unknown

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? _____

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? unknown

i. Heating System Age: unknown Type: Forced Hot Air Fuel: Oil Tank Location: Basement

Owner of Tank: Estate

Annual Fuel Consumption: _____ Price: unknown Gallons: _____

Date system was last serviced and by whom? Dear River / unknown

Secondary Heat Systems: n/a

Comments: _____

j. Roof Age: _____ Type of Roof Covering: unknown

Moisture or leakage: unknown

Comments: _____

SELLER(S) INITIALS [Signature] / _____

BUYER(S) INITIALS _____ / _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION:

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

Moisture or leakage: unknown

Comments: _____

l. Chimney(s) How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____

Comments: _____

m. Plumbing Type: unknown Age: _____

Comments: _____

n. Domestic Hot Water: Age: unknown Type: electric Gallons: _____

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

Comments: _____

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

Comments: n/a

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

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

Comments: unknown

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: No central air Age: _____ Date Last Serviced and by whom: _____

Comments: _____

t. Pool: Age: _____ Heated: Yes No Type: NONE 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 NONE

Comments: _____

v. Internet: Type Currently Used at Property: NONE

w. Other (e.g. Alarm System, Irrigation System, etc.) n/a

Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS [Signature] / _____

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 21 Mad River Rd Campton, NH

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

[Empty box for additional comments]

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

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

Jessie [Signature] 5-22-22

[Empty signature box] [Empty date box]

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.

[Empty signature box] [Empty date box]

[Empty signature box] [Empty date box]

SELLER(S) INITIALS [Signature] [Empty box]

BUYER(S) INITIALS [Empty box] [Empty box]

**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: 21 Mad River Rd Campton, NH

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).
unknown
 - (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.

Suzanne L. Brown 5-22-22

Seller Date

Purchaser Date

[Signature] 5-22-22

Agent Date

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

To view the Property Transfer Lead Paint Notification [click here](#).

QUITCLAIM DEED

I, Russell E. Goff, Jr. of Salem, Rockingham County, State of New Hampshire, for consideration paid, grant to Marjorie H. Goff and Peter B. Goff, both of Campton, Grafton County, State of New Hampshire, as tenants in common, with Quitclaim covenants, all my right, title and interest in a certain tract of land with the buildings thereon situate in Campton Village in said Campton, more particularly bounded and described as follows:

The property being known as Foss Field, or lot, beginning at a stone post at the Northwest corner of land now or formerly of Irving Brown; thence Northerly along the East side of Main Street, so-called, in said Campton Village a distance of ninety-one feet (91') to a stone post at the Southwest corner of land now or formerly of the Estate of Arthur J. Moody or a certain McCoy; thence Easterly along said McCoy land to a stone post by the side of Mad River Street, so-called, a distance of five (5) rods two feet (2') to the Northeast corner of land owned now or formerly by the Foss Estate to a stone post; thence Westerly along land of said Brown and Foss Estate to the point of beginning.

Excepting and reserving a small strip of land sold to M. S. Gatchell, now or formerly owned by Irving Brown, commencing at the Northwest corner of said Brown land running Northerly on said Brown line a distance of one hundred eleven feet (111') to said Brown's Northeast corner; said strip being one foot (1') in width.

The conveyance is made subject to an outstanding mortgage to Plymouth Guaranty Savings Bank, the mortgage deed being dated June 22, 1946, and recorded in Grafton County Registry of Deeds Book 740, Page 285.

My title to the within described premises is derived from the Estate of Harriet G. Goff, who died September 18, 1965; her estate having been settled in Grafton County Probate Court.

I, Elizabeth E. Goff, wife of the Grantor, hereby release my right of homestead and other interests in the within conveyed premises.

WITNESS our hands and seals this 12 day of December, 1971.

Walter L. Murphy

Witness

Elizabeth E. Goff

Russell E. Goff, Jr.

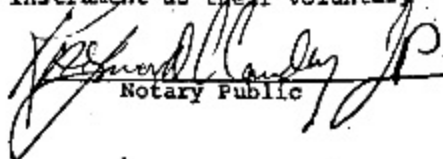


LAW OFFICES OF
WALTER L. MURPHY
87 HIGHLAND STREET
PLYMOUTH,
NEW HAMPSHIRE 03301

STATE OF NEW HAMPSHIRE)
COUNTY OF) SS.

December 22 , 1971

Before me, the undersigned officer, personally appeared Russell E. Goff, Jr. and Elizabeth E. Goff and acknowledged that they executed the foregoing instrument as their voluntary act and deed.


Notary Public

My Commission Expires:

Aug - 1974

Received and recorded Jan. 7, 1972 8:30 A.M.

Charles A. Wood, Register
103-11-10

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): The Estate of Peter B. Goff	Buyer(s): _____
Street: _____	Street: _____
City/State/Zip: _____	City/State/Zip: _____
Telephone #: _____	Telephone #: _____

2. Property: Land Land & Buildings Condo Other: _____
 Street Address: 21 Mad River Road City/Town: Campton
 County: Grafton State: New Hampshire
 Also known as Tax Map 4, Lot 14, Sub-Lot 6 with deed recorded at the Grafton County Registry of Deeds at Book 1157 Page 445.

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, to be delivered to Paul McInnis, LLC no later than June 30th at 1:00 p.m. and is NON-REFUNDABLE, except as provided below: \$ _____

BALANCE DUE AT TRANSFER OF TITLE: \$ _____

4. Transfer of Title: In accordance with the terms of the auction sale, title shall be transferred and the balance of the purchase price paid on or before August 12th, 2022 at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at the Grafton County Registry of Deeds in Haverhill, NH on August 12th at 10:00 a.m.
5. Title shall be transferred by Fuduciary deed free of all liens, subject to all easements and restrictions of record. Buyer acknowledges that Buyer has determined the status of the real estate title and agrees to take title to the property "as is".
6. Seller shall keep the premises insured during the term of this Agreement. In the event of damage by fire, or other casualty, with loss greater than \$5,000 the Seller shall either restore

 Seller

 Buyer

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

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

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

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

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

Seller

Buyer

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

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

16. Addenda Attached ___Yes, X No

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

Susan Goff, Administrator Date

Purchaser: _____ Date

Revised: January 2019

© 2022 Paul McInnis LLC

Seller

Buyer

How to Bid Online

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

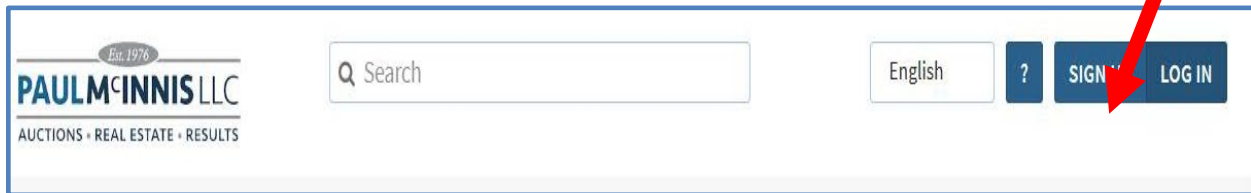
The bidder registration form can be found on the last page of the property information package. It can be delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862, It can be emailed to admin@paulmcinnis.com or sent electronically through Dotloop. To use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

At the time of registration, you will be required to deliver your refundable bidder deposit of \$5,000 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, June 30th at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$5,000 bidder deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000 U.S. dollars.

To deliver the bidder deposit by physical check, you may deliver the \$5,000 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 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.

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

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



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



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



AUCTIONS - REAL ESTATE - RESULTS

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

Email completed form to
admin@paulmcinnis.com

ONLINE BIDDER REGISTRATION FORM • 22PM-07
BIDDING STARTS: Wednesday, June 22nd at 9:00 a.m.
BIDDING ENDS: Wednesday, June 29th at 1:00 p.m.
PROPERTY: 21 Mad River Road, Campton, 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 deliver your refundable bidder deposit of \$5,000 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, June 30th at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$5,000 bidder deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000 U.S. dollars.

Terms: A \$5,000 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, June 30th at 1:00 p.m. with the balance due at closing within 45 days of the auction. A 10% buyer's premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Fiduciary Deed. Offered subject to confirmation of the Administrator

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-07 Reviewed by:
