

AUCTION

Property A



Property B



Property C



3 Properties – 2 Homes and Acreage

Estate of Helen L. Savage

Live Webcast: Tuesday, September 27th at 11:00 a.m.

Place pre-bids online beginning Tuesday, September 20th

Property A) 651 South Road is a 15.93 ± acre lot with 825 ± feet of road frontage, with an access easement off West Road. The site is improved with a 42' x 60' Morton building and another 42'x75' wood frame building. Tax Map 3, Lot 3. 2022 Assessed Value \$616,400.

Property B) 309 West Road is a 1.5 ± acre lot improved with a 2-story colonial home with an attached 2-car garage and a 34' x 60' storage barn. The home has been virtually unoccupied since completed in 2004. The septic was designed for 3 bedrooms and there is plenty of unfinished space on third floor and above garage to add a bedroom with further town approvals. This property is ideally located east of Route 1 and just a short distance to the ocean. Tax Map 3, Lot 7. 2022 Assessed Value \$1,130,200.

Property C) 325 West Road is a 1.38 ± acre lot improved with a 3-bedroom mid-century Deck House built in 1989. (DeckHouse.com) The original features of this home are intact and could be easily updated. Added decks and solariums will require removal or renovations. There is a 54'x36' detached, oversized 3-bay garage. Tax Map 3, Lot 6. 2022 Assessed Value \$706,000.

Inspection: By *appointment only* on September 16, 20, 21, and 23. Please email: info@paulmcinnis.com to schedule your appointment.

The properties will be offered individually, in combination and in the entirety

Terms: A \$10,000 deposit per property 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, Wednesday, September 28th at 1:00 p.m., with the balance due at closing within 45 days of the auction. A 7% Buyer's Premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Fiduciary Deed. Sale Per order of the Court-appointed co-administrators and all bids are subject to their approval.

Est. 1976

PAUL^CINNIS LLC

AUCTIONS • REAL ESTATE • RESULTS

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Locus Maps

Property A, Lot 1 – 651 South Road (15.93 +/- Acre Lot)

- Executive Summary
- Assessor's Card
- 2022 Revaluation Letter
- 2022 Tax Bill
- Photo Page
- Property Disclosure
- Proposed Deed

Property B, Lot 2 – 309 West Road (2-Story Colonial)

- Executive Summary
- Assessor's Card
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- Property Disclosure, Building Permit, Certificate of Occupancy, Septic Approval
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Property C, Lot 3 - 325 West Road (Deck House)

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- 2022 Tax Bill
- Photo Page
- Property Disclosure, Septic Plan
- Proposed Deed

Additional Documents

- 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.

AUCTIONEER'S NOTE

Paul McInnis LLC has been commissioned by the court appointed Co-Administrators of the Helen L. Savage Estate to sell, at auction, the assets of the estate. The assets include three pieces of real estate (featured in this package) as well as the remaining personal property. The auction for the personal property can also be found on our website or at paulmcinnis.nextlot.com.

The Savage family acquired this real estate which totals 18.73 acres, around 1974. From 1987-1989 the family built the Deck House and in 2004 the colonial home was completed but has never been occupied.

We will be offering the three pieces of real estate by way of live virtual webcast with pre-bidding. The auction is comprised of two parts, the online-only pre-bidding followed by the live webcast portion of the auction. Pre-bidding will stop at 10 a.m. on Tuesday, September 27th and will be rolled into the live webcast which will start September 27th at 11 a.m. This will happen on the same webpage, just refresh your screen prior to 11 a.m.

Since the three properties are abutting, we will be offering them individually, in combination, and in the entirety. The purpose is to allow bidders the opportunity to bid on just what they want. During the live webcast portion the auctioneer will announce what property or combination of properties he is asking for bids on at that moment. The auctioneer will start the auction with Lot Number 1 through Lot Number 3 posting the high bids and marking the bids as pending. He will then proceed with the combination Lots 4 through 6. All bids on all 6 Lots will remain open and additional rounds of bidding at the direction of the auctioneer will occur until the auctioneer either declares a lot sold, passed, or closed.

Because of the dynamic method of bidding, it is important to listen to the auctioneer for instructions as you will be able to hear and see him on the live video feed as exemplified below.

The screenshot displays the Paul McInnis LLC auction website interface. The header includes the company name, "11 Parcel Land Auction", and contact information. The main content area is divided into several sections:

- Catalog:** Lists three lots: #1 (Parcel B Bible Hill Rd 42 +/- Acres, Pending), #2 (Parcel A Charlestown 33 +/- Acres, BIDDING NOW), and #3 (Parcel C Bible Hill Rd. 231 +/- Acres).
- Live Video Feed:** Shows an auctioneer at a podium with a microphone. A "VIEW ONLY! USD 25,000" button is visible below the video.
- Now Bidding: Single Lot:** Focuses on Lot #2, Parcel A Charlestown 33 +/- Acres, with a satellite map view.
- Bid History:** A table showing recent bids:

Bid Amount	Lot Number	Location
USD \$24,000	3845	(Lincoln)
USD \$23,000	3783	(Claremont)
USD \$22,000	3845	(Lincoln)
USD \$21,000	3891	(Claremont)

The interface also includes an online chat window, language selection options (ENG, ESP, NLD, FRA, DEU), and a "Powered by NextLot" logo.

If you have any questions about the properties or the auction process, feel free to email paul@paulmcinnis.com or justin@paulmcinnis.com



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

651 South Road, 309 & 325 West Road, Rye, NH

PRE-BIDDING OPENS: **Tuesday, September 20th at 6:00 a.m.**

PRE- BIDDING CLOSES: **Tuesday, September 27th at 10:00 a.m.**

LIVE VIRTUAL AUCTION - **Tuesday, September 27th at 11:00 a.m.**

ITEMS TO COMPLETE –

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

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

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



GENERAL TERMS & CONDITIONS

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

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.

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

BIDDER DEPOSIT: At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$10,000 for each property you plan to bid on, 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 Wednesday, September 28th at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 Bidder Deposit for each property as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$10,000 Bidder Deposit for each property to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST a digital payment platform. You may request this option by emailing admin@paulmcinnis.com. Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, a bidding number will be provided to you.

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

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

ONLINE PRE-BIDDING: The pre-bidding will open on Tuesday, September 20th at 6:00 a.m. and the pre-bidding will close on Tuesday, September 27th at 10:00 a.m.

LIVE WEBCAST AUCTION: Tuesday, September 27th at 11:00 a.m. the Live Virtual Auction will begin. Bidders should be logged in on their paulmcinnis.nextlot.com account prior to 11:00 a.m. It is important to follow the instructions of the auctioneer to follow along during the auction. The auctioneer will start the auction with Lot Number 1 through Lot Number 3 posting the high bids and marking the bids as pending. Then proceed with the combination Lots 4 through 6. All bids on all 6 Lots will remain open and additional rounds of bidding at the direction of the auctioneer will occur until the auctioneer either declares a lot sold, passed, or closed. All bids are subject to the co-Administrators' right to accept or reject any or all bids.

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 Administrators, 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 Administrators, 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 Administrators, Paul McInnis LLC or their agents.

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

SUCCESSFUL BIDDER: The successful bidder is defined as, that registered bidder who placed the highest bid as declared by the Auctioneer and the highest bid being acceptable to the Administrators. 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 exhibits, addendums and Administrators disclosure forms without any changes or additional terms and deliver 10% of the total purchase price as the earnest money deposit no later than Wednesday, September 28th, at 1:00 p.m. Only the Buyer's Name, the Property Address, Bid Price, 7% Buyer's Premium, Total Purchase Price, Earnest Money Deposit, and the Balance Due Amount will be entered into the real estate Purchase & Sale Agreement.

EARNEST MONEY DEPOSIT: The Successful Bidder will be required to tender an EARNEST MONEY DEPOSIT equal to Ten Percent (10%) of the Total Purchase Price, and sign the Purchase and Sale Agreement no later than Wednesday, September 28th, at 1:00 p.m. The deposit must be by wire transfer or check payable to Paul McInnis LLC Escrow Account in U.S. funds. Should the successful bidder fail to execute the Purchase and Sale Agreement and tender the EARNEST MONEY DEPOSIT, the Bidder agrees to forfeit the Registration Deposit which shall become a **NON-REFUNDABLE, NON-COMPLIANCE FEE.****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 deposit will be forfeited and become NON-REFUNDABLE.

RESERVATION OF RIGHTS: All bids are subject to confirmation of the Administrators. Administrators reserves the right to accept or reject the high bid on any individual parcel or combination of parcels. The Administrators has the sole and absolute discretion to negotiate with any other 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

BIDDING SEQUENCE

Property A



Property B



Property C



<u>Lot 1</u>	Property A	651 South Road, 15.93 +/- acre lot with 2 Barns
<u>Lot 2</u>	Property B	309 West Road, 2-story colonial
<u>Lot 3</u>	Property C	325 West Road, Deck House
<u>Lot 4</u>	Property A&B	651 South Road, 15.93 +/- acre lot + 309 West Road, 2-story colonial in combination
<u>Lot 5</u>	Property A&C	651 South Road, 15.93 +/- acre lot + 325 West Road, Deck House in combination
<u>Lot 6</u>	Property A, B & C	651 South Road, 15.93 +/- acre lot + 309 West Road, 2-story Colonial + 325 West Road, Deck House in the entirety

Each property will be offered individually or in combinations. It is important to follow the verbal instructions of the auctioneer during the auction. The auctioneer will start the auction with Lot Number 1 through Lot Number 3 posting the high bids and marking the bids as pending. He will then proceed with the combination Lots 4 through 6. All bids on all 6 Lots will remain open and additional rounds of bidding at the direction of the auctioneer will occur until the auctioneer either declares a lot sold, passed, or closed. All bids are subject to the Administrator's right to accept or reject any or all bids.



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



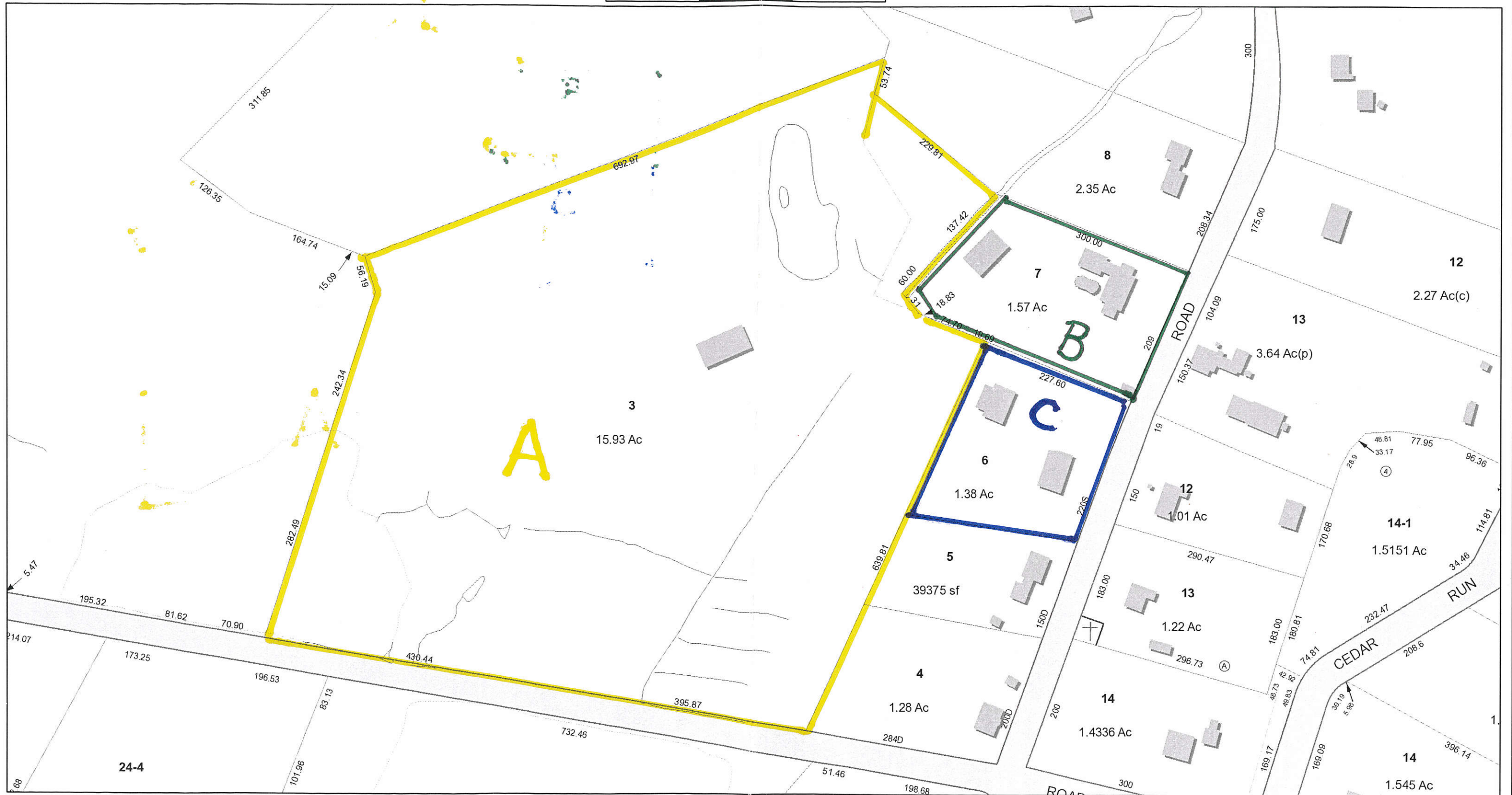
Rye, NH

1 inch = 137 Feet



May 24, 2022

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.

SUBDIVISION OF LAND LOTS 3-5 ~ WEST ROAD RYE, NEW HAMPSHIRE FOR: JOHN W. & HELEN SAVAGE

SCALE: 1 INCH = 40 FEET

JUNE 1980

JOHN W. DUBBIN ASSOCIATES INC.
ENGINEERS, SURVEYORS & DESIGNERS
PORTSMOUTH - ROCHESTER

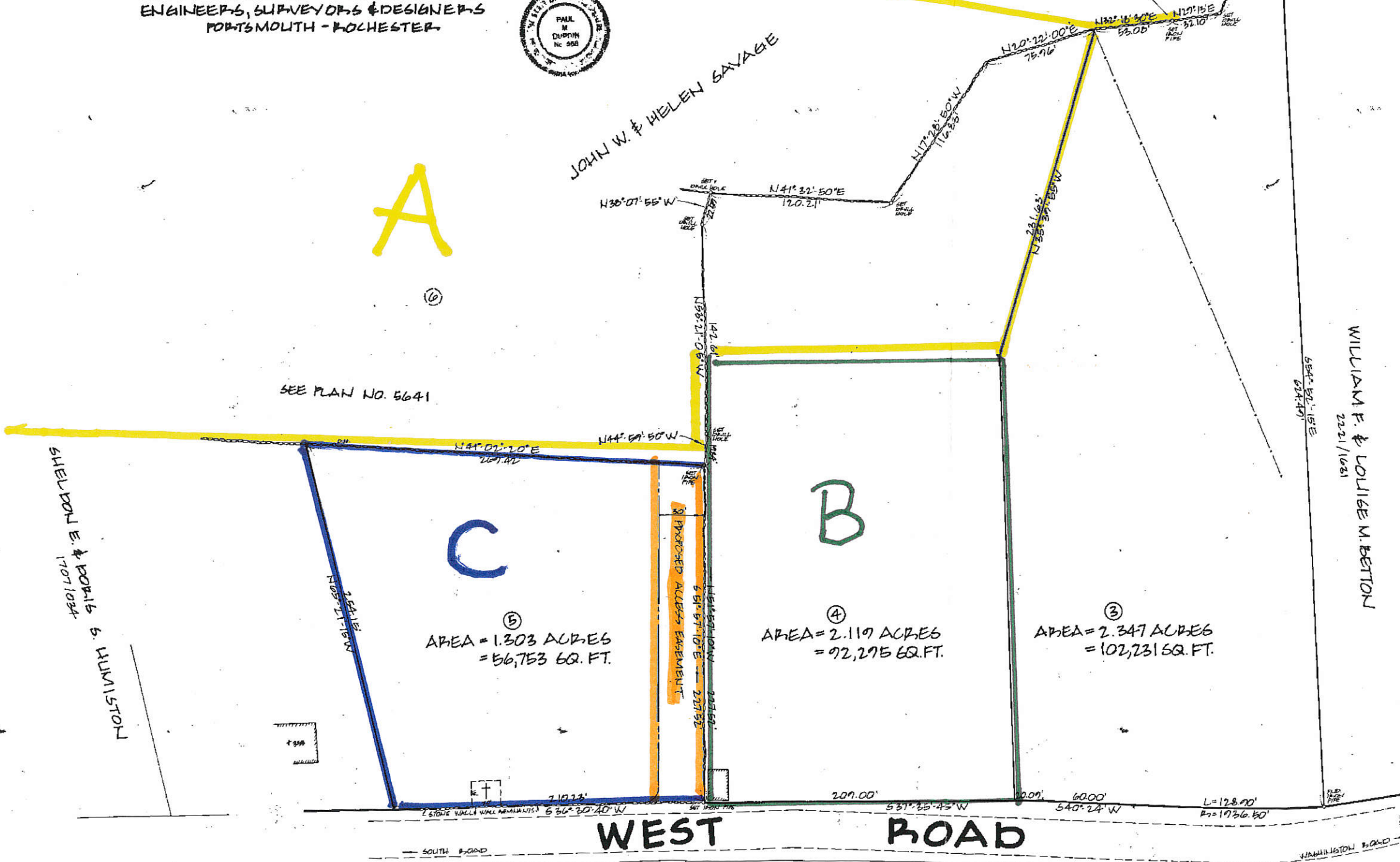
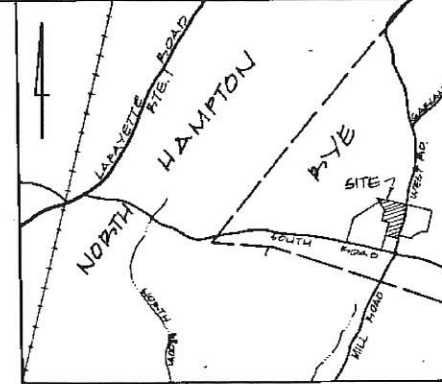
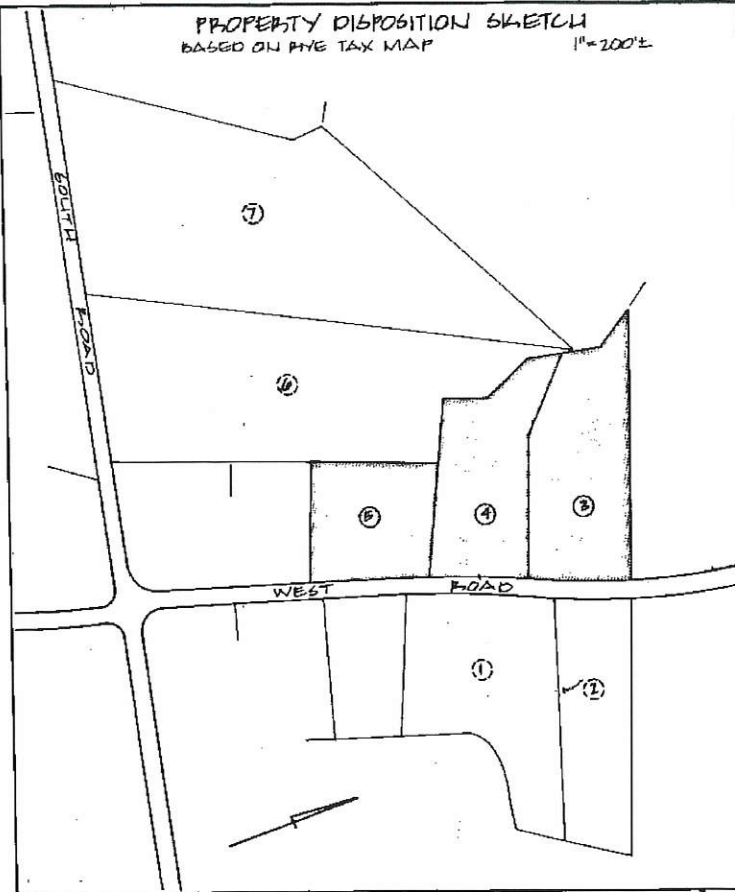


A

JOHN W. & HELEN SAVAGE

WALTER D. BLEWETT ESTATE

WILLIAM F. & LOUISE M. BETTON
2221/1681



SEE PLAN NO. 5641

SHELDON E. & ROBERT S. HUMISTON
1707/1024

AREA = 1.303 ACRES
= 56,753 SQ. FT.

AREA = 2.117 ACRES
= 92,295 SQ. FT.

AREA = 2.347 ACRES
= 102,231 SQ. FT.

WEST ROAD

JOHN & MARJORIE L. COMACK
2179/425

OTHER LAND OF
JOHN & HELEN SAVAGE

BURDETTE BARRETT
2041/261

SEE PLAN NO. 5639

N.H.W.S. & P.C.C. SUB. APP. NO. 13626

FILE NO. 3310
PLAN NO. 5640-1

D-9619

NOTE
THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS BY THE CHAIRMAN OF THE RYE BOARD OF SELECTMEN AS A RESULT OF A DECISION BY THE NEW HAMPSHIRE SUPREME COURT IN THE CASE OF SAVAGE VS. TOWN OF RYE, DECIDED JUNE 12, 1980. THIS DECISION BEING BASED ON THE FAILURE OF THE PLANNING BOARD TO DISAPPROVE THIS PLAT WITHIN 90 DAYS OF SUBMISSION AS REQUIRED BY RSA 36:23 (SUPP).

Chairman
Board of Selectmen

APPROVED FOR RECORD

CHMN. RYE, N.H. PLANNING BOARD

1/80

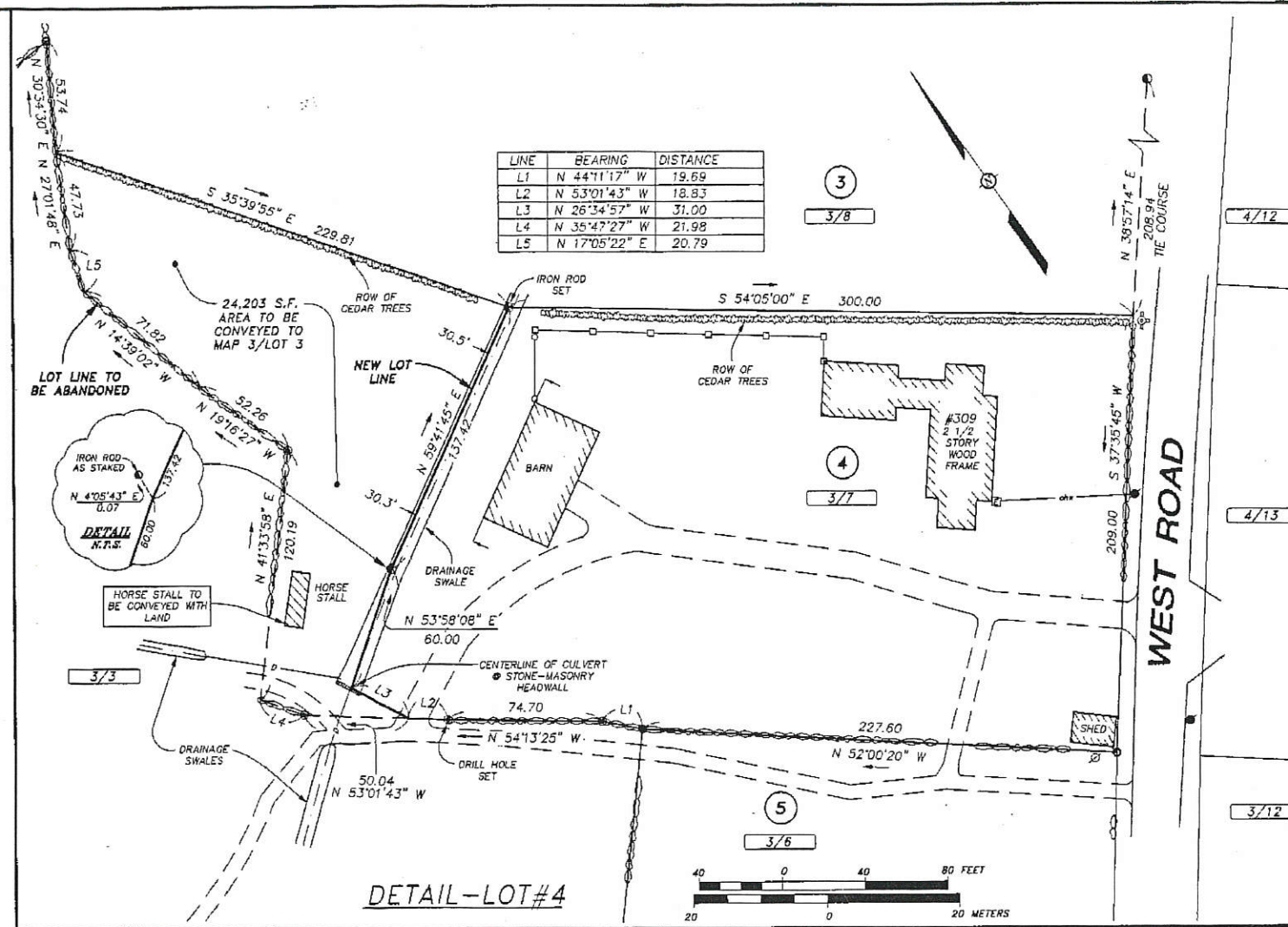
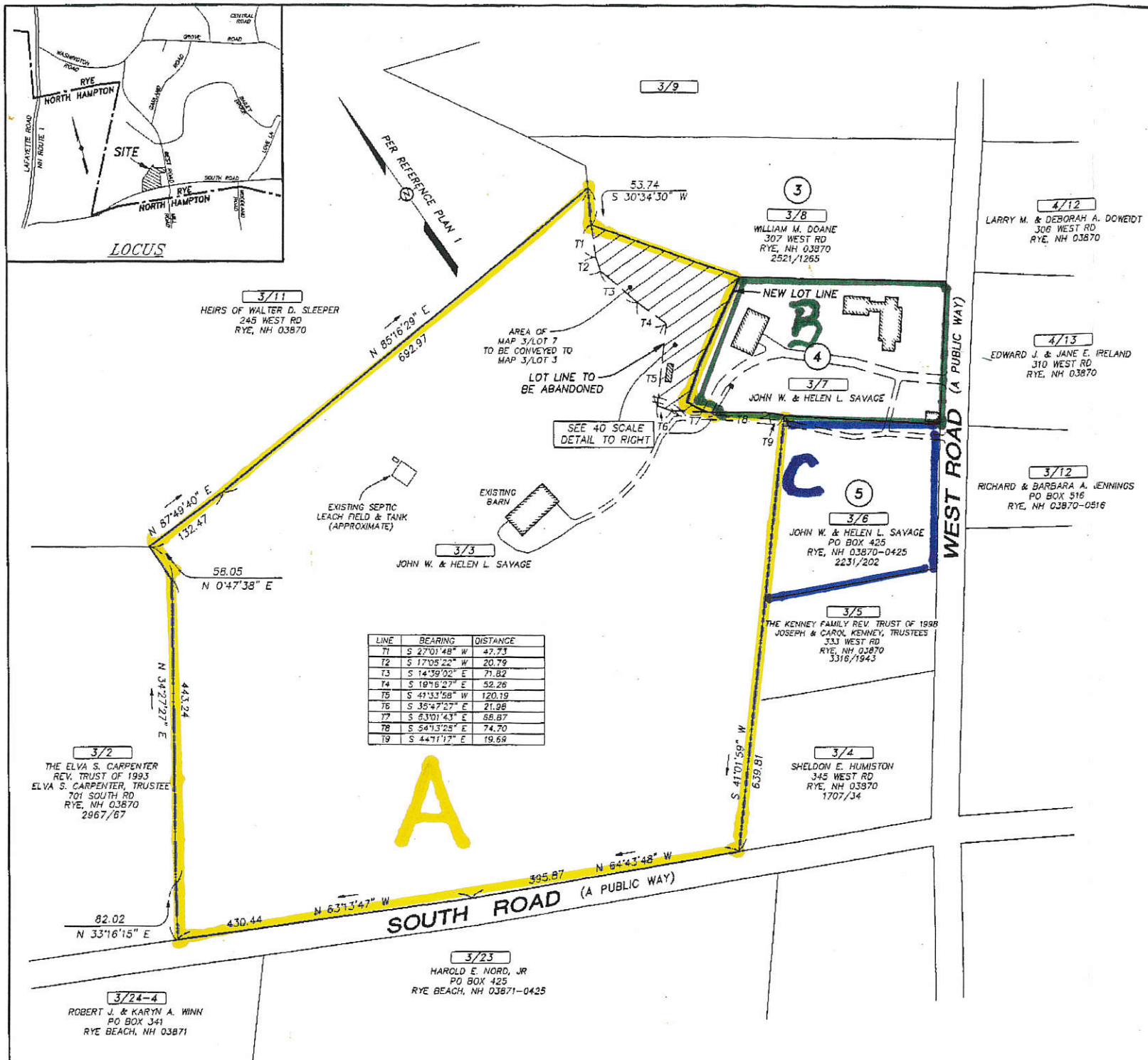


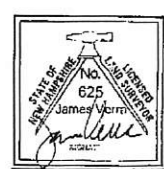
TABLE OF AREAS

MAP/LOT	OLD AREA	NEW AREA
3/3	669,625 S.F. 15.372 ACRES	693,828 S.F. 15.928 ACRES
3/7	92,610 S.F. 2.126 ACRES	68,407 S.F. 1.570 ACRES

- NOTES:**
- OWNER OF RECORD..... JOHN W. & HELEN L. SAVAGE
ADDRESS..... PO BOX 425, RYE, NH 03870-0425
DEED REFERENCE..... 2219/386
TAX SHEET / LOT..... 3/7
OWNER OF RECORD..... JOHN W. & HELEN L. SAVAGE
ADDRESS..... PO BOX 425, RYE, NH 03870-0425
DEED REFERENCE..... 2231/202
TAX SHEET / LOT..... 3/3
 - ZONED..... SINGLE RESIDENCE FRONT YARD SETBACK..... 40'
MINIMUM LOT AREA 66,000 S.F. SIDE YARD SETBACK..... 20'
FRONTAGE..... 200' REAR YARD SETBACK..... 30'
 - THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
 - THE PARCEL SHOWN HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOOD HAZARD ZONE AS DEPICTED ON FLOOD INSURANCE RATE MAP TOWN OF RYE, NEW HAMPSHIRE, ROCKINGHAM COUNTY COMMUNITY-PANEL NO. 330141 0001 B, EFFECTIVE DATE JUNE 17, 1986 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - THE MONUMENTATION SHOWN HEREON, UNLESS OTHERWISE NOTED, WAS FIELD LOCATED 2/2001 WHILE PERFORMING A FIELD SURVEY.
 - THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF PARCEL 3/3. INFORMATION FOR THIS PARCEL WAS TAKEN FROM PLANS OF RECORD.

APPROVED FOR THE RECORD:

Robert J. Verra 5/16/01
RYE PLANNING BOARD DATE



REV. NO.	DATE	DESCRIPTION	JV
2	5/4/01	DETAIL IRON ROD SET	JV
1	4/3/01	SHOW BARN & SEPTIC SYSTEM - MAP 3/ LOT 3	JV

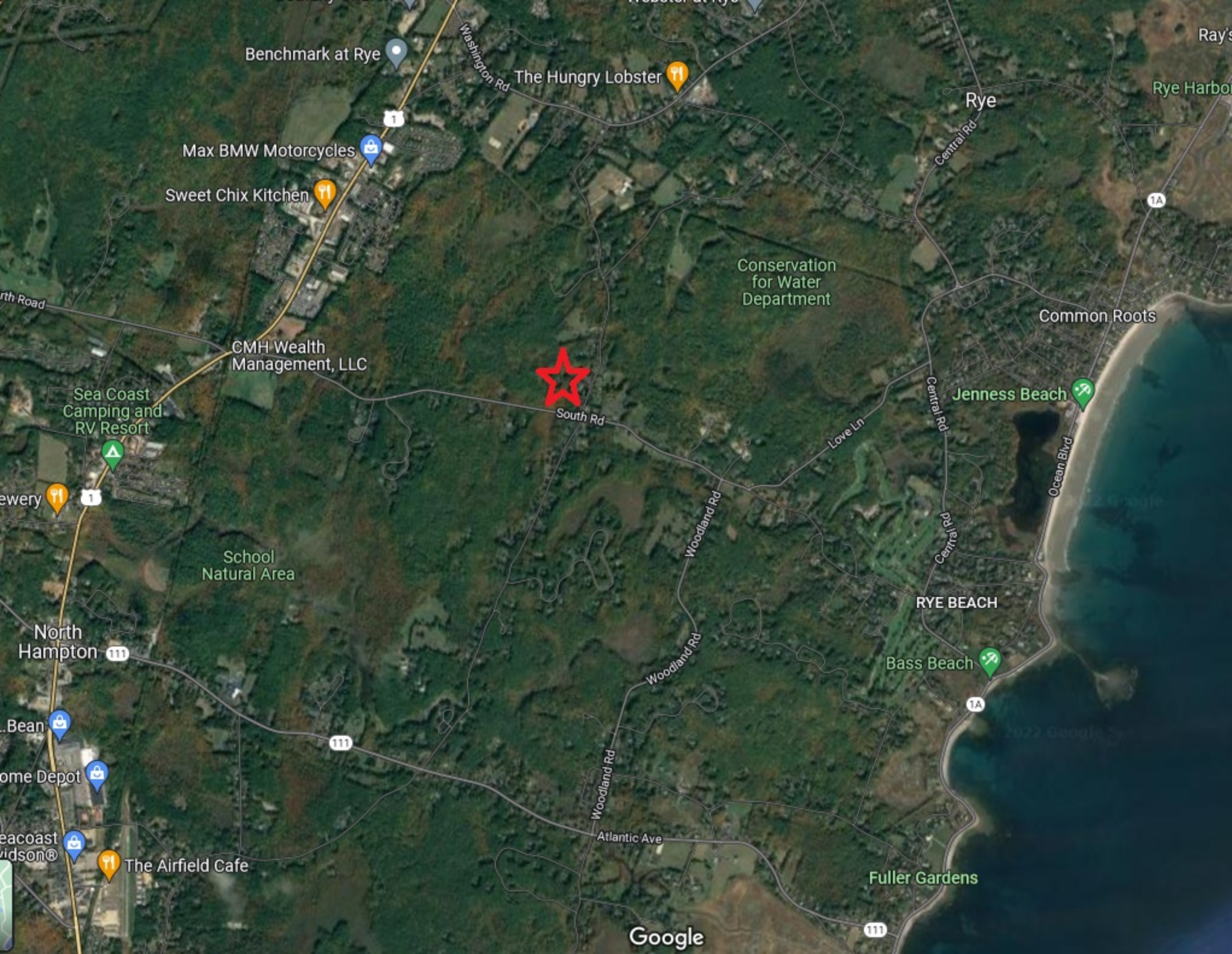
LOT LINE ADJUSTMENT
WEST & SOUTH ROADS
RYE, NEW HAMPSHIRE
for
JOHN W. & HELEN L. SAVAGE

JAMES VERRA and ASSOCIATES, INC.
445 U.S. ROUTE 1 BY-PASS
SUITE # 2
PORTSMOUTH, N.H. 03801
(603)436-3557

DATE: 2/22/01
JOB NO: 21309
SCALE: 1" = AS NOTED
DWG NAME: 21309LLA
PLAN NO: 21309
SHEET: 1 OF 1

JCS PROJECT MGR DRAWN BY
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D-29119



Benchmark at Rye

The Hungry Lobster

Rye

Max BMW Motorcycles

Sweet Chix Kitchen

Conservation
for Water
Department

Common Roots

CMH Wealth
Management, LLC



Jenness Beach

Sea Coast
Camping and
RV Resort

South Rd

Love Ln

RYE BEACH

Bass Beach

School
Natural Area

Woodland Rd

Woodland Rd

Woodland Rd

Atlantic Ave

Fuller Gardens

Google

North
Hampton

.Bean

Home Depot

Seacoast
Davidson®

The Airfield Cafe

1A

1A

111

111

111

111

111

Ray's

Rye Harbor

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EXECUTIVE SUMMARY PROPERTY A - LOT 1

ADDRESS	651 South Road Rye, NH
PROPERTY DESCRIPTION	Wooded tract of land 15.93 +/- acres 825 +/- foot frontage on South Road 30' wide access easement across 325 West Road (Property C) As shown on subdivision plan recorded in the Rockingham County of Deeds #D-9619
ROCKINGHAM COUNTY DEED REFERENCE	Book 2241, Page 0236
TOWN REFERENCE	Tax Map 3, Lot 3
2022 ASSESSED VALUE 2022 ANNUAL REAL ESTATE TAXES	\$616,400 \$5,108.90
UTILITIES	Reportedly there is or was a septic system, but no record found
LOT SIZE	15.93 ± Acres
BUILDINGS	Morton Building 42' x 60' x 11' 2 sliding doors, opening 17' W x 10" H Concrete floor and skylights Red Barn 42' x 75' (2) door openings 15' W x 12" H, skylights, concrete floor and mezzanine level
ZONING	SRE



[REGISTER NOW TO BID](#)

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.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2231 RYE, NH VISION						
SAVAGE HELEN L		1 Level		1 Paved	2 Suburban	Description	Code	Assessed	Assessed							
PO BOX 425		4 Rolling				RES LAND	1060	556,100	556,100							
RYE NH 03870		SUPPLEMENTAL DATA				RESIDNTL	1060	60,300	60,300							
Alt Prcl ID		FEMA 05 L		FEMA 15 L												
REX		FEMA 05 I		FEMA 15 I												
ACCT NU 6913		PRECINC 4:		Assoc Pid#												
COLOR																
LAND VA-LAND-RESD																
BLDG VA-BLDG-RESD																
GIS ID																
						Total		616,400	616,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SAVAGE HELEN L		2241 0236	07-31-1975	U	V	0	38	Year	Code	Assessed	Year	Code	Assessed			
SAVAGE JOHN W		2231 0202	12-06-1974	Q	V	27,750	00	2022	1060	556,100	2021	1060	409,700			
									1060	60,300	2020	1060	409,700			
												1060	60,300			
								Total	616,400	Total	470,000	Total	470,000			
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd	Nbhd Name	B	Tracing	Batch												
0001																
NOTES																
ACCESS FROM OWNER'S HOME SITE ON																
ABUTTING LOT 7. 2002-LOT LINE REV PER																
D-29119. 2003-ADD STORAGE BUILDING.																
2007-OWNERSHIP REVISED PER DEED.																
07-21 occupant says dog bites no measure																
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
6091	01-15-2002	NC	New Construct	20,595	07-08-2002	100	04-01-2003	STORAGE BLDG AFTER 4/1/	02-01-2022	PM			25	Revaluation Field Review		
									07-19-2021	CA			62	Quarterly Review- At Door		
									05-01-2019	PGM			60	Quarterly Review - Int		
									05-22-2017	MO			25	Revaluation Field Review		
									08-01-2012	KR			20	Update FR		
									12-27-2011	NL	08		00	Measur+Listed		
									05-27-2003	HP			45	Value Change Town		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	106V	AC LND IMP M	SRE		43,560 SF	8.50	1.00000	1	1.00	60	1.250	WET		1.0000	10.63	462,800
1	106V	AC LND IMP M	SRE		14.930 AC	10,000.00	1.00000	0	0.50	60	1.250	TOPO, WET. LOT LINE REV 4/		1.0000	6,250	93,300
Total Card Land Units					15.93 AC	Parcel Total Land Area					15.93	Total Land Value			556,100	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style:	94	Accessory Bldg								
Model	00	Vacant								
Grade:										
Stories:										
Occupancy										
Exterior Wall 1										
Exterior Wall 2										
Roof Structure:										
Roof Cover										
Interior Wall 1										
Interior Wall 2										
Interior Flr 1										
Interior Flr 2										
Heat Fuel										
Heat Type:										
AC Type:										
Total Bedrooms										
Total Bthrms:										
Total Half Baths										
Total Xtra Fixtrs										
Total Rooms:										
Bath Style:										
Kitchen Style:										
MHP										
					CONDO DATA					
Parcel Id		C		Owne		B		S		
Adjust Type	Code	Description		Factor%						
Condo Flr										
Condo Unit										
					COST / MARKET VALUATION					
					Building Value New			0		
					Base Rate			1.00		
					Net Other Adj					
					Eff. Base Rate			0		
					Year Built			0		
					Effective Year Built			0		
					Depreciation Code					
					Remodel Rating					
					Year Remodeled					
					Depreciation %					
					Functional Obsol			0		
					External Obsol			0		
					Trend Factor			1		
					Condition					
					Condition %					
					Percent Good					
					Cns Sect Rcnd					
					Dep % Ovr					
					Dep Ovr Comment					
					Misc Imp Ovr					
					Misc Imp Ovr Comment					
					Cost to Cure Ovr					
					Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BRN3	1 STORY W/L	L	2,592	28.00	2001		50		0.00	36,300
SHD1	SHED AVG	L	80	15.00	2001		50		0.00	600
SHD1	SHED AVG	L	64	15.00	2001		50		0.00	500
STB1	STABLE	L	208	14.00	2001		50		0.00	1,500
SHP1	WORK SHOP	L	2,520	17.00	2002		50		0.00	21,400
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch

Town of Rye
Assessor's Office
10 Central Road
Rye, NH 03870

SAVAGE HELEN L
PO BOX 425
RYE, NH 03870

July 12, 2022

Dear Property Owner:

In accordance with standards set forth by the State of New Hampshire Department of Revenue and Assessing Standards Board, the Rye Assessor's office, in conjunction with Municipal Resources, Inc. (MRI), has completed a reassessment of all properties in order to equalize assessments at fair market value as of April 1, 2022, as required.

The new assessed value of your property, listed below, was developed by the market analysis of two years of property sales within the Town of Rye. Please note that this is **NOT** a tax bill and that the new assessed value does not reflect any exemptions or tax credits. Current Use reduced values are reflected in the value.

Property ID: 2188	Location: 651 SOUTH ROAD	Map: 003 Block: 003 Lot: Unit:
2021 Assessed Value: \$470,000		2022 Preliminary Assessed Value: \$616,400

Please DO NOT apply the current tax rate to your preliminary assessed value, as a new tax rate will be set by the NH Department of Revenue Administration in the fall.

If you have questions or feel the preliminary assessed value does not reflect market value, you may schedule an appointment to meet with an MRI staff member for an informal review of your assessment. Valuation books will be available for public viewing at the Rye Town Office and the Rye Public Library and are viewable online on the Town's website. Specific property details are also available online or at the Town's assessing office.

Informal review hearings may be scheduled online at www.mrischedule.as.me anytime or by calling MRI's office at **(603) 279-0352** Monday through Friday, except holidays, between the hours of 9:00 am and 4:00 pm. Appointments will be available on a first come-first served basis and will be held **July 27, 2022, through August 8, 2022**. Please schedule your appointment no later than **August 3, 2022**, in order to meet with staff prior to **August 8, 2022**.

Hearings will be by appointment only. We are offering hearings in person, by telephone and through Zoom. Face coverings will be available for all in person hearings. All in person hearings will be at Rye Town Hall 10 Central Road, Rye, NH. Appointments are 20 minutes long and you may bring with you any evidence or supporting documentation regarding your property value.

If you are unable to attend a hearing in person, you may submit any information regarding your property in writing to the Town Offices prior to **August 3, 2022**, to request a review of your value. Mail to: Rye Assessing Office 10 Central Road, Rye NH 03870.

Please note that office staff will not be able to discuss your valuation or answer questions regarding your value if you call to schedule an appointment.

Sincerely,
Municipal Resources, Inc., and Town of Rye Assessing Office



TOWN OF RYE, N.H.
 10 CENTRAL ROAD
 RYE, NH 03870
 (603) 964-8562
REAL ESTATE TAX BILL

TAX COLLECTOR OFFICE HOURS
 8:00 AM - 4:30 pm
 MONDAY - FRIDAY

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2022	2022-1-243239	5/26/2022	8% if paid after:	7/1/2022

MAP/PARCEL NO.	LOCATION OF PROPERTY	AREA
003-003	651 SOUTH ROAD	15.93

OWNER OF RECORD		TAX CALCULATION	
SAVAGE HELEN L OFFICE OF PUBLIC GUARDIANSHIP 2 PILLSBURY STREET SUITE 400 CONCORD, NH 03301		1/2 Tax at 2021 Tax Rate	
		Town	\$1,316.00
		School	\$2,040.00
		County	\$461.00
		State	\$987.00
		Rye Water	\$306.00
		Less Credits	\$0.00
		Less Previously Paid	\$0.00
		Outstanding Bills	\$0.00
		Current Bill	\$2,554.45

TAX RATE PER \$1000	ASSESSED VALUATION
Town 2.80	Land 409,700.00
School 4.34	Building 60,300.00
County 0.98	
State 2.10	
Rye Water 0.65	
TOTAL 10.87	NET VALUE 470,000.00

INFORMATION FOR TAX PAYER

The taxpayer may, by March 1st, following the date of notice of tax and not afterwards. Apply in writing to the selectmen or assessor(s) for an abatement.

Eligible residents may apply for the tax deferral for elderly and disabled by March 1st.

If you are elderly, disabled, blind, a veteran or a veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement or deferral. For details and application information, contact the selectman's office. Applications for exemptions and/or credits must be filed on or before April 15th each year.

Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property.

Taxpayers desiring any information in regard to taxation, assessments, exemptions or change of address must refer all inquiries to the board of selectmen, not to the tax collector.

All taxes are assessed on April 1st of each year. Tax bills are mailed to the last known address.

PAYMENT POLICIES

- Post-dated checks cannot be accepted, and will be returned to the taxpayer.
- A \$25.00 fee plus all additional delinquency penalties and collection costs will be charged for any check returned by the bank for any reason.
- Payment of this bill does not prevent the collection of previous unpaid taxes, nor does error in the name of the person(s) taxed prevent collection.
- If you are not the present owner of this property, please forward to the proper owner. The tax collector is not responsible for payment on the wrong tax bill.
- If this bill is paid by check or money order, it is not considered paid until the check or money order is cleared by the bank.
- **Please make check payable to: TOWN OF RYE**

PAY PROPERTY TAXES ONLINE AT
<https://pay.eb2gov.com/ryenh>

Note: If your bank pays your tax bill, please send this bill to your bank.
If you have sold your property, please forward this bill to the new owner.

IF YOU WOULD LIKE A RECEIPT, PLEASE RETURN THE ENTIRE BILL AND A SELF-ADDRESSED STAMPED ENVELOPE

DETACH HERE

TOWN OF RYE, N.H.
REAL ESTATE TAX BILL

MAP/PARCEL NO.	LOCATION OF PROPERTY	TAX YEAR	BILL NUMBER	DUE DATE
003-003	651 SOUTH ROAD	2022	2022-1-243239	7/1/2022

8% APR Interest Charged After: 7/1/2022



Amount to Pay:

\$2,554.45

SAVAGE HELEN L
 OFFICE OF PUBLIC GUARDIANSHIP
 2 PILLSBURY STREET SUITE 400
 CONCORD, NH 03301





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



TO BE COMPLETED BY SELLER

1. SELLER: Hugh Flynn and Joe Troiano

2. PROPERTY LOCATION: 651 South Road, Eye, NH

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)**

N/A

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

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 _____

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

b. IF PUBLIC OR COMMUNITY/SHARED: _____
 Comments: installed years ago, not sure of status, overgrown

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 _____ Unknown
 IF YES: Size _____ Local on: _____ Installed By _____
 Date of installation of leach field _____
 Have you experienced any malfunctions? Yes No

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 _____

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

SELLER(S) INITIALS _____

BUYER(S) INITIALS _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 651 South Road, Rye, NH

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: _____

g. How is the property zoned? Residential 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: 42

2 barns on property 42x60 steel Metal Bld
42x75 pole Barn

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 [Signature]

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.

SELLER [Signature] DATE 8/2/22
CO-ADMIN

SELLER [Signature] DATE 8/30/22
CO-ADMIN. [Signature] Helen Savage

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 _____

FIDUCIARY DEED

(651 South Road, Rye, New Hampshire)

Hope M. Flynn and Joseph J. Tropiano, Co-Administrators of the Estate of Helen L. Savage, filed with the 10th Circuit–Probate Division–Brentwood as Case No. 318-2022-ET-876, having an address care of 100 International Drive, Suite 365, Portsmouth, New Hampshire 03801, by the power conferred by NH RSA 559:18 and every other power, for consideration paid of \$ _____, grant to _____, having an address of _____, a certain lot or parcel of land with the buildings and improvements thereon, located in Rye, in the County of Rockingham and State of New Hampshire, being shown as Lot 3/3 on a plan entitled “Lot Line Adjustment, West & South Roads, Rye, New Hampshire, for John W. & Helen L. Savage” by James Vera and Associates, Inc., dated February 22, 2001 and recorded in the Rockingham County Registry of Deeds as Plan No. D-29119. Said Lot 3/3 is more particularly bounded and described as follows:

Beginning at a point on the northerly side of South Road, so-called, said point being the westerly corner of the within described lot at land now or formerly of the Elva S. Carpenter Rev. Trust of 1993; thence running North 33° 16’ 15” East along land of said Carpenter Trust for a distance of 82.02 feet to a point; thence running North 34° 27’ 27” East along land of said Carpenter Trust for a distance of 443.24 feet to a point; thence running North 00° 47’ 58” East along land of said Carpenter Trust for a distance of 58.05 feet to a point at land now or formerly of the Heirs of Walter D. Sleeper; thence running North 87° 49’ 40” East along land of said Sleeper Heirs for a distance of 132.47 feet to a point; thence running North 85° 16’ 29” East along land of said Sleeper Heirs for a distance of 692.97 feet to a point at a stone wall and Lot 3 as shown on said plan; thence turning and running South 30° 34’ 30” West along said stone wall and said Lot 3 for a distance of 53.74 feet to a point at the intersection of the stone wall and a row of cedar trees; thence running South 35° 39’ 55” East along Lot 3 and the row of cedar trees for a distance of 229.81 feet to an iron rod set at Lot 4 as shown on said plan; thence turning and running South 59° 41’ 45” West along Lot 4, and along the “New Lot Line” as shown on said plan, for a distance of 137.42 feet to a point; thence running South 53° 58’ 08” West along Lot 4

and along the “New Lot Line” for a distance of 60.00 feet to a point; thence turning and running South 26° 34’ 57” East along Lot 4 for a distance of 31.00 feet to a point; thence running South 53° 01’ 43” East along Lot 4 to a drill hole set in a stone wall; thence running South 54° 13’ 25” East along said stone wall and Lot 4 to a drill hole set in the stone wall; thence running South 44° 11’ 17” East along said stone wall and Lot 4 to a drill hole set in the stone wall at the northerly corner of Lot 5 as shown on said plan; thence turning and running South 41° 01’ 59” West along Lot 5, and along land now or formerly of the Kenney Family Rev. Trust of 1998 and land now or formerly of Sheldon E. Humiston for a distance of 639.81 feet to a point on the northerly sideline of South Road; thence turning and running North 64° 43’ 48” West along South Road for a distance of 395.87 feet to a point; thence running North 63° 13’ 47” West along South Road for a distance of 430.44 feet to the point of beginning. Containing 15.928 acres according to said plan.

Lot 3/3 is conveyed TOGETHER WITH THE BENEFIT OF a 30 foot wide access easement across Lot 5 as shown on plan entitled “Subdivision of Land, Lots 3-5 ~ West Road, Rye, New Hampshire, For: John W. & Helen Savage,” recorded as Plan No. D-9619. The easement is to be used as a right of way over the 30 foot wide strip of land running along the northeasterly boundary of Lot 5 from West Road to the within described Lot 3/3, and permits the owners of Lot 3/3 to pass and repass along said easement area, by foot or vehicle, to the within described Lot 3/3 for any lawful and permitted purpose. The easement may also be used for the installation, repair, and replacement of above-ground or below-ground utilities. The easement shall run with the land.

Meaning and intending to describe and convey a portion of the premises conveyed by John W. Savage and Helen Savage to Helen Savage by deeds dated July 31, 1975 and recorded in the Rockingham County Registry of Deeds at Book 2241, Page 235 and Book 2241, Page 236.

Helen Savage, a/k/a Helen L. Savage, died on April 29, 2022 and her estate is probated in the 10th Circuit–Probate Division–Brentwood as Case No. 318-2022-ET-876.

Signed this _____ day of _____, 2022.

Estate of Helen L. Savage

Hope M. Flynn, Co-Administrator

Joseph J. Tropiano, Co-Administrator

STATE OF NEW HAMPSHIRE
COUNTY OF _____

On the ___ day of _____, 2022 personally appeared the above-named Hope M. Flynn, Co-Administrator of the Estate of Helen L. Savage, known to me or satisfactorily proven to be the within named, and acknowledged the foregoing instrument to be her free act and deed in the capacity aforesaid for the purposes herein contained.

Before me,

Notary Public/ Justice of the Peace
Commission Expires:

STATE OF NEW HAMPSHIRE
COUNTY OF _____

On the ___ day of _____, 2022 personally appeared the above-named Joseph J. Tropiano, Co-Administrator of the Estate of Helen L. Savage, known to me or satisfactorily proven to be the within named, and acknowledged the foregoing instrument to be his free act and deed in the capacity aforesaid for the purposes herein contained.

Before me,

Notary Public/ Justice of the Peace
Commission Expires:

EXECUTIVE SUMMARY PROPERTY B - LOT 2

ADDRESS	309 West Road Rye, NH
PROPERTY DESCRIPTION	309 West Road is a 1.5 ± acre lot improved with a 2-story colonial home with an attached 2-car garage and a 34' x 60' storage barn. The home has been virtually unoccupied since completed in 2004. The septic was designed for 3 bedrooms and there is plenty of unfinished space on third floor and above garage to add a bedroom with further town approvals. This property is ideally located east of Route 1 and just a short distance to the ocean.
ROCKINGHAM COUNTY DEED REFERENCE	Book 2219, Page 0386
TOWN REFERENCE	Tax Map 3, Lot 7
2022 ASSESSED VALUE 2022 ANNUAL REAL ESTATE TAXES	\$1,130,200 \$8,532.96
UTILITIES	Heat Fuel: Oil Heat Type: Forced hot water Private well and town water
ROOM DESCRIPTIONS	<u>First floor:</u> Kitchen, dining room, living room, sun room, family room, library, laundry room, 1 full bath, (2) ½ baths <u>Second floor:</u> Primary bedroom suite with full bath and walk-in closets, 2 nd bedroom and full bath <u>Third floor:</u> 3 incomplete rooms
BARN	34' x 60' barn with mezzanine level, skylights, concrete floor (2) doors 13' x 12' H and 13' x 11' H
ROAD FRONTAGE	209'
ZONING	SRE



[REGISTER NOW TO BID](#)

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.

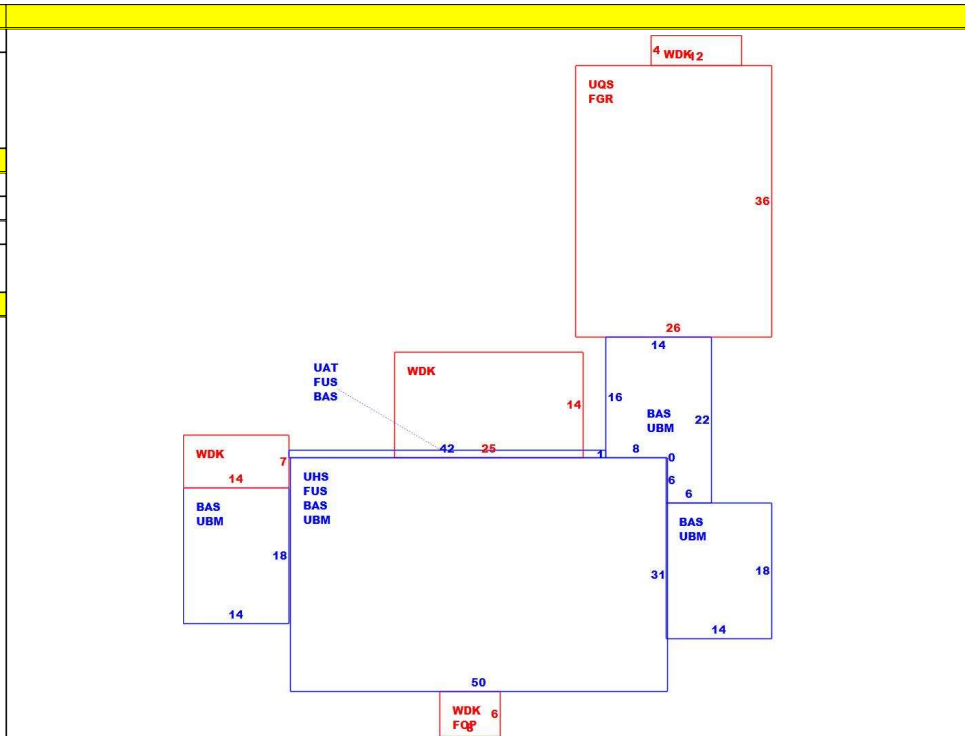
CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				2231 RYE, NH VISION							
SAVAGE JOHN SAVAGE HELEN L PO BOX 425 RYE NH 03870		1	Level	2	Rye Water	1	Paved	2	Suburban	Description	Code	Assessed	Assessed								
				6	Septic					RESIDNTL	1010	625,800	625,800								
										RES LAND	1010	469,900	469,900								
SUPPLEMENTAL DATA										RESIDNTL	1010	34,500	34,500								
Alt Prcl ID		REX		FEMA 05 L		FEMA 15 L				Total		1,130,200	1,130,200								
ACCT NU 6913		FEMA 05 I		FEMA 15 I		PRECINC 4:															
COLOR YELLOW		Assoc Pid#																			
LAND VA-LAND-RESD																					
BLDG VA-BLDG-RESD																					
GIS ID																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
SAVAGE JOHN				2219	0386	04-11-1974		Q	V	63,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
												2022	1010	625,800	2021	1010	452,600	2020	1010	452,600	
													1010	469,900		1010	323,500		1010	323,500	
													1010	34,500		1010	42,700		1010	42,700	
												Total		1,130,200	Total		818,800	Total		818,800	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int											
				Total		0.00															
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				622,900							
0001										Appraised Xf (B) Value (Bldg)				2,900							
								Appraised Ob (B) Value (Bldg)				34,500									
NOTES												Appraised Land Value (Bldg)				469,900					
LOT LINE CHANGE LOTS 3 & 7: PLAN D-29119												Special Land Value				0					
KIDNEY SHAPED POOL. 07/21 POOL FILLED WITH VEGETATION												Total Appraised Parcel Value				1,130,200					
2005-INCOMPLETE CONST FINISHED.												Valuation Method				C					
2 BEDROOM LAYOUT.												Total Appraised Parcel Value				1,130,200					
GATED PROPERTY. ADD GARAGE & SHED.																					
GRAVEL DRIVEWAY																					
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result				
7000	12-01-2004	EL	Electrical	11,000	05-17-2004	100	04-01-2004	REWIRE				02-01-2022	PM			25	Revaluation Field Review				
7002	12-02-2003	PL	Plumbing	20,000	05-17-2004	100	04-01-2004	NEW PL				07-19-2021	PGM			61	Quarterly Review - Ext				
6915	10-09-2003	RE	Remodel	100,000	05-17-2004	100	04-01-2005	FINISH CONST				05-26-2017	MO			25	Revaluation Field Review				
												05-23-2013	SS	08		02	Measur+2Visit				
												05-21-2013	SS	08		01	Measur+1Visit				
												08-10-2012	KR			20	Update FR				
												07-28-2009	VM			02	Measur+2Visit				
LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value				
1	1010	SINGLE FAM M	SRE		43,560 SF	8.50	1.00000	1	1.00	60	1.250	LOT LINE REV 4/10/2001. PLA		1.0000	10.63	462,800					
1	1010	SINGLE FAM M	SRE		0.570 AC	10,000.00	1.00000	0	1.00	60	1.250			1.0000	12,500	7,100					
Total Card Land Units					1.57 AC	Parcel Total Land Area					1.57	Total Land Value				469,900					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	06	Good			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	25	VinylClapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	7	7 Rooms			
Bath Style:	03	Modern			
Kitchen Style:	03	Modern			
MHP					

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		759,662	
Base Rate		130.00	
Net Other Adj		22,313	
Eff. Base Rate		137.55	
Year Built		1989	
Effective Year Built		2004	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		18	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		82	
Cns Sect Rcnd		622,900	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED AVG	L	243	15.00	2001		30		0.00	1,100
BRN3	1 STORY W/L	L	1,904	28.00	2001		50		0.00	26,700
SPL2	VINYL/PLASTI	L	512	30.00	2001		10		0.00	1,500
FPL3	2 STORY CHI	B	1	3500.00	2002		82		0.00	2,900
FGR2	GARAGE-GO	L	280	37.00	1997		50		0.00	5,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,356	2,356	2,356	133.51	314,538
FGR	Garage, Framed	0	936	328	46.78	43,790
FOP	Porch, Open	0	48	10	27.81	1,335
FUS	Upper Story, Finished	1,592	1,592	1,592	133.51	212,540
UAT	Attic, Unfinished	0	42	4	12.71	534
UBM	Basement, Unfinished	0	2,314	463	26.71	61,813
UHS	Half Story, Unfinished	0	1,550	388	33.42	51,800
UFS	Unfin Three Quart Story	0	936	328	46.78	43,790
WDK	Deck, Wood/Vinyl	0	544	54	13.25	7,209
Ttl Gross Liv / Lease Area		3,948	10,318	5,523		737,349



Town of Rye
Assessor's Office
10 Central Road
Rye, NH 03870

SAVAGE JOHN
SAVAGE HELEN L
PO BOX 425
RYE, NH 03870

July 12, 2022

Dear Property Owner:

In accordance with standards set forth by the State of New Hampshire Department of Revenue and Assessing Standards Board, the Rye Assessor's office, in conjunction with Municipal Resources, Inc. (MRI), has completed a reassessment of all properties in order to equalize assessments at fair market value as of April 1, 2022, as required.

The new assessed value of your property, listed below, was developed by the market analysis of two years of property sales within the Town of Rye. Please note that this is **NOT** a tax bill and that the new assessed value does not reflect any exemptions or tax credits. Current Use reduced values are reflected in the value.

Property ID: 2190	Location: 309 WEST ROAD	Map: 003 Block: 007 Lot: Unit:
2021 Assessed Value: \$818,800	2022 Preliminary Assessed Value: \$1,130,200	

Please DO NOT apply the current tax rate to your preliminary assessed value, as a new tax rate will be set by the NH Department of Revenue Administration in the fall.

If you have questions or feel the preliminary assessed value does not reflect market value, you may schedule an appointment to meet with an MRI staff member for an informal review of your assessment. Valuation books will be available for public viewing at the Rye Town Office and the Rye Public Library and are viewable online on the Town's website. Specific property details are also available online or at the Town's assessing office.

Informal review hearings may be scheduled online at www.mrischedule.as.me anytime or by calling MRI's office at **(603) 279-0352** Monday through Friday, except holidays, between the hours of 9:00 am and 4:00 pm. Appointments will be available on a first come-first served basis and will be held **July 27, 2022**, through **August 8, 2022**. Please schedule your appointment no later than **August 3, 2022**, in order to meet with staff prior to **August 8, 2022**.

Hearings will be by appointment only. We are offering hearings in person, by telephone and through Zoom. Face coverings will be available for all in person hearings. All in person hearings will be at Rye Town Hall 10 Central Road, Rye, NH. Appointments are 20 minutes long and you may bring with you any evidence or supporting documentation regarding your property value.

If you are unable to attend a hearing in person, you may submit any information regarding your property in writing to the Town Offices prior to **August 3, 2022**, to request a review of your value. Mail to: Rye Assessing Office 10 Central Road, Rye NH 03870.

Please note that office staff will not be able to discuss your valuation or answer questions regarding your value if you call to schedule an appointment.

Sincerely,
Municipal Resources, Inc., and Town of Rye Assessing Office



TOWN OF RYE, N.H.
 10 CENTRAL ROAD
 RYE, NH 03870
 (603) 964-8562
REAL ESTATE TAX BILL

TAX COLLECTOR OFFICE HOURS
 8:00 AM - 4:30 pm
 MONDAY - FRIDAY

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2022	2022-1-243243	5/26/2022	8% if paid after:	7/1/2022
MAP/PARCEL NO.	LOCATION OF PROPERTY			AREA
003-007	309 WEST ROAD			1.57
OWNER OF RECORD		TAX CALCULATION		
SAVAGE JOHN SAVAGE HELEN L PO BOX 425 RYE, NH 03870		1/2 Tax at 2021 Tax Rate		
		Town		\$2,198.00
		School		\$3,407.00
		County		\$769.00
		State		\$1,649.00
		Rye Water	-	\$510.00
		Less Credits	-	\$0.00
		Less Previously Paid		\$0.00
		Outstanding Bills		\$0.00
		Current Bill		\$4,266.48
TAX RATE PER \$1000	ASSESSED VALUATION			
Town	2.80	Land	323,500.00	
School	4.34	Building	461,500.00	
County	0.98			
State	2.10			
Rye Water	0.65			
TOTAL	10.87	NET VALUE	785,000.00	

INFORMATION FOR TAX PAYER
 The taxpayer may, by March 1st, following the date of notice of tax and not afterwards. Apply in writing to the selectmen or assessor(s) for an abatement.
 Eligible residents may apply for the tax deferral for elderly and disabled by March 1st.
 If you are elderly, disabled, blind, a veteran or a veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement or deferral. For details and application information, contact the selectman's office. Applications for exemptions and/or credits must be filed on or before April 15th each year.
 Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property.
 Taxpayers desiring any information in regard to taxation, assessments, exemptions or change of address must refer all inquiries to the board of selectmen, not to the tax collector.
 All taxes are assessed on April 1st of each year. Tax bills are mailed to the last known address.

PAYMENT POLICIES
 • Post-dated checks cannot be accepted, and will be returned to the taxpayer.
 • A \$25.00 fee plus all additional delinquency penalties and collection costs will be charged for any check returned by the bank for any reason.
 • Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.
 • If you are not the present owner of this property, please forward to the proper owner. The tax collector is not responsible for payment on the wrong tax bill.
 • If this bill is paid by check or money order, it is not considered paid until the check or money order is cleared by the bank.
 • Please make check payable to: TOWN OF RYE

PAY PROPERTY TAXES ONLINE AT
<https://pay.eb2gov.com/ryenh>
 Note: If your bank pays your tax bill, please send this bill to your bank.
 If you have sold your property, please forward this bill to the new owner.

IF YOU WOULD LIKE A RECEIPT, PLEASE RETURN THE ENTIRE BILL AND A SELF-ADDRESSED STAMPED ENVELOPE

DETATCH HERE

TOWN OF RYE, N.H.
REAL ESTATE TAX BILL

MAP/PARCEL NO.	LOCATION OF PROPERTY	TAX YEAR	BILL NUMBER	DUE DATE
003-007	309 WEST ROAD	2022	2022-1-243243	7/1/2022

8% APR Interest Charged After: 7/1/2022

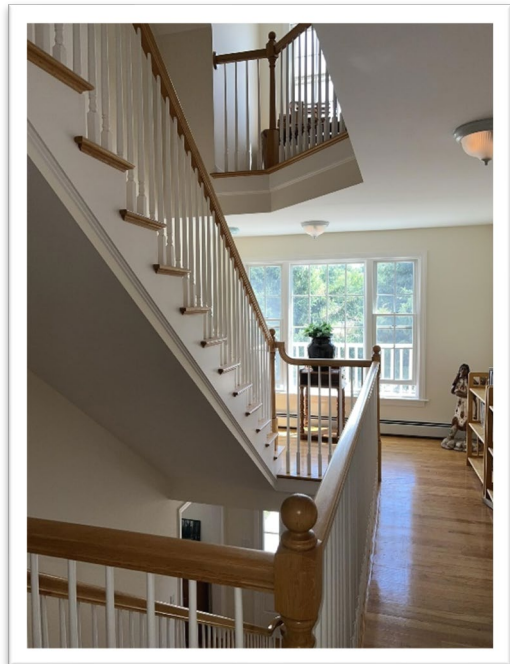
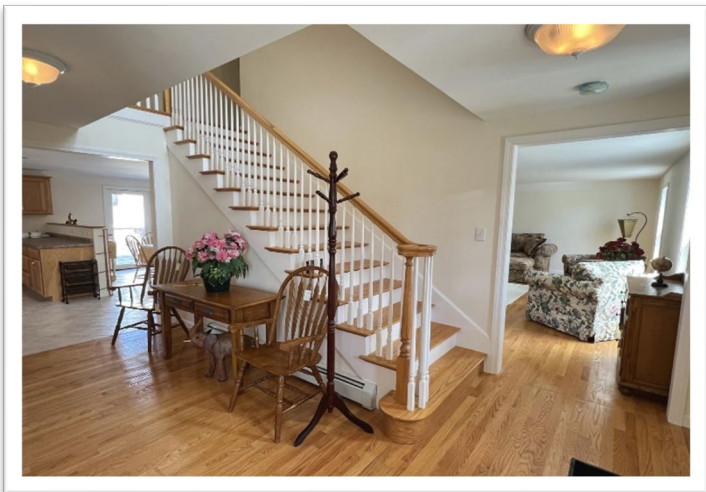
Amount to Pay: \$4,266.48

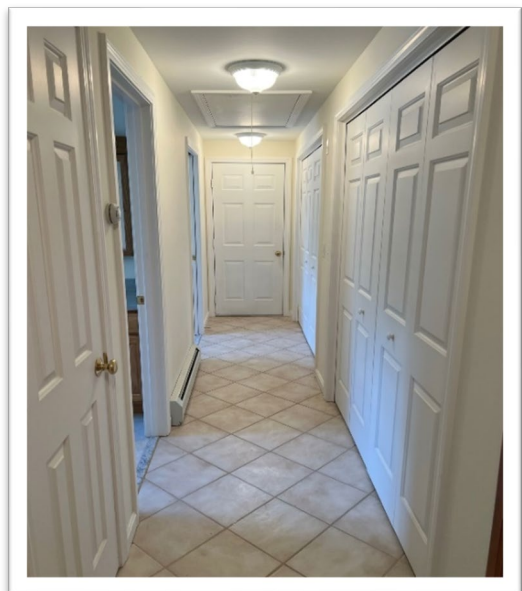
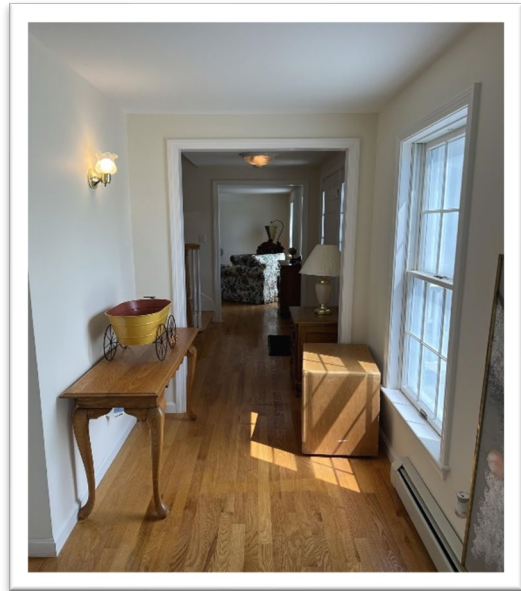
SAVAGE JOHN
 SAVAGE HELEN L
 PO BOX 425
 RYE, NH 03870



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT







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: Hope Flynn and Joe Troplano Co-Administrators of the Helen L. Savage Estate
2. PROPERTY LOCATION: 309 West Road, Nye, 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: private well - left of pool
 Installed By: _____ Date of Installation: _____
 What is the source of your information? _____
 - c. USE: Number of persons currently using the system: -6-
 Does system supply water for more than one household? Yes No
 - d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
 Pump: Yes No N/A Quantity: Yes No
 Quality: Yes No Unknown
 If YES to any question, please explain in Comments below or with attachment.
 - e. WATER TEST: Have you had the water tested? Yes No Date of most recent test _____
 IF YES to any question, please explain in Comments below or with attachment.
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
 IF YES, are test results available? Yes No
 What steps were taken to remedy the problem? _____
 COMMENTS: _____

6. **SEWAGE DISPOSAL SYSTEM**
 - a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
 Private: Yes No Unknown
 Septic Design Available: Yes No
 - b. IF PUBLIC OR COMMUNITY/SHARED
 Have you experienced any problems such as line or other malfunctions? Yes No
 What steps were taken to remedy the problem? _____
 - c. IF PRIVATE:
 TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
 Tank Size _____ Gal. Unknown Other _____
 Tank Type Concrete Metal Unknown Other _____
 Location: _____ Location Unknown Date of Installation _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

SELLER(S) INITIALS [Handwritten Initials] BUYER(S) INITIALS _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 309 West Road, Rye, NH

d. LEACH FIELD: Yes No Other

IF YES, Location: Front of house

Installed By: Unknown

Date of installation of leach field: _____

Installed By: John Savage

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

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing

Are you aware of any past or present underground storage tanks on your property? Yes No Unknown

IF YES: Are tanks currently in use? Yes No

IF NO: How long have tank(s) been out of service? _____

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

Age of tank(s): _____

Size of tank(s): _____

Location: _____

Are you aware of any past or present problems such as leakage etc? Yes No

Comments: _____

If tanks are no longer in use have the tanks been removed? Yes No Unknown

Comments: _____

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other _____

Yes No Unknown

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

[Handwritten initials]

BUYER(S) INITIALS

[Empty boxes]

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 309 West Road, Rye, NH

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

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

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

If YES: Source of information: _____

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

Comments: _____

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

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

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

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

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: Durgin Inc Subdivision Survey

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Residential

i. Heating System Age: _____ Type Hot Water Fuel: C.I. Tank Location: _____

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

j. Roof Age 2002 Type of Roof Covering: _____

Moisture or leakage: _____

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: 309 West Road, Rye, NH

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

Moisture or leakage: _____

Comments: _____

l. Chimney(s) How Many? 1 Lined? yes Last Cleaned _____ Problems? _____

Comments: _____

m. Plumbing Type: Cooper Age: _____

Comments: _____

n. Domestic Hot Water: Age: original HW heater Type: elect Gallons: _____

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

Comments: _____

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

Comments: _____

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

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

Comments: _____

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
 (Per RSA 477 4-g) Yes No If YES please explain: _____

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

Comments: _____

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

By Whom White Pool - fixed in with dirt

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

If Portable Included Negotiable

Comments: _____

v. Internet Type Currently Used at Property NA

w. Other (e.g. Alarm System Irrigation System et NA

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

[Handwritten initials]

BUYER(S) INITIALS

[Empty boxes]

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 309 West Road, Rye, NH

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

34x60 Pole barn

ACKNOWLEDGEMENTS:

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

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

[Signature] 8/30/22
SELLER Co-Admin DATE

[Signature] 8/30/22
SELLER Co-Admin DATE

Elo Helen Savage

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

BUYER _____ DATE _____

BUYER _____ DATE _____

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS _____

This Permit expires 1 year from date of issue

BUILDING PERMIT

RYE, N.H.

Oct. 9 20 03

PERMIT # NO 6915

PERMISSION IS HEREBY GRANTED TO:

OWNER: John & Helen Savage TELEPHONE # 964-2261

LOCATION OF WORK: 309 West TAX MAP # 3 LOT # 007

TO: ERECT: _____ ALTER: _____ PAVE: _____

DESCRIPTION: COMPLETE EXISTING RESIDENCE -

MUST MEET CURRENT 1996 BOCA CODE

CONTRACTOR: Mike Burnett

ADDRESS: Rye TELEPHONE # 964-5454

COST OF CONSTRUCTION 100,000 PERMIT FEE 1000 CK CASH

THIS PERMISSION IS GRANTED IN ACCORDANCE WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF RYE.

SIGNED: Susan Zarlengo

SUSAN ZARLENGO, BUILDING INSPECTOR

THIS PERMIT TO BE POSTED AT WORK SITE

FLOOD PLAIN CERTIFICATE? YES/NO

Building Dept. No. 0082

Town of Rye, New Hampshire
Department of Building Inspection

Certificate of Occupancy

LOCATION 309 West Road

Issued to JOHN + HELEN SAVAGE Date of Issue _____

This is to Certify that the building, premises, or part thereof, at the above location, built—altered—
changed as to use under Building Permit No. 6915, has had final inspection, has been found to
conform substantially to requirements of the town of Rye Zoning Ordinance and Building Code, and is hereby
approved for occupancy or use, limited or otherwise, as indicated below.

Stories 3 Live Loads 40psf No. Bedrooms 2 Fire Dept. Permit# _____

Limiting Conditions: NO Bedrooms are permitted on
third Floor without further renovations
+ approval FROM FIRE Department

6/10/4
Date

Susan Zendeus
Building Inspector

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

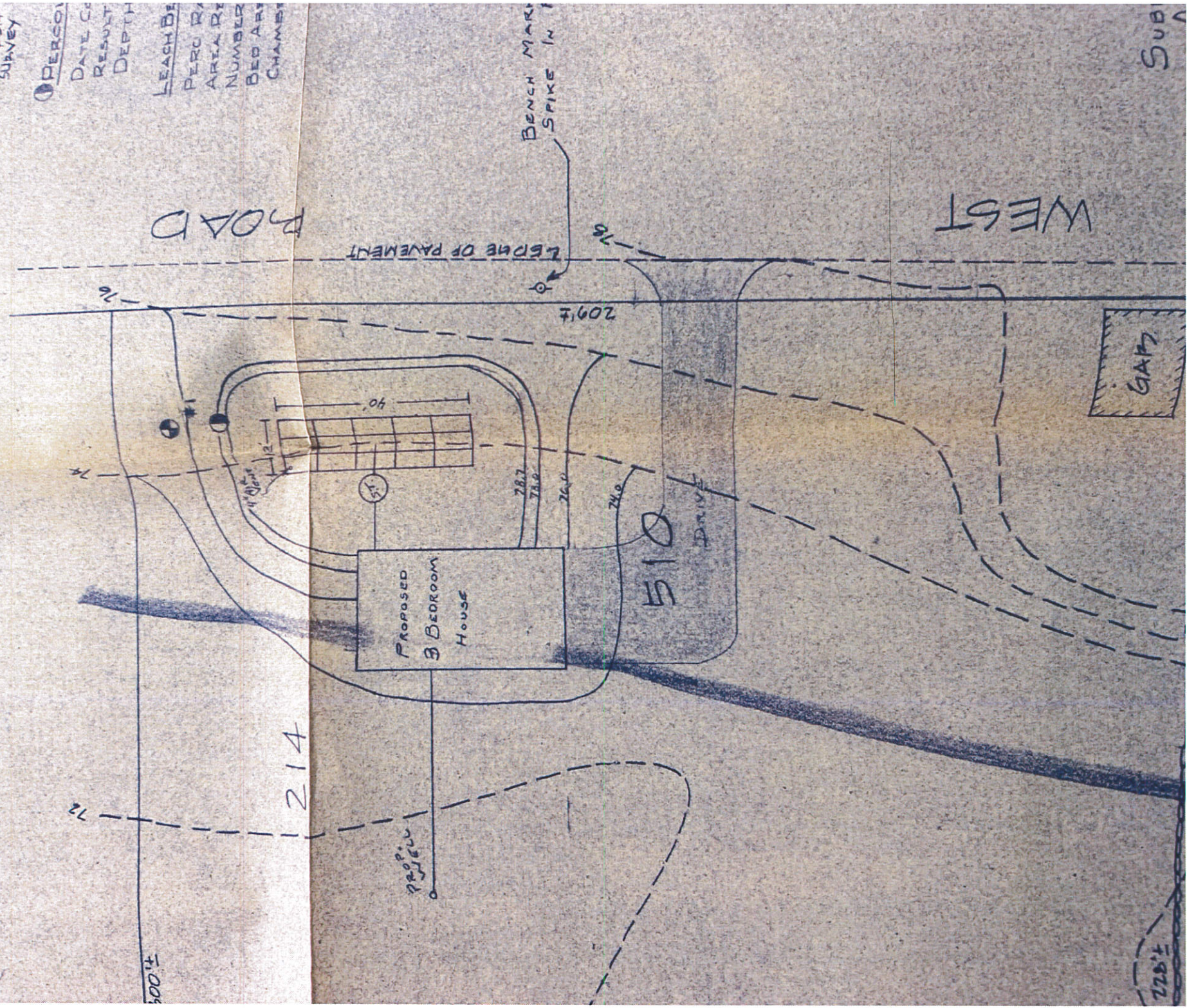
309

PERMALEACH CHAMBER

501
Rock
510 1214
Survey

PERSON
DATE
RESULT
DEPTH

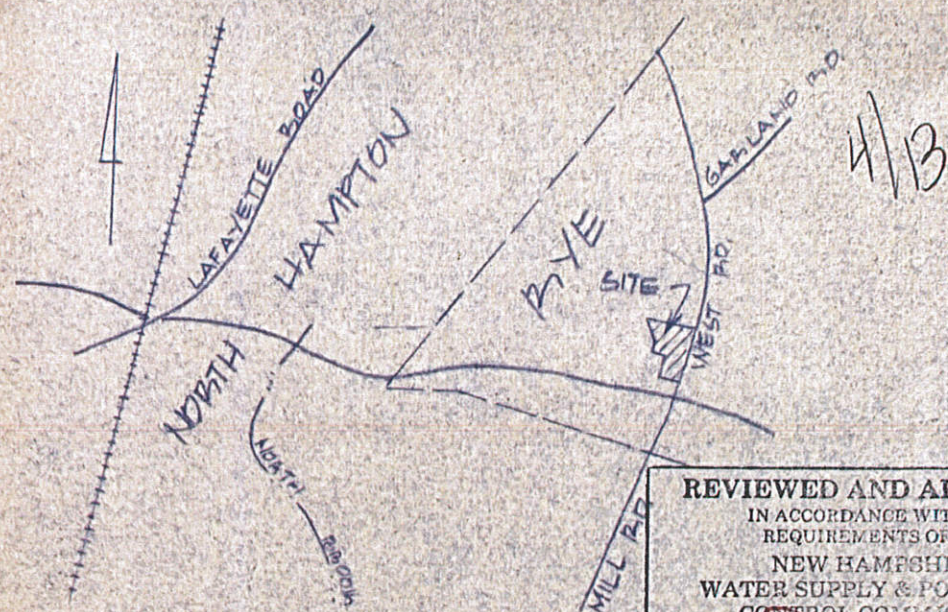
LEACH DE
PERC R
AREA R
NUMBER
BED ARE
CHAMBER



SUB

x 0.60 = 307.6 sq. Ft.
x 40 = 480 sq. Ft.

84" CAVE IN



REVIEWED AND APPROVED
 IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE
 NEW HAMPSHIRE
 WATER SUPPLY & POLLUTION
 CONTROL COMMISSION

Signed *David Ollman*
 Date *2-27-79*

RYE

LOCATION



LOT 4 *78993*
 310 WEST RD

SKETCH OF LAND

SHOWING PROPOSED SEPTIC SYSTEM LAYOUT

FOR

JOHN W. & HELEN SAVAGE

IN

RYE, N. H.

RECEIVED

FEB 15 1979

WATER SUPPLY & POLLUTION CONTROL COMMISSION

SCALE 1 INCH = 20 FEET

JOHN W. DURGIN ASSOCIATES INC.
 ENGINEERS, SURVEYORS, & DESIGNERS
 PORTSMOUTH & ROCHESTER

FEB 13 1979

78993

N.H. WATER SUPPLY & POLLUTION CONTROL COMMISSION
P.O. BOX 95 HAZEN DRIVE, CONCORD, NH 03301

APPROVAL FOR OPERATION

THE INDIVIDUAL SEWAGE OR WASTE
DISPOSAL SYSTEM CONSTRUCTED FOR:

REVISED #70099

APPROVAL # 300275

Owner:

John & Helen Savage
310 WEST Road
Rye, NH 03870

LOT NUMBERS: 5
SUBD. APPVL.#: 13625
SUBD. NAME:
TYPE OF SYSTEM: Three bedroom house

Copy sent to:

Joseph May, III
Town Office
Rye, NH 03870

TOWN/CITY LOCATION: Rye, NH
STREET LOCATION: West Road

INSTALLER Savage

PERMIT # _____

OWNER INSTALLED FOR HIS DOMICILE

was inspected on (Date) 2/15/84
before covering and is hereby approved for use.

Date Approved: 5/6/87

By: DR. [Signature]
(Authorized Agent of N.H. Water Supply and
Pollution Control Commission)

THIS APPROVAL DOES NOT SUPERCEDE
ANY EQUIVALENT OR MORE STRINGENT
LOCAL ORDINANCES OR REGULATIONS.
STATE STANDARDS ARE MINIMAL
AND MUST BE MET STATEWIDE.

(OVER)

Revised 10/1/80

FIDUCIARY DEED

(309 West Road, Rye, New Hampshire)

Hope M. Flynn and Joseph J. Tropiano, Co-Administrators of the Estate of Helen L. Savage, filed with the 10th Circuit–Probate Division–Brentwood as Case No. 318-2022-ET-876, having an address care of 100 International Drive, Suite 365, Portsmouth, New Hampshire 03801, by the power conferred by NH RSA 559:18 and every other power, for consideration paid of \$ _____, grant to _____, having an address of _____, a certain lot or parcel of land with the buildings and improvements thereon, located in Rye, in the County of Rockingham and State of New Hampshire, being shown as Lot 4 on a plan entitled “Lot Line Adjustment, West & South Roads, Rye, New Hampshire, for John W. & Helen L. Savage” by James Vera and Associates, Inc., dated February 22, 2001 and recorded in the Rockingham County Registry of Deeds as Plan No. D-29119. Said Lot 4 is more particularly bounded and described as follows:

Beginning at a point on the westerly side of West Road, said point being the southerly corner of the within described lot and the easterly corner of Lot 5 as shown on said plan; thence running North 52° 00' 20" West along the sideline of Lot 5 and partially along a stone wall for a distance of 227.60 feet to a drill hole set in a stone wall at the northerly corner of Lot 5 at land now or formerly of John W. & Helen Savage; thence running North 44° 11' 17" West along said stone wall and land of said Savage for a distance of 19.69 feet to a drill hole set in the stone wall; thence running North 54° 13' 25" West along said stone wall and land of said Savage for a distance of 74.70 feet to a drill hole set at the end of the stone wall; thence running North 53° 01' 43" West along land of said Savage for a distance of 18.83 feet to a point; thence running North 26° 34' 57" West along land of said Savage for a distance of 31.00 feet to a point; thence turning and running North 53° 58' 08" East along land of said Savage, identified as the “New Lot Line” on said plan, for a distance of 60 feet to a point; thence running North 59° 41' 45" East, still along land of said Savage and the “New Lot Line” as shown on said plan, for a distance of 137.42 feet to an iron rod set at the northerly corner of the within described lot at Lot 3 as shown on said plan; thence turning and running South 54° 05' 00" East along the sideline of Lot 3 and

along a row of cedar trees for a distance of 300 feet to a point on the westerly side of West Road; thence turning and running South 37° 35' 45" West along the westerly side of West Road and partially along a stone wall for a distance of 209.00 feet to the point of beginning. Containing 1.570 acres according to said plan.

Meaning and intending to describe and convey a portion of the premises conveyed by John W. Savage and Helen Savage to Helen Savage by deed dated July 31, 1975 and recorded in the Rockingham County Registry of Deeds at Book 2241, Page 235.

Helen Savage, a/k/a Helen L. Savage, died on April 29, 2022, and her estate is probated in the 10th Circuit–Probate Division–Brentwood as Case No. 318-2022-ET-876.

Signed this ____ day of _____, 2022.

Estate of Helen L. Savage

Hope M. Flynn, Co-Administrator

Joseph J. Tropiano, Co-Administrator

STATE OF NEW HAMPSHIRE
COUNTY OF _____

On the ____ day of _____, 2022 personally appeared the above-named Hope M. Flynn, Co-Administrator of the Estate of Helen L. Savage, known to me or satisfactorily proven to be the within named, and acknowledged the foregoing instrument to be her free act and deed in the capacity aforesaid for the purposes herein contained.

Before me,

Notary Public/ Justice of the Peace
Commission Expires:

STATE OF NEW HAMPSHIRE
COUNTY OF _____

On the ___ day of _____, 2022 personally appeared the above-named Joseph J. Tropiano, Co-Administrator of the Estate of Helen L. Savage, known to me or satisfactorily proven to be the within named, and acknowledged the foregoing instrument to be his free act and deed in the capacity aforesaid for the purposes herein contained.

Before me,

Notary Public/ Justice of the Peace
Commission Expires:

EXECUTIVE SUMMARY PROPERTY C - LOT 3

ADDRESS	325 West Road Rye, NH
PROPERTY DESCRIPTION	325 West Road is a 1.38 ± acre lot improved with a 3-bedroom mid-century design Deck House built in 1987-1989. (DeckHouse.com) Model 7205. The original features of this home are intact and could be easily updated. Added decks and solariums will require removal or renovations. There is a 54'x36' detached, oversized 3-bay garage The Town Assessors card only indicates a 2-bedroom home. This was brought to the attention of the Building Inspector and Assessors Department who agreed it is a 3-bedroom, hence the 2022 preliminary assessment was corrected to \$706,000.
ROCKINGHAM COUNTY DEED REFERENCE	Book 2241, Page 0236
TOWN REFERENCE	Tax Map 3, Lot 6
2022 ASSESSED VALUE 2022 ANNUAL REAL ESTATE TAXES	\$706,000 \$5,837.18
UTILITIES	Heat Fuel: Oil Heat Type: Hot water Water: Private Sewer: Private
ROOM DESCRIPTIONS	This split entry design offers an intriguing open vaulted ceiling living space and kitchen with the primary bedroom having walk-in closets and a full bath as well as a powder room. The lower level offers 2 bedrooms, full bath and a large family room.
BUILDINGS	2-story garage, 3 bays 9' x 9' 10" doors
LOT SIZE	1.38 ± Acres
ZONING	SRE



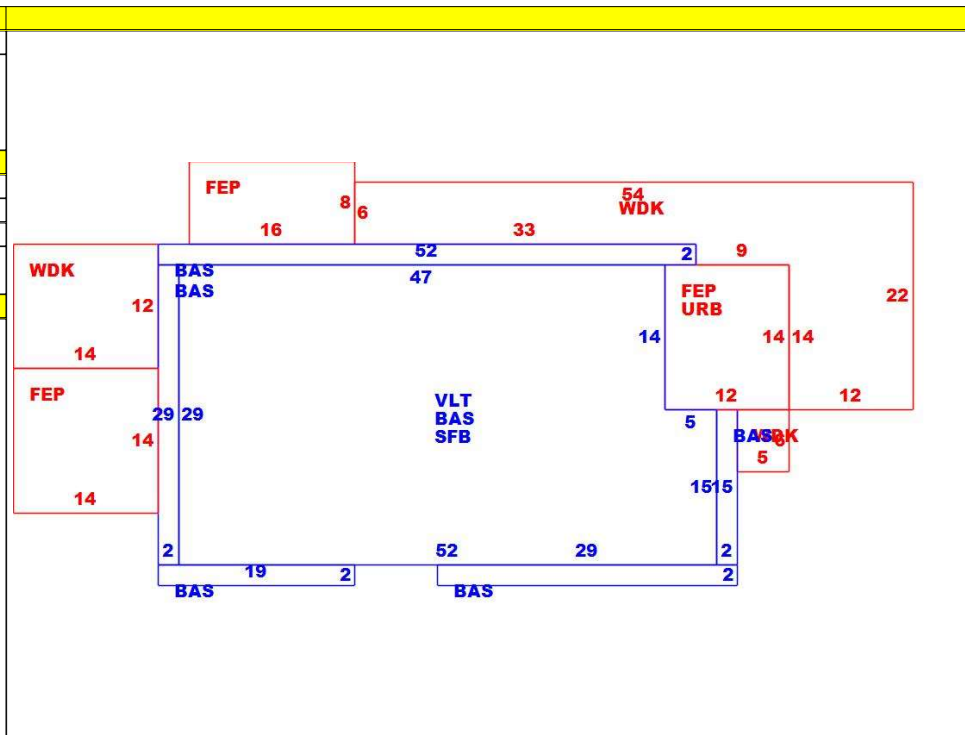
[REGISTER NOW TO BID](#)

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.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2231 RYE, NH VISION						
SAVAGE HELEN L PO BOX 425 RYE NH 03870		1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Assessed	Assessed							
		4 Rolling	6 Septic			RESIDNTL	1010	179,200	179,200							
		8 Ledge				RES LAND	1010	467,600	467,600							
SUPPLEMENTAL DATA						RESIDNTL	1010	28,000	28,000							
Alt Prcl ID		REX			FEMA 05 L											
ACCT NU 2189					FEMA 15 L											
COLOR BEIGE					FEMA 05 I											
LAND VA-LAND-RESD					FEMA 15 I											
BLDG VA-BLDG-RESD					PRECINC 4:											
GIS ID					Assoc Pid#											
						Total		674,800	674,800							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SAVAGE HELEN L		0 0	01-01-2001	U	V	0		Year	Code	Assessed	Year	Code	Assessed			
								2022	1010	179,200	2021	1010	187,800			
									1010	467,600		1010	321,200			
									1010	28,000		1010	21,800			
								Total		674,800	Total		530,800			
								Total			Total		530,800			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
		Total	0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B			Tracing			Batch						
0001																
NOTES																
PRE-FAB RAISED RANCH: REAR OF HOUSE ESTIMATED HOME OWNER REFUSED ENTRY TO BACK YARD. GRAVEL DRIVEWAY UNABLE TO MEASURE PRESUME 100% 04-22																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
M-001070	01-26-2022	MEC	Mechanical Per	9,360	04-01-2022	100	04-01-2022		04-01-2022	MM			51	Permit - Ext		
									02-01-2022	PM			25	Revaluation Field Review		
									05-26-2017	MO			25	Revaluation Field Review		
									05-21-2013	SS	08		07	Measure Info @ Door		
									08-10-2012	KR			20	Update FR		
									07-20-2009	VM			07	Measure Info @ Door		
									01-22-2001	KD			00	Measur+Listed		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	SINGLE FAM M	SRE		43,560 SF	8.50	1.00000	1	1.00	60	1.250			1.0000	10.63	462,800
1	1010	SINGLE FAM M	SRE		0.380 AC	10,000.00	1.00000	0	1.00	60	1.250			1.0000	12,500	4,800
Total Card Land Units					1.38 AC	Parcel Total Land Area					1.38	Total Land Value			467,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	08	Raised Ranch			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2	11	Ceram Clay Til			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	3	3 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
MHP					

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		215,764	
Base Rate		85.00	
Net Other Adj		10,625	
Eff. Base Rate		69.94	
Year Built		1989	
Effective Year Built		2004	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		18	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		82	
Cns Sect Rcnld		176,900	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	FIREPLACE 1	B	1	2800.00	1997		82		0.00	2,300
BRN3	1 STORY W/L	L	1,600	28.00	2000		50		0.00	22,400
SHD1	SHED AVG	L	456	15.00	2000		50		0.00	3,400
RPV1	PAVING - SM	L	1	1500.00			90		0.00	1,400
RPV1	PAVING - SM	L	1	1500.00			50		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,726	1,726	1,726	66.50	114,771
FEP	Porch, Enclosed, Finished	0	492	344	46.49	22,874
SFB	Basement,Raised Finished	0	1,438	719	33.25	47,810
URB	Basement,Raised Unfinished	0	168	50	19.79	3,325
VLT	Vaulted Ceiling	0	1,438	173	8.00	11,504
WDK	Deck, Wood/Vinyl	0	732	73	6.63	4,854
Ttl Gross Liv / Lease Area		1,726	5,994	3,085		205,138



Town of Rye
Assessor's Office
10 Central Road
Rye, NH 03870

SAVAGE HELEN L
PO BOX 425
RYE, NH 03870

July 12, 2022

Dear Property Owner:

In accordance with standards set forth by the State of New Hampshire Department of Revenue and Assessing Standards Board, the Rye Assessor's office, in conjunction with Municipal Resources, Inc. (MRI), has completed a reassessment of all properties in order to equalize assessments at fair market value as of April 1, 2022, as required.

The new assessed value of your property, listed below, was developed by the market analysis of two years of property sales within the Town of Rye. Please note that this is **NOT a tax bill** and that the new assessed value does not reflect any exemptions or tax credits. Current Use reduced values are reflected in the value.

Property ID: 2189	Location: 325 WEST ROAD	Map: 003 Block: 006 Lot: Unit:
2021 Assessed Value: \$530,800		2022 Preliminary Assessed Value: \$674,800

Please DO NOT apply the current tax rate to your preliminary assessed value, as a new tax rate will be set by the NH Department of Revenue Administration in the fall.

If you have questions or feel the preliminary assessed value does not reflect market value, you may schedule an appointment to meet with an MRI staff member for an informal review of your assessment. Valuation books will be available for public viewing at the Rye Town Office and the Rye Public Library and are viewable online on the Town's website. Specific property details are also available online or at the Town's assessing office.

Informal review hearings may be scheduled online at www.mrischedule.as.me anytime or by calling MRI's office at (603) 279-0352 Monday through Friday, except holidays, between the hours of 9:00 am and 4:00 pm. Appointments will be available on a first come-first served basis and will be held **July 27, 2022**, through **August 8, 2022**. Please schedule your appointment no later than **August 3, 2022**, in order to meet with staff prior to **August 8, 2022**.

Hearings will be by appointment only. We are offering hearings in person, by telephone and through Zoom. Face coverings will be available for all in person hearings. All in person hearings will be at Rye Town Hall 10 Central Road, Rye, NH. Appointments are 20 minutes long and you may bring with you any evidence or supporting documentation regarding your property value.

If you are unable to attend a hearing in person, you may submit any information regarding your property in writing to the Town Offices prior to **August 3, 2022**, to request a review of your value. Mail to: Rye Assessing Office 10 Central Road, Rye NH 03870.

Please note that office staff will not be able to discuss your valuation or answer questions regarding your value if you call to schedule an appointment.

Sincerely,
Municipal Resources, Inc., and Town of Rye Assessing Office



TOWN OF RYE, N.H.
 10 CENTRAL ROAD
 RYE, NH 03870
 (603) 964-8562
REAL ESTATE TAX BILL

TAX COLLECTOR OFFICE HOURS
 8:00 AM - 4:30 pm
 MONDAY - FRIDAY

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2022	2022-1-243242	5/26/2022	8% if paid after:	7/1/2022

MAP/PARCEL NO.	LOCATION OF PROPERTY	AREA
003-006	325 WEST ROAD	1.38

OWNER OF RECORD		TAX CALCULATION	
SAVAGE HELEN L OFFICE OF PUBLIC GUARDIANSHIP 2 PILLSBURY STREET #400 CONCORD, NH 03301		1/2 Tax at 2021 Tax Rate	
		Town	\$1,504.00
		School	\$2,331.00
		County	\$526.00
		State	\$1,128.00
		Rye Water	\$349.00
		Less Credits	\$0.00
		Less Previously Paid	\$0.00
		Outstanding Bills	\$0.00
		Current Bill	\$2,918.59

TAX RATE PER \$1000	ASSESSED VALUATION
Town 2.80	Land 321,200.00
School 4.34	Building 215,800.00
County 0.98	
State 2.10	
Rye Water 0.65	
TOTAL 10.87	NET VALUE 537,000.00

INFORMATION FOR TAX PAYER
 The taxpayer may, by March 1st, following the date of notice of tax and not afterwards. Apply in writing to the selectmen or assessor(s) for an abatement.
 Eligible residents may apply for the tax deferral for elderly and disabled by March 1st.
 If you are elderly, disabled, blind, a veteran or a veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement or deferral. For details and application information, contact the selectman's office. Applications for exemptions and/or credits must be filed on or before April 15th each year.
 Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property.
 Taxpayers desiring any information in regard to taxation, assessments, exemptions or change of address must refer all inquiries to the board of selectmen, not to the tax collector.
 All taxes are assessed on April 1st of each year. Tax bills are mailed to the last known address.

PAYMENT POLICIES

- Post-dated checks cannot be accepted, and will be returned to the taxpayer.
- A \$25.00 fee plus all additional delinquency penalties and collection costs will be charge for any check returned by the bank for any reason.
- Payment of this bill does not prevent the collection of previous unpaid taxes, nor does error in the name of the person(s) taxed prevent collection.
- If you are not the present over of this property, please forward to the proper owner. The tax collector is not responsible for payment on the wrong tax bill.
- If this bill is paid by check or money order, it is not considered paid until the check money order is cleared by the bank.
- **Please make check payable to: TOWN OF RYE**

PAY PROPERTY TAXES ONLINE AT
<https://pay.eb2gov.com/ryen>
Note: If your bank pays your tax bill, please send this bill to your bank.
If you have sold your property, please forward this bill to the new owner.

IF YOU WOULD LIKE A RECEIPT, PLEASE RETURN THE ENTIRE BILL AND A SELF-ADDRESSED STAMPED ENVELOPE

DETATCH HERE

TOWN OF RYE, N.H.
REAL ESTATE TAX BILL

MAP/PARCEL NO.	LOCATION OF PROPERTY	TAX YEAR	BILL NUMBER	DUE DATE
003-006	325 WEST ROAD	2022	2022-1-243242	7/1/2022

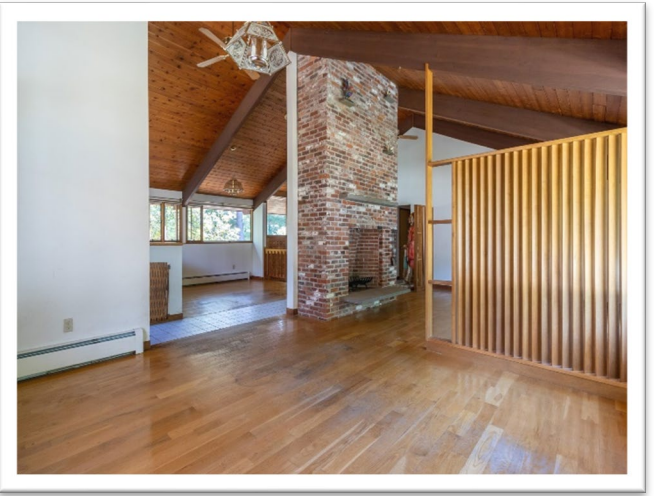
8% APR Interest Charged After: 7/1/2022



Amount to Pay: \$2,918.59

SAVAGE HELEN L
 OFFICE OF PUBLIC GUARDIANSHIP
 2 PILLSBURY STREET #400
 CONCORD, NH 03301





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: H. J. ... and ... Administrators of the ... Savoy Estate

2. PROPERTY LOCATION: 325 West Road Rye, 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: private well left of garage
 Installed By _____ Date of Installation: _____
 What is the source of your information? _____

c. USE Number of persons currently using the system: N/A
 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 1000 Gal. Unknown Other _____
 Tank Type Concrete Metal Unknown Other _____
 Location: right at home Location Unknown Date of installation _____
 Date of Last Servicing: _____ Name of Company Servicing Tank _____
 Have you experienced any malfunctions? Yes No
 Comments: 3 bedroom design Chambers

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: 325 West Road, Rye, NH

d. LEACH FIELD. Yes No Other Chamber System
 IF YES, Location: _____ Size 16x24 38yrs, fr Unknown
 Date of installation of leach field: _____ Installed By: John Savage
 Have you experienced any malfunctions? Yes No
 Comments: 5/6/87 Approval for operation

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

8. HAZARDOUS MATERIAL

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

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

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

SELLER(S) INITIALS [Signature] [Signature]

BUYER(S) INITIALS _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 325 West Road, Rye, NH

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

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

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

If YES: Source of information: _____

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

Comments: _____

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

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

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

Yes No Unknown If YES, Explain: 30' easement

What is your source of information? Survey of subdivision

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: John Dugan Inc subdivision survey

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Residential

i. Heating System Age: New Type: FHW Fuel: Oil Tank Location _____

Owner of Tank: _____

Annual Fuel Consumption: _____ Price _____ Gallons: _____

Date system was last serviced and by whom? Atlantic Fuel Rye NH

Secondary Heat Systems: _____

Comments: _____

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

Moisture or leakage: _____

Comments: Barn 4 years

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: 325 West Road, Rye, NH

k. Foundation/Basement: Full Partial Other: _____ Type _____
 Moisture or leakage: _____
 Comments: _____

l. Chimney(s) How Many? 1 Lined? yes Last Cleaned: _____ Problems? _____
 Comments: _____

m. Plumbing Type: Copper Age: Original
 Comments: _____

n. Domestic Hot Water: Age: NEW Furnace Boiler Type: _____ Gallons _____

o. Electrical System: # of Amps 200 Circuit Breakers Fuses
 Comments: _____
 Solar Panels: Leased Owned If leased, explain terms of agreement: _____
 Comments: _____

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

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

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 N/A Age: _____ Date Last Serviced and by whom: _____
 Comments: _____

t. Pool Age N/A Heated Yes No Type: _____ Last Date of Service: _____
 By Whom _____

u. Generator: Portable Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service _____
 If Portable Included Negotiable
 Comments: _____

v. Internet Type Currently Used at Property: N/A

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: 325 West Road, Rye, NH

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

54' x 36' oversized garage

ACKNOWLEDGEMENTS:

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

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

[Signature] 8/30/12
SELLER DATE
Co-Admin

[Signature] 8/30/12
SELLER DATE
Co-Admin. ELO Helen Savage

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

BUYER DATE

BUYER DATE

SELLER(S) INITIALS *[Signature]*

BUYER(S) INITIALS

SECTION OF DISPOSAL
NOT TO SCALE
PERMALEACH CHAMBERS

original soil
as the same as

excavations shown are
not State require-
ments of the con-

325

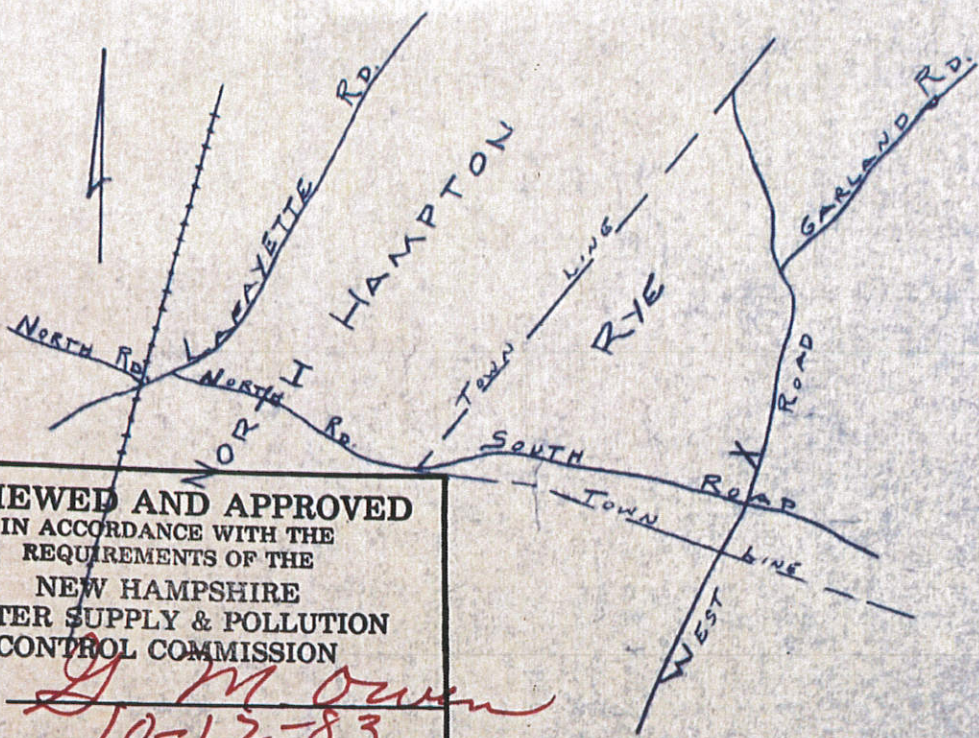
Lot 5
1.30± Ac.

SEE U.S.
RIVE USE
PERCE
DATE O
RESULT
DEPTH
LEACH BE
PERC RA
AREA RE
NUMBER
BED ARE
CHAMBER



Strictly
this plan
ments
track

BENCH MARK
SPIKE IN POLE
SUBDIVISION
NUMBER



REVIEWED AND APPROVED
 IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE
 NEW HAMPSHIRE
 WATER SUPPLY & POLLUTION
 CONTROL COMMISSION

Signed *J. M. Owen*
 Date *10-12-83*

107076 LOCATION

RECEIVED

SEP 28 1983

WATER SUPPLY & POLLUTION
 CONTROL COMMISSION

LOT 5

SKETCH OF LAND

SHOWING PROPOSED SEPTIC SYSTEM LAYOUT
 FOR

JOHN W. & HELEN SAVAGE
 IN
 RYE, N. H.

FILE COPY

325 WEST RD
 Rec'd On: *FEB. 1979*

SCALE: 1 INCH = 20 FEET

JOHN W. DURGIN ASSOCIATES INC.
 ENGINEERS, SURVEYORS, & DESIGNERS
 PORTSMOUTH & ROCHESTER

FIDUCIARY DEED

(325 West Road, Rye, New Hampshire)

Hope M. Flynn and Joseph J. Tropiano, Co-Administrators of the Estate of Helen L. Savage, filed with the 10th Circuit–Probate Division–Brentwood as Case No. 318-2022-ET-876, having an address care of 100 International Drive, Suite 365, Portsmouth, New Hampshire 03801, by the power conferred by NH RSA 559:18 and every other power, for consideration paid of \$ _____, grant to _____, having an address of _____, a certain lot or parcel of land with the buildings and improvements thereon, located in Rye, in the County of Rockingham and State of New Hampshire, being shown as Lot 5 on a plan entitled “Subdivision of Land, Lots 3-5 ~ West Road, Rye, New Hampshire, For: John W. & Helen Savage,” Scale: 1 inch = 40 feet, dated June 1980, by John W. Durgin Associates, Inc., Engineers, Surveyors & Designers, Portsmouth-Rochester, recorded in the Rockingham County Registry of Deeds as Plan No. D-9619. Said Lot 5 is more particularly bounded and described as follows:

Beginning at an iron pipe set on the westerly sideline of West Road, so-called, said point being the easterly corner of the within described lot and the southerly corner of Lot 4 as shown on said plan; thence running North 51° 57’ 10” West along the sideline of Lot 4 and partially along a stone wall for a distance of 227.52 feet to a set iron pipe at the northerly corner of the within described lot at land now or formerly of John W. & Helen Savage; thence turning and running South 41° 02’ 20” West along land of said Savage and along a stone wall for a distance of 269.42 feet to a point at the westerly corner of the within described lot; thence turning and running South 65° 21’ 15” East for a distance of 254.15 feet to a point on the westerly sideline of West Road, so-called; thence turning and running North 36° 30’ 40” East along the westerly sideline of West Road and partially along a stonewall for a distance of 210.23 feet to an iron pipe, being the point of beginning. Containing 1.303 acres according to said plan.

Lot 5 is conveyed SUBJECT TO a 30 foot wide access easement along the northeasterly boundary of the lot extending from West Road to other land now or formerly of John W. and Helen Savage as shown on said plan (and as further shown as Lot 3/3 on plan entitled "Lot Line Adjustment, West & South Roads, Rye, New Hampshire, for John W. & Helen L. Savage" recorded as Plan No. D-29119.) The easement is to be used as a right of way to Lot 3/3 and permits the owners of Lot 3/3 to pass and repass along said easement area, by foot or vehicle, to the said Lot 3/3 for any lawful and permitted purpose. The easement may also be used for the installation, repair, and replacement of above-ground or below-ground utilities. The easement shall run with the land.

Lot 5 is also conveyed SUBJECT TO the private burial grounds located along the westerly sideline of West Road as shown on said plan.

Meaning and intending to describe and convey a portion of the premises conveyed by John W. Savage and Helen Savage to Helen Savage by deed dated July 31, 1975 and recorded in the Rockingham County Registry of Deeds at Book 2241, Page 236.

Helen Savage, a/k/a Helen L. Savage, died on April 29, 2022 and her estate is probated in the 10th Circuit–Probate Division–Brentwood as Case No. 318-2022-ET-876.

Signed this ____ day of _____, 2022.

Estate of Helen L. Savage

Hope M. Flynn, Co-Administrator

Joseph J. Tropiano, Co-Administrator

STATE OF NEW HAMPSHIRE
COUNTY OF _____

On the ___ day of _____, 2022 personally appeared the above-named Hope M. Flynn, Co-Administrator of the Estate of Helen L. Savage, known to me or satisfactorily proven to be the within named, and acknowledged the foregoing instrument to be her free act and deed in the capacity aforesaid for the purposes herein contained.

Before me,

Notary Public/ Justice of the Peace
Commission Expires:

STATE OF NEW HAMPSHIRE
COUNTY OF _____

On the ___ day of _____, 2022 personally appeared the above-named Joseph J. Tropiano, Co-Administrator of the Estate of Helen L. Savage, known to me or satisfactorily proven to be the within named, and acknowledged the foregoing instrument to be his free act and deed in the capacity aforesaid for the purposes herein contained.

Before me,

Notary Public/ Justice of the Peace
Commission Expires:

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 Helen L. Savage	Buyer(s): _____
Street: _____	Street: _____
City/State/Zip: _____	City/State/Zip: _____
Telephone #: _____	Telephone #: _____

2. Property: Land Land & Buildings Condo Other: _____
 Street Address: _____ City/Town: Rye
 County: Rockingham State: New Hampshire
 And as described on the attached proposed deed as Exhibit A.

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

INITIAL DEPOSIT 10% of total purchase price,
 to be held by Paul McInnis LLC
 Escrow Account, to be delivered to Paul McInnis, LLC
 No later than September 28th, 1:00 p.m.
 Receipt of which is acknowledged
 and is NON-REFUNDABLE, except as provided below:

_____	\$ _____
Additional Deposit:	\$ _____
BALANCE DUE AT TRANSFER OF TITLE:	\$ _____

4. Transfer of Title: In accordance with the terms of the auction sale, title shall be transferred and the balance of the purchase price paid on or before Thursday, November 10th at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at Rockingham County Registry of Deeds in Brentwood, NH on Thursday, November 10th at 10:00 a.m.

_____,
 Seller

_____,
 Buyer

- 5 Title shall be transferred by Fiduciary deed free of all liens, subject to all easements and restrictions of record. Buyer acknowledges that Buyer has determined the status of the real estate title and agrees to take title to the property "as is".
- 6 Seller shall keep the premises insured during the term of this Agreement. In the event of damage by fire, or other casualty, with loss greater than \$10,000 the Seller shall either restore the premises to their former condition or the Buyer, at his election, may cancel this Agreement, in which case this Agreement shall be void, or accept the premises in its then condition together with proceeds of such insurance which Seller agrees to assign to Buyer if Buyer so elects.
- 7 Real estate taxes, utilities (*including unused oil or gas in the fuel tank if applicable*) and any water or sewer (*if any*) charges against the property shall be apportioned as of the date of transfer of title.
- 8 Buyer is purchasing the property "as is" and waives all building, environmental, radon and all other inspections and tests of the property of any kind (*other than a lead paint inspection as outlined in item #15 if applicable*). Buyer acknowledges the receipt of the Property Disclosure attached hereto and incorporated herein by reference.
- 9 This Agreement is NOT contingent on Buyer obtaining financing for the purchase price.
- 10 This Instrument is to be construed as a New Hampshire contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as Buyers and Sellers, their obligation hereunder shall be joint and several.
11. TIME IS OF THE ESSENCE as to all dates referenced in this contract. Where necessary to effectuate the intent of the parties, the Agreement shall survive the closing.
12. Personal property included: Any residual personal property remaining at the time of closing.
13. All representations, statements and agreements heretofore made between the parties are merged in this Agreement, which alone fully and completely expresses their obligations. This Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement, made by the other or on his behalf.
14. Seller and Buyer agree that Paul McInnis LLC is exclusively responsible for bringing about this sale and that no commission is due any other broker or agent, except as follows:

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

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

Seller

Buyer

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

LEAD PAINT: Before 1978, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.
Note: lead paint/lead paint hazards – Federal law requires that individuals purchasing residential housing built before 1978 receive a 10-day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Buyer acknowledges that they are given the opportunity to conduct such risk assessment or inspection within the next 10 days. Buyer also acknowledges that results of such risk assessment or inspection will NOT affect any terms of this Real Estate Purchase & Sale Agreement included but not limited to the price and terms agreed upon as well as the buyers' decision to go forward with the purchase of the property.

16. Addenda Attached Yes, No

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

Hope Morrow Flynn, Co-Administrator Date

Joseph J. Tropianco, Co-Administrator Date

Buyer Date

Buyer 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.

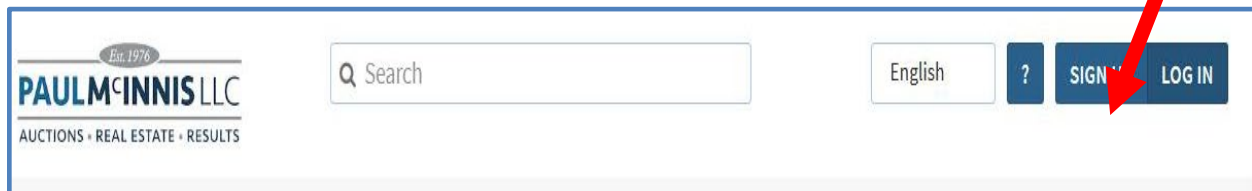
The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to admin@paulmcinnis.com or sent electronically through Dotloop. To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

BIDDER DEPOSIT: At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$10,000 for each property you plan to bid on, 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 Wednesday, September 28th at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 Bidder Deposit for each property as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$10,000 Bidder Deposit for each property to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST a digital payment platform. You may request this option by emailing admin@paulmcinnis.com. Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, a bidding number will be provided to you.

You can access the online auction portal, paulmcinnis.nextlot.com, by [clicking here](#).

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



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



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

AUCTIONS - REAL ESTATE - RESULTS
 One 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-15
Pre-Bidding Opens: Tuesday, September 20th at 9:00 a.m.
Live Webcast: Tuesday, September 27th at 11:00 a.m.

SELECT LOT(S):

Lot 1 Property A, 651 South Road
 Lot 2 Property B, 309 West Road
 Lot 3 Property C, 325 West Road

Lot 4 Property A&B in combination
 Lot 5 Property B&C in combination
 Lot 6 Property A, B & C in the entirety

If you are only bidding on 1 parcel, 1 deposit, a combination, 2 deposits, entirety, 3 deposits.

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

Registration: At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$10,000 for each property you plan to bid on, 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 Wednesday, September 28th at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 Bidder Deposit for each property as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

Terms: A \$10,000 deposit per property 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, Wednesday, September 28th at 1:00 p.m., with the balance due at closing within 45 days of the auction. A 7% Buyer's Premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Fiduciary Deed. Sale Per order of the Court-appointed co-administrators and all bids are subject to their approval.

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 all Terms.

PRINT BUYER'S NAME:

SIGNATURE OF BIDDER:

DATE:

22PM-15 Reviewed by:
