



Stratham, NH
2-Bedroom Contemporary



BID ONLINE

Online-only bidding ends Wednesday, July 20th at 2:00 p.m.

21 Alderwood Drive is located within the desirable Burnhaven Condominium Association at the end of a cul-de-sac. This two-story contemporary sits on an oversized, .47-acre, exterior lot with expansive back yard. The home was built in 1994 and totals 1,550 sq.ft. with 2-bedrooms and 1.5- bathrooms. The lowest level of the home includes a large bonus room with lofty ceilings and two-story windows. The master bedroom is large with an en-suite bath, a large walk-in closet as well as a secondary closet. There is a laundry room, 1-car garage and large deck overlooking the back yard. The home is serviced by a common water system and private septic with shared leaching fields. Tax Map 23, Lot 19, Sub-lot 21.

Open House: Thursday, July 14th from 4:00 p.m. until 6:00 p.m. and Tuesday, July 19th from 9:00 a.m. until 11:00 a.m.

Terms: A \$5,000 deposit by check or e-check will be delivered to the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than, Thursday, July 21st at 1:00 p.m. with the balance due at closing within 45 days of the auction. A 10% buyer's premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Warranty Deed. Offered subject to confirmation of the seller.

DISCLAIMER: No warranty or representation, express or implied, is made by our client, their legal counsel, Paul McInnis LLC or any person providing this information to these parties concerning the completeness or accuracy of the information. Each person who accepts these materials assumes full responsibility for investigating, evaluating, and making all other appropriate inquiries regarding this property. By accepting this information, each person releases our client, their legal counsel and Paul McInnis LLC from any responsibility or liability arising from this information concerning the property.



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DISCLAIMER: No warranty or representation, express or implied, is made by our client, their legal counsel, Paul McInnis LLC or any person providing this information to any party concerning the completeness or accuracy of the information. The information has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is the potential offeror's responsibility to independently verify the accuracy and completeness of the information. Each person who accepts these materials assumes full responsibility for investigating, evaluating, and making all other appropriate inquiries regarding this property. By accepting this information, each person releases our client, their legal counsel and Paul McInnis LLC from any responsibility or liability arising from this information concerning the property.



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

BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

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

Right Now, You Are a Customer

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

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

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

To Become a Client

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

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

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

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

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

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

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

Types of Brokerage Relationships commonly practiced in New Hampshire

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FACILITATOR (RSA 331-A:25-f)

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

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

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

SUGGESTED DUE DILIGENCE CHECKLIST

For Online Bidders

21 Alderwood Drive, Stratham, NH

BIDDING OPENS: **Wednesday, July 13th at 9:00 a.m.**

BIDDING ENDS: **Wednesday, July 20th at 2:00 p.m.**

ITEMS TO COMPLETE –

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

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

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



GENERAL TERMS & CONDITIONS

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

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

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

At the time of registration, you will be required to deliver your refundable bidder deposit of \$5,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, July 21st at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$5,000 bidder deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000 U.S. dollars.

To deliver the bidder deposit by physical check, you may deliver the \$5,000 bidder deposit to our office or at an open house. To deliver your bidder deposit by E-check you will do so through EARNNEST a digital payment platform. You may request this option by emailing admin@paulmcinnis.com. Once the online bidding registration form has been completed, and Paul McInnis LLC has determined that you have met all the requirements, a bidding number will be provided to you.

Please note that Paul McInnis LLC will make our best effort to respond to your request within three hours during normal business hours of Monday through Friday from 8:30 a.m. to 4:30 p.m. EST.

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

ONLINE BIDDING: The bidding will open on Wednesday, July 13th at 9:00 a.m. and the bidding will end on Wednesday, July 20th at 2:00 p.m. subject to **extended bidding**. Bid increments are shown on the bidding portal. It is the bidder's responsibility to ensure the accuracy and timeliness of their bid(s). Bidders are encouraged not to wait until the last minute to place a bid. Online bidding is subject to technical difficulties that can develop at any time.

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

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

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

PROPERTY CONDITIONS: Except as expressly set forth in the real estate Purchase & Sale Agreement, if and when executed, the property is being sold "AS IS," "WHERE IS," and "WITH ALL FAULTS," as of the closing date.



Neither the Seller, Paul McInnis LLC nor any of their agents, contractors, attorneys, officers or directors ("agents") makes any representations or warranties with respect to the physical condition of the land or any improvements thereon, the property's fitness for any particular purpose, the property's merchantability, or any other warranty, express or implied.

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

BUYER'S PREMIUM: A 10% (Ten Percent) Buyer's Premium will be added to the successful Bid Price to become the Total Purchase Price. Example: \$Bid Price + 10% of \$Bid Price = \$Total Purchase Price due from the Buyer at Closing, less any Earnest Money Deposit.

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

REAL ESTATE PURCHASE & SALE AGREEMENT: A copy of the agreement is included in the property information package. PLEASE REVIEW it carefully or have your attorney review it. The successful bidder is required to sign the real estate Purchase & Sale Agreement together with all Seller disclosure forms without any changes or additional terms and deliver 10% of the total purchase price as the earnest money deposit no later than Thursday, July 21st at 1:00 p.m. less the bidder deposit already received. Only the Buyer's Name, Bid Price, 10% Buyer's Premium, Total Purchase Price, Earnest Money Deposit and the Balance Due Amount will be entered into the real estate Purchase & Sale Agreement.

EARNEST MONEY DEPOSIT: The successful bidder must tender a deposit in the amount of 10% of the total purchase price which is due no later than Thursday, July 21st at 1:00 p.m. less the bidder deposit already received. The earnest money deposit must be by cash, wire, check or E-check payable to Paul McInnis LLC Escrow Account in U.S. funds.

SUCCESSFUL BIDDER DEFAULT: Should the successful bidder fail to execute the real estate Purchase & Sale Agreement and deliver the earnest money deposit in a timely manner as outlined in these general terms & conditions, said bidder will be deemed to be in default and hereby authorize the Auction Company to retain your \$5,000 bidding deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000 U.S. dollars.

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

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

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

If you have any questions, please contact Paul McInnis LLC at (603) 964-1301 or via email at: justin@paulmcinnis.com



EXECUTIVE SUMMARY

ADDRESS	21 Alderwood Drive, Stratham, NH
TOWN REFERENCE	Map 23, Lot 19, Sub-lot 21
ROCKINGHAM COUNTY DEED REFERENCE	Warranty Deed, Book 4521, Page 2303
2021 ASSESSED VALUE	\$340,000
2021 TAX RATE	\$18.52/\$1,000
2021 EQUALIZATION RATIO	81.9%
2021 ANNUAL REAL ESTATE TAXES	\$6,297
UTILITIES	Water: Common shared Sewer: Private 1,000-gallon septic tank, shared leach field Electricity: 100 AMP
VEHICLE PARKING	One-car attached garage, on-site parking
ACREAGE	.47± acres

TYPE	Two-Story Condo, Contemporary
YEAR BUILT	1994
LIVING AREA	1,550± sq.ft.
BASEMENT	Full, finished, day light
HVAC	Hot water, multi zone
HOT WATER	Off boiler

DINING ROOM	23' X 11.5', 1 st Floor
HALF BATH	5' X 7.5', 1 st Floor
TV ROOM W/SLIDER	19' X 11.5', 1 st Floor
SITTING ROOM OFF KITCHEN	9' X 11', 1 st Floor
KITCHEN	9.5' X 11', 1 st Floor
BATH FULL	7' X 6', 2 ND Floor
BEDROOM	11' X 11.5', 2 ND Floor
BEDROOM MASTER	17' X 11', 2 ND Floor
WALK-IN CLOSET	8' X 7', 2 ND Floor
HALLWAY	14' X 3.5', 2 ND Floor
BASEMENT BEDROOM	10' X 18', Lower level
BASEMENT BONUS ROOM	11' X 22', Lower level
LAUNDRY ROOM	7' X 7', Lower level

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.







Property Card: 21 ALDERWOOD DRIVE
Town of Stratham, NH



Parcel ID: 23-019-000
Owner: AHERN, DAWN V.
Co-Owner:
Mailing Address: 21 ALDERWOOD DRIVE
STRATHAM, NH 03885

General Information

Land Use: 1F RES
Zone: MAH MANUFACTURED
Land Area in Acres: 0.47
Current Use: N
Waterfront: 0

Assessed Value

Land: \$0
Buildings: \$185,000
Extra Features: \$155,000
Total: \$340,000

Sale History

Book/Page: 4521-2303
Sale Date: 7/29/2005
Sale Price: 326933

Building Details

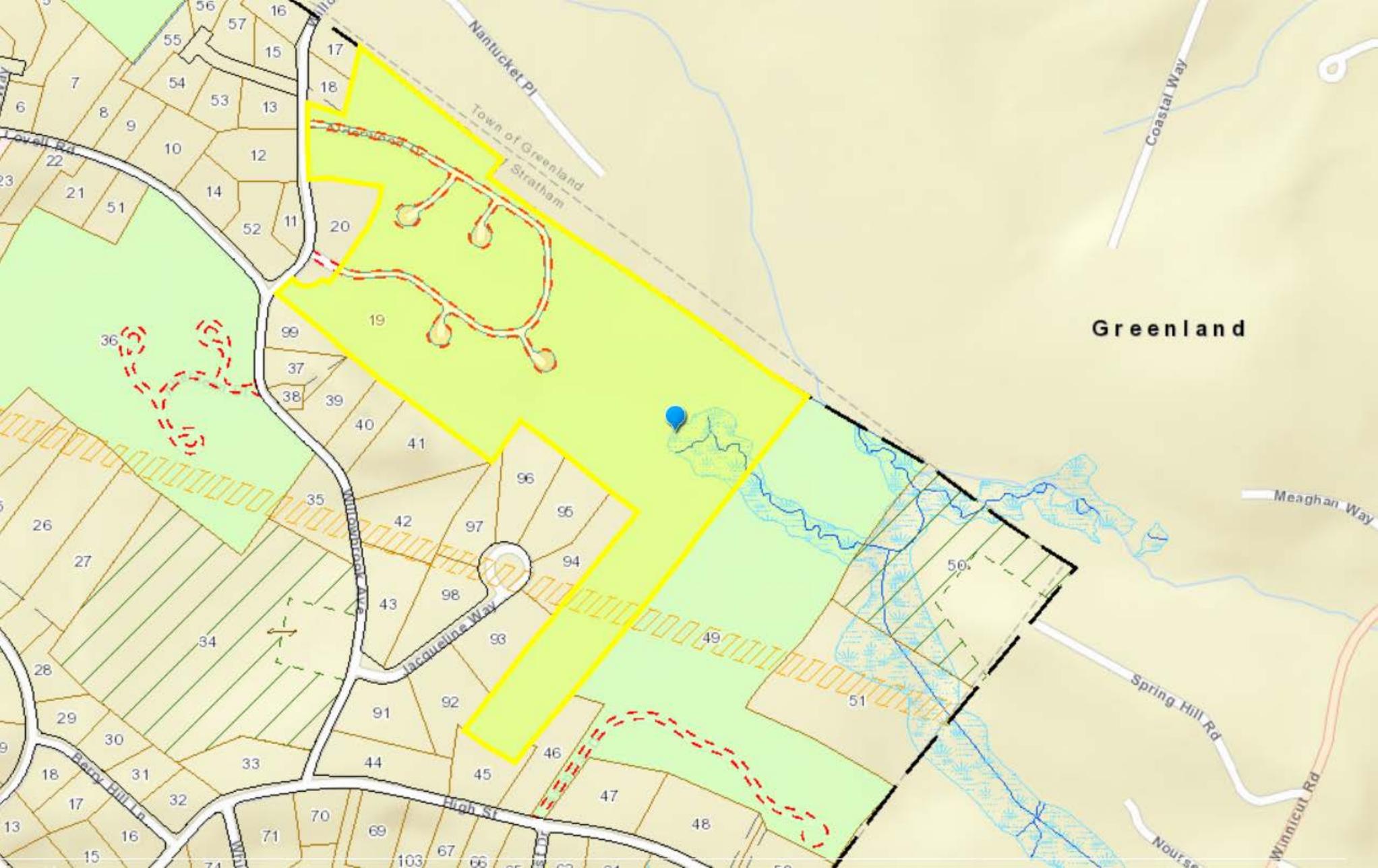
Model Description: CONTEMP
Gross Living Area: 1550
Year Built: 1994
Stories: 2.00 STORY FRAME

No. Bedrooms: 3
No. Baths: 1.5



www.cai-tech.com

Data shown on this report 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 report.



Nantucket Pl
Town of Greenland
Stratham

Coastal Way

Greenland

Meaghan Way

Spring Hill Rd

Winnicutt Rd

Nourse

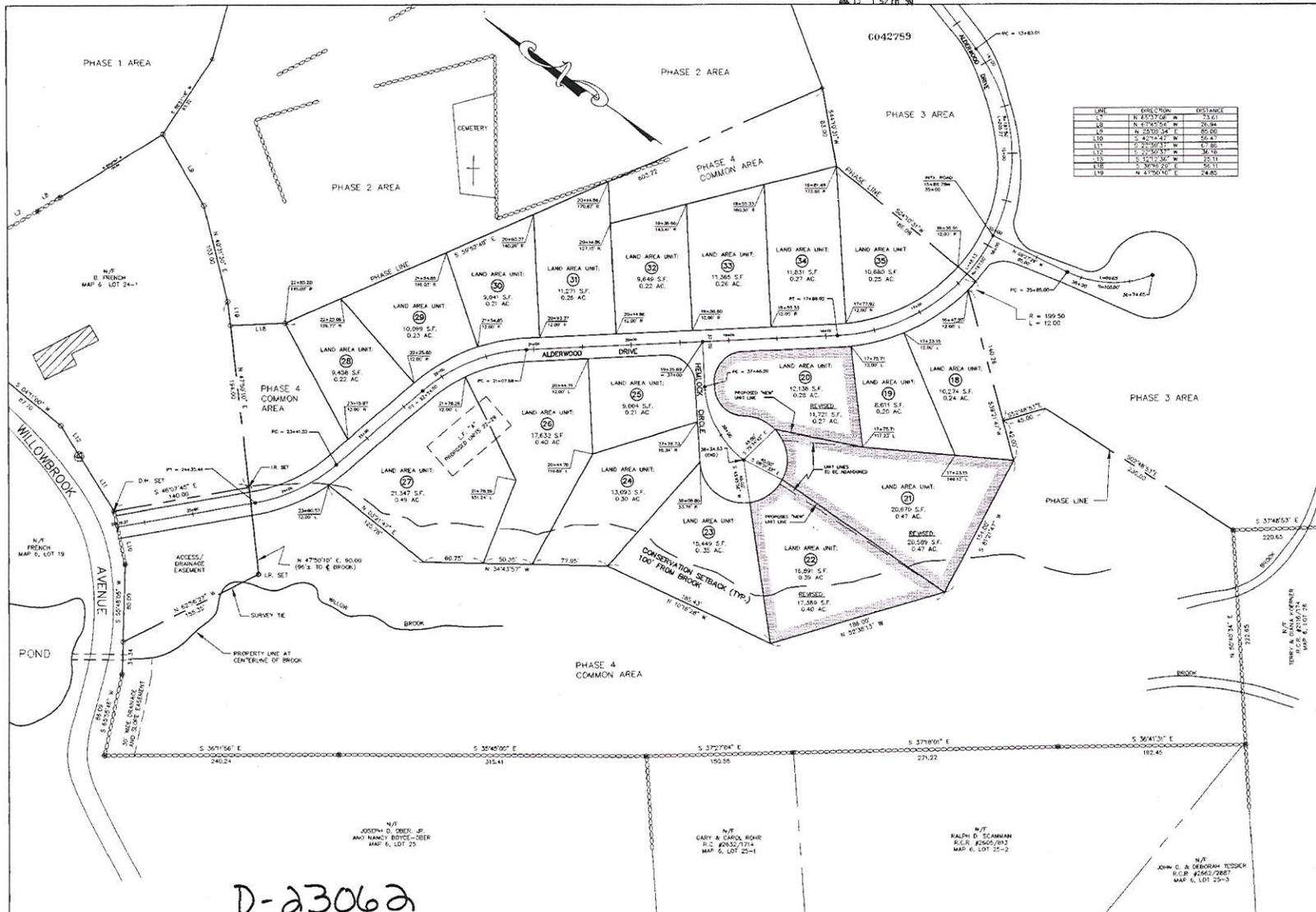
Jacqueline Way

High St

Lovell Rd

Spring Hill Ln

Map showing numerous numbered lots (e.g., 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000).



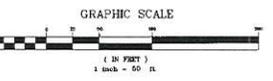
LINE	DIRECTION	DISTANCE
L1	N 23°32'00" W	73.61
L2	N 23°32'00" W	23.94
L3	N 20°52'34" E	80.00
L10	N 42°34'41" W	62.2
L11	S 23°32'00" W	67.85
L12	S 23°32'00" W	36.18
L13	S 57°32'30" W	107.11
L14	S 32°32'00" W	107.11
L19	N 47°50'10" E	24.85



- NOTES
1. REFERENCED PLANS TITLED "PROPOSED PLAN OF ABERDEEN EAST MOBILE HOME COMMUNITY" PREPARED FOR ABERDEEN REALTY TRUST STRATHAM, N.H. BY KIMBALL CHASE CO., INC. PORTSMOUTH, N.H. SHEETS 1 TO 15, LAST REVISION 6/7/88, PROJECT NO. 88-2143, R.C.R.E. #D-19725
 2. PROPOSED SEPTIC SYSTEM LOCATIONS PROVIDED BY M.H. SON CONSULTANTS, NEWMARKET, N.H., JOB NO. 88-0041. LEACH FIELDS ARE PROPOSED AS SHOWN ON APPROVED REFERENCED PLANS (NOTE 1) AND ON APPROVED PROPOSED UNIT PLAN R.C.R.E. PLAN NO. D-23123, L.F. "A" AND "T" SEWER PROPOSED UNITS 20, 21 AND 22. L.F. "A" SERVES PROPOSED UNITS 20-29.
 3. THE LAND AREAS NOT INCLUDED IN THE LAND AREA UNITS ARE RESERVED AS COMMON AREAS.
 4. THE LAND AREA AND THE BUILDING CONSTRUCTED THEREIN CONSTITUTE THE COMPLETE UNIT. SEE EXPLANATION FOR FURTHER EXPLANATION.
 5. BUILDINGS HAVE NOT BEEN CONSTRUCTED IN THIS PHASE AND SITE IMPROVEMENTS ARE NOT COMPLETE.
 6. ALL LAND AREA UNIT CORNERS ADJACENT TO ROADWAYS ARE OFFSET FROM SURVEY CONTROL LINES FOR ROADWAYS AS SHOWN ON THIS PLAN.
 7. GUIDING SETBACKS TO BE MAINTAINED INCLUDE THE FOLLOWING: 100' TO PROPERTY LINE, 25' TO LEACH FIELDS, 20' BETWEEN UNITS AND 25' TO EDGE OF PAVEMENT.
 8. ALL UNITS TO BE TWO BEDROOM SINGLE FAMILY.
 9. PHASE 4 TOTAL AREA = 552,000 S.F. = 12.6 AC. PHASE 4 COMMON AREA = 291,150 S.F. = 6.7 AC. THIS PLAN SUPPLEMENTS A GENERAL SITE PLAN RECORDED AT THE BURNHAMMOUNT COUNTY REGISTRY OF DEEDS AS PLAN #D-19725 AND DEPICTS PHASE 4 OF THE BURNHAMMOUNT RESIDENTIAL COMMUNITY. THE ORIGINAL SITE PLAN APPROVAL WAS GRANTED BY THE STRATHAM PLANNING BOARD. THIS PLAN DOES NOT DIFFER IN ANY MATERIAL RESPECT WITH PLAN #D-19725.
 10. THE PURPOSE OF THIS PLAN IS TO REVISE UNITS 20, 21 AND 22 AS SHOWN. THIS PLAN SUPERSEDES PLAN ENTITLED "BURNHAMMOUNT PHASE 4 FINAL PHASE LAND UNIT PLAN UNITS 18 TO 25 INCLUDING SEPTIC SYSTEMS" DATED 11/27/84, LAST REVISION 2/8/84, ON RECORD AT THE BURNHAMMOUNT COUNTY REGISTRY OF DEEDS PLAN #D-23037.

THE UNDERSIGNED CERTIFIES THAT HE IS A REGISTERED NEW HAMPSHIRE ENGINEER AND FURTHER CERTIFIES THAT THIS PLAN IS ACCURATE AND COMPLIES WITH N.H.S.A. SECTION 356-B:20 (f).
 KIMBALL CHASE COMPANY, INC.
 C.P.O. REGISTERED ENGINEER 8/19/94 DATE

I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
 F.L. Gardner REGISTERED LAND SURVEYOR 8/19/94 DATE

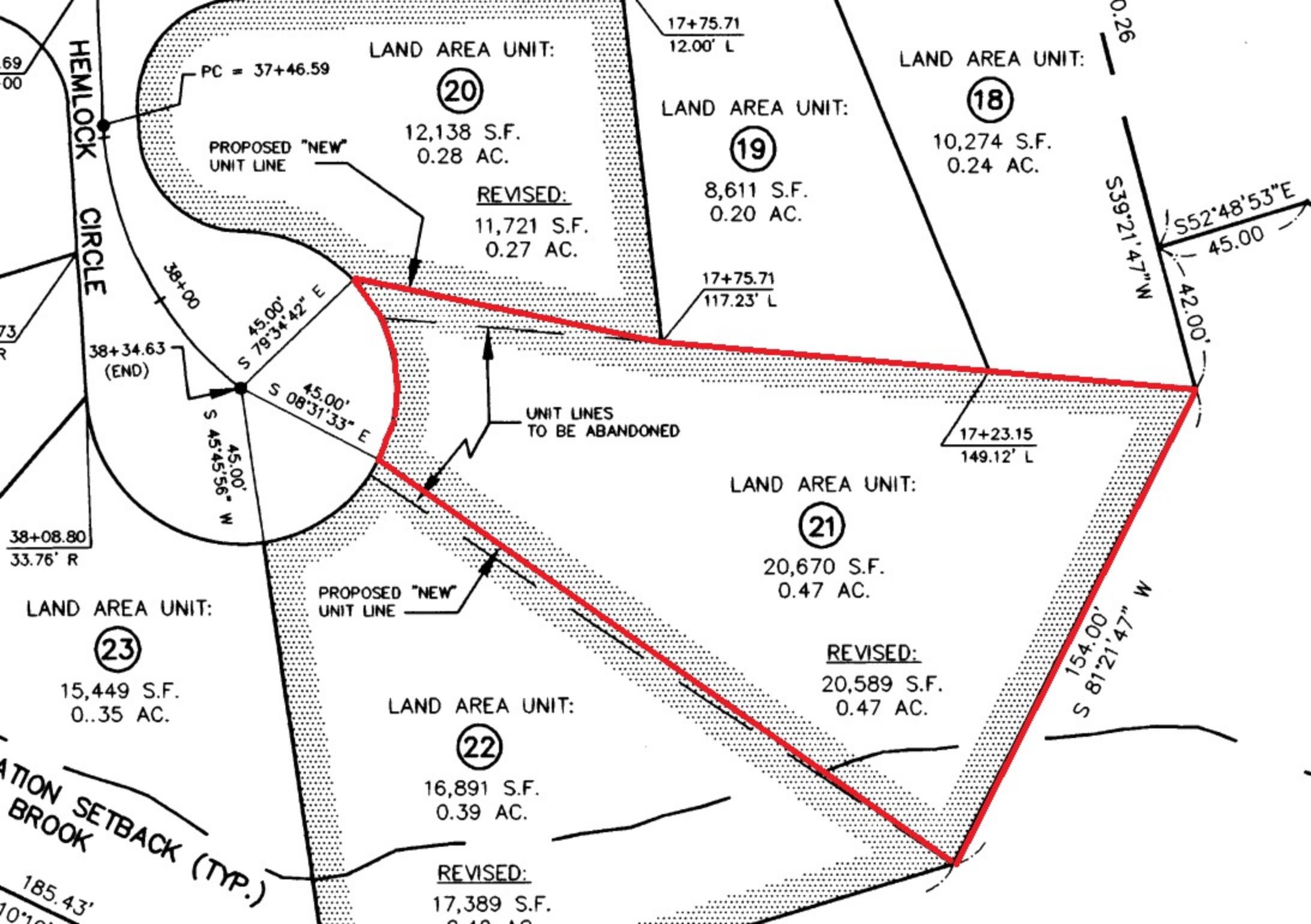


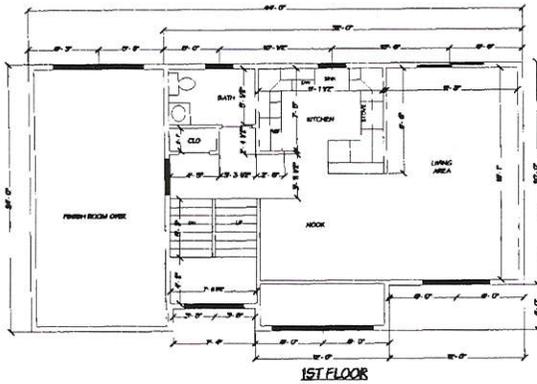
D-23062

ISSUED FOR APPROVAL		DESIGNED BY:		CLIENT	BURNHAVEN, INC. P.O. BOX 284 STRATHAM, NH 03885	PROJECT	Stratham BURNHAVEN - PHASE 4 FINAL PHASE	SCALE	1"=50'
ISSUED FOR CONSTRUCTION		DRAWN BY: P.L.A.				TITLE	UNIT REVISION PLAN	PROJECT NO.	88-2143.02
ISSUED FOR RECORDING		CHECKED BY: C.T.O.					UNIT 20, 21 AND 22	DRAWING NO.	
		APPROVED BY: P.L.A.						SHT.	1 of 1
		DATE: 5/8/94						REV.	A

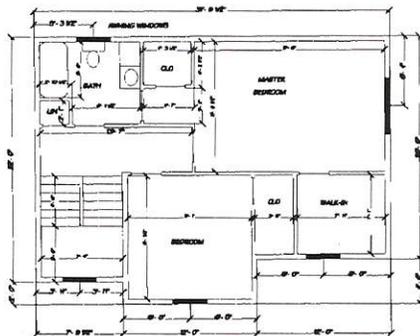


Engineering • Surveying • Land Planning and Design
 One Cole Street, Portsmouth, NH 03801 • (603)431-2520
 Bath, ME • Andover, MA





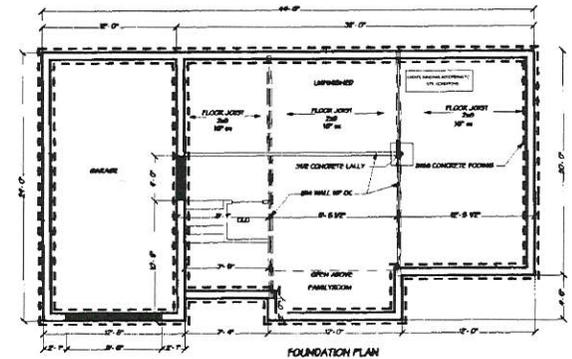
1ST FLOOR



2ND FLOOR

NOTES:

- 1) PLAN REFERENCE - " BURNHAVEN - PHASE 4, FINAL PHASE LAND UNIT PLAN, UNITS 18 TO 36, INCLUDING SEPTIC SYSTEMS," SCALE 1" = 50', DATED 1/7/94, LAST REVISED 2/8/94, SHEET 2 OF 2, BY KIMBALL CHASE CO., INC., OF FORTSMOUTH, NH, K.C.C.I. PROJECT # 88-2143.02, R.C.R.D. PLAN NO. D-23037.
- 2) UNIT 21 IS COMPLETED
- 3) UNIT 21 USABLE FLOOR SPACE = 2,360 SQ. FT. (INCLUDING GARAGE)
- 4) UNIT 21 CEILING HEIGHTS:
 BASEMENT = 9'-6"
 FIRST FLOOR = 7'-8"
 SECOND FLOOR = 7'-8" EXCEPT MASTER BEDROOM = 9'-0"

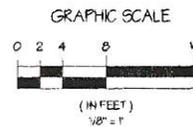


FOUNDATION PLAN

THE UNDERSIGNED CERTIFIES THAT HE IS A REGISTERED NEW HAMPSHIRE ENGINEER AND FURTHER CERTIFIES THAT THIS PLAN IS ACCURATE AND COMPLIES WITH THE NH RSA SECTION 356-B:20 II.

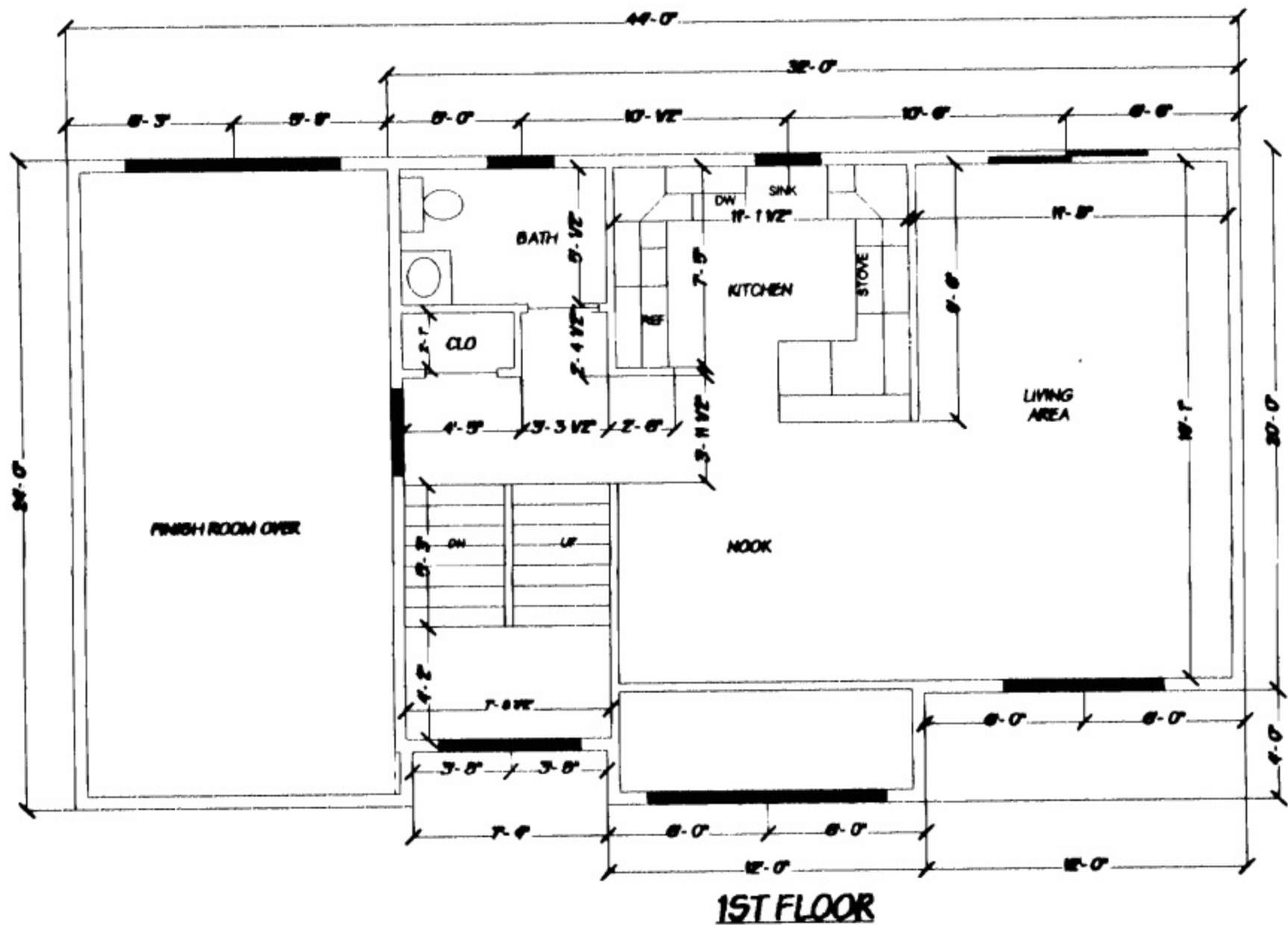
KIMBALL CHASE CO. INC.

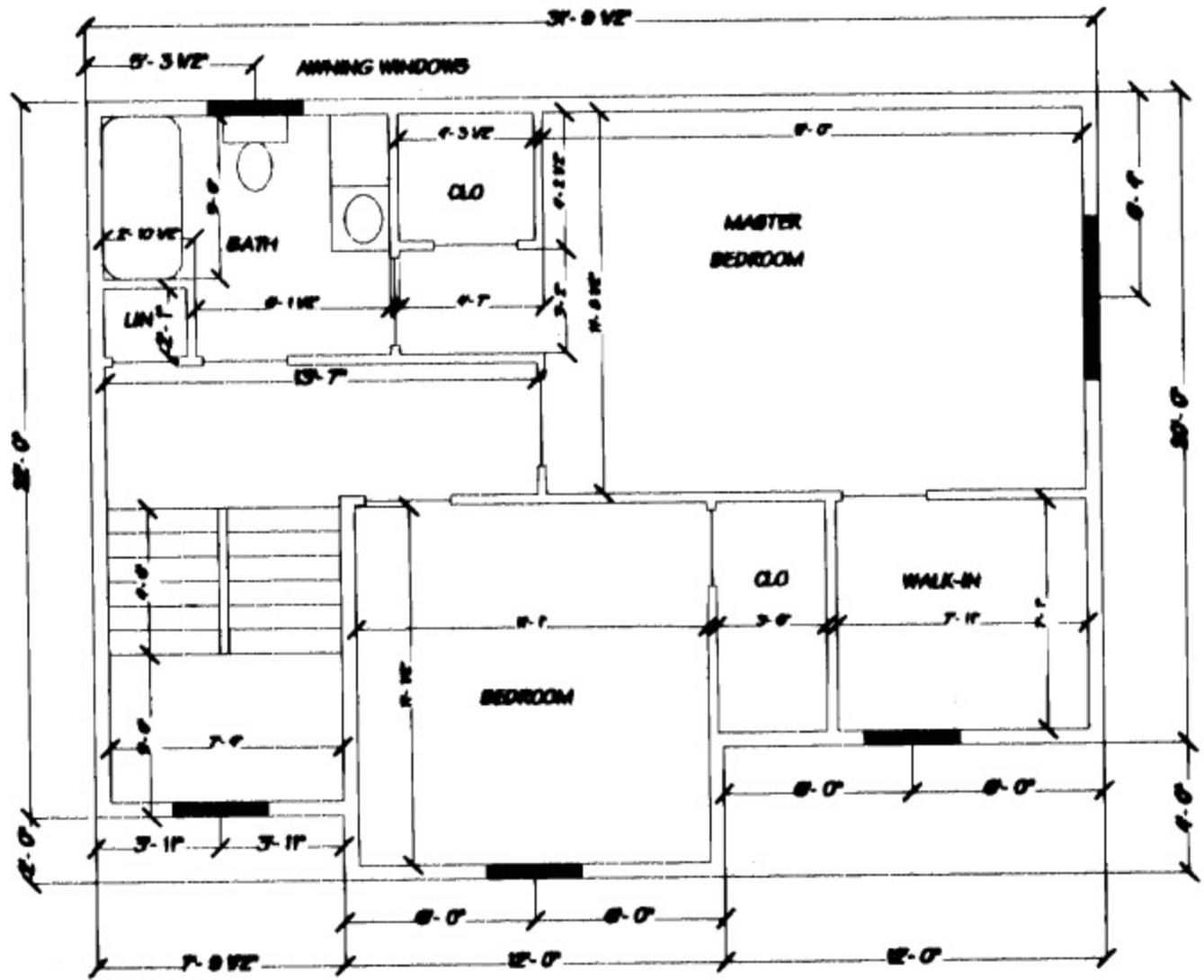
C.T. OGDEN #7810 8/16/94
 REGISTERED ENGINEER DATE



	SUNDAY RIVER BUILDERS P.O. BOX 619 STRATHAM, N.H. 03885	CLIENT BURNHAVEN INC. P.O. BOX 284 STRATHAM, N.H. 03885	PROJECT <i>Stratham</i> BURNHAVEN	SCALE 1/8" = 1'
			TITLE UNIT 21 - FLOOR PLAN	PROJECT NO 88-2143.02
			DRAWING NO FP-1	SHEET 1 OF 1

C-23069





2ND FLOOR

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: Dawn Ahern

2. PROPERTY LOCATION: 21 Alderwood Drive, Stratham, NH 03885

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

4. SELLER: has has not occupied the property for 17 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 Association

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

c. USE: Number of persons currently using the system: Unknown
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: Water is tested by the Burnhaven association and on record with NH DES

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: approx. 10' from back of house Location Unknown Date of Installation: _____
Date of Last Servicing: 10/2021 Name of Company Servicing Tank: Exeter Septic
Have you experienced any malfunctions? Yes No
Comments: Community Leachfield

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

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 21 Alderwood Drive, Stratham, NH 03885

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

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

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

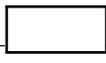
7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>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

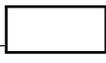
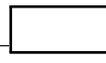
8. HAZARDOUS MATERIAL

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

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

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

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 21 Alderwood Drive, Stratham, NH 03885

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: condominium association by laws

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: Monthly association fee of \$148.00

What is your source of information? _____

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

Yes No If YES, Explain: _____

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

If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YES NO UNKNOWN If YES, Explain: _____

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

Comments: _____

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

If YES, is survey available? Yes No Unknown

h. How is the property zoned? _____

i. Heating System Age: 28 Type: Forced hot air Fuel: Propane Tank Location: Back yard

Owner of Tank: _____

Annual Fuel Consumption: 500-600 Price: _____ Gallons: 500

Date system was last serviced and by whom? 8/2021 Eastern Propane

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 8-10 yrs Type of Roof Covering: Shingle

Moisture or leakage: None

Comments: _____

SELLER(S) INITIALS DA /

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 21 Alderwood Drive, Stratham, NH 03885

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

Moisture or leakage: None

Comments: _____

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

Comments: _____

m. Plumbing Type: Unknown _____ Age: 28

Comments: _____

n. Domestic Hot Water: Age: 28 _____ Type: Indirect-fired _____ Gallons: Unknown

o. Electrical System: # of Amps 100 _____ 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: Wall Unit _____ Age: 28 _____ Date Last Serviced and by whom: _____

Comments: _____

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

By Whom: _____

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

If Portable: Included Negotiable

Comments: _____

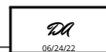
v. Internet: Type Currently Used at Property: Xfinity

w. Other (e.g. Alarm System, Irrigation System, etc.) _____

Comments: _____

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

SELLER(S) INITIALS

 / 

BUYER(S) INITIALS

 / 

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 21 Alderwood Drive, Stratham, NH 03885

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

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

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

Dawn Ahern
SELLER
dotloop verified
06/24/22 10:49 AM
EDT
T3F6-SRQJ-U4jX-8SQ1
DATE

SELLER
DATE

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

BUYER
DATE

BUYER
DATE

SELLER(S) INITIALS *DA* /

BUYER(S) INITIALS /

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



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

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

- 1. Seller and Property Address: Dawn Ahern
21 Alderwood Drive, Stratham, NH 03885
- 2. Association Name (if applicable): Burnhaven
- 3. Property Manager/Agent: Melissa Barnes Phone: 603-436-4100

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

5. **MASTER INSURANCE POLICY**
- a. Name of Company: _____
 - b. Name of Agent: _____ Phone: _____

6. **FINANCIAL**
- a. Monthly maintenance fee(s): \$148.00
 - b. What do the monthly fees include?

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

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

Dawn Ahern
SELLER _____ DATE _____

dotloop verified
06/24/22 10:14 AM EDT
GQD5-B3YR-6KT3-2HGM

SELLER _____ DATE _____

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

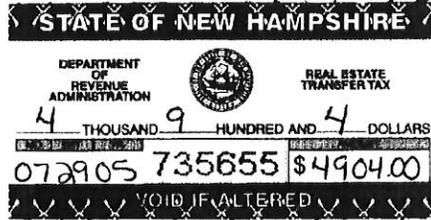
BUYER _____ DATE _____

BUYER _____ DATE _____

	1/1/21-9/30/21 Actual	2021 Projected Total	2021 Budget	2022.00 Budget	
40000 Fee Income	78,300.00	104,400.00	104,400.00	106560.00	2022 Fee \$148 - 2% increase
41010 Late Fee Income	195.00	240.00	0.00	0.00	
43010 Operating Interest	7.98	10.64	0.00	0.00	
44090 NSF Fee Income	30.00	30.00	0.00	0.00	
Total Revenues	78,532.98	104,680.64	104,400.00	106560.00	
Operating - Expenses					
61010 Accounting	375.00	375.00	375.00	375.00	CPA Tax Filing
61020 Legal	(295.55)	-295.55	0.00	0.00	Attorney Fees, generally charged back to uo for collections
61100 Management Fees	13,531.77	18,061.35	17,800.00	18000.00	GN waive 2022 increase Master Policy 4-30-21 to 4-30-24 \$2614/yr., plus equipment policy \$530
61200 Insurance	2,338.72	3,144.00	3,600.00	3200.00	postage, copies, coupons
61400 Administrative	599.12	899.12	900.00	900.00	no longer using website - remove line item
61450 Website	0.00	0.00	125.00	0.00	
62100 Landscaping Fees	3,015.00	5,895.00	5,700.00	6700.00	For 2022 Elf's Landscaping \$3920 with 20 mows (pay per mow so could be more or less) Urban Tree Fert \$657 Renewed Contract for two years - 6000 per season, plus any push backs
62200 Snow Removal contract	4,650.00	6,000.00	7,000.00	7000.00	Septic Tabs \$4530 Kats Pump \$1850
64300 Sewer/Septic maint	6,627.34	6,627.34	6,000.00	6380.00	budget catch basin cleaning 2022
65333 Road & Parking Lot M	0.00	0.00	1,000.00	1500.00	general maintenance// repaint sign // repair mail house - fasten down
65450 Maintenance	264.25	264.25	1,000.00	1000.00	
66221 Water Usage	6,201.17	7,056.17	6,000.00	6000.00	Pennichuck contract \$3252, testing/lab fees \$726 , flushing \$900 , permitting \$300, CCRs \$350
66440 Electricity	4,691.13	6,191.13	6,000.00	6000.00	septic pump station and well house electric
Total Operating Expe	41,997.95	54,217.81	55,500.00	57055.00	
Profit/Loss before R	36,535.03	50,462.83	48,900.00	49505.00	
69100 Reserve Contribution	31,275.00	41,700.00	41,700.00	42305.00	increase
69170 Contrib to Sewer Res	5,400.00	7,200.00	7,200.00	7200.00	
Net Inc After Reserve	(139.97)	1,562.83	0.00	0.00	

Return to:

Dawn V. Ahern
21 Alderwood Drive
Stratham, NH 03885



WARRANTY DEED

053399

Michael J. Duran and Rachel F. Duran, husband and wife, of 21 Alderwood Drive, Stratham, NH, for consideration paid grant to Dawn V. Ahern, unmarried, of 7 Bentwood Road, Highland Lakes, NJ, with warranty covenants;

A certain unit, with the buildings and improvements thereon, situated in the Town of Stratham, County of Rockingham and State of New Hampshire, described as Land Unit No. 21, laid out as shown on the Site Plan recorded at the Rockingham County Registry of Deeds as Plan No. D-23037 and the Site Plan recorded at said registry herewith.

2005 JUL 29 AM 9:42

The said unit also includes the residential dwelling and improvements thereon, which are shown on the Floor Plan recorded herewith, see also, the unit revision plan for Units 20, 21 and 22 filed in the Rockingham County Registry of Deeds as Plan No. D-23062.

Said unit is hereby conveyed together with a 1/60th undivided interest in the Common Areas and facilities, together with the right to use the same, in common with others entitled thereto.

Subject to any and all matters as shown on Plans No. D-23037, No. D-23062 and No. D-23069.

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Subject to the provisions of the Declaration and By-Laws, as amended, or as may be amended, and the rules and regulations adopted thereunder.

Subject to and with the benefit of the provisions of New Hampshire R.S.A. 356-B, as that statute is written as of the date hereof and as it may, in the future, be amended.

Subject to and with the benefit of all rights and easements of record.

Meaning and intending to describe and convey the same premises as conveyed to the within Grantor by Deed of Rachel F. Duran F/K/ A Rachel F. Beaulieu, dated September 4, 2001 and recorded in Book 3645, Page 107 of the Rockingham County Registry of Deeds.

21 Alderwood Drive, Stratham, NH 03885

Executed this July 28, 2005.

Michael J. Duran by Rachel F. Duran as POA
Michael J. Duran, by Rachel F. Duran as
POA
Rachel F. Duran
Rachel F. Duran

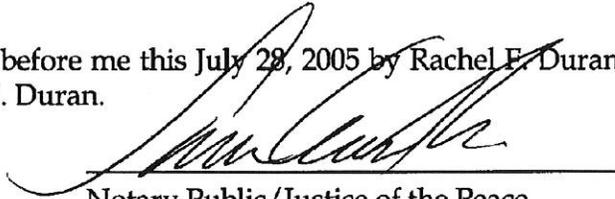
Buyer's Initials

DMH
DA

STATE OF NEW HAMPSHIRE

Rockingham SS

The foregoing was acknowledged before me this July 28, 2005 by Rachel F. Duran as POA for Michael J. Duran and Rachel F. Duran.



Notary Public/Justice of the Peace
My 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): Dawn V. Ahern	Buyer(s): _____
Street: _____	Street: _____
City/State/Zip: _____	City/State/Zip: _____
Telephone #: _____	Telephone #: _____

2. Property: Land Land & Buildings Condo Other: _____
 Street Address: 21 Alderwood Drive City/Town: Stratham
 County: Rockingham State: New Hampshire
 Also known as Tax Map 23, Lot 19, Sub-Lot 21 with deed recorded at the Rockingham County Registry of Deeds at Book 4521 Page 2303.

3. BID PRICE (HAMMER PRICE):	\$ _____
10% BUYER'S PREMIUM:	\$ _____
TOTAL PURCHASE PRICE DUE FROM BUYER:	\$ _____

INITIAL DEPOSIT, to be held by Paul McInnis LLC Escrow Account, to be delivered to Paul McInnis, LLC no later than July 21st at 1:00 p.m. and is NON-REFUNDABLE, except as provided below: \$ _____

BALANCE DUE AT TRANSFER OF TITLE: \$ _____

4. Transfer of Title: In accordance with the terms of the auction sale, title shall be transferred and the balance of the purchase price paid on or before September 2nd, 2022 at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at the Rockingham County Registry of Deeds in Brentwood, NH on September 2nd at 10:00 a.m.
5. Title shall be transferred by Warranty deed free of all liens, subject to all easements and restrictions of record. Buyer acknowledges that Buyer has determined the status of the real estate title and agrees to take title to the property "as is".
6. Seller shall keep the premises insured during the term of this Agreement. In the event of damage by fire, or other casualty, with loss greater than \$5,000 the Seller shall either restore

 Seller

 Buyer

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

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

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

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

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

Seller

Buyer

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

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

16. Addenda Attached ___Yes, X No

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

Dawn V. Ahern Date

Purchaser: _____ Date

Revised: January 2019

© 2022 Paul McInnis LLC

Seller

Buyer

How to Bid Online

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

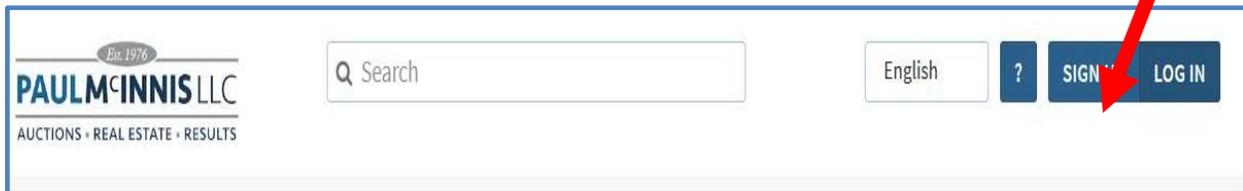
The bidder registration form can be found on the last page of the property information package. It can be delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862, It can be emailed to admin@paulmcinnis.com or sent electronically through Dotloop. To use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

At the time of registration, you will be required to deliver your refundable bidder deposit of \$5,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, July 21st at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$5,000 bidder deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000 U.S. dollars.

To deliver the bidder deposit by physical check, you may deliver the \$5,000 bidder deposit to our office or at an open house. To deliver your bidder deposit by E-check you will do so through EARNNEST a digital payment platform. You may request this option by emailing admin@paulmcinnis.com. Once the online bidding registration form has been completed, and Paul McInnis LLC has determined that you have met all the requirements, a bidding number will be provided to you.

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

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



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



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

Email completed form to
admin@paulmcinnis.com

ONLINE BIDDER REGISTRATION FORM • 22PM-09

BIDDING STARTS: Wednesday, July 13th at 9:00 a.m.

BIDDING ENDS: Wednesday, July 20th at 2:00 p.m.

PROPERTY: 21 Alderwood Drive, Stratham, NH

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

Registration: At the time of registration, you will be required to deliver your refundable bidder deposit of \$5,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, July 21st at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$5,000 bidder deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000 U.S. dollars.

Terms: A \$5,000 deposit by check or e-check will be delivered to the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than, Thursday, July 21st at 1:00 p.m. with the balance due at closing within 45 days of the auction. A 10% buyer's premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Warranty Deed. Offered subject to confirmation of the seller

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

PRINT BUYER'S NAME:

SIGNATURE OF BIDDER:

DATE:

22PM-09 Reviewed by:
