

# AUCTION



## Trustee's Sale

### 3-Bedroom Antique Colonial on 1.2± Acres

12 Nottingham Road, Deerfield, NH

**Online-only Bidding Ends: Wednesday, July 31<sup>st</sup> at 1:00 p.m.**

We are pleased to present the home of the late Joseph E. Stone who served for many years as State Representative in the General Court while also serving on the Deerfield school board and as Town Selectmen.

**12 Nottingham Road** is an antique colonial built circa 1745 comprised of 2,688± sq.ft. of living space. The home retains many of its original features with 5 fireplaces, high ceilings and wide pine floors. It is comprised of 3 bedrooms, and 1.5 bathrooms. The 1.2±-acre property with 480' of frontage is level and mostly cleared making much of the property usable. In addition to the 2-car attached garage there is a small horse barn and shed.

**Open House:** Thursday, July 18th from 10:00 a.m. to 12:00 p.m., Thursday, July 25<sup>th</sup> from 9:00 to 11:00 a.m. and Monday, July 29th from 11:00 a.m. to 1:00 p.m.

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

Est. 1976

**PAULMcINNIS LLC**

AUCTIONS • REAL ESTATE • RESULTS

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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.

# SUGGESTED DUE DILIGENCE CHECKLIST

12 Nottingham Road, Deerfield, NH

BIDDING OPENS: **Monday, July 29<sup>th</sup> at 9:00 a.m.**

BIDDING ENDS: **Wednesday, July 31<sup>st</sup> at 1:00 p.m.**

## ITEMS TO COMPLETE –

- Review the General Terms & Conditions
- Review the Property Information Package
- Review the Purchase & Sale Agreement
- Sign up to bid online at [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions) [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](mailto:admin@paulmcinnis.com) and the form will be sent to you through Dotloop.

- Provide Bidder Deposit by check or E-check
- Contact the Auctioneer with any questions [justin@paulmcinnis.com](mailto:justin@paulmcinnis.com)



**GENERAL TERMS & CONDITIONS**

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

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

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

**BIDDER DEPOSIT:** At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$10,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, August 1<sup>st</sup> at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 Bidder Deposit 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 to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com). Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, a bidding number will be provided to you.

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

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

**ONLINE BIDDING:** The bidding will open on Monday, July 29<sup>th</sup> at 9:00a.m. and the bidding will end on Wednesday, July 31<sup>st</sup> at 1:00 p.m. subject to **extended bidding**. Bid increments are shown on the bidding portal. It is the bidder's responsibility to ensure the accuracy and timeliness of their bid(s). Bidders are encouraged not to wait until the last minute to place a bid. Online bidding is subject to technical difficulties that can develop at any time. Please be aware that you must manually type in your bid prior to placing your bid. Any activity from bidders will extend the bid. Events such as increasing your maximum bid even without placing a bid will trigger this event.

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

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

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

The Trustee, Paul McInnis LLC and their agents specifically disclaim any warranty, guaranty, or representation, oral or written, past or present, express or implied concerning the land and any improvements thereon. Bidders are expected to undertake their own independent physical inspection of the property, and public records, and thorough review of all documents prior to submitting their bid(s) and to submit their bid(s) based solely on their own independent investigations and findings including



but not limited to bidders' own independent investigation of the uses, code compliance and land use regulatory approvals necessary for redevelopment and not in reliance on any information provided by the Trustee, Paul McInnis LLC or their agents.

**BUYER'S PREMIUM:** A 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 Trustee. The successful bidder will be notified via email, as well as by telephone confirmation by the Auctioneer.

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

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

**SUCCESSFUL BIDDER DEFAULT:** Should the successful bidder fail to execute the real estate Purchase & Sale Agreement and deliver the earnest money deposit in a timely manner as outlined in these general terms & conditions, said bidder will be deemed to be in default and hereby authorize the Auction Company to retain your \$10,000 bidding deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

**RESERVATION OF RIGHTS:** The Trustee in their sole and absolute discretion may enter into a contract with the next highest bidder should the highest accepted bidder default. Sale is subject to confirmation of the Trustee. Trustee reserves the right to accept or reject the high bid. The Auctioneer in his sole and absolute discretion reserves the right to cancel, postpone, extend, or reschedule the auction. Auctioneer reserves the right to have one hour after the close of the auction to verify bids and to re-open the auction if there is any disruption caused by computer errors.

**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](mailto: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](mailto:justin@paulmcinnis.com)



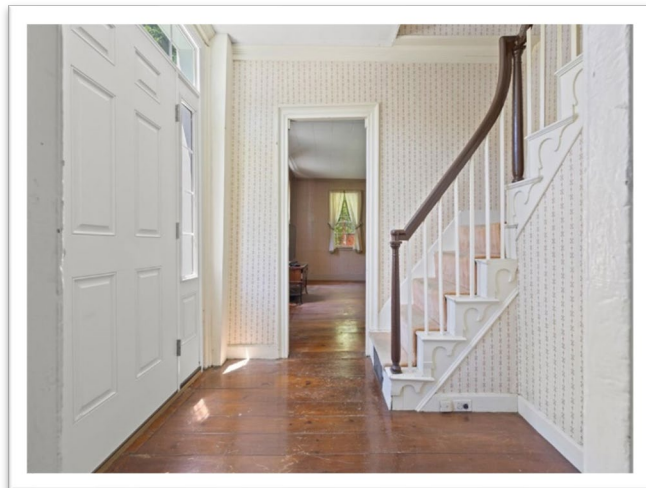
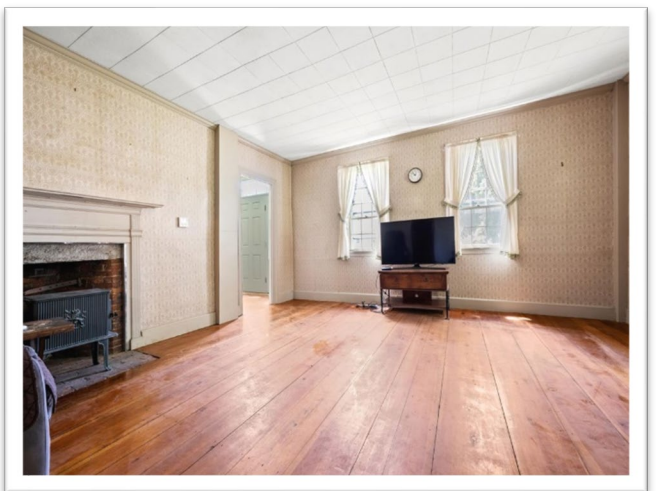
## EXECUTIVE SUMMARY

<b>ADDRESS</b>	12 Nottingham Road, Deerfield, NH
<b>TOWN REFERENCE</b>	Map 210, Lot 27
<b>ROCKINGHAM COUNTY DEED REFERENCE</b>	Quitclaim Deed - Book 5186, Page 0861
<b>ASSESSED VALUE</b>	\$328,800
<b>2023 TAX RATE</b>	\$22.66/\$1,000
<b>2023 TAXES</b>	\$7,450.61
<b>UTILITIES</b>	Water: Private Sewer: Private
<b>ACREAGE</b>	1.2 +/- Acres
<b>ROAD FRONTAGE</b>	480'
<b>ZONING</b>	AGR/Res

<b>TYPE</b>	Colonial
<b>YEAR BUILT</b>	1745
<b>LIVING AREA</b>	2,688 sq. ft.
<b>BASEMENT</b>	Full, granite, spray foam insulation, dirt floor
<b>HEAT FUEL</b>	Oil
<b>HEAT TYPE</b>	Forced hot air
<b>ELECTRIC</b>	200 Amp
<b>WATER HEATER</b>	Electric
<b>PLUMBING</b>	Copper & PVC

<b>KITCHEN</b>	15'3" x 15'1"
<b>LIVING ROOM</b>	20'1" x 17'3"
<b>1/2 BATH FIRST FLOOR</b>	12'8" x 5' 10"
<b>DINING ROOM</b>	12'7" X 13'9"
<b>FAMILY ROOM</b>	20'4" X 17'4"
<b>BEDROOM 2<sup>ND</sup> FLOOR</b>	24'1" X 17'10"
<b>BEDROOM 2<sup>ND</sup> FLOOR</b>	20' X 17'
<b>BEDROOM 2<sup>ND</sup> FLOOR</b>	17'7" X 11'4"
<b>FULL BATH 2<sup>ND</sup> FLOOR</b>	6'10" X 12'5"
<b>BONUS ROOM 2<sup>ND</sup> FLOOR</b>	12' X 9'7"
<b>GARAGE</b>	18'2" X 21'6"
<b>REAR DECK</b>	12'9" x 9'1"






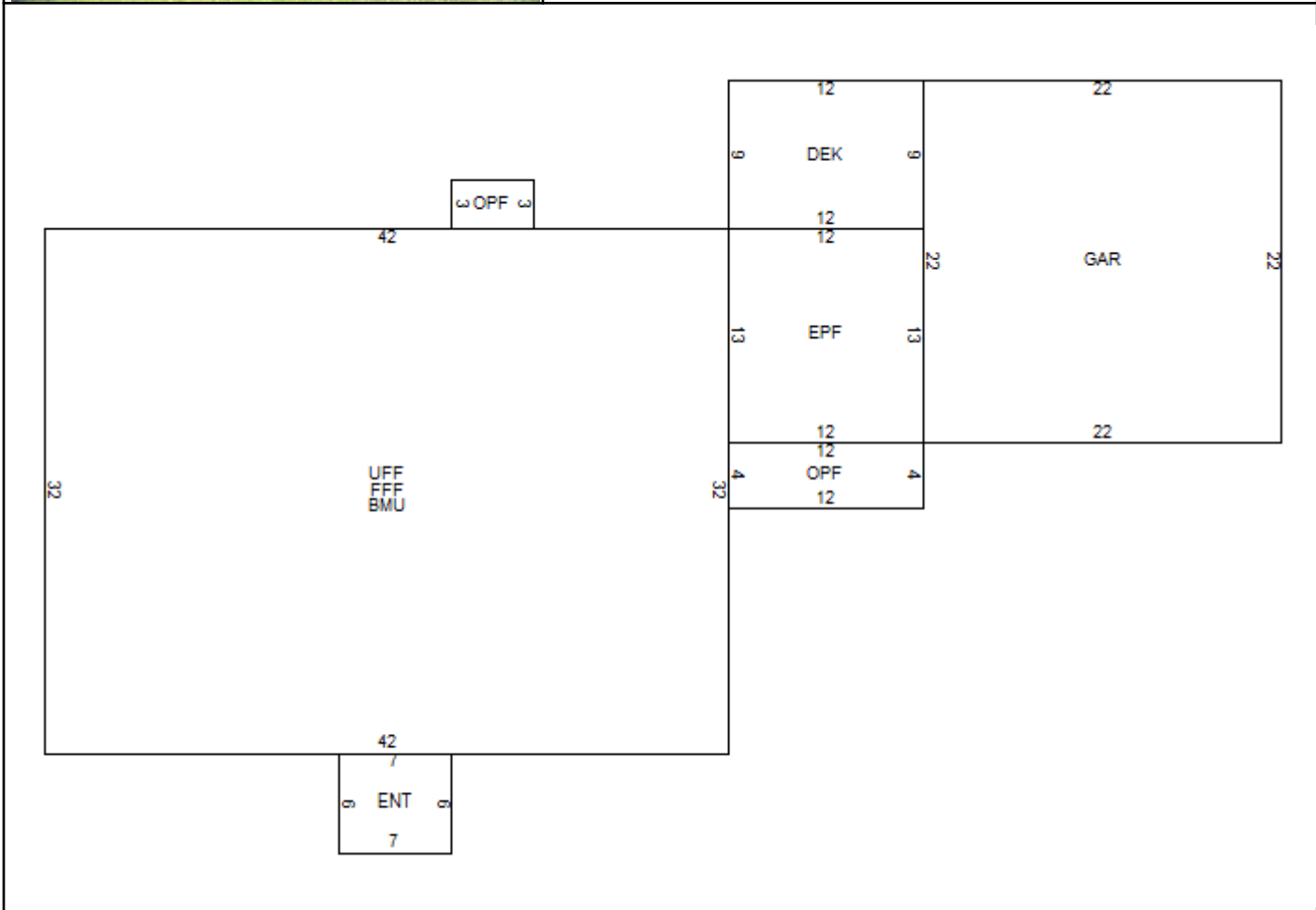


OWNER INFORMATION		SALES HISTORY					PICTURE	
<b>STONE, CONSTANCE E, TTEE</b> CONSTANCE STONE TRUST 1991 12 NOTTINGHAM ROAD  DEERFIELD, NH 03037		<b>Date</b>	<b>Book</b>	<b>Page</b>	<b>Type</b>	<b>Price</b>	<b>Grantor</b>	
		01/14/2011	5186	0861	U I 54		STONE, JOSEPH & CONSTA	
		04/19/1991	2872	2584	U I 99		STONE, JOSEPH	
LISTING HISTORY		NOTES						
06/14/18	JQVM	RED; 4/10 NO UPDATES LAST 2 YRS; BMU DIRT, DAMP; KIT 30 YRS; WINDOWS 9/6 METAL STORMS; RMS P&B; ACC TO ATTIC VIA PDS-DNPU; 12/14 NOH; NC TO EXT; 6/18; REAR SIDING HAS BEEN PAINTED/REPLACED & ROOFING IS FAIRLY NEW ON MAIN PORTION; CNTR CHIMNEY IS REBUILT, DNV OPENINGS;						
01/30/18	INSP MARKED FOR INSPECTION							
12/17/14	DMVM							
04/14/10	BHRL							
06/09/05	KMRM							
06/21/00	VMRM							
06/26/90	JY00							

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
<b>Feature Type</b>	<b>Units</b>	<b>Lngth x Width</b>	<b>Size Adj</b>	<b>Rate</b>	<b>Cond</b>	<b>Market Value</b>	<b>Notes</b>	<b>DEERFIELD ASSESSING OFFICE</b>			
SHED-WOOD	168	14 x 12	155	10.00	50	1,302	2 STORY				
SHED-WOOD	297	27 x 11	114	10.00	40	1,354					
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000					
FIREPLACE 2-STAND	1		100	5,000.00	50	2,500					
FIREPLACE 1-STAND	1		100	3,000.00	50	1,500					
						<b>11,700</b>					
								PARCEL TOTAL TAXABLE VALUE			
		<b>Year</b>	<b>Building</b>	<b>Features</b>	<b>Land</b>						
		2021	\$ 186,900	\$ 11,700	\$ 130,200	Parcel Total: \$ 328,800					
		2022	\$ 186,900	\$ 11,700	\$ 130,200	Parcel Total: \$ 328,800					
		<b>2023</b>	<b>\$ 186,900</b>	<b>\$ 11,700</b>	<b>\$ 130,200</b>	<b>Parcel Total: \$ 328,800</b>					

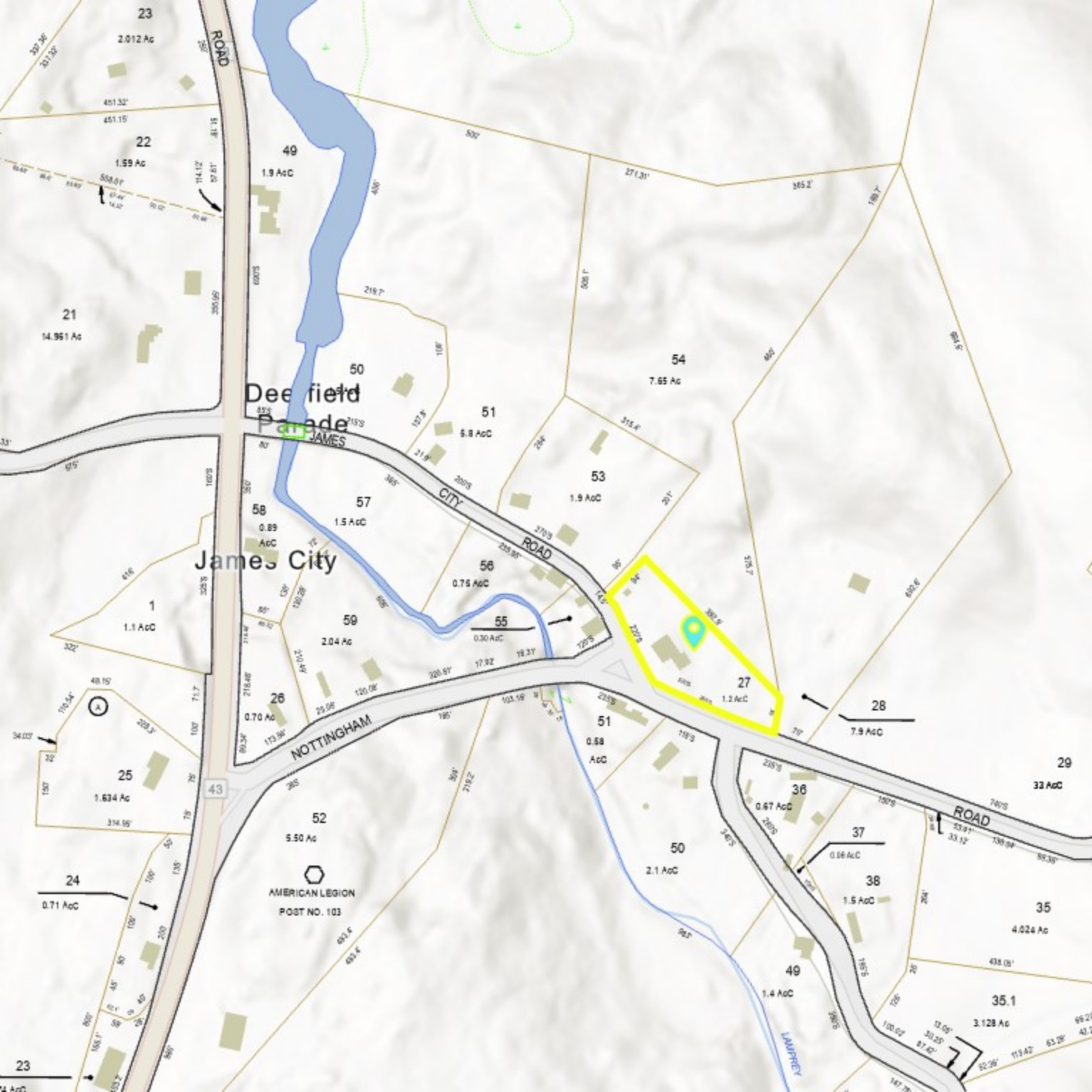
LAND VALUATION												LAST REVALUATION: 2020			
<b>Zone:</b> AR AGR/RES <b>Minimum Acreage:</b> 3.00 <b>Minimum Frontage:</b> 200												<b>Site:</b> AVERAGE <b>Driveway:</b> PAVED <b>Road:</b> PAVED			
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC</b>	<b>Adj</b>	<b>Site</b>	<b>Road</b>	<b>DWay</b>	<b>Topography</b>	<b>Cond</b>	<b>Ad Valorem</b>	<b>SPI</b>	<b>R</b>	<b>Tax Value</b>	<b>Notes</b>	
IF RES	1.200 ac	118,400	F	110	100	100	100	100 -- LEVEL	100	130,200	0	N	130,200		
		<b>1.200 ac</b>										<b>130,200</b>	<b>130,200</b>		

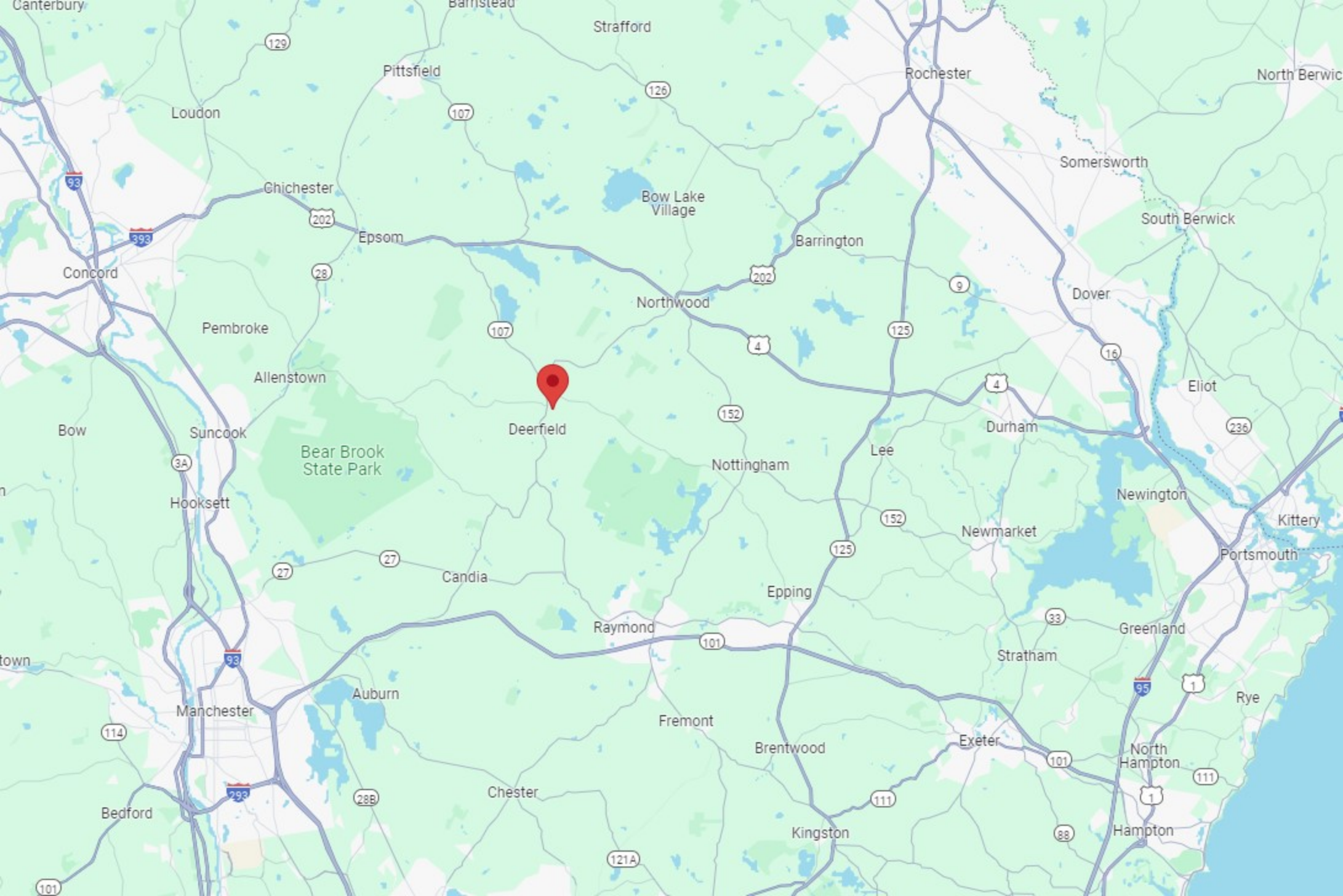
PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS						
	<p><b>STONE, CONSTANCE E, TTEE</b>                  CONSTANCE STONE TRUST 1991                  12 NOTTINGHAM ROAD                   DEERFIELD, NH 03037</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			<p>Model: <b>2.00 STORY FRAME COLONIAL</b>                  Roof: <b>GABLE OR HIP/ASPHALT</b>                  Ext: <b>WOOD SHINGLE/CLAP BOARD</b>                  Int: <b>DRYWALL</b>                  Floor: <b>PINE/SOFT WD</b>                  Heat: <b>OIL/FA DUCTED</b></p> <p>Bedrooms: <b>3</b>      Baths: <b>1.5</b>      Fixtures: <b>5</b>                  Extra Kitchens:      Fireplaces:                  A/C: <b>No</b>      Generators:                  Quality: <b>A2 AVG+20</b></p> <p>Com. Wall:                  Size Adj: <b>0.9124</b>      Base Rate: <b>RSA 96.00</b>                  Bldg. Rate: <b>1.0515</b>                  Sq. Foot Cost: <b>\$ 100.95</b></p>		
District	Percentage								
<b>PERMITS</b>									
<table border="1"> <thead> <tr> <th>Date</th> <th>Project Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Date	Project Type	Notes			
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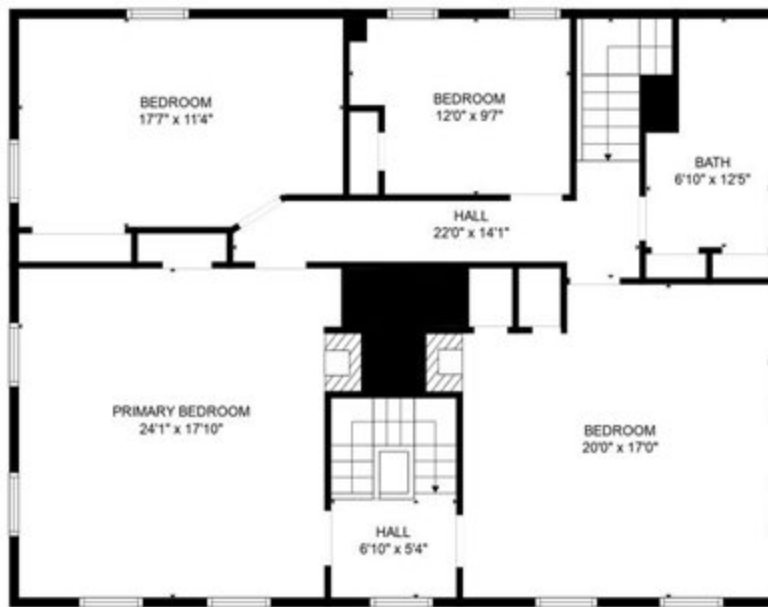
BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1344	1.00	1344
FFF	FST FLR FIN	1344	1.00	1344
BMU	BSMNT	1344	0.15	202
OPF	OPEN PORCH	63	0.25	16
EPF	ENCLSD PORCH	156	0.70	109
DEK	DECK/ENTRANCE	108	0.10	11
GAR	GARAGE	484	0.45	218
ENT	ENTRY WAY	42	0.10	4
<b>GLA:</b>	<b>2,688</b>	<b>4,885</b>		<b>3,248</b>

2020 BASE YEAR BUILDING VALUATION	
Market Cost New:	<b>\$ 327,886</b>
Year Built:	<b>1745</b>
Condition For Age:	<b>GOOD 41 %</b>
Physical:	
Functional:	<b>WB/DB 2 %</b>
Economic:	
Temporary:	
Total Depreciation:	<b>43 %</b>
Building Value:	<b>\$ 186,900</b>

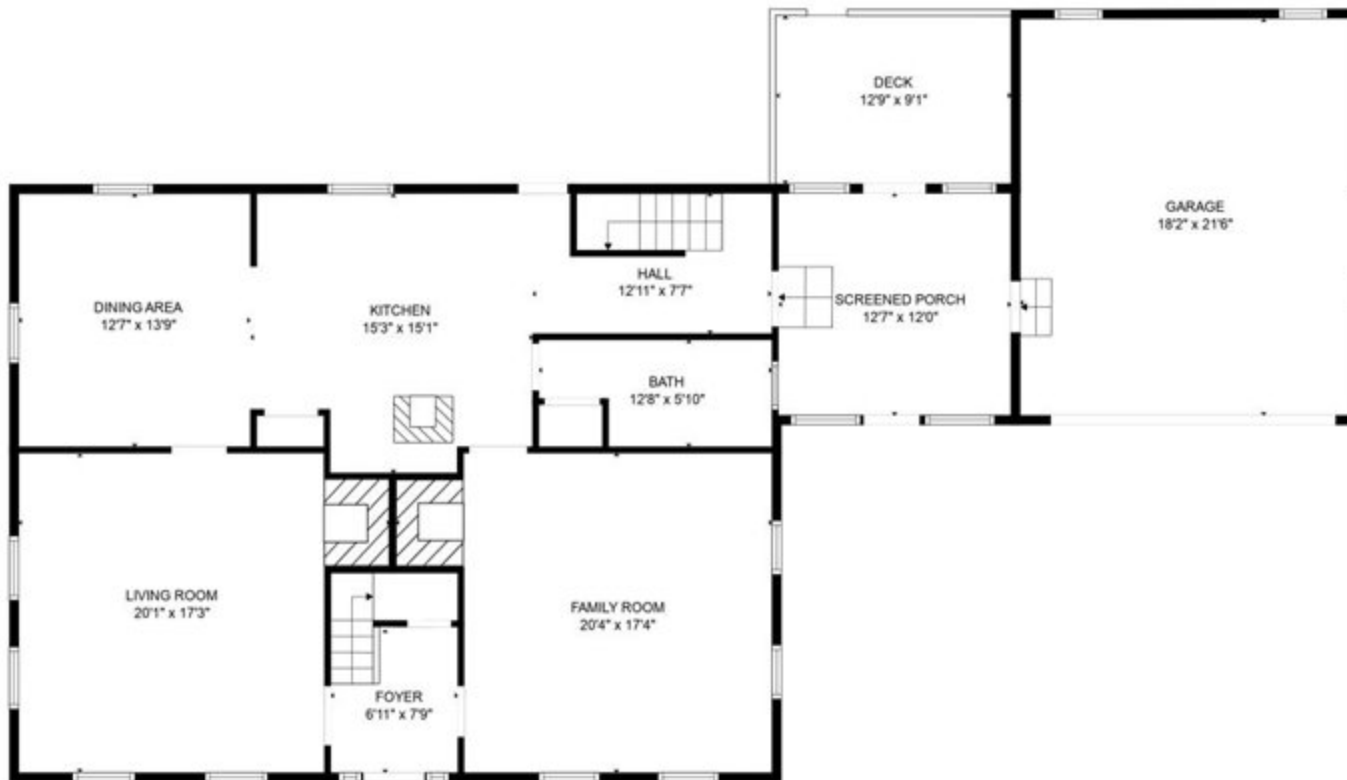




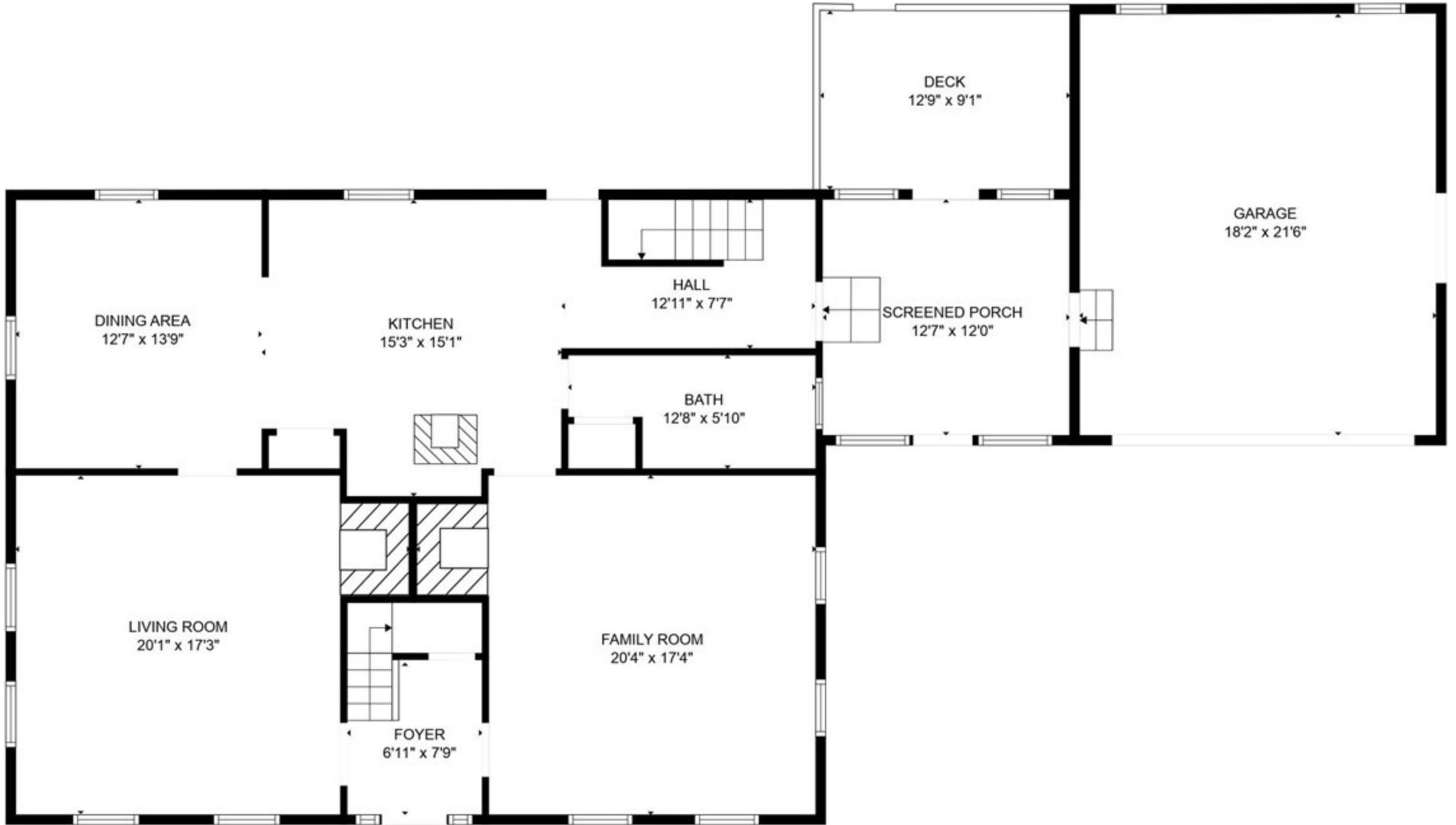
Deerfield

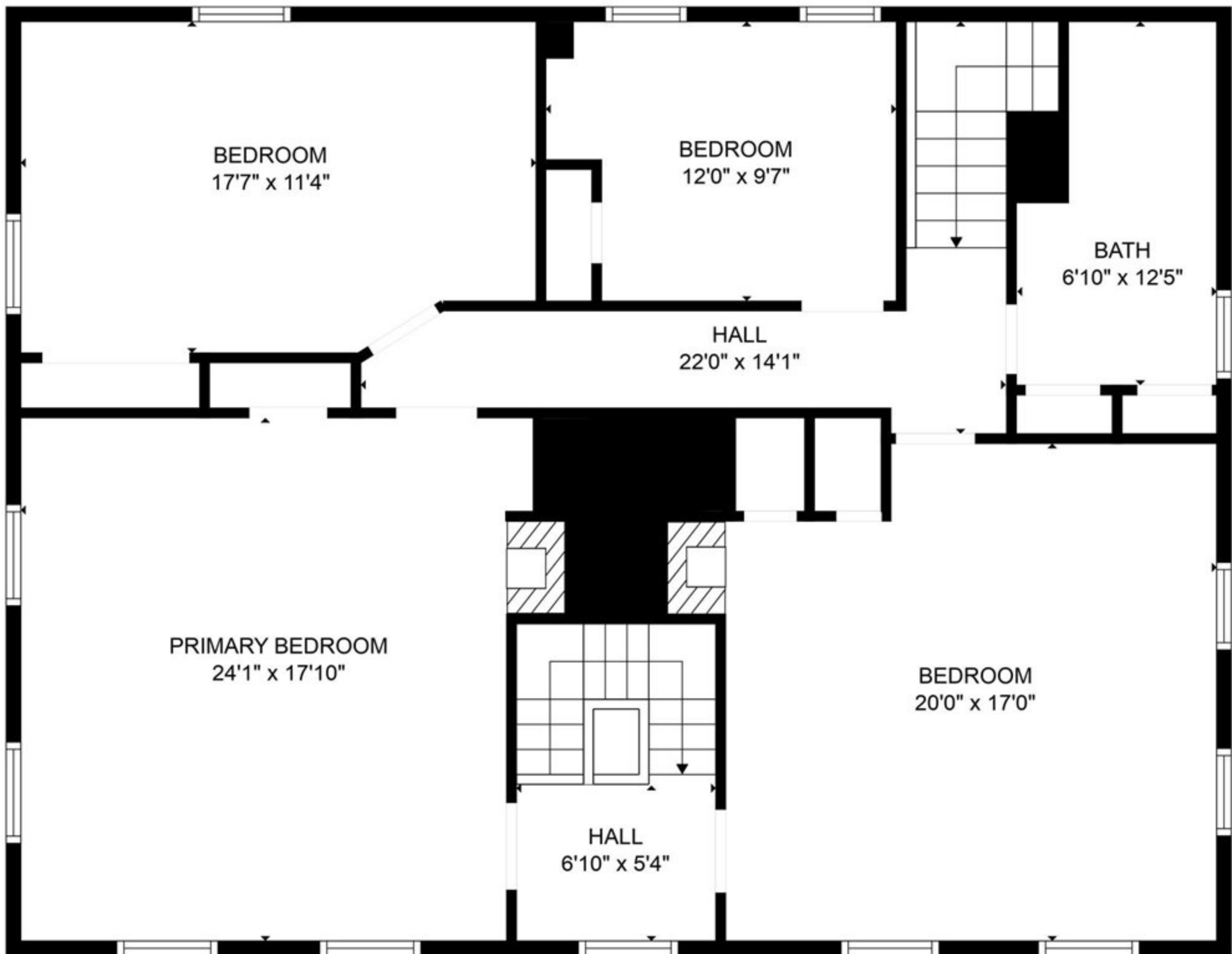


FLOOR 2



FLOOR 1





# 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:** Constance E. Stone Trust 1991 by Brian R. Stone, Trustee

2. **PROPERTY LOCATION:** 12 Nottingham Road, Deerfield, NH 03037

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

4. **SELLER:**  has  has not occupied the property for 55 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: Front of enclosed porch entrance  
Installed By: not sure Date of Installation: not sure  
What is the source of your information? memory

c. **USE:** Number of persons currently using the system: one person  
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 pump replaced by Butch Brown, Deerfield contractor around 2005+-

### 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: side of garage Location Unknown  Date of Installation: 2005+-  
Date of Last Servicing: 2021 Name of Company Servicing Tank: Tasker Septic Service  
Have you experienced any malfunctions?  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:** 12 Nottingham Road, Deerfield, NH 03037

d. LEACH FIELD:  Yes  No  Other: none  
IF YES, Location: below house end of lot Size: Unknown: not sure  
Date of installation of leach field: 2005 +- Installed By: Paul Smith, Deerfield Contractor  
Have you experienced any malfunctions?  Yes  No  
Comments:

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

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

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass		<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"/>	fiberglass		<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass		<input type="checkbox"/>
	cellar walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	foam insulation		<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: above ground oil tank in basement not in use due to age , now have outdoor above ground oil tank completed in 2022

### 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 RS /

BUYER(S) INITIALS  /

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 12 Nottingham Road, Deerfield, NH 03037

**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: ?**

If YES, is survey available?  Yes  No  Unknown

**h. How is the property zoned? residential**

**i. Street (check one):  Public  Private  Association**

If private, is there a written road maintenance agreement?  Yes  No  
Additional Information: \_\_\_\_\_

**j. Heating System Age: 17 years+ Type: forced hot air Fuel: heating oil/ker Tank Location: out doors above ground**

Owner of Tank: personal ownership  
Annual Fuel Consumption: \_\_\_\_\_ Price: varies Gallons: 1200+- annual  
Date system was last serviced and by whom? every fall by AJ Leblanc Heating, Bedford NH  
Secondary Heat Systems: wood stove  
Comments: wood stove has not been used for 10+ years

SELLER(S) INITIALS  /           

BUYER(S) INITIALS            /

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 12 Nottingham Road, Deerfield, NH 03037

**k. Roof Age:** 20+ **Type of Roof Covering:** asphalt shingle  
**Moisture or leakage:** no  
**Comments:** leak around chimney fixed fall 2023

**l. Foundation/Basement:**  Full  Partial  Other: \_\_\_\_\_ **Type:** granite blocks  
**Moisture or leakage:** water enters basement during high rain fall  
**Comments:** sump pump removes this water

**m. Chimney(s) How Many?** one **Lined?** yes **Last Cleaned:** 2009+ **Problems?** none  
**Comments:** \_\_\_\_\_

**n. Plumbing Type:** cooper and plastic piping **Age:** 30+ years  
**Comments:** \_\_\_\_\_

**o. Domestic Hot Water: Age:** 10+ **Type:** electric **Gallons:** 40+

**p. Electrical System: # of Amps ?** \_\_\_\_\_ **Circuit Breakers**  **Fuses**   
**Comments:** \_\_\_\_\_  
**Solar Panels:**  Leased  Owned **If leased, explain terms of agreement:** \_\_\_\_\_  
**Comments:** \_\_\_\_\_

**q. Modifications: Are you aware of any modifications or repairs made without the necessary permits?**  Yes  No  
**If Yes, please explain:** \_\_\_\_\_

**r. Pest Infestation: Are you aware of any past or present pest infestations?**  Yes  No **Type:** mice  
**Comments:** controlled with decon traps

**s. 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:** \_\_\_\_\_

**t. Air Conditioning: Type:** none **Age:** \_\_\_\_\_ **Date Last Serviced and by whom:** \_\_\_\_\_  
**Comments:** \_\_\_\_\_

**u. Pool: Age :** none **Heated:**  Yes  No **Type:** \_\_\_\_\_ **Last Date of Service:** \_\_\_\_\_  
**By Whom:** \_\_\_\_\_

**v. Generator: Portable: Yes**  **No**  **Whole House: Yes**  **No**  **Kw/Size:** 6500 **Last Date of Service:** 2024  
**If Portable:**  **Included**  **Negotiable**  
**Comments:** used for sump pump and house when loss of electricity during storms

**w. Internet: Type Currently Used at Property:** fiber

**x. Other (e.g. Alarm System, Irrigation System, etc.)** none  
**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** RS / \_\_\_\_\_  
07/02/24 10:15 AM EDT dotloop verified

**BUYER(S) INITIALS** \_\_\_\_\_ / \_\_\_\_\_

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 12 Nottingham Road, Deerfield, NH 03037

**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).**

*Brian R. Stone* dotloop verified  
07/02/24 10:15 AM  
EDT  
MJCE-4V1J-SASF-9DLY

SELLER \_\_\_\_\_ 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 \_\_\_\_\_

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

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

Property Address: 12 Nottingham Road, Deerfield, NH 03037

### Lead Warning Statement

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

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

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

### Purchaser's Acknowledgement (initial)

(c)  Purchaser has received copies of all information listed above.


(d)  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgement (initial)

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

### Certification of Accuracy

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

*Brian R. Stone* dotloop verified 07/02/24 10:15 AM EDT 8Y17-ZLU-ZLGV-GORH

Seller Date

Purchaser Date

*Justin Conway* dotloop verified 07/02/24 11:48 AM EDT E6ZL-HDKW-CAJO-ZXYK

Agent Date

Seller Date

Purchaser Date

Agent Date

# Lead-Based Paint


## LEAD WARNING STATEMENT


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


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

[Click here](#)

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

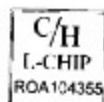
 United States  
Environmental  
Protection Agency

 United States  
Consumer Product  
Safety Commission

 United States  
Department of Housing  
and Urban Development

September 2013

Return to:  
 Attorney Joseph Dubiansky  
 7-B Church Street  
 Deerfield, NH 03037



### QUITCLAIM DEED

Constance E. Stone, Successor Trustee of the Joseph E. Stone 1991 Trust created under an Agreement dated April 2, 1991, as amended on September 25, 1995 and on January 16, 2004, 12 Nottingham Road, Deerfield, New Hampshire 03037, for consideration paid, grants to Constance E. Stone, Trustee of the Constance E. Stone 1991 Trust created under an Agreement dated April 2, 1991 as amended on September 25, 1995 and January 16, 2004, with Quitclaim covenants, the one-half interest of the Joseph E. Stone 1991 Trust in the premises described as follows:

All of said right, title and interest in and to certain parcels of land with any buildings thereon, located in Deerfield, Rockingham County, State of New Hampshire and more particularly described in a deed dated December 10, 1968, recorded in Rockingham County Registry of Deeds, Book 1944, Page 367. Also see deed recorded at Book 2872, Page 2584.

This is a contractual transfer without monetary consideration which is subject to the minimum NH Real Estate Transfer Tax.

Dated this 11 day of January, 2011

Constance E. Stone, Trustee  
 Constance E. Stone, Successor Trustee  
 Joseph E. Stone 1991 Trust

STATE OF NEW HAMPSHIRE  
 ROCKINGHAM COUNTY

The foregoing instrument was acknowledged before me this 11 day of January, 2011, by Constance E. Stone, as her free act and deed and in her capacity as Successor Trustee.

Joseph Dubiansky  
 Notary-Public/Justice of the Peace  
 Print Name:  
 My Commission Expires: \_\_\_\_\_

JOSEPH DUBIANSKY, Justice of the Peace  
 My Commission Expires October 11, 2011

002644

2011 JAN 14 AM 10:57

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

**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): Contance E. Stone Trust 1991 By Brian Stone, Successor Trustee Street: 70 Valley Road City/State/Zip: Cumberland, ME 04021 Telephone #: _____	Buyer(s): _____  Street: _____ City/State/Zip: _____ Telephone #: _____
---	---

2. Property:  Land  Land & Buildings  Condo  Other: \_\_\_\_\_  
 Street Address: 12 Nottingham Road City/Town: Deerfield  
 County: Rockingham State: New Hampshire  
 Also known as Tax Map 210, Lot 27 with deed recorded at the Rockingham County Registry of Deeds at Book 5186, Page 0861.

3. BID PRICE (HAMMER PRICE):	\$ _____
10% BUYER'S PREMIUM:	\$ _____
TOTAL PURCHASE PRICE DUE FROM BUYER:	\$ _____
INITIAL DEPOSIT, to be held by Paul McInnis LLC Escrow Account, Receipt of which is acknowledged and is NON-REFUNDABLE.	
10% of the Total Purchase Price	\$ _____
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 Friday, September 13<sup>th</sup> at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at Paul McInnis LLC on One Juniper Road, North Hampton, New Hampshire on Friday, September 13<sup>th</sup> 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 \$10,000.00 the Seller shall either restore the premises to their former condition or the Buyer, at his election, may cancel this Agreement, in which case this Agreement shall be void, or accept the premises in its then condition together with proceeds of such insurance which Seller agrees to assign to Buyer if Buyer so elects.
7. Real estate taxes, utilities (*including unused oil or gas in the fuel tank if applicable*) and any water or sewer (*if any*) charges against the property shall be apportioned as of the date of transfer of title.
8. Buyer is purchasing the property "as is" and waives all building, environmental, radon and all other inspections and tests of the property of any kind (*other than a lead paint inspection as outlined in item #15 if applicable*). Buyer acknowledges the receipt of the Property Disclosure attached hereto and incorporated herein by reference.
9. This Agreement is NOT contingent on Buyer obtaining financing for the purchase price.
10. This Instrument is to be construed as a New Hampshire contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as Buyers and Sellers, their obligation hereunder shall be joint and several.
11. TIME IS OF THE ESSENCE as to all dates referenced in this contract. Where necessary to effectuate the intent of the parties, the Agreement shall survive the closing.
12. Personal property included: *None*
13. All representations, statements and agreements heretofore made between the parties are merged in this Agreement, which alone fully and completely expresses their obligations. This Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement, made by the other or on his behalf.
14. Seller and Buyer agree that Paul McInnis LLC is exclusively responsible for bringing about this sale and that no commission is due any other broker or agent, except as follows:  
\_\_\_\_\_
15. In compliance with the requirements of RSA 477:4-a, the following information is provided to BUYER relative to Radon Gas and Lead Paint:

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

\_\_\_\_\_  
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](http://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.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Seller – The Constance E. Stone Trust Date  
By Brian Richard Stone, Successor Trustee

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Purchaser: Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Purchaser: Date

Revised: January 2019

© 2024 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: [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions) (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.

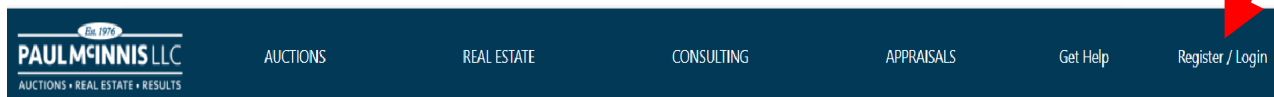
The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) or sent electronically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

**BIDDER DEPOSIT:** At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$10,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, August 1<sup>st</sup> at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 Bidder Deposit 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 to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com). Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, we will activate your account and you will be able to bid.

You can access the online auction portal, [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions), by [clicking here](#).

As shown below, you will need to **"Register/Login"** in the upper right-hand corner of your screen to register and create your 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 [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions) account.



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



**Email completed form to**  
[admin@paulmcinnis.com](mailto:admin@paulmcinnis.com)

**ONLINE BIDDER REGISTRATION FORM • 24PM-21**

BIDDING STARTS: Monday, July 29<sup>th</sup> at 9:00 a.m.  
 BIDDING ENDS: Wednesday, July 31<sup>st</sup> at 1:00 p.m.  
 PROPERTY: 12 Nottingham Road, Deerfield, NH

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

**Registration:** At the time of registration, you will be required to deliver your refundable bidder deposit of \$10,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, August 1st at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 bidder deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

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

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

**PRINT BUYER'S NAME:**

**SIGNATURE OF BIDDER:**

**DATE:**

24PM-21 Reviewed by:

-----