

# FORECLOSURE AUCTION

## PROPERTY A

523-527 West River Road,  
Hooksett, NH  
87± acre site

## PROPERTY B

13 Allenstown Road,  
Allenstown, NH  
68.2± acre site

Two Aggregate Excavation Properties

**Thursday, January 16th at 12:00 p.m.**

Paul McInnis LLC Auctioneer will sell at foreclosure auction, two aggregate excavation sites at a single auction event. Bidding for both properties will take place at **523-527 West River Road, Hooksett, NH**. Properties will be offered individually.

Est. 1976

**PAUL<sup>C</sup>INNIS LLC**

AUCTIONS • REAL ESTATE • RESULTS

# TABLE OF CONTENTS

- Mortgagee's Notice of Sale
- General Terms and Conditions

## **Property A - 523-527 West River Road, Hooksett, NH**

- Property Details
- Photo Page
- Assessor's Cards
- Outstanding Real Estate Tax Bills
- Tax Map
- Topography Map
- (2) Report of Excavated Material
- Helpful Town and State Links
- Warranty Deed for 523 & 527 West River Road, Hooksett, NH – Book 1069 Page 103
- Memorandum of Sale

## **Property B – 13 Allenstown Road, Allenstown, NH**

- Property Details
- Photo Page
- Assessor's Card
- Outstanding Real Estate Tax Bills
- Tax Map
- Most Recent Notices of Intent to Excavate (2016)
- Helpful Town and State Links
- Fiduciary Deed for 13 Allenstown Road, Allenstown, NH – Book 2029 Page 0325
- Memorandum of Sale

## **Additional Documents**

- How to Bid Online (For online bidders only, 48 hour notice required)
- Bidder Registration Form

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

## **NOTICE OF FORECLOSURE SALE**

Pursuant to a power of sale contained in a certain mortgage deed given by PLOURDE SAND & GRAVEL CO., INC. to GreenLake Real Estate Fund, LLC, its successors or assigns, as lender, dated May 27, 2014, recorded in the Merrimack County Registry of Deeds at Book 3441, Page 0643 and First Amendment to Mortgage to GreenLake Real Estate Fund, LLC dated February 5, 2016, recorded in the Merrimack County Registry of Deeds at Book 3506, Page 2975 and Book 3507, Page 0890, in execution of said power, for mortgage conditions broken, will sell the following mortgaged premises

523-527 West River Road, Hooksett, Merrimack County, New Hampshire  
13 Allenstown Road, Allenstown, Merrimack County, New Hampshire

**IN ACCORDANCE WITH NH RSA 479:25, III THE SALE SHALL BE HELD ON THE PREMISES OF 523-527 WEST RIVER ROAD, HOOKSETT, MERRIMACK COUNTY, NEW HAMPSHIRE AT,**

### **PUBLIC AUCTION**

**on JANUARY 16, 2025 at 12:00 P.M.** local time, all of said holder's right, title and interest in and to the real estate described in said mortgage deed.

This foreclosure sale will be made for the purpose of foreclosure of all rights of redemption of the said mortgagor(s) therein possessed by them and any and all persons, firms, corporations or agencies claiming by, from, or under them.

Said premises will be sold "as is" in all respects, including, but not limited to, the physical condition of the premises and the rights, if any, of any occupants of the premises.

To the mortgagor(s) and any and all persons, firms, corporations or others claiming by, from or under them: **YOU ARE HEREBY NOTIFIED THAT YOU HAVE THE RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE, TO ENJOIN THE SCHEDULED FORECLOSURE SALE.**

**For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire Banking Department. There is no charge for this call.** The New Hampshire Banking Department can be contacted at 53 Regional Dr., #200, Concord, NH 03301 at Tel. No. 603.271.3561 and email at [nhbd@banking.nh.org](mailto:nhbd@banking.nh.org).

**For Service of Process, Mortgagee's agent is Craig, Deachman & Associates, PLLC and address is 1662 Elm Street, Manchester New Hampshire 03101.**

Terms of sale are as follows:

1. 523-527 West River Road, Hooksett, Merrimack County, New Hampshire a FIFTY THOUSAND AND 00/100 (\$50,000.00) cashiers or certified check made payable to Craig, Deachman & Associates, PLLC, satisfactory to the said holder, to be paid at the time of the sale, with further payment required to meet TEN Percent (10.00%) of bid amount within Forty-eight (48) hours of Sale Date. Thereafter the balance to be paid on delivery of foreclosure deed within THIRTY (30) days.



2. 13 Allenstown Road, Allenstown, Merrimack County, New Hampshire, a FIFTY THOUSAND AND 00/100 (\$50,000.00) cashiers or certified check made payable to Craig, Deachman & Associates, PLLC, satisfactory to the said holder, to be paid at the time of the sale, with further payment required to meet TEN Percent (10.00%) of bid amount within Forty-eight (48) hours of Sale Date. Thereafter the balance to be paid on delivery of foreclosure deed within THIRTY (30) days.
3. Should high bidder fail to sign memorandum of sale or tender the additional deposit within 48 hours said deposit will become non-refundable and the Holder reserves the right to sell the property to the next highest or any other bidder.

Auction to be conducted by Paul McInnis, LLC. Live On-site bidding at 523-527 West River Road Hookset NH as well as Virtual On-line bidding will be available, please see website <http://paulmcinnis.com/> for further information. Same Terms of Sale apply. Funds to be made payable to Craig, Deachman & Associates, PLLC. Properties will be offered in a manner as announced and directed by the auctioneer.

Contact [justin@paulmcinnis.com](mailto:justin@paulmcinnis.com) for Property Information Package for further property and bidding details.

**The said holder reserves the right to waive any of the above terms at its discretion. The said holder reserves the right to cancel or postpone the sale to such subsequent dates as the holder may deem necessary or desirable.**

GREENLAKE REAL ESTATE FUND, LLC  
By Its Attorneys,  
CRAIG, DEACHMAN & ASSOCIATES, PLLC  
1662 Elm Street, Manchester, NH 03101  
(603) 665-9111  
December 16, 2024

## GENERAL TERMS & CONDITIONS

Paul McInnis LLC has been retained by the Mortgagee to sell at foreclosure auction, the two properties described in the Mortgagee's Notice of Sale.

**LOCATION:** The **Live Auction** for both properties will take place on **Thursday, January 16<sup>th</sup> at 12:00 p.m. on-site at 523-527 West River Road in Hooksett, NH**. The auctioneer will not be on-site at the Allenstown property. The properties are being sold individually.

**BIDDING ON-SITE OR ONLINE:** Bidders interested in bidding on either of the two properties will join the auctioneer at 523-527 West River Road. If a Bidder is unable to attend the auction in person, they will have the option to bid online during the live auction from their computer or mobile device. In order to bid online, there are additional steps a bidder must take, which will be explained later in this package. Bidder must provide 48-hour notice prior to the auction, to the auctioneer, if they wish to bid online.

**BIDDER DEPOSIT:** If a bidder wishes to bid on one or two properties, they will need to provide the required deposit for each of the properties they wish to bid on. Bidders must bring a **Cashier's Check** or **Certified Check**, made payable to **Craig, Deachman & Associates, PLLC** to the auction location at the time of the sale or drop off the check at the Paul McInnis LLC office located at One Juniper Road, North Hampton, NH, at least 48 hours before the Auction.

**Deposit Amount Per Property:**

<b>Property A – 523-527 West River Road, Hooksett, NH</b>	<b>\$50,000.00</b>
<b>Property B – 13 Allenstown Road, Allenstown, NH</b>	<b>\$50,000.00</b>

**REGISTRATION:** To bid, a bidder will need to fill out the **Bidder Registration Form**. If a bidder is attending the sale on-site, the completed and signed **Bidder Registration Form** must be presented with the required **Deposit(s)** to the auctioneer. If a bidder wishes to bid online, they will need to provide the required **Deposit to the Auctioneer's Office** and submit the completed and signed **Bidder Registration Form** to the office of the auctioneer no less than 48 hours prior to the auction. The **Bidder Registration Form** can be emailed to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com), or sent to you through Dotloop by request of the auctioneer.

**SIGNING THE MEMORANDUM OF SALE:** The highest bidder at the auction will sign the purchase and sale agreement immediately following the auction. A copy of the Memorandum is included in this package which should be reviewed prior to bidding. If the high bidder(s) are on-site, they will sign the Memorandum manually with the auctioneer. If the high bidder(s) are online, they will receive the Memorandum electronically through Dotloop for their electronic signature. All signatures will be completed immediately before the auctioneer leaves the auction premises, or the buyer will be considered in default, and the high bidder's deposit(s) will be forfeited.

**ADDITIONAL DEPOSIT:** The Successful Bidder(s) will be required to tender an additional deposit to increase their initial deposit to a total of Ten Percent (10%) of the Total Purchase Price no later than 48 hours from the close of the auction. The deposit must be by wire transfer or check payable to Craig, Deachman & Associates, PLLC in U.S. funds. Should the successful bidder fail to execute the Memorandum of Sale and tender the additional deposit, the Bidder

agrees to forfeit the initial deposit which shall become a NON-REFUNDABLE, NON-COMPLIANCE FEE.

**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 Memorandum of Sale 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 Mortgagee, 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 Mortgagee, 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 Mortgagee, Paul McInnis LLC or their agents.

**AUCTION SEQUENCE:** The auctioneer will start the auction with **Property A** then **B**, posting the high bids and marking the bids as pending. The Auctioneer will then proceed with additional rounds of bidding which will occur until the auctioneer either declares a property sold, passed, or bid rejected.

Property	Address	Bid Price	Bidder #
<b>A</b>	<b>523-527 West River Road, Hooksett, NH</b>		
<b>B</b>	<b>13 Allenstown Road, Allenstown, NH</b>		

If you have any questions about the properties or the auction process, feel free to email [paul@paulmcinnis.com](mailto:paul@paulmcinnis.com) or [justin@paulmcinnis.com](mailto:justin@paulmcinnis.com)

# Property A

**523-527 West River Road/ Route 3A, Hooksett, NH**

## Description

An 87±-acre site made up of four tax parcels currently operating as a sand and gravel pit with frontage on Route 3A behind the I93 travel center. The properties also abut the Boston and Maine railroad line



## Building Description

On lot 2-2 is a 9,720 sq.ft. steel frame service facility with 18-foot clear height and five drive-in loading doors. There is a 556 sq.ft. scale house with 80' long scale.

**Zoning:** Industrial District

**Deed Reference:** Book 1069, Page 103

**Road Frontage:** 2,635'

**Public Water:** At Street

**Public Sewer:** At Street



## 2023 Property Assessment

**Tax Map:** 1

**Tax Rate:** \$16.96

	<b>Assessed Value</b>	<b>Taxes</b>	<b>Outstanding Real Estate Taxes as of 1/16/25</b>
<b>Lot: 2-1</b>	\$493,600	\$8,371.45	\$72,968.43
<b>Lot: 2-2</b>	\$3,908,000	\$66,279.68	\$793,818.84
<b>Lot: 2-3</b>	\$114	\$1.93	\$1.01
<b>Lot: 2-4</b>	\$152	\$2.58	\$2.01
<b>Total</b>	<b>\$4,401,866.00</b>	<b>\$74,655.64</b>	<b>\$868,790.29</b>







# 523 WEST RIVER ROAD

**Location** 523 WEST RIVER ROAD

**Mblu** 1/ 2/ 1/ /

**Acct#** 3636

**Owner** PLOURDE SAND & GRAVEL CO.

**PBN**

**Assessment** \$493,600

**PID** 5100

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$493,600	\$493,600

## Owner of Record

**Owner** PLOURDE SAND & GRAVEL CO.

**Sale Price** \$0

**Co-Owner**

**Certificate**

**Address** PO BOX 220

**Book & Page** 3486/1697

SUNCOOK, NH 03276-0220

**Sale Date** 07/30/2015

**Qualified** U

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
PLOURDE SAND & GRAVEL CO.	\$0		3486/1697	07/30/2015

## Building Information

### Building 1 : Section 1

**Year Built:**

**Living Area:** 0

**Replacement Cost:** \$0

**Building Percent Good:**

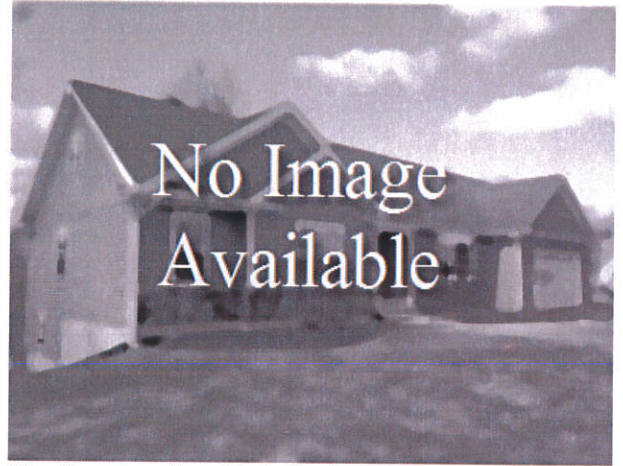
**Replacement Cost**

**Less Depreciation:** \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	

Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Location Adj	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

### Building Photo



(<https://images.vgsi.com/photos/HooksettNHPhotos//default.jpg>)

### Building Layout

(ParcelSketch.ashx?pid=5100&bid=5311)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

#### Land Use

**Use Code** 4110  
**Description** SAND & GRAVEL  
**Zone** IND  
**Neighborhood**  
**Alt Land Appr** No  
**Category**

#### Land Line Valuation

**Size (Acres)** 6.7  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$493,600

## Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

## Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$493,600	\$493,600
2023	\$0	\$493,600	\$493,600
2022	\$0	\$389,100	\$389,100

(c) 2024 Vision Government Solutions, Inc. All rights reserved.

# 527 WEST RIVER ROAD

Location 527 WEST RIVER ROAD

Mblu 1/2/2/1

Acct# 3637

Owner PLOURDE SAND & GRAVEL CO.

PBN

Assessment \$3,908,000

PID 3

Building Count 3

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$700,700	\$3,207,300	\$3,908,000

## Owner of Record

Owner PLOURDE SAND & GRAVEL CO.

Sale Price \$0

Co-Owner

Certificate

Address PO BOX 220

Book & Page 3486/1607

SUNCOOK,, NH 03106-0220

Sale Date 07/30/2015

Instrument 23

Qualified U

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PLOURDE SAND & GRAVEL CO.	\$0		3486/1607	23	07/30/2015

## Building Information

### Building 1 : Section 1

Year Built: 1985

Living Area: 9,720

Replacement Cost: \$304,590

Building Percent Good: 58

Replacement Cost

Less Depreciation: \$176,700

Building Attributes	
Field	Description
Style:	Pre-Eng Warehs



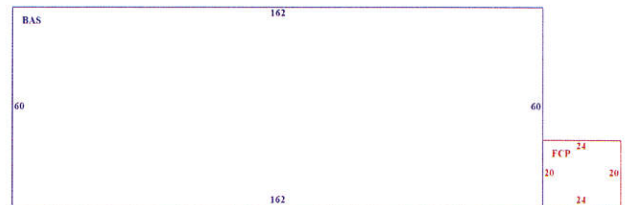
Model	Industrial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr Abv Grad
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Air-no Duc
AC Type	None
Struct Class	
Bldg Use	SAND&GRAVL MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	4100
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	LIGHT
Ceiling/Wall	CEILING ONLY
Rooms/Prtns	AVERAGE
Wall Height	16.00
% Comn Wall	0.00

### Building Photo



(<https://images.vgsi.com/photos/HooksettNHPhotos/\00\01\89\93.jpg>)

### Building Layout



(ParcelSketch.ashx?pid=3&bid=3)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	9,720	9,720
FCP	Carport	480	0
		10,200	9,720

### Building 2 : Section 1

**Year Built:** 1985  
**Living Area:** 556  
**Replacement Cost:** \$75,516  
**Building Percent Good:** 52  
**Replacement Cost Less Depreciation:** \$35,500

Building Attributes : Bldg 2 of 3	
Field	Description
Style:	Office Bldg
Model	Industrial
Grade	Average
Stories:	1



# WEST RIVER ROAD

**Location** WEST RIVER ROAD

**Mblu** 1/ 2/ 3/ /

**Acct#** 3638

**Owner** PLOURDE SAND & GRAVEL CO.

**PBN**

**Assessment** \$114

**PID** 4

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$114	\$114

## Owner of Record

**Owner** PLOURDE SAND & GRAVEL CO.

**Sale Price** \$0

**Co-Owner**

**Certificate**

**Address** PO BOX 220

**Book & Page** 0/0

SUNCOOK,, NH 03275-0220

**Sale Date**

**Qualified** U

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
PLOURDE SAND & GRAVEL CO.	\$0		0/0	

## Building Information

### Building 1 : Section 1

**Year Built:**

**Living Area:** 0

**Replacement Cost:** \$0

**Building Percent Good:**

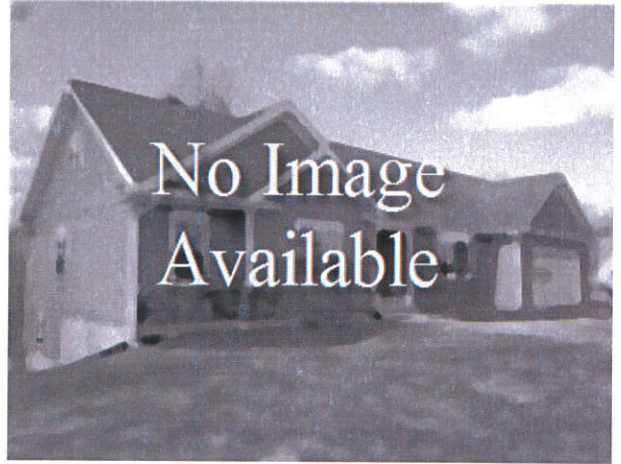
**Replacement Cost**

**Less Depreciation:** \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	

Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Location Adj	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

### Building Photo



(<https://images.vgsi.com/photos/HooksettNHPotos/default.jpg>)

### Building Layout

(ParcelSketch.ashx?pid=4&bid=4)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

#### Land Use

**Use Code** 8300  
**Description** UNPR REC  
**Zone** IND  
**Neighborhood**  
**Alt Land Appr** No  
**Category**

#### Land Line Valuation

**Size (Acres)** 6  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$114

## Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

## Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$114	\$114
2023	\$0	\$114	\$114
2022	\$0	\$120	\$120

# WEST RIVER ROAD

**Location** WEST RIVER ROAD

**Mblu** 1/ 2/ 4/ /

**Acct#** 3639

**Owner** PLOURDE SAND & GRAVEL CO.

**PBN**

**Assessment** \$152

**PID** 5

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$152	\$152

## Owner of Record

**Owner** PLOURDE SAND & GRAVEL CO.

**Sale Price** \$0

**Co-Owner**

**Certificate**

**Address** PO BOX 220

**Book & Page** 0/0

SUNCOOK,, NH 03275-0220

**Sale Date**

**Qualified** U

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
PLOURDE SAND & GRAVEL CO.	\$0		0/0	

## Building Information

### Building 1 : Section 1

**Year Built:**

**Living Area:** 0

**Replacement Cost:** \$0

**Building Percent Good:**

**Replacement Cost**

**Less Depreciation:** \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	



Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Location Adj	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

### Building Photo



(<https://images.vgsi.com/photos/HooksettNHPhotos/default.jpg>)

### Building Layout

(ParcelSketch.ashx?pid=5&bid=5)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

#### Land Use

**Use Code** 8300  
**Description** UNPR REC  
**Zone** IND  
**Neighborhood**  
**Alt Land Appr** No  
**Category**

#### Land Line Valuation

**Size (Acres)** 8  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$152



## Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

## Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$152	\$152
2023	\$0	\$152	\$152
2022	\$0	\$160	\$160

TOWN OF HOOKSETT  
 35 Main Street  
 Hooksett, NH 03106

Date: 12/31/24

603-485-9534

Please call with any questions

PLOURDE SAND & GRAVEL CO.  
 PO BOX 220  
 SUNCOOK,, NH 03275-0220

Acct# 002695

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 01/16/25

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2018 Tax Lien	307860	05/10/19	9,293.31	
Other Chg-MTGN		06/24/19	51.75	
Other Chg-TAXC		04/15/21	17.50	
Other Chg-MTGN		04/15/21	125.00	
Ck 20891..MTGN		05/19/21	-170.72	
Interest Chg		10/06/21	2,493.97	
Ck 007256 MTGN		10/06/21	-6.03	
Ck 007256 TAXC		10/06/21	-17.50	
Ck 007256 INT		10/06/21	-2,476.47	
INTEREST DUE 2078 DAYS(4.583)			7,029.51	16,340.32
2020 Tax Lien	334018	05/07/21	9,191.39	
Other Chg-MTGN		07/06/21	125.00	
Other Chg-TAXC		04/13/23	19.00	
Other Chg-MTGN		04/13/23	96.00	
INTEREST DUE 1350 DAYS(3.525)			4,759.38	14,190.77
2021 Tax Lien	347106	05/06/22	9,095.04	
Other Chg-MTGN		07/05/22	56.00	
INTEREST DUE 986 DAYS(3.489)			3,439.67	12,590.71
2022 Tax Lien	360226	05/05/23	9,811.85	
INTEREST DUE 622 DAYS(3.763)			2,340.87	12,152.72
2024 Excavation Activity Tax	373070	05/09/24	18.46	18.46
2024 Property Tax - 1st Issue	378036	06/11/24	3,944.00	
INTEREST DUE 178 DAYS(0.864)			153.87	4,097.87
2023 Tax Lien	379781	06/14/24	8,379.17	
Other Chg-MTGN		09/04/24	51.00	
INTEREST DUE 216 DAYS(3.214)			694.21	9,124.38
2024 Property Tax - 2nd Issue	384616	11/13/24	4,427.00	
INTEREST DUE 27 DAYS(0.970)			26.20	4,453.20

TOWN OF HOOKSETT  
35 Main Street  
Hooksett, NH 03106

Date: 12/31/24

603-485-9534

Please call with any questions

PLOURDE SAND & GRAVEL CO.  
PO BOX 220  
SUNCOOK,, NH 03275-0220

Acct# 002695

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 01/16/25

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
-----				-----
SUBTOTAL REAL PROPER# 003636 L/O 523 WEST RIVER ROAD				72,968.43
Map/Lot : 0001-0002-0001				

TOWN OF HOOKSETT  
 35 Main Street  
 Hooksett, NH 03106

Date: 12/31/24

603-485-9534

Please call with any questions

PLOURDE SAND & GRAVEL CO.  
 PO BOX 220  
 SUNCOOK,, NH 03275-0220

Acct# 002695

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 01/16/25

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2017 Tax Lien	294954	05/04/18	92,376.02	
Other Chg-MTGN		05/05/18	11.28	
Other Chg-TAXC		01/08/21	17.50	
Other Chg-MTGN		01/08/21	137.50	
Interest Chg		03/31/21	9,851.22	
Ck 007158 MTGN		03/31/21	-148.78	
Ck 007158 TAXC		03/31/21	-17.50	
Ck 007158 INT		03/31/21	-9,833.72	
Interest Chg		05/19/21	10,000.00	
Ck 007187 INT		05/19/21	-10,000.00	
+Adj Pay INT		05/19/21	10,000.00	
Other Chg-BDCK		05/19/21	35.00	
Interest Chg		06/09/21	10,035.00	
Ck BANK ..BDCK		06/09/21	-35.00	
Ck BANK ..INT		06/09/21	-10,000.00	
Interest Chg		10/06/21	10,000.00	
Ck 007255 INT		10/06/21	-10,000.00	
+Adj Pay INT		10/06/21	10,000.00	
Other Chg-BDCK		10/06/21	35.00	
Other Chg-BDCK		12/06/21	6.98	
INTEREST DUE 2449 DAYS(45.555)			71,678.70	184,149.20
2018 Tax Lien	307862	05/10/19	76,233.85	
Other Chg-MTGN		06/24/19	51.75	
Other Chg-TAXC		04/15/21	17.50	
Other Chg-MTGN		04/15/21	125.00	
INTEREST DUE 2078 DAYS(37.595)			78,121.94	154,550.04
2020 Tax Lien	334020	05/07/21	75,044.90	
Other Chg-MTGN		07/06/21	125.00	
Other Chg-TAXC		04/13/23	19.00	

TOWN OF HOOKSETT  
35 Main Street  
Hooksett, NH 03106

Date: 12/31/24

603-485-9534

Please call with any questions

PLOURDE SAND & GRAVEL CO.  
PO BOX 220  
SUNCOOK,, NH 03275-0220

Acct# 002695

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 01/16/25

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
Other Chg-MTGN		04/13/23	96.00	
INTEREST DUE 1350 DAYS(28.784)			38,858.87	114,143.77
2021 Tax Lien	347108	05/06/22	74,088.97	
Other Chg-MTGN		07/05/22	56.00	
INTEREST DUE 986 DAYS(28.418)			28,019.84	102,164.81
2022 Tax Lien	360228	05/05/23	79,933.87	
INTEREST DUE 622 DAYS(30.660)			19,070.25	99,004.12
2024 Excavation Activity Tax	373069	05/09/24	495.68	495.68
2024 Property Tax - 1st Issue	378037	06/11/24	31,225.00	
INTEREST DUE 178 DAYS(6.844)			1,218.20	32,443.20
2023 Tax Lien	379783	06/14/24	66,079.90	
Other Chg-MTGN		09/04/24	51.00	
INTEREST DUE 216 DAYS(25.346)			5,474.67	71,605.57
2024 Property Tax - 2nd Issue	384617	11/13/24	35,055.00	
INTEREST DUE 27 DAYS(7.683)			207.45	35,262.45
SUBTOTAL REAL PROPER# 003637 L/B 527 WEST RIVER ROAD				793,818.84
Map/Lot : 0001-0002-0002				



TOWN OF HOOKSETT  
35 Main Street  
Hooksett, NH 03106

Date: 12/31/24

603-485-9534

Please call with any questions

PLOURDE SAND & GRAVEL CO.  
PO BOX 220  
SUNCOOK,, NH 03275-0220

Acct# 002695

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 01/16/25

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2024 Property Tax - 2nd Issue	384618	11/13/24	1.00	
INTEREST DUE 27 DAYS(0.000)			0.01	1.01
SUBTOTAL REAL PROPER# 003638 L/O WEST RIVER ROAD				1.01
Map/Lot : 0001-0002-0003				

TOWN OF HOOKSETT  
35 Main Street  
Hooksett, NH 03106

Date: 12/31/24

603-485-9534

Please call with any questions

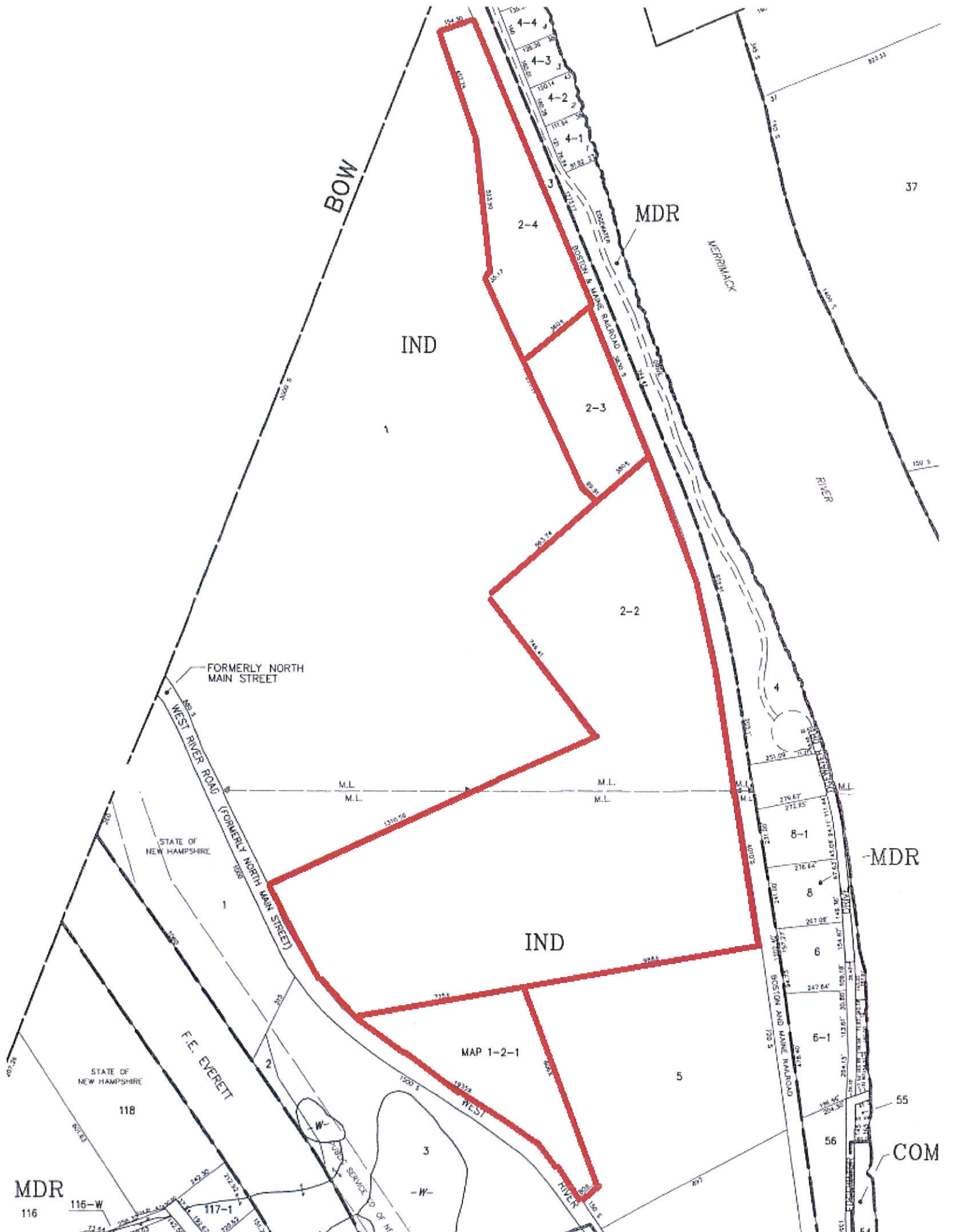
PLOURDE SAND & GRAVEL CO.  
PO BOX 220  
SUNCOOK,, NH 03275-0220

Acct# 002695

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 01/16/25

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2024 Property Tax - 2nd Issue	384619	11/13/24	2.00	
INTEREST DUE 27 DAYS(0.000)			0.01	2.01
SUBTOTAL REAL PROPER# 003639 L/O WEST RIVER ROAD				2.01
Map/Lot : 0001-0002-0004				
TOTAL ACCOUNT# 002695 PLOURDE SAND & GRAVEL CO.				2.01



BOW

MDR

IND

37

MERRIMACK

EVERETT

FORMERLY NORTH MAIN STREET

STATE OF NEW HAMPSHIRE

IND

MDR

F.E. EVERETT

118

MAP 1-2-1

5

55

COM

MDR

116

116-W

117-1

-W-

54







NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
REPORT OF EXCAVATED MATERIAL  
RSA 72-B:9  
See instructions on back of form

OPERATION # 21-225-12 - E

For Tax Year : April 1, 2021 to March 31, 2022

Mailing Address:

**PLOURDE SAND & GRAVEL  
DAWN PLOURDE**

**PO BOX 220  
SUNCOOK**

**NH 03275-**

APR 15 2022

Assessing Dept.  
Town of Hooksett

1. Town/City of: HOOKSETT, NH

2. Tax Map/Lot # or Road Project Name or #:

M1 L002-2

3. Total permitted area under RSA 155-E (acres): 63.3

4. Excavation area as of April 1 : \_\_\_\_\_

5. Reclaimed area as of April 1 : \_\_\_\_\_

6. Remaining cubic yards of earth to excavate:

700,000 +/-

7. DESCRIPTION OF EARTH EXCAVATED DURING TAX YEAR:

EARTH TYPE	EXACT CUBIC YARDS EXCAVATED
GRAVEL	
SAND	23,243
LOAM	
STONE PRODUCTS	11,153
OTHER:	
<b>TOTAL</b>	<b>34,396</b>

8. EXEMPT EARTH

Excavated earth that was used on the parcel of land, or other parcel that is contiguous and in common ownership, in the construction, reclamation, reconstruction or alteration of such parcel of land during the tax year is exempt from the excavation tax. Excavation of earth from a parcel of land which does not exceed 1,000 cubic yards during the tax year is also exempt from the excavation tax but must be reported.

*The amount of exempt earth should not be included in # 7.*

EXEMPT EARTH TYPE	CUBIC YARDS EXCAVATED

I / We hereby report the amount of earth excavated under penalty of perjury (If Corporation, an Officer must sign) :

Plourde Sand & Gravel  
PRINT OWNER(S) NAME OR CORPORATION CLEARLY

Dawn Plourde 4/15/22  
SIGNATURE (IN INK) OF OWNER(S) OR CORPORATE OFFICER & TITLE DATE

Plourde Sand & Gravel  
PRINT OWNER(S) NAME CLEARLY

Dawn Plourde 4/15/22  
SIGNATURE (IN INK) OF OWNER(S) DATE

PO Box 220  
MAILING ADDRESS

SUNCOOK NH 03275  
CITY / TOWN STATE ZIP CODE

PHONE #: 6034853061 CELL #:

PENALTY: Any person who fails to file a Report of Excavated Material (PA-39) with the proper municipal assessing officials or fails to send copies to the Department of Revenue Administration in accordance with RSA 72-B:9 shall be guilty of a misdemeanor.

DOOMAGE: If an owner neglects to file a Report of Excavated Material (PA-39) or willfully falsifies a report, the assessing officials shall assess doamage which is two (2) times what the tax would have been if the report had been properly filed. Refer to RSA 72-B:10 for the statute on doamage.

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
**NOTICE OF INTENT TO EXCAVATE**  
RSA 72-B

For Tax Year April 1, 22 to March 31, 23

(Assigned by Municipality)

YR TOWN OP#  
22 - 225 - 07 - E

PLEASE TYPE or PRINT (If filling in form on-line; use TAB key to move through fields)

- Town/City of: Hooksett
- Tax Map/Block/Lot #: M 1 LOT 002
- Name of Access Road: W. River Rd
- Total Acreage of Lot: 43.3
- Date of Permit per RSA 155-E:2: \_\_\_\_\_  
or \_\_\_\_\_ (Municipal Excavation Permit)
- Date of Report, if required, per RSA 155-E:2, I (d): \_\_\_\_\_
- Permit Number per RSA 485-A:17, if any: \_\_\_\_\_  
(Alteration of Terrain Permit)
- Incidental Construction/155-E:2-a Exception: Check if YES
- Total Permitted Area (acres): 43.3
- Excavation Area (acres) as of April 1: \_\_\_\_\_
- Reclaimed Area (acres) as of April 1: \_\_\_\_\_
- Remaining Cubic Yards of Earth to Excavate: 700,000 +/-
- Type of Ownership:
  - Owner of land
  - Previous owner retaining deeded earth excavation rights
  - Owner of earth or earth excavation rights on public lands (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	
SAND	<u>50,000</u>
LOAM	
STONE PRODUCTS	<u>20,000</u>
OTHER ( )	
TOTAL	<u>70,000</u>

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
- ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

Plourde Sand & Gravel  
 PRINT CLEARLY OR TYPE NAME OF OWNER  
Dawn Plourde 4/15/22  
 SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED  
Dawn Plourde  
 PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)  
Dawn Plourde 4/15/22  
 SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)

PO Box 220  
 MAILING ADDRESS  
Suncook NH 03275  
 CITY OR TOWN STATE ZIPCODE  
DPPSG@AOL.COM  
 E-MAIL ADDRESS  
6034853061 \_\_\_\_\_  
 HOME PHONE (Enter number without dashes) CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: 4/15/22

E-MAIL REPORT & CERTIFICATE? YES  NO   
 If NO, Report and Certificate will be mailed to the address above.

TO BE COMPLETED BY MUNICIPAL ASSESSING OFFICIALS  
 Amount of Security Required \$ 1400.00 #2942112  
 Security Posted (Bond, Certified Check, etc.) \$ 1400.00 SK # 723  
 SIGNATURES OF MUNICIPAL ASSESSING OFFICIALS & DATE  
 The Municipal Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:  
 1. All owners of record have signed the Intent;  
 2. If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;  
 3. The form is complete; and  
 4. Any bond required under RSA 72-B:5 has been received.  
 5. The Tax Collector shall be notified within 30 days of signing the Intent pursuant to RSA 72-B:8  
[Signature] 4/18/22  
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE  
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE  
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE  
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE  
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN  
 SIGNED COPY TO - OWNER, RETURNED BY MUNICIPAL ASSESSING OFFICIALS  
 SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION



NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
NOTICE OF INTENT TO EXCAVATE  
RSA 72-B

EX-1012

MAY 13 2021

(Assigned by Municipality)

For Tax Year April 1, 21 to March 31, 22

YR TOWN OP#  

21	- 225	- 12	- E
----	-------	------	-----

PLEASE TYPE or PRINT (If filling in form on-line; use TAB key to move through fields)

- Town/City of: Hooksett
- Tax Map/Block/Lot #: m 1 L002-2
- Name of Access Road: W River Rd
- Total Acreage of Lot: 63.3
- Date of Permit per RSA 155-E:2: \_\_\_\_\_  
or (Municipal Excavation Permit)
- Date of Report, if required, per RSA 155-E:2, I (d): \_\_\_\_\_
- Permit Number per RSA 485-A:17, if any: \_\_\_\_\_  
(Alteration of Terrain Permit)
- Incidental Construction/155-E:2-a Exception: Check if YES
- Total Permitted Area (acres): 63.3
- Excavation Area (acres) as of April 1: \_\_\_\_\_
- Reclaimed Area (acres) as of April 1: \_\_\_\_\_
- Remaining Cubic Yards of Earth to Excavate: 700,000 +/-
- Type of Ownership:
  - Owner of land
  - Previous owner retaining deeded earth excavation rights
  - Owner of earth or earth excavation rights on public lands (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
- ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

Plowde Sand & Gravel  
 PRINT CLEARLY OR TYPE NAME OF OWNER  
Dawn Plowde  
 SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED  
Dawn Plowde  
 PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)  
Dawn Plowde  
 SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)

PO Box 220  
 MAILING ADDRESS  
SUNCOOK NH 03275  
 CITY OR TOWN STATE ZIPCODE  
DPPSG@aol.com  
 E-MAIL ADDRESS  
6034853061  
 HOME PHONE (Enter number without dashes) CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: 5/12/21

E-MAIL REPORT & CERTIFICATE? YES  NO   
 If NO, Report and Certificate will be mailed to the address above.

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	
SAND	<u>50,000</u>
LOAM	
STONE PRODUCTS	<u>20,000</u>
OTHER ( )	
TOTAL	<u>70,000</u>

TO BE COMPLETED BY MUNICIPAL ASSESSING OFFICIALS

Amount of Security Required \$ 60.00  
 Security Posted (Bond, Certified Check, etc.) \$ 60.00 CR # 7179 5/12/21

SIGNATURES OF MUNICIPAL ASSESSING OFFICIALS & DATE

The Municipal Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

- All owners of record have signed the Intent;
- If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
- The form is complete; and
- Any bond required under RSA 72-B:5 has been received.
- The Tax Collector shall be notified within 30 days of signing the Intent pursuant to RSA 72-B:8

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL	DATE
SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL	DATE
SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL	DATE
SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL	DATE
SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL	DATE

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN  
 SIGNED COPY TO - OWNER, RETURNED BY MUNICIPAL ASSESSING OFFICIALS  
 SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

## HELPFUL HOOKSETT LINKS

Hooksett Zoning Ordinance:

[https://webgen1files1.revize.com/hooksettnhtmp/zoning\\_ordinance\\_2021\\_revised.pdf](https://webgen1files1.revize.com/hooksettnhtmp/zoning_ordinance_2021_revised.pdf)

Hooksett Zoning Districts:

[https://www.hooksett.gov/departments/code\\_enforcement/zoning\\_districts.php](https://www.hooksett.gov/departments/code_enforcement/zoning_districts.php)

Town of Hooksett Commercial Earth Excavation Regulations

[hooksett\\_excavation\\_regs - 9-28-22.pdf](#)

New Hampshire Department of Revenue Gravel Tax Information Page:

<https://www.revenue.nh.gov/taxes-glance/excavation-gravel-tax>



523-527 West River Road Hooksett

4 parcels

1069

103

WARRANTY DEED (Statutory Short Form)

KNOW ALL MEN BY THESE PRESENTS that we, Romeo Plourde and Theresa Plourde (also known as Therese R. Plourde), husband and wife, both of Pembroke in the County of Merrimack and State of New Hampshire, for consideration paid, grant to Plourde Sand & Gravel Co., Inc., a corporation duly organized and existing under the laws of the State of New Hampshire and having its principal place of business in said Pembroke in said County of Merrimack and State of New Hampshire, with WARRANTY COVENANTS to the said Plourde Sand & Gravel Co., Inc., certain tracts or parcels of land and interests in land, together with the buildings and improvements thereon situated in said County of Merrimack and State of New Hampshire, as follows:

This instrument does not require revenue stamps

523 West River Road

A certain tract of land, with the buildings thereon, situated in Hooksett in the County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning on the Londonderry Turnpike, so called, at the corner of James Thompson's land; thence southerly by said Turnpike to land formerly owned by Hiram B. Otterson; thence easterly by said Otterson land and land of Philip Crooker to the Merrimack River; thence northerly by said river to the northerly line of James C. Chesley land; thence westerly by the northerly line of said Chesley land and the southerly line of Fred C. Abbott, to land of the Concord R.R.; thence northerly by said R.R. 100 feet to land of James Thompson; thence westerly by said Thompson land to the point of beginning.

Saving and excepting from the land herein described, the River Road, so called, and the land belonging to said railroad, also land deeded to the State of New Hampshire in 1934, and land conveyed to Howard and Celina Jameson by the Suncook Bank by its Warranty Deed dated September 21, 1943 and recorded in Merrimack County Records, Lib. 603, Fol. 80.

Meaning and intending to describe and convey all and the same premises conveyed by the Suncook Bank to the said Romeo Plourde and Theresa Plourde by Warranty Deed dated July 24, 1956 and recorded in Merrimack County Registry of Deeds, Book 796, Page 190.

Also three certain parcels or tracts of land conveyed by Robert E. Plourde to the said Romeo Plourde and Theresa Plourde by Warranty Deed dated November 15, 1962 and recorded in said Merrimack County Registry of Deeds, Book 911, Page 94, as follows:

103

1069

104

**PARCEL ONE** A certain tract or parcel of land situated in Hooksett, in said County of Merrimack, and bounded and described as follows, to wit:

527  
West  
River  
Road

Beginning at a point on the Concord Railroad one hundred (100) feet north of the southwest corner of Fred C. Abbott's land; thence northerly by said Concord Railroad to the northwest corner of said Fred C. Abbott's land; thence easterly by said Abbott's land to the River Road so-called; thence northerly by said River Road ninety (90) rods to land now or formerly owned by Sally S. Mitchell; thence westerly by said Mitchell land and land of B. A. Noyes sixty-five (65) rods to stake and stones; thence southerly by land of said Noyes forty-five (45) rods to stake and stones; thence westerly by land of said Noyes to the Londonderry Turnpike so-called; thence southerly by said turnpike about six hundred and eighteen (618) feet to a stake set at the northwest corner of land of Moses W. Atwood; thence easterly by land of said Moses W. Atwood along a line of stakes set in the ground to the point begun at, containing about seventy (70) acres be the same more or less.

Meaning and intending hereby to describe the same premises conveyed to Warren M. Davis by deed of Charles H. Morse, guardian of Lizzie Morse, dated December 30, 1922 and recorded in Merrimack County Registry of Deeds, Book 463, Page 487.

→ Excepting a certain tract of land in said Hooksett bounded and described as follows:

Beginning at the northeasterly corner of the premises on the westerly side of the river at land formerly of Sally Mitchell, now of Simeon Rowell; thence westerly by the Rowell land about eighty-one (81) feet to the land of the Boston & Maine Railroad; thence southerly by the railroad land about fourteen hundred and forty-three (1443) feet to land formerly of Fred C. Atwood now of Mary Hill; thence easterly by the Hill land about two hundred and sixty-five (265) feet to the river road; thence northerly by the river road about fifteen hundred and eight (1508) feet to the point of beginning, containing about five and one-half (5 1/2) acres and being a part of the same premises known as the Atwood land described in the deed of Charles H. Morse guardian to Warren M. Davis dated December 30, 1922, recorded in Merrimack County Registry of Deeds Vol. 463, Page 487.

Meaning and intending to describe the same premises conveyed to Lincoln Berry by deed of Winnifred D. Rowell, dated May 14, 1940, and recorded in Merrimack County Registry of Deeds, Book 636, Page 343.

**PARCEL TWO** A certain tract or parcel of land situated in said Hooksett and bounded and described as follows, to wit:

Beginning at a point on the Boston and Maine Railroad at land formerly of Benjamin A. Noyes; thence running westerly by said Noyes land about twenty-three (23) rods to a stake and stones; thence southerly by said Noyes land about thirty-four (34) rods to land formerly of Moses Atwood; thence easterly by said Atwood land about twenty-three (23) rods to the Boston and Maine Railroad; thence northerly by said railroad to place of beginning.

104

1069  
105

Meaning and intending hereby to convey the same premises conveyed to Warren M. Davis by Phillip E. Crooker by deed dated December 20, 1907, and recorded in Merrimack County Registry of Deeds, Book 367, Page 244, and by deed of James H. Mottram, dated May 11, 1908, and recorded in Merrimack County Registry of Deeds, Book 367, Page 448.

PARCEL THREE A certain tract or parcel of land situated in said Hooksett and bounded and described as follows, to wit:

Beginning at a stone post at the south line of Benjamin A. Noyes land; thence easterly by said Noyes land to the west line of the Concord Railroad at a white ash tree; thence southerly on the line of said Railroad to land formerly owned by Sally Mitchell; thence westerly by said Mitchell land, about twenty (20) rods to a stake and stones; thence northerly by said Mitchell land about eighteen (18) rods to a stake near the Spring; thence easterly about two (2) rods to a stone post in the swamp near the spring; thence northerly by Benjamin A. Noyes land about sixteen (16) rods to a stone post in the hollow; thence northerly by said Noyes land to the bound first mentioned; containing six (6) acres be the same more or less. Reserving the right to cross said premises on the north end.

Meaning and intending hereby to describe the same premises conveyed to Winnifred E. Davis by deed of George W. Noyes dated May 24, 1898, and recorded in Merrimack County Registry of Deeds, Book 328, Page 206.

Meaning and intending to hereby convey three (3) certain parcels of land acquired by the late George H. Elliott under the will of Winnifred D. Rowell being recorded in Merrimack County Registry of Probate, Estate #50834.

Being the same premises conveyed by Raymond H. Elliott, administrator of the Estate of George H. Elliott, to the said Robert E. Plourde by Fiduciary Deed dated September 15, 1961 and recorded in said Merrimack County Registry of Deeds, Book 885, Page 509.

Also a certain tract of land situated in Bow in said County of Merrimack and State of New Hampshire, bounded and described as follows, to wit:

Beginning at a point where the Southwest corner of land of Hamilton Realty Corporation meets the Bow-Hooksett town line; thence westerly along said Bow-Hooksett town line 245 feet, more or less, to the F. E. Everett Highway; thence northerly along said highway 2,300 feet, more or less, to land now or formerly of Alvah Lewis; thence easterly along said Lewis land 160 feet, more or less, to land of the aforesaid Hamilton Realty Corporation; thence southerly along said land of Hamilton Realty Corporation 2,000 feet, more or less, to the point of beginning.

105

1069

106

- 4 -

Excepting therefrom the Rights and Easements conveyed by Edna C. McNamara to the Public Service Company of New Hampshire by deed dated January 29, 1957 recorded in Merrimack County Registry of Deeds, Book 804, Page 154.

Also conveying the right-of-way across land of Hamilton Realty Corporation by an existing woods road North of a brook crossing said Hamilton Realty Corporation's land to the land above granted. See deed of Edna C. McNamara to Hamilton Realty Corporation dated November 7, 1958, recorded in Merrimack County Registry of Deeds, Book 833, Page 319.

Meaning and intending to describe and convey the premises conveyed by Edna C. McNamara to said Romeo Plourde and Theresa Plourde by Warranty Deed dated May 2, 1964 and recorded in said Merrimack County Registry of Deeds, Book 938, Page 414.

Also all the sand, gravel and similar materials on the following described tract of land situated in said Pembroke in said County of Merrimack and State of New Hampshire:

Beginning at a point on the southerly side of the highway leading from Pembroke Street to Garvin's Falls, said point being located three hundred eighty-two and three tenths (382.3) feet southeasterly of the dividing line between land formerly of Thompson and land formerly of Martin and Norton heirs; thence north  $57^{\circ}$  west by said road to the Soucook River; thence in a general southwesterly direction along said River to the easterly right-of-way line of the Boston & Maine Railroad, a distance of seventy-seven (77) feet, at right angles from the center of the main track; thence southeasterly along the line of said right-of-way to the easterly line of the grantors' land; thence northeasterly along the grantors' easterly line a distance of seven hundred (700) feet to a point; thence northerly in a straight line to the point of beginning.

Together with the right to enter upon said premises with machinery, men and equipment for the purpose of processing, storing and removing said materials for a period of 40 years from the date of this deed, including the right to fence and otherwise control the premises to protect the rights herein conveyed except as provided below; the right to erect, maintain, and remove any and all camps or other buildings necessary for the operation of said materials; and the right to do and perform on said tract of land all other acts and things necessary or convenient to the proper exercise of the rights hereby conveyed.

Reserving to Keith P. Rogers and Helen F. Rogers, their successors and assigns, a right-of-way for all purposes, over the present roadway crossing said premises. Provided that the Grantee herein shall have the right to change the location of said road so long as it provides a road in the new location which is in as good condition as the original road. The entrance and exit to said road shall under no conditions be fenced off or be made subject to gates or bars.

106

1069

107

- 5 -

The above-described premises are also conveyed subject to the right-of-way formerly used by the Boston and Maine Railroad as a trolley car line.

Meaning and intending to describe the sand, gravel and other materials conveyed by the said Keith P. Rogers and Helen F. Rogers to the said Romeo Plourde and Theresa Plourde by Warranty Deed dated May 14, 1963 and recorded in Merrimack County Registry of Deeds, Book 921, Page 8.

And we, the said Romeo Plourde and Theresa Plourde, husband and wife, release to said grantee our respective rights of curtesy and dower and homestead and all other interests in the foregoing premises.

WITNESS our hands and seals this 1st day of April, 1970.

WITNESS:

*[Handwritten signatures of witnesses]*

*Romeo Plourde*

*Theresa Plourde*

THE STATE OF NEW HAMPSHIRE  
Merrimack, SS

On this the 1st day of April, 1970, before me, Frederic K. Upton, the undersigned officer, personally appeared Romeo Plourde and Theresa Plourde, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

*[Signature of Frederic K. Upton]*  
Justice of the Peace

Received and Recorded April 6, 9-00 A.M. 1970

*Marjorie B. Lacharum, Deputy Register*

107



**MEMORANDUM OF SALE**  
**523-527 West River Road, Hooksett, New Hampshire**

Date: January 16, 2025

I, \_\_\_\_\_ (hereinafter referred to as the "Buyer"), hereby acknowledge that I have this day agreed to purchase at a Mortgagee's Public Auction Foreclosure Sale from GreenLake Real Estate Fund, LLC (hereinafter referred to as the "Seller"), The real estate situated at and numbered: 523-527 West River Road, Hooksett, State of New Hampshire, for the sum of:

\_\_\_\_\_ (\$ \_\_\_\_\_) Dollars

Buyer hereby agrees to comply with all of the terms of the sale as stated in this Memorandum of Sale as well as the additional terms, which are attached hereto. Buyer has this day paid to Seller Fifty Thousand Dollars (\$50,000.00) as a non-refundable deposit on the sale, with further payment required to meet Ten Percent (10%) of the final bid amount within forty-eight (48) hours to be paid to the Law Offices of Craig, Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 (Telephone No.: 603-665-9111, email address mvanzanten@cda-law.com). Said deposit shall be forfeited to the use of Seller in the event that Buyer fails to comply with any terms of the sale. Notwithstanding any and all forfeitures, said forfeitures shall not relieve the Buyer of any liability under this contract.

The balance of the purchase price shall be paid in cash, certified or treasurer's check and shall be deposited with the office of Craig Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 within thirty (30) Days. The said real estate will be conveyed by a Mortgagee's Foreclosure Deed upon receipt of the balance of the purchase price. All of this to be accomplished during normal banking hours and time is of the essence.

No personal property of any nature is included in this contract or sale except such as are particularly mentioned in writing herein.

In addition to the purchase price, the Buyer shall also pay all unpaid real estate taxes, water and sewer bills, municipal liens, tax titles, betterments and assessments, and document tax stamps to the State of New Hampshire (\$15.00 per thousand) with recording charges as required by the Registry of Deeds.

Seller acknowledges that Seller has this day received from the Buyer the sum of Fifty Thousand Dollars (\$50,000.00) as a non-refundable deposit towards this purchase. The real estate is situated at and numbered: 523-527 West River Road in the Town of Hooksett, State of New Hampshire, and specifically identified in a Mortgage recorded with the Merrimack County Registry of Deeds at Book 3441, Page 0643, this day sold by said Auctioneer at public auction for the sale price as noted above, subject to any and all terms and conditions of the sale.

Buyer: \_\_\_\_\_  
(signature)

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(telephone number)

Seller: GreenLake Real Estate Fund, LLC  
By its Attorneys:  
Craig Deachman and Associates PLLC

---

Authorized Agent

**ADDITIONAL TERMS AND CONDITIONS**

The successful bidder shall be required to execute a Memorandum of Sale upon acceptance of the bid.

Subject property will be sold to the highest bidder who must make a deposit of Fifty Thousand Dollars (\$50,000.00) in cash, certified or treasurer's check payable to Craig, Deachman & Associates, PLLC at time and place of sale with further payment required to meet Ten Percent (10%) of bid amount within forty-eight (48) hours. Balance of the purchase price is to be paid in cash, certified check, bank cashier's check or by wire transfer with instructions to be provided upon request, in or within thirty (30) days thereafter, to be delivered to the office of Craig Deachman and Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101. All of this to be accomplished during normal banking hours and time is of the essence.

If after the premises are sold the successful bidder shall refuse to execute a Memorandum of Sale, or if after signing, the bidder does not perform their part of the agreement, all funds being held shall be forfeited. In case of forfeiture, said funds shall become the property of the Seller and such forfeiture shall not release the successful bidder from this agreement. The Seller/Mortgagee reserves the right to convey the premises to the second highest bidder at the last highest bid without further notice by publication or otherwise under the same terms and conditions as were offered at today's foreclosure auction. Said second highest bidder will have three (3) days after notification by the foreclosing Mortgagee to make the required deposit and sign the foreclosure Memorandum of Sale. Should said second highest bidder refuse to execute a Memorandum of Sale or fail to so perform thereunder, then the Mortgagee shall have the option to purchase the premises for the amount of the second highest bid.

The premises are also being sold subject to any and all outstanding taxes, tax titles, municipal liens, water and sewer use charges, betterments, or assessments, superior encumbrances, occupants or leases, etc., if any there be.

The Buyer will be responsible for all taxes, water, sewer and refuse charges, interest, demands, late charges, etc., through the date of passing.

Initials: \_\_\_\_\_  
          *(buyer)*                  *(buyer)*

Additionally, the Buyer will be responsible for 100% of buyer and seller's documentary recording stamps, plus any and all recording charges and surcharges as required by the Registry of Deeds.

The Buyer at this foreclosure sale is advised and made aware of the following:

- The premises shall be conveyed subject to any tenants and/or occupants and subject to any leases, if any, affecting the premises. No representation is made by the mortgage holder regarding security deposits, whether the present tenants/occupants are subject to rent control, or what the monthly rental income is from such tenancies;
- If as of this date there are any tenants/occupants on said premises and the Buyer at this foreclosure sale wishes to evict any such tenant/occupant, Buyer must do so at Buyer's own expense;
- Radon Gas: Radon gas, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through

water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.

- Subject to any Right of Redemption by the United States of America or its agencies or subsidiaries, if any there be;
- Risk of Loss: The Buyer acknowledges that from and after this date, the Buyer shall have the sole risk of loss and the Mortgagee shall have no responsibility for maintaining insurance on the premises. In the event that the premises is damaged by fire or other casualty after the date hereof, the Buyer shall remain obligated to consummate the sale without any reduction in the purchase price;
- In the event the Seller cannot convey title to the property as stipulated, the deposit and, if applicable, the balance of the purchase price shall be refunded and all rights hereunder shall cease and the Buyer shall have no recourse against the Seller or Seller's employees, agents and representatives whether at law or in equity and the obligations of all parties under this Memorandum of Sale shall be null and void;

Initials: \_\_\_\_\_  
(buyer) (buyer)

The Buyer is further advised that all information as shown in the newspaper advertisements and the brochure that has been used for mailing and/or distribution at this auction sale has been compiled purely for the convenience and assistance of the Buyer and while the information shown is assumed to be reasonably correct, it is not guaranteed and/or warranted by the Mortgagee, Auctioneer, Attorney for the Mortgagee, nor any representative of the Mortgagee;

- The Buyer is aware and acknowledges that the property is being sold "as is" and further acknowledges that no representations or warranties of any kind whatsoever have been made by or on behalf of the Mortgagee as to the condition, construction or fitness for habitation or whether it conforms to applicable state or local building and sanitary codes. Further, no representations or warranties have been made by or on behalf of the Mortgagee concerning zoning, state of title, utilities, condition of the premises or otherwise.

I, the Buyer at this Public Auction Sale, do hereby acknowledge that I have read the foregoing and agree to the terms and conditions as set forth and I further acknowledge receipt of a copy of these terms and conditions and a copy of the Auctioneer's Memorandum of Sale.

Buyer: \_\_\_\_\_

\_\_\_\_\_

Seller: GreenLake Real Estate Fund, LLC

By its Attorneys:

Craig Deachman and Associates PLLC

\_\_\_\_\_  
Authorized Agent

# Property B

## 13 Allenstown Road, Allenstown, NH

### Description

A 68±-acre site with access from two entrances along Allenstown Road (Route 3) with 1,548± feet of frontage. The northerly border is Granite Street with 3,785± feet of frontage and the eastern border is Old Chester Turnpike with 1,412 ± feet of frontage.

The lot is improved with a 1,380 square foot office.



**Zoning:** Business District

**Deed Reference:** Book 2029,  
Page 0325

**Road Frontage:** 6,745'

**Water:** Public on Granite Street

**Sewer:** Cost shared system on  
Granite Street.



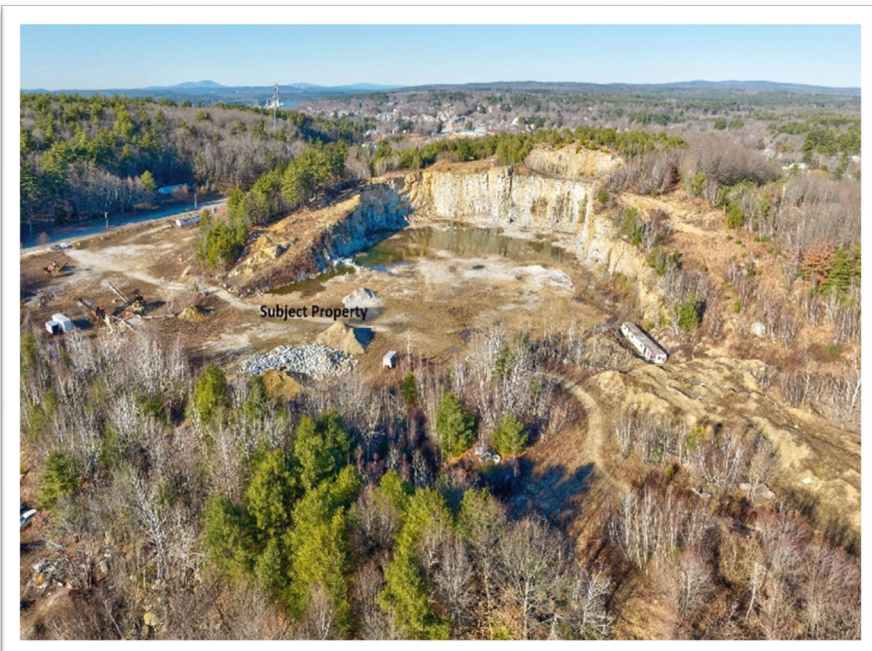
### 2023 Property Assessment

**Tax Map:** 108, Lot 3

**Tax Rate:**25.42

	<b>Assessed Value</b>	<b>Taxes</b>	<b>Outstanding Real Estate Taxes as of 12/23/24:</b>
<b>Total</b>	<b>\$1,372,200</b>	<b>\$34,881.32</b>	<b>\$162,837.47</b>









**Property Card: 13 ALLENSTOWN ROAD**  
Town of Allenstown, NH

<p>NO PHOTO AVAILABLE</p>	<p><b>Parcel ID:</b> 108-003 <b>PID:</b> 000108000003000000</p> <p><b>Owner:</b> PLOURDE SAND &amp; GRAVEL CO. <b>Co-Owner:</b> INC. <b>Mailing Address:</b> C/O GREENLAKE 1416 EL CENTRO ST #200 S. PASADENA, CA 91030</p>
General Information	Assessed Value
<p><b>Map:</b> 000108 <b>Lot:</b> 000003 <b>Sub:</b> 000000</p> <p><b>Land Use:</b> COM/IND <b>Zone:</b> B - BUSINESS <b>Land Area in Acres:</b> 68.22 <b>Current Use:</b> N <b>Neighborhood:</b> N-E <b>Frontage:</b> 25500 <b>Waterfront:</b> N <b>View Factor:</b></p>	<p><b>Land:</b> \$1,302,500 <b>Buildings:</b> \$26,400 <b>Extra Features:</b> \$43,300 <b>Total:</b> \$1,372,200</p> <hr/> <p style="text-align: center;"><b>Sale History</b></p> <p><b>Book/Page:</b> - <b>Sale Date:</b> 12:00:00 AM <b>Sale Price:</b></p>
Building Details	<p><b>Condition:</b> AVERAGE <b>Depreciation:</b> 0 <b>No. Bedrooms:</b> 0 <b>No. Baths:</b> 1 <b>Adj Bas:</b> 0</p>
<p><b>Model Description:</b> MH/OFFICE <b>Total Gross Area:</b> 470 <b>Year Built:</b> 1980 <b>Building Grade:</b> AVG-20 <b>Stories:</b> 1.00 STORY</p>	



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

Due amounts reflect interest as of 12/23/2024.

There are 465 results that may be similar to your search.

The total due on this page is \$162,837.47.

Change Date

Expand Search

Add All To Cart

Show Unpaid Only



Cart Total: \$0

Check Out

Cancel Cart

**Making a Partial Payment?**

Partial payments can be made by adjusting the Payment Amount on the CheckOut Page. If you haven't already added an invoice to the cart do so now by clicking ADD TO CART. Continue to the CheckOut Page by clicking 'Check Out' above.

OTHER PAYMENT OPTIONS:  
CASH or CHECK

US Mail:  
Town of Allenstown  
16 School St  
Allenstown NH 03275

In Person at  
16 School St  
Allenstown NH 03275

Drop Box available at main entrance 24 hours a day.

Office hours:  
Mon-Thurs  
8:30 AM -4:30 PM  
Closed Fridays

**Invoice Number: 2024P02021603**

Print

Current Owner	PLOURDE SAND & GRAVEL CO. INC.	Due Date	12/16/2024
Current Owner 2	C/O GREENLAKE	Bill Amount	\$20,336.00
Billed Owner	PLOURDE SAND & GRAVEL CO. INC.		
Location	13 ALLENSTOWN ROAD	Principal	\$20,336.00
Type	Property Tax	Interest	\$31.20 *
Map-Lot-Sub	000108-000003-000000	Penalties	\$0.00
Acres	68.22	<b>Total Due</b>	<b>\$20,367.20</b>

\*Per Diem Interest is \$4.4572

Add To Cart

The Net Assessment was \$1,372,200 at the time of this bill.

Assessment ▼

Transactions ▼

**Invoice Number: 2024L01000154**

Print

Current Owner	PLOURDE SAND & GRAVEL CO. INC.	Due Date	8/22/2024
Current Owner 2	C/O GREENLAKE	Bill Amount	\$31,200.05
Billed Owner	PLOURDE SAND & GRAVEL CO. INC.		
Location	13 ALLENSTOWN ROAD	Principal	\$31,200.05
Type	Lien	Interest	\$1,471.96 *
Map-Lot-Sub	000108-000003-000000	Penalties	\$165.00
Acres	68.22	<b>Total Due</b>	<b>\$32,837.01</b>

\*Per Diem Interest is \$11.9671

Add To Cart

Transactions ▼

**Invoice Number: 2024P01021607**

Print

Current Owner	PLOURDE SAND & GRAVEL CO. INC.	Due Date	7/3/2024
Current Owner 2	C/O GREENLAKE	Bill Amount	\$14,545.00
Billed Owner	PLOURDE SAND & GRAVEL CO. INC.		
Location	13 ALLENSTOWN ROAD	Principal	\$14,545.00
Type	Property Tax	Interest	\$551.51 *
Map-Lot-Sub	000108-000003-000000	Penalties	\$0.00
Acres	68.22	<b>Total Due</b>	<b>\$15,096.51</b>

\*Per Diem Interest is \$3.1879

Add To Cart

The Net Assessment was \$1,372,200 at the time of this bill.

Assessment ▼

Transactions ▼

**Invoice Number: 2023L01000167**[Print](#)

Current Owner	PLOURDE SAND & GRAVEL CO. INC.	Due Date	6/13/2023
Current Owner 2	C/O GREENLAKE	Bill Amount	\$28,112.63
Billed Owner	PLOURDE SAND & GRAVEL CO. INC.		
Location	13 ALLENSTOWN ROAD	Principal	\$28,112.63
Type	Lien	Interest	\$6,027.66 *
Map-Lot-Sub	000108-000003-000000	Penalties	\$147.50
Acres	68.22	<b>Total Due</b>	<b>\$34,287.79</b>

\*Per Diem Interest is \$10.7829

[Add To Cart](#)[Transactions ▼](#)**Invoice Number: 2022L01000126**[Print](#)

Current Owner	PLOURDE SAND & GRAVEL CO. INC.	Due Date	6/14/2022
Current Owner 2	C/O GREENLAKE	Bill Amount	\$21,867.99
Billed Owner	PLOURDE SAND & GRAVEL CO. INC.		
Location	13 ALLENSTOWN ROAD	Principal	\$21,867.99
Type	Lien	Interest	\$7,741.87 *
Map-Lot-Sub	000108-000003-000000	Penalties	\$20.00
Acres	68.22	<b>Total Due</b>	<b>\$29,629.86</b>

\*Per Diem Interest is \$8.3877

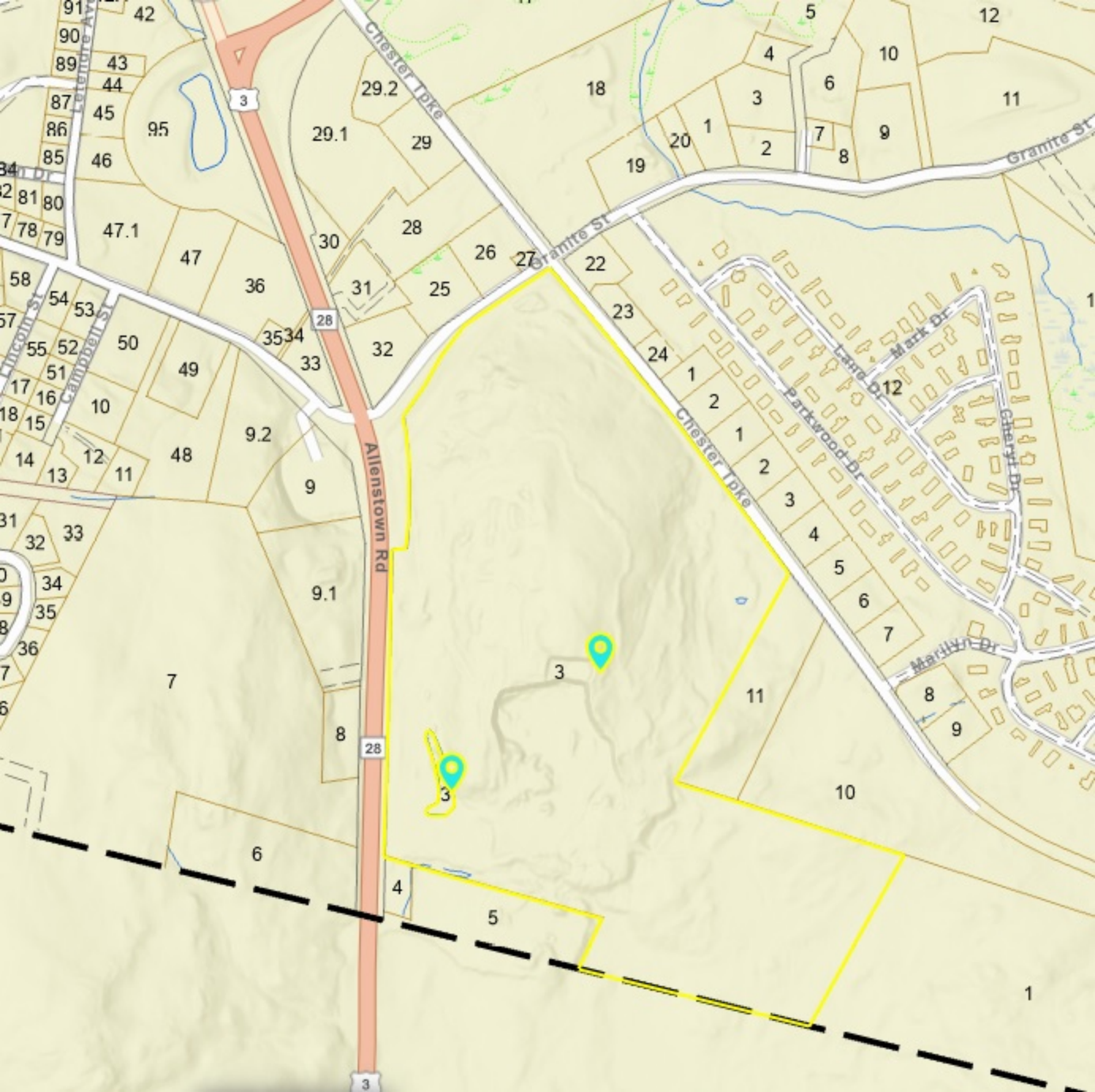
[Add To Cart](#)[Transactions ▼](#)**Invoice Number: 2021L01000135**[Print](#)

Current Owner	PLOURDE SAND & GRAVEL CO. INC.	Due Date	6/15/2021
Current Owner 2	C/O GREENLAKE	Bill Amount	\$20,382.01
Billed Owner	PLOURDE SAND & GRAVEL CO. INC.		
Location	13 ALLENSTOWN ROAD	Principal	\$20,382.01
Type	Lien	Interest	\$10,060.09 *
Map-Lot-Sub	000108-000003-000000	Penalties	\$177.00
Acres	68.22	<b>Total Due</b>	<b>\$30,619.10</b>

\*Per Diem Interest is \$7.8178

[Add To Cart](#)[Transactions ▼](#)[Back To Search](#)[Print All](#)





GENERAL INSTRUCTIONS FOR FILING THIS FORM ON REVERSE

(Assigned by Municipality)

YR TOWN OP#  
16 - 007 - 04 - E

PLEASE TYPE or PRINT (If filing in form on-line; use TAB key to move through fields)

- Town/City of: Allenstown
- Tax Map/Block/Lot #: M108 L 003.1
- Name of Access Road: Chester Tpk.
- Total Acreage of Lot: 15.67
- Date of Permit per RSA 155-E:2: \_\_\_\_\_  
or (Municipal Excavation Permit)
- Date of Report, if required, per RSA 155-E:2, 1 (d): \_\_\_\_\_
- Permit Number per RSA 485-A:17, if any: \_\_\_\_\_  
(Alteration of Terrain Permit)
- Incidental Construction/155-E Exception: Check if YES
- Total Permitted Area (acres): 15.67
- Excavation Area (acres) as of April 1: \_\_\_\_\_
- Reclaimed Area (acres) as of April 1: \_\_\_\_\_
- Remaining Cubic Yards of Earth to Excavate: 175,000 +/-
- Type of Ownership:
  - Owner of land
  - Previous owner retaining deeded earth excavation rights
  - Owner of earth or earth excavation rights on public lands (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	3000
SAND	
LOAM	
STONE PRODUCTS	
OTHER ( )	
TOTAL	3000

For Tax Year April 1, 16 to March 31, 17

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
- ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

Oscar Plourde  
SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S) DATE SIGNED

Oscar Plourde  
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)

Down Plourde 4/20/16  
SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S) DATE SIGNED

Down Plourde  
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)

PO Box 220  
MAILING ADDRESS

Suncook NH 03275  
CITY OR TOWN STATE ZIP CODE

DPPSG@FDL.COM  
E-MAIL ADDRESS

6034853061 \_\_\_\_\_  
HOME PHONE (Enter number without dashes) CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: \_\_\_\_\_

E-MAIL REPORT & CERTIFICATE? YES  NO   
If NO, Report and Certificate will be mailed to the address above.

TO BE COMPLETED BY ASSESSING OFFICIALS

Amount of Security Required \$ \_\_\_\_\_  
Security Posted (Bond, Certified Check, etc.) \$ \_\_\_\_\_

SIGNATURES & DATE OF ASSESSING OFFICIALS

The Selectmen/Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

- All owners of record have signed the intent;
- If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
- The form is complete; and
- Any bond required under RSA 72-B:5 has been received.

James Tandell 04/28/2016  
SIGNATURE (IN INK) DATE

Kate A. Walker  
SIGNATURE (IN INK) DATE

David H Estin  
SIGNATURE (IN INK) DATE

\_\_\_\_\_  
SIGNATURE (IN INK) DATE

\_\_\_\_\_  
SIGNATURE (IN INK) DATE

\_\_\_\_\_  
SIGNATURE (IN INK) DATE

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN  
SIGNED COPY TO - OWNER, RETURNED BY ASSESSING OFFICIALS  
SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
NOTICE OF INTENT TO EXCAVATE  
RSA 72-B

GENERAL INSTRUCTIONS FOR FILING THIS FORM ON REVERSE

(Assigned by Municipality)

YR TOWN OP#  
16 - 007 - 03 - E

For Tax Year April 1, 16 to March 31, 17

PLEASE TYPE or PRINT (If filling in form on-line; use TAB key to move through fields)

- Town/City of: Allenstown
- Tax Map/Block/Lot #: M108 L003
- Name of Access Road: Allenstown Rd
- Total Acreage of Lot: 41.9
- Date of Permit per RSA 155-E:2: \_\_\_\_\_  
or (Municipal Excavation Permit)
- Date of Report, if required, per RSA 155-E:2, 1 (d): \_\_\_\_\_
- Permit Number per RSA 485-A:17, if any: \_\_\_\_\_  
(Alteration of Terrain Permit)
- Incidental Construction/155-E Exception: Check if YES
- Total Permitted Area (acres): 41.9
- Excavation Area (acres) as of April 1: \_\_\_\_\_
- Reclaimed Area (acres) as of April 1: \_\_\_\_\_
- Remaining Cubic Yards of Earth to Excavate: 1,000,000 +/-
- Type of Ownership:

- Owner of land
- Previous owner retaining deeded earth excavation rights
- Owner of earth or earth excavation rights on public lands
- (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	
SAND	
LOAM	
STONE PRODUCTS	10,000
OTHER ( )	
TOTAL	10,000

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
- ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

Oscar Plourde 4/20/16  
SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S) DATE SIGNED

Oscar Plourde  
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)

Dawn Plourde 4/20/16  
SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S) DATE SIGNED

Dawn Plourde  
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)

<u>PO Box 220</u>		
MAILING ADDRESS		
<u>Suncook</u>	<u>NH</u>	<u>03275</u>
CITY OR TOWN	STATE	ZIPCODE
<u>DPPSG@AOL.COM</u>		
E-MAIL ADDRESS		
<u>6034853061</u>		
HOME PHONE (Enter number without dashes)	CELL PHONE (Enter number without dashes)	

DATE INTENT SENT TO TOWN: \_\_\_\_\_  
E-MAIL REPORT & CERTIFICATE? YES  NO   
If NO, Report and Certificate will be mailed to the address above.

TO BE COMPLETED BY ASSESSING OFFICIALS	
Amount of Security Required \$	_____
Security Posted (Bond, Certified Check, etc.) \$	_____
SIGNATURES & DATE OF ASSESSING OFFICIALS	
The Selectmen/Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:	
1. All owners of record have signed the intent;	
2. If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;	
3. The form is complete; and	
4. Any bond required under RSA 72-B:5 has been received.	
<u>James Tardiff</u>	04/28/2016
SIGNATURE (IN INK)	DATE
<u>Kate A. Walker</u>	
SIGNATURE (IN INK)	DATE
<u>David H. Estu</u>	
SIGNATURE (IN INK)	DATE
SIGNATURE (IN INK)	DATE
SIGNATURE (IN INK)	DATE

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN  
SIGNED COPY TO - OWNER, RETURNED BY ASSESSING OFFICIALS  
SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
NOTICE OF INTENT TO EXCAVATE  
RSA 72-B

GENERAL INSTRUCTIONS FOR FILING THIS FORM ON REVERSE

(Assigned by Municipality)

YR TOWN OP#  
15 · 007 · 85 · E

For Tax Year April 1, 15 to March 31, 16

PLEASE TYPE or PRINT (If filling in form on-line, use TAB key to move through fields)

- Town/City of: Allenstown
- Tax Map/Block/Lot #: M108 L 003.1
- Name of Access Road: Chester Trk
- Total Acreage of Lot: 15.67
- Date of Permit per RSA 188-B:2: \_\_\_\_\_  
OR (Municipal Excavation Permit)
- Date of Report, if required, per RSA 188-B:2, 1 (d): \_\_\_\_\_
- Permit Number per RSA 486-A:17, if any: \_\_\_\_\_  
(Alteration of Terrain Permit)
- Incidental Construction/188-B Exception: Check if YES
- Total Permitted Area (acres): 15.67
- Excavation Area (acres) as of April 1: \_\_\_\_\_
- Reclaimed Area (acres) as of April 1: \_\_\_\_\_
- Remaining Cubic Yards of Earth to Excavate: 175,000 +/-
- Type of Ownership:
  - Owner of land
  - Previous owner retaining deeded earth excavation rights
  - Owner of earth or earth excavation rights on public lands (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
- ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

<u>Craig Plourde</u>	<u>4/5/15</u>
SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S)	DATE SIGNED
<u>Oscar P Plourde</u>	
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)	
<u>Mum Plourde</u>	<u>4/15/15</u>
SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S)	DATE SIGNED
<u>Down Plourde</u>	
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)	
<u>PO Box 220</u>	
MAILING ADDRESS	
<u>SUNCOOK</u>	<u>NH</u>
CITY OR TOWN	STATE
	<u>03275</u>
	ZIP CODE
<u>DP.PSG@AOL.COM</u>	
E-MAIL ADDRESS	
<u>603.485.3061</u>	
HOME PHONE (AREA NUMBER WITHOUT DASHES)	CELL PHONE (AREA NUMBER WITHOUT DASHES)

DATE INTENT SENT TO TOWN: \_\_\_\_\_  
E-MAIL REPORT & CERTIFICATE? YES  NO   
If NO, Report and Certificate will be mailed to the address above.

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	<u>2000</u>
SAND	
LOAM	
STONE PRODUCTS	<u>2000</u>
OTHER ( )	
TOTAL	<u>4000</u>

TO BE COMPLETED BY ASSESSING OFFICIALS

Amount of Security Required \$ \_\_\_\_\_  
Security Posted (Bond, Certified Check, etc.) \$ \_\_\_\_\_

SIGNATURES & DATE OF ASSESSING OFFICIALS

The Selectmen/Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

- All owners of record have signed the intent;
- If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
- The form is complete; and
- Any bond required under RSA 72-B:8 has been received.

<u>Jeff Gryval</u>	<u>5-27-2015</u>
SIGNATURE (IN INK)	DATE
<u>Kate A. Walker</u>	
SIGNATURE (IN INK)	DATE
<u>Jean Tardiff</u>	
SIGNATURE (IN INK)	DATE

FOR DUA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN  
SIGNED COPY TO - OWNER, RETURNED BY ASSESSING OFFICIALS  
SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

## HELPFUL ALLENSTOWN LINKS

Allenstown Zoning Ordinance

[https://www.allenstownnh.gov/sites/g/files/vyhlf241/f/uploads/zoning\\_ordinance\\_as\\_approved\\_on\\_030822.pdf](https://www.allenstownnh.gov/sites/g/files/vyhlf241/f/uploads/zoning_ordinance_as_approved_on_030822.pdf)

Allenstown Home Page: <https://www.allenstownnh.gov/>

Allenstown Zoning Map:

[zoning\\_official\\_map\\_2019\\_aug.pdf \(allenstownnh.gov\)](#)

Allenstown Tax Incentive Zone:

[Proposed 162N Zone 10-20-10 24x36.pdf \(allenstownnh.gov\)](#)

New Hampshire Department of Revenue Gravel Tax Information Page:

<https://www.revenue.nh.gov/taxes-glance/excavation-gravel-tax>



272791

96 JUL 19 PM 4:15

BK2029 PG0325

3,000<sup>00</sup>

FIDUCIARY DEED

R. PETER SHAPIRO, Administrator w/w/a THE ESTATE OF THERESE PLOURDE, c/o Tardiff, Shapiro & Cassidy, 41 Centre Street, Concord, Merrimack County, State of New Hampshire, for consideration paid, grants to PLOURDE SAND & GRAVEL CO., INC., a New Hampshire corporation, having a usual mailing address of P.O. Box 220, Suncook, Merrimack County, State of New Hampshire, 03275-0220, with FIDUCIARY COVENANTS, the following:

Plan  
131910

A certain lot or parcel of land, together with any and all improvements thereon, if any, located on Route 3 in the Town of Allenstown, County of Merrimack and State of New Hampshire, being shown as Lot 3 on an unrecorded plan entitled "Survey of the Land of Romeo and Terese Plourde, Allenstown, N.H" dated March 21, 1980, prepared by Dickson, Holden & Associates, CE & LS. Said Lot 3 is further bounded and described as follows:

Beginning at a point on the easterly side of Route 3, at its intersection with Granite Street, so-called; thence running along a southerly curve in said Route 3 having a radius of 1,532.50 feet, a distance of 476.57 feet to a NH concrete bound found; thence continuing along another southerly curve in said Route 3 having a radius of 1,532.50 feet, a distance of 21.24 feet to a NH concrete bound found; thence turning and running North 72° 32' 04" West, still along said Route 3, a distance of 50.17 feet to a NH concrete bound found; thence turning and running South 17° 12' 24" West, still along said Route 3, a distance of 1,050.03 feet to a stone bound set; thence continuing South 17° 12' 24" West, still along said Route 3, a distance of 58.34 feet to a stone bound set at land now or formerly of Huckins Oil; thence turning and running along said Huckins Oil land, the following courses and distances: South 59° 26' 21" West, 29.71 feet to a stone bound; South 59° 26' 21" West, 71.64 feet to an iron pipe found; South 59° 26' 21" East, 144.64 feet to an iron pipe found at land now or formerly of The Parker Real Estate Trust; thence continuing South 59° 40' 52" East along said Parker Trust land, a distance of 569.29 feet to an iron pipe found; thence turning and running South 42° 22' 57" West, still along said Parker Trust land, a distance of 302.07 feet to a stone bound found at land now or formerly of Boston Sand & Gravel; thence turning and running South 57° 42' 25" East along said Boston Sand & Gravel land, a distance of 852.21 feet to an iron pipe found; thence turning and running North 45° 19' 28" East still along said Parker Trust land, a distance of 815.25 feet to an iron pipe found at land now or formerly of Raymond and Bernadette Evens; thence turning and running North 55° 41' 39" West along said Evens land, a distance of 868.36 feet to a rebar set in a stone pile at land now or formerly of Raymond and Nedwigs Boucher; thence turning and running North 44° 44' 25" East along said Boucher land, a distance of 858.40 feet to a drill hole set in a stone bound at the

BK2029 PG0326

westerly side of Chester Turnpike, so-called; thence turning and running the following courses and distances along said Chester Turnpike: North 21° 12' 40" West, 679.63 feet; North 22° 19' 30" West, 182.08 feet; North 24° 10' 54" West, 194.83 feet; North 25° 15' 43" West, 355.01 feet to a stone bound set at the intersection of said Chester Turnpike and Granite Street; thence turning and running along said Granite Street, the following courses and distances: South 71° 20' 26" West, 215.48 feet; South 71° 53' 20" West, 165.55 feet; South 68° 10' 51" West, 66.93 feet; South 62° 44' 47" West, 79.88 feet; South 53° 47' 25" West, 59.11 feet; and South 48° 10' 15" West, 197.73 feet to the point of beginning.

Containing 68.224 acres, more or less, according to said Plan.

Subject to a cattle pass and water rights reserved in quitclaim deed of Mary A. Bartlett, et al to Louis A. Robert dated June 26, 1930, recorded with Merrimack Deeds, Book 508, Page 191, to the extent it affects the premises, if at all.

Subject to easement and release deed conveyed by Louis Robert to Town of Allenstown dated August 5, 1970, recorded with Merrimack Deeds, Book 1082, Page 122, to the extent it affects the premises, if at all.

Subject to fence requirement as reserved in deed of Gladys R. McNamara and Glenn O. McNamara to The State of New Hampshire dated January 8, 1931, recorded with Merrimack Deeds, Book 516, Page 274, to the extent it affects the premises, if at all.

Subject to easement reserved by The State of New Hampshire in its deed to Romeo Plourde dated October 28, 1983, recorded with Merrimack Deeds, Book 1459, Page 795, reserving all rights of access, light, air and view to the limited access right-of-way of the Daniel Webster Highway, and such other restrictions and reservations as contained in said deed.

Subject to slope and embankment easements reserved in warranty deed of Therese Plourde to The State of New Hampshire dated January 19, 1990, recorded with Merrimack Deeds, Book 1831, Page 1853.

MEANING AND INTENDING to describe and convey a portion of the premises conveyed to Romeo Plourde and Therese Plourde by warranty deed of Louis A. Robert dated March 4, 1980, recorded with Merrimack Deeds, Book 1082, Page 122, and all of the premises conveyed by the State of New Hampshire to Romeo Plourde by quitclaim deed dated October 28, 1983, recorded with said Deeds, Book 1459, Page 795. Therese Plourde was the surviving joint tenant of Romeo Plourde, and the heir to his real estate under the Estate of Romeo Plourde, Merrimack Probate No. 84-48.

THIS IS NOT HOMESTEAD PREMISES.

Not a Bel...  
1082-122  
1367-350  
1B

BK2029 PG0327

EXECUTED this 8th day of July, 1996.

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION REAL ESTATE TRANSFER TAX

THOUSAND 0 HUNDRED AND 00 DOLLARS

07/19/1996 222547 \$ \*\*\*3000.00

VOID IF ALTERED

R. Peter Shapiro  
 R. PETER SHAPIRO, Administrator  
 w/w/a of the Estate of Therese  
 Plourde

STATE OF NEW HAMPSHIRE

COUNTY OF MERRIMACK, ss.

The foregoing instrument was acknowledged before me this 8th day of July, 1996, by R. Peter Shapiro, duly-appointed Administrator w/w/o of the Estate of Therese Plourde.

Diane M. Cullen  
 Notary Public/Justice of the  
 Peace

My commission expires: 1-13-98

MICRD

BK2029 PG0328

CONSENT OF HEIRS

The undersigned, being one of the five heirs of the Estate of Therese Plourde, hereby consents to the conveyance to Plourde Sand & Gravel Co., Inc. of 68.224 acres of land located in Allenstown, New Hampshire and known as "Pork Chop Hill", and being shown as Lot No. 3 on unrecorded plan entitled "Survey of the Land of Romeo and Terese Plourde, Allenstown, N.H." dated March 21, 1990, prepared by Dickson, Holden & Associates.

*Evelyn P. Plourde*  
Evelyn P. Plourde

STATE OF *FLORIDA*  
COUNTY OF *OKALOOSA*

, ss.

9th The foregoing instrument was acknowledged before me this day of July, 1996 by EVELYN P. PLOURDE.



*Karen R. Stevenson*  
Notary Public/Justice of the Peace  
My commission expires: *Aug. 6, 1999*

RECORDED

BK2029 PG0329

CONSENT OF HEIRS

The undersigned, being two of the five heirs of the Estate of Therese Plourde, hereby consent to the conveyance to Plourde Sand & Gravel Co., Inc. of 68.224 acres of land located in Allenstown, New Hampshire and known as "Pork Chop Hill", and being shown as Lot No. 3 on unrecorded plan entitled "Survey of the Land of Romeo and Terese Plourde, Allenstown, N.H." dated March 21, 1990, prepared by Dickson, Holden & Associates.

Oscar P. Plourde  
Oscar P. Plourde

Lawrence A. Plourde  
Lawrence A. Plourde

STATE OF New Hampshire  
COUNTY OF Merrimack, ss.

The foregoing instrument was acknowledged before me this 12 day of July, 1996 by OSCAR P. PLOURDE.

[Signature]  
Notary Public/Justice of the Peace  
My commission expires: Oct 30, 1996

STATE OF New Hampshire  
COUNTY OF Merrimack, ss.

The foregoing instrument was acknowledged before me this 12 day of July, 1996 by LAWRENCE A. PLOURDE.

[Signature]  
Notary Public/Justice of the Peace  
My commission expires: Oct 30, 1996

RECORDED



BK2029 PG0330

CONSENT OF HEIRS

The undersigned, being two of the five heirs of the Estate of Therese Plourde, hereby consent to the conveyance to Plourde Sand & Gravel Co., Inc. of 68.224 acres of land located in Allenstown, New Hampshire and known as "Pork Chop Hill", and being shown as Lot No. 3 on unrecorded plan entitled "Survey of the Land of Romeo and Terese Plourde, Allenstown, N.H." dated March 21, 1990, prepared by Dickson, Holden & Associates.

Claire P. Scott  
Claire P. Scott

Florence P. Erdle  
Florence P. Erdle

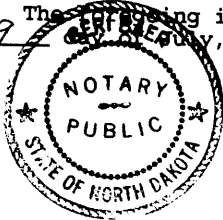
STATE OF New Hampshire  
COUNTY OF Merrimack, ss.

12<sup>th</sup> The foregoing instrument was acknowledged before me this day of July, 1996 by CLAIRE P. SCOTT.

[Signature]  
Notary Public/Justice of the Peace  
My commission expires: 3/16/00

STATE OF North Dakota  
COUNTY OF Stark, ss.

9 The foregoing instrument was acknowledged before me this day of July, 1996 by FLORENCE P. ERDLE.



Geri Baer  
Notary Public/Justice of the Peace  
My commission expires: \_\_\_\_\_

GERI BAER  
Notary Public, Stark County, N. Dak.  
My Commission expires Nov. 6, 1996

MERRIMACK COUNTY RECORDS

Kathie L. Huey, Registrar

**MEMORANDUM OF SALE**  
**13 Allenstown Road, Allenstown, New Hampshire**

Date: January 16, 2025

I, \_\_\_\_\_ (hereinafter referred to as the "Buyer"), hereby acknowledge that I have this day agreed to purchase at a Mortgagee's Public Auction Foreclosure Sale from GreenLake Real Estate Fund, LLC (hereinafter referred to as the "Seller"), The real estate situated at and numbered: 13 Allenstown Road, Allenstown, State of New Hampshire, for the sum of:

\_\_\_\_\_ (\$ \_\_\_\_\_) Dollars

Buyer hereby agrees to comply with all of the terms of the sale as stated in this Memorandum of Sale as well as the additional terms, which are attached hereto. Buyer has this day paid to Seller Fifty Thousand Dollars (\$50,000.00) as a non-refundable deposit on the sale, with further payment required to meet Ten Percent (10%) of the final bid amount within forty-eight (48) hours to be paid to the Law Offices of Craig, Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 (Telephone No.: 603-665-9111, email address mvanzanten@cda-law.com). Said deposit shall be forfeited to the use of Seller in the event that Buyer fails to comply with any terms of the sale. Notwithstanding any and all forfeitures, said forfeitures shall not relieve the Buyer of any liability under this contract.

The balance of the purchase price shall be paid in cash, certified or treasurer's check and shall be deposited with the office of Craig Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 within thirty (30) days. The said real estate will be conveyed by a Mortgagee's Foreclosure Deed upon receipt of the balance of the purchase price. All of this to be accomplished during normal banking hours and time is of the essence.

No personal property of any nature is included in this contract or sale except such as are particularly mentioned in writing herein.

In addition to the purchase price, the Buyer shall also pay all unpaid real estate taxes, water and sewer bills, municipal liens, tax titles, betterments and assessments, and document tax stamps to the State of New Hampshire (\$15.00 per thousand) with recording charges as required by the Registry of Deeds.

Seller acknowledges that Seller has this day received from the Buyer the sum of Fifty Thousand Dollars (\$50,000.00) as a non-refundable deposit towards this purchase. The real estate is situated at and numbered: 13 Allenstown Road in the Town of Allenstown, State of New Hampshire, and specifically identified in a Mortgage recorded with the Merrimack County Registry of Deeds at Book 3441, Page 0643, this day sold by said Auctioneer at public auction for the sale price as noted above, subject to any and all terms and conditions of the sale.

Buyer: \_\_\_\_\_  
*(signature)*

\_\_\_\_\_  
*(print name)*

\_\_\_\_\_  
*(Address)*

\_\_\_\_\_  
*(telephone number)*

Seller: GreenLake Real Estate Fund, LLC  
By its Attorneys:  
Craig Deachman and Associates PLLC

---

Authorized Agent

**ADDITIONAL TERMS AND CONDITIONS**

The successful bidder shall be required to execute a Memorandum of Sale upon acceptance of the bid.

Subject property will be sold to the highest bidder who must make a deposit of Fifty Thousand Dollars (\$50,000.00) in in cash, certified or treasurer's check payable to Craig, Deachman & Associates, PLLC at time and place of sale with further payment required to meet Ten Percent (10%) of bid amount within forty-eight (48) hours. Balance of the purchase price is to be paid in cash, certified check, bank cashier's check or by wire transfer with instructions to be provided upon request, in or within thirty (30) days thereafter, to be delivered to the office of Craig Deachman and Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101. All of this to be accomplished during normal banking hours and time is of the essence.

If after the premises are sold the successful bidder shall refuse to execute a Memorandum of Sale, or if after signing, the bidder does not perform their part of the agreement, all funds being held shall be forfeited. In case of forfeiture, said funds shall become the property of the Seller and such forfeiture shall not release the successful bidder from this agreement. The Seller/Mortgagee reserves the right to convey the premises to the second highest bidder at the last highest bid without further notice by publication or otherwise under the same terms and conditions as were offered at today's foreclosure auction. Said second highest bidder will have three (3) days after notification by the foreclosing Mortgagee to make the required deposit and sign the foreclosure Memorandum of Sale. Should said second highest bidder refuse to execute a Memorandum of Sale or fail to so perform thereunder, then the Mortgagee shall have the option to purchase the premises for the amount of the second highest bid.

The premises are also being sold subject to any and all outstanding taxes, tax titles, municipal liens, water and sewer use charges, betterments, or assessments, superior encumbrances, occupants or leases, etc., if any there be.

The Buyer will be responsible for all taxes, water, sewer and refuse charges, interest, demands, late charges, etc., through the date of passing.

Initials: \_\_\_\_\_  
          *(buyer)*                          *(buyer)*

Additionally, the Buyer will be responsible for 100% of buyer and seller's documentary recording stamps, plus any and all recording charges and surcharges as required by the Registry of Deeds.

The Buyer at this foreclosure sale is advised and made aware of the following:

- The premises shall be conveyed subject to any tenants and/or occupants and subject to any leases, if any, affecting the premises. No representation is made by the mortgage holder regarding security deposits, whether the present tenants/occupants are subject to rent control, or what the monthly rental income is from such tenancies;
- If as of this date there are any tenants/occupants on said premises and the Buyer at this foreclosure sale wishes to evict any such tenant/occupant, Buyer must do so at Buyer's own expense;
- Radon Gas: Radon gas, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through



water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.

- Subject to any Right of Redemption by the United States of America or its agencies or subsidiaries, if any there be;
- Risk of Loss: The Buyer acknowledges that from and after this date, the Buyer shall have the sole risk of loss and the Mortgagee shall have no responsibility for maintaining insurance on the premises. In the event that the premises is damaged by fire or other casualty after the date hereof, the Buyer shall remain obligated to consummate the sale without any reduction in the purchase price;
- In the event the Seller cannot convey title to the property as stipulated, the deposit and, if applicable, the balance of the purchase price shall be refunded and all rights hereunder shall cease and the Buyer shall have no recourse against the Seller or Seller's employees, agents and representatives whether at law or in equity and the obligations of all parties under this Memorandum of Sale shall be null and void;

Initials: \_\_\_\_\_  
(buyer) (buyer)

The Buyer is further advised that all information as shown in the newspaper advertisements and the brochure that has been used for mailing and/or distribution at this auction sale has been compiled purely for the convenience and assistance of the Buyer and while the information shown is assumed to be reasonably correct, it is not guaranteed and/or warranted by the Mortgagee, Auctioneer, Attorney for the Mortgagee, nor any representative of the Mortgagee;

- The Buyer is aware and acknowledges that the property is being sold "as is" and further acknowledges that no representations or warranties of any kind whatsoever have been made by or on behalf of the Mortgagee as to the condition, construction or fitness for habitation or whether it conforms to applicable state or local building and sanitary codes. Further, no representations or warranties have been made by or on behalf of the Mortgagee concerning zoning, state of title, utilities, condition of the premises or otherwise.

I, the Buyer at this Public Auction Sale, do hereby acknowledge that I have read the foregoing and agree to the terms and conditions as set forth and I further acknowledge receipt of a copy of these terms and conditions and a copy of the Auctioneer's Memorandum of Sale.

Buyer: \_\_\_\_\_

\_\_\_\_\_

Seller: GreenLake Real Estate Fund, LLC

By its Attorneys:

Craig Deachman and Associates PLLC

\_\_\_\_\_  
Authorized Agent

## How to Bid Online

In order to bid online, any prospective bidder must first request a property information package. Then the bidder must notify the auctioneer no less than 48 hours prior to the start of the auction of their intent to bid online. Finally, submit your Bidder Registration Form with the required Bidder Deposit to the Auctioneer no less than 48 hours prior to the start of the auction. Once that is complete, a link to the online bidding portal, with instructions, will be emailed to you.

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:** If a bidder wishes to bid on one or two properties, they will need to provide the required deposit for each of the properties they wish to bid on. Bidders must bring a **Cashier's Check** or **Certified Check**, made payable to **Craig, Deachman & Associates, PLLC** to the auction location at the time of the sale or drop off the check at the Paul McInnis LLC office located at One Juniper Road, North Hampton, NH, at least 48 hours before the Auction.

**Deposit Amount per property:**

<b>Property A – 523-527 West River Road, Hooksett, NH</b>	<b>\$50,000.00</b>
<b>Property B – 13 Allenstown Road, Allenstown, NH</b>	<b>\$50,000.00</b>

**ADDITIONAL DEPOSIT** The Successful Bidder(s) will be required to tender an additional deposit to increase their initial deposit to a total of Ten Percent (10%) of the Total Purchase Price no later than 48 hours from the close of the auction. The deposit must be by wire transfer or check payable to Craig, Deachman & Associates, PLLC in U.S. funds. Should the successful bidder fail to execute the Memorandum of Sale and tender the additional deposit, the Bidder agrees to forfeit the initial deposit which shall become a NON-REFUNDABLE, NON-COMPLIANCE FEE.

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



On-site bidders bring this completed form to auction site. Online bidders should email this completed form to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com). No less than 48 hours prior to auction.

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

**BIDDER REGISTRATION FORM • 25PM-02 AB**  
**Date: Thursday, January 16<sup>th</sup> at 12:00 p.m.**  
**Re: Plourde Sand & Gravel Inc.**  
**Hooksett & Allenstown, New Hampshire**

Select Property: **Property A** Hooksett, NH **Property B** Allenstown, 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>

**BIDDER DEPOSIT:** If a bidder wishes to bid on one or two properties, they will need to provide the required deposit for each of the properties they wish to bid on. Bidders must bring a **Cashier's Check** or **Certified Check**, made payable to **Craig, Deachman & Associates, PLLC** to the auction location at the time of the sale or drop off the check at the Paul McInnis LLC office located at One Juniper Road, North Hampton, NH, at least 48 hours before the Auction, if they wish to bid online.

**Deposit Amount Per Property:**  
 Property A – 523-527 West River Road, Hooksett, NH                   \$50,000.00  
 Property B – 13 Allenstown Road, Allenstown, NH                   \$50,000.00

**ADDITIONAL DEPOSIT:** The Successful Bidder(s) will be required to tender an additional deposit to increase their initial deposit to a total of Ten Percent (10%) of the Total Purchase Price, no later than 48 hours from the close of the auction. The deposit must be by wire transfer or check payable to **Craig, Deachman & Associates, PLLC** in U.S. funds. Should the successful bidder fail to execute the Memorandum of Sale and tender the additional deposit, the Bidder agrees to forfeit the initial deposit(s) which shall become a NON-REFUNDABLE, NON-COMPLIANCE FEE.

**TERMS:** Deposit as noted in the notice of sale by certified check payable to Craig, Deachman & Associates, PLLC. Balance due at closing within thirty (30) days of sale. Subject to all terms of mortgagee's notice of sale.

*I hereby represent that I have reviewed the Property Information Package including the Mortgagee's Notice of Sale, Memorandum of Sale Agreement, and I agree to abide by any and all Terms.*

**PRINT BIDDER'S NAME:**

**SIGNATURE OF BIDDER:**

**DATE:**

**25PM-02AB Reviewed by:**