



Trustee's Sale at Auction

4-Bedroom Home with Over-sized Garage on 8.2± Acres

104 Piscassic Road
Newfields, New Hampshire

Online-only Bidding Ends: Thursday, May 1st at 1:00 p.m.

Set back nicely from the road is this spacious Colonial totaling 2,052± sq.ft. with awesome farmers' porch, a newer addition. The home has 4 bedrooms, 2 full bathrooms an eat in kitchen with woodstove and full, partially finished basement with heat. Sitting adjacent to the home is the over-sized two-car garage with storage above, covered outdoor storage and newer standing seam metal roof. This property totals 8.2± acres with 400± feet of road frontage. It would be perfect for a small farm. The home was custom built by the owner in 1973 and is ready for remodel. Assessed Value: \$616,700. Map 206, Lot 9.

Open House: Thursday, April 17th from 4:00 to 6:00 p.m., Saturday, April 26th from 10:00 a.m. to 12:00 p.m. and Tuesday, April 29th from 11:00 a.m. to 1:00 p.m.

Est. 1976
PAULMcINNIS LLC

AUCTIONS • REAL ESTATE • RESULTS



BID ONLINE

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

SUGGESTED DUE DILIGENCE CHECKLIST

104 Piscassic Road, Newfields, NH

BIDDING OPENS: **Monday, April 28th at 9:00 a.m.**

BIDDING ENDS: **Thursday, May 1st at 1:00 p.m.**

ITEMS TO COMPLETE –

- ☐ Review the General Terms & Conditions
- ☐ Review the Property Information Package
- ☐ Review the Purchase & Sale Agreement
- ☐ Sign up to bid online at auction.paulmcinnis.com/auctions [click here](#)
- ☐ Complete & return the Bidder Registration Form which is the last page of this package.

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

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



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

GENERAL TERMS & CONDITIONS

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

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

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

BIDDER DEPOSIT: At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$10,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Friday, May 2nd at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 Bidder Deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$10,000 Bidder Deposit to our office. To deliver your Bidder Deposit by E-check you will do so through EARNNEST. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at admin@paulmcinnis.com. Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, a bidding number will be provided to you.

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

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

ONLINE BIDDING: The bidding will open on Monday, April 28th at 9:00 a.m. and the bidding will end on Thursday, May 1st at 1:00 p.m. subject to **extended bidding**. Bid increments are shown on the bidding portal. It is the bidder's responsibility to ensure the accuracy and timeliness of their bid(s). Bidders are encouraged not to wait until the last minute to place a bid. Online bidding is subject to technical difficulties that can develop at any time. Please be aware that you must manually type in your bid prior to placing your bid. Any activity from bidders will extend the bid. Events such as increasing your maximum bid even without placing a bid will trigger this event.

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

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

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

The Trustee, Paul McInnis LLC and their agents specifically disclaim any warranty, guaranty, or representation, oral or written, past or present, express or implied concerning the land and any improvements thereon. Bidders are expected to undertake their own independent physical inspection of the property, and public records, and thorough review of all



documents prior to submitting their bid(s) and to submit their bid(s) based solely on their own independent investigations and findings including but not limited to bidders' own independent investigation of the uses, code compliance and land use regulatory approvals necessary for redevelopment and not in reliance on any information provided by the Trustee, Paul McInnis LLC or their agents.

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

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

REAL ESTATE PURCHASE & SALE AGREEMENT: A copy of the agreement is included in the property information package. PLEASE REVIEW it carefully or have your attorney review it. The successful bidder is required to sign the real estate Purchase & Sale Agreement together with all Trustee disclosure forms without any changes or additional terms and deliver 10% of the total purchase price as the earnest money deposit to the office of the Auctioneer no later than Friday, May 2nd at 1:00 p.m. less the Bidder Deposit already received. Only the Buyer's Name, Bid Price, Buyer's Premium, Total Purchase Price, Earnest Money Deposit and the Balance Due Amount will be entered into the real estate Purchase & Sale Agreement.

EARNEST MONEY DEPOSIT: The successful bidder must tender a deposit in the amount of 10% of the total purchase price which is due no later than Friday, May 2nd, at 1:00 p.m. less the Bidder Deposit already received. The earnest money deposit must be by wire, check or E-check payable to Paul McInnis LLC Escrow Account in U.S. funds.

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

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

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

BUYER BROKER PARTICIPATION INVITED: Please contact the auction company (admin@paulmcinnis.com) to request the MANDATORY REAL ESTATE BUYER BROKER PARTICIPATION REGISTRATION form prior to a prospect having contacted Paul McInnis LLC. The completed and signed form must be faxed or mailed such that it is received by the office of Paul McInnis LLC at the same time as the online bidding registration request form. If you have any questions, please contact Paul McInnis LLC at (603) 964-1301 or via email at: paul@paulmcinnis.com or justin@paulmcinnis.com



EXECUTIVE SUMMARY

ADDRESS	104 Piscassic Road, Newfields NH
TOWN REFERENCE	Map 206, Lot 9
ROCKINGHAM COUNTY DEED REFERENCE	Deed - Book 5835, Page 0360
ASSESSED VALUE 2024 TAX RATE 2024 TAXES	\$616,700 \$16.09/\$1,000 \$9,923
UTILITIES	Water: Private – drilled well Sewer: Private – 500-gallon concrete tank
ACREAGE	8.2± Acres
ROAD FRONTAGE	400± Feet
ZONING	RES/AGR

TYPE	Colonial
YEAR BUILT	1973±
LIVING AREA	2,052± sq. ft.
BASEMENT	Full – Partially finished with electric heat
HEAT FUEL	Oil
HEAT TYPE	Hot water, Utica SFH-3085W with off boiler storage tank. Heat on the second floor and finished portion of basement is electric. Wood stove in kitchen has been a reliable method for heating the home, offsetting the need to use as much oil or electricity.
ELECTRIC	200 Amp, generator switch
WATER HEATER	Off boiler, storage tank
PLUMBING	Copper, water filtration and softening system in place
GARAGE	Yes, 2-car detached with covered outside storage

KITCHEN	14' X 9'2"
DINING ROOM	14'4" x 18'3"
LIVING ROOM	16'3" x 14'6"
DEN	9'10" x 12'8"
FULL BATH 1ST FLOOR	6'9" x 8'10"
FOYER	3'5" x 11'1"
PORCH	35'2"x 9'7"
BEDROOM ONE 2ND FLOOR	11'8" x 13'1"
BEDROOM TWO 2ND FLOOR	14'1" x 14'1"
BEDROOM THREE 2ND FLOOR	11'9" x 10'7"
BEDROOM FOUR 2ND FLOOR	19'9" x 16'6"
FULL BATH 2ND FLOOR	7'9" x 7'2"

BASEMENT	19'9" x 13'10"
RECREATION ROOM	14'1" x 23'7"
UNTILITY ROOM	19'9" x 9'8"



Town of Newfields

[Print Now](#)

Parcel ID: 000206 000009 000000 (CARD 1 of 1)
 Owner: HALLINAN, BARBARA A. REV. TRUST
 HALLINAN, BARBARA A., TTEE
 Location: 104 PISCASSIC RD
 Acres: 8.200

General

Valuation		Listing History		Districts	
Building Value:	\$290,900	<u>List Date</u>	<u>Lister</u>	<u>District</u>	<u>% In Dist.</u>
Features:	\$30,000	01/28/2021	BJLD	WATER/SEWER	0
Taxable Land:	\$295,800	03/04/2014	RWX	SEWER ONLY	0
Card Value:	\$616,700 ?	05/21/2013	BJLO	WATER ONLY	0
Parcel Value:	\$616,700	06/11/2009	FRR		
Review and Pay Property Taxes Online		10/19/2005	BWO		

Notes: ONE FPL DOES NOT WORK ROBERT J. HALLINAN & BARBARA A. HALLINAN, TRUSTEES OF THE ROBERT J HALLINAN REVOCABLE TRUST OF 2010 3/14 P/U PORCH RW 5/18 DEOMED SHED RW 1/21 SPOKE WO OIL HEAT ON FIRST FLOOR ONLY BJL

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$290,900	\$30,000	\$295,800	Cost Valuation	\$616,700
2023	\$290,900	\$30,000	\$295,800	Cost Valuation	\$616,700
2022	\$193,300	\$20,400	\$232,000	Cost Valuation	\$445,700
2021	\$193,300	\$20,400	\$232,000	Cost Valuation	\$445,700
2020	\$193,300	\$20,400	\$232,000	Cost Valuation	\$445,700
2019	\$193,300	\$20,400	\$232,000	Cost Valuation	\$445,700
2018	\$193,300	\$20,400	\$232,000	Cost Valuation	\$445,700
2017	\$146,500	\$22,100	\$207,700	Cost Valuation	\$376,300
2016	\$146,500	\$22,100	\$207,700	Cost Valuation	\$376,300
2015	\$146,500	\$22,100	\$207,700	Cost Valuation	\$376,300
2014	\$146,500	\$22,100	\$207,700	Cost Valuation	\$376,300
2013	\$142,500	\$22,100	\$207,700	Cost Valuation	\$372,300
2012	\$139,700	\$16,500	\$227,700	Cost Valuation	\$383,900
2011	\$139,700	\$16,500	\$227,700	Cost Valuation	\$383,900
2010	\$139,700	\$16,500	\$227,700	Cost Valuation	\$383,900
2009	\$139,700	\$16,500	\$227,700	Cost Valuation	\$383,900
2008	\$139,700	\$16,500	\$227,700	Cost Valuation	\$383,900
2007	\$150,600	\$16,500	\$159,800	Cost Valuation	\$326,900
2006	\$150,600	\$16,500	\$159,800	Cost Valuation	\$326,900

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
07/13/2017	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	HALLINAN, ROBERT J. & BARBARA	5835	0360
07/13/2017	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	HALLINAN, BARBARA A.	5835	0363
05/12/2010	VACANT	NO - REL/CHAR/EDU GRNTR/E	\$0	HALLINAN, ROBERT J. &	5110	0154

Land

Size: 8.200 Ac.
Zone: 02 - RA - RESID/AGRICUL
Neighborhood: AVERAGE
Land Use: 1F RES
Site: AVERAGE
Driveway: PAVED
Road: PAVED
Taxable Value: \$295,800

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.000 AC	240,000	E	100	100	100	100	100	MODERATE	100	240,000	0	N	240,000
1F RES	6.200 AC	10,000	X	90	0	0	0	100	100	55,800	0	N	55,800	

Building

2.00 STORY FRAME GARRISON Built In 1973

Roof: GABLE HIP
Exterior: ASPHALT
Interior: WOOD SHINGLE
Flooring: DRYWALL
Heat: CARPET
Hot Water: OIL
Bedrooms: 4
Bathrooms: 2.0
Fixtures: 0
Extra Kitchens: 0
Fireplaces: 0
Generators: 0
AC: NO
Quality: AVG
Size Adj. 0.9617
Base Rate: 166.00
Building Rate: 0.9048
Sq. Foot Cost: 150.19
Effective Area: 2,362
Gross Living Area: 2,052
Cost New: \$354,749

Depreciation						
Normal GOOD	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
18%	0%	0%	0%	0%	18%	\$290,900

Features

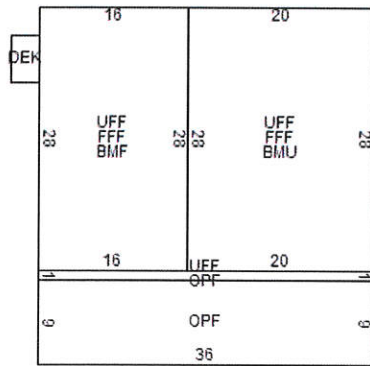
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
FIREPLACE 2-1	1		100	4500.00	75	\$3,375	
GARAGE	896	28 x 32	78	43.00	80	\$24,041	
SHED-WOOD	276	12 x 23	118	8.00	50	\$1,303	
LEAN-TO	192	32 x 6	143	6.00	80	\$1,318	
Total:						\$30,000	

Photo

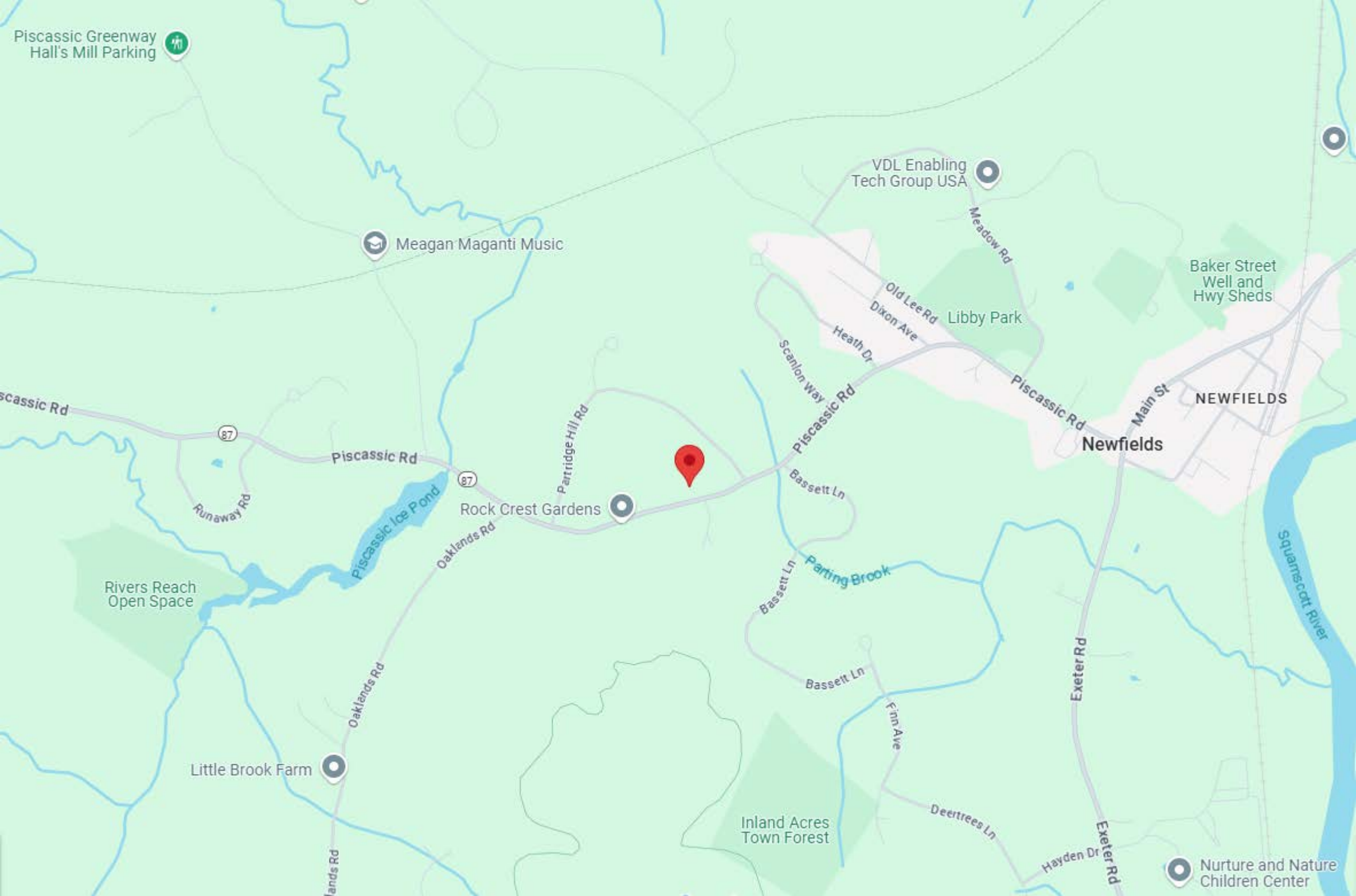




Sketch



Code	Description	Area	Eff Area	GL Area
BMU	BSMNT UNFINISHED	560	84	0
DEK	DECK/ENTRANCE	15	2	0
BMF	BSMNT FINISHED	448	134	0
OPF	OPEN PORCH FIN	360	90	0
UFF	UPPER FLR FIN	1,044	1,044	1,044
FFF	FST FLR FIN	1,008	1,008	1,008
Totals			2,362	2,052



Piscassic Greenway
Hall's Mill Parking

Meagan Maganti Music

VDL Enabling
Tech Group USA

Baker Street
Well and
Hwy Sheds

Libby Park

NEWFIELDS

Newfields

Rock Crest Gardens

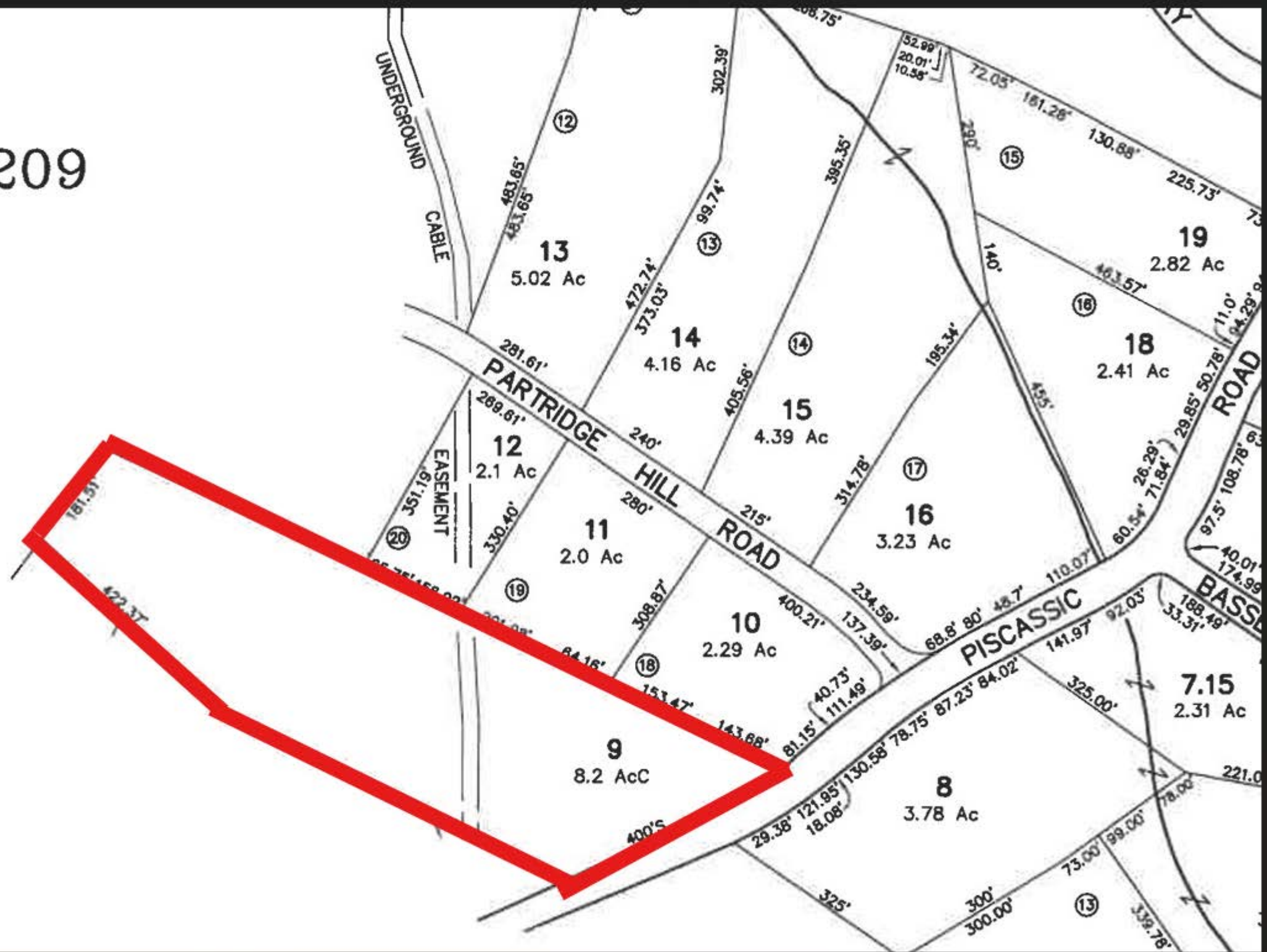
Rivers Reach
Open Space

Little Brook Farm

Inland Acres
Town Forest

Nurture and Nature
Children Center

209



Displaying results for Invoice: 2024P01003704.
Data last updated on Feb 13 2025.
Due amounts reflect interest as of 3/17/2025.

Invoice Number: 2024P01003704

Print Now

Owner	HALLINAN, BARBARAA. REV. TRUST	Due Date	7/1/2024
Owner 2	HALLINAN, BARBARAA., TTEE	Bill Amount	\$4,872.00
Location	104 PISCASSIC RD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/1/2024	Penalties	\$0.00
Map - Lot - Sub	000206000009000000	Total Due	\$0.00
Acres	8.2		

Add To Cart

The Net Assessment was \$616,700 at the time of this bill.

Assessments:

Land	\$295,800
Buildings	\$320,900
Total	\$616,700

Net Assessment \$616,700

Transaction Detail

Date	Description	Amount	Balance
5/28/2024	Payment (HALLINAN, BARBARAA. REV. TRUST)	\$4,872.00	\$0.00

Close

Displaying results for Invoice: 2024P02003704.
Data last updated on Feb 13 2025.
Due amounts reflect interest as of 3/17/2025.

Invoice Number: 2024P02003704

Print Now

Owner	HALLINAN, BARBARA A. REV. TRUST	Due Date	12/11/2024
Owner 2	HALLINAN, BARBARA A., TTEE	Bill Amount	\$5,051.00
Location	104 PISCASSIC RD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	12/11/2024	Penalties	\$0.00
Map - Lot - Sub	000206000009000000	Total Due	\$0.00
Acres	8.2		

Add To Cart

The Net Assessment was \$616,700 at the time of this bill.

Assessments:	
Land	\$295,800
Buildings	\$320,900
Total	\$616,700
Net Assessment	\$616,700

Transaction Detail			
Date	Description	Amount	Balance
11/19/2024	Payment (HALLINAN, BARBARA A. REV. TRUST)	\$5,051.00	\$0.00
Close			

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

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

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

1. **SELLER:** Barbara A. Hallinan Revocable Trust by Sharon Talbot POA

2. **PROPERTY LOCATION:** 104 Piscassic Road, Newfields, NH 03856

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 51 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☒ Drilled ☐ Dug ☐ Other

b. INSTALLATION: Location: Front yard
 Installed By: Hanna & Sons Date of Installation: May 1972
 What is the source of your information? Bill from Hanna & Sons

c. USE: Number of persons currently using the system: 1
 Does system supply water for more than one household? ☐ Yes ☒ No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
 Pump: ☐ Yes ☒ No ☐ N/A Quantity: ☐ Yes ☒ No
 Quality: ☐ Yes ☒ No ☐ Unknown
 If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? ☒ Yes ☐ No Date of most recent test unknown
 If YES to any question, please explain in Comments below or with attachment.
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☐ No
 If YES, are test results available? ☐ Yes ☐ No
 What steps were taken to remedy the problem?
 COMMENTS: There is a water system that was installed for hard water prior to 2017

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: ☐ Yes ☒ No Community/Shared: ☐ Yes ☒ No
 Private: ☒ Yes ☐ No ☐ Unknown
 Septic Design Available: ☐ Yes ☒ No

b. IF PUBLIC OR COMMUNITY/SHARED
 Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No
 What steps were taken to remedy the problem?

c. IF PRIVATE:
 TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown
 Tank Size: 500 Gal. ☐ Unknown ☐ Other
 Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
 Location: backyard ☐ Location Unknown Date of Installation: 1972
 Date of Last Servicing: 2023 Name of Company Servicing Tank: Epping and Exeter Septic Service
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments:

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS [Signature]

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 104 Piscassic Road, Newfields, NH 03856

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Backyard to the left Size: _____ ☒ Unknown
 Date of installation of leach field: 1972 Installed By: Sharp
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
 IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
 Date of Evaluation: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501


7. INSULATION	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	<u>12</u>	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	<u>3 1/2</u>	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	<u>6</u>	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

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

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

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

SELLER(S) INITIALS  /

BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 104 Piscassic Road, Newfields, NH 03856

d. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If YES: Date: _____ By: _____

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

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: _____

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

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

If YES: Source of information: _____

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

Comments: _____

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

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

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

☒ Yes ☐ No ☐ Unknown If YES, Explain: Right of Way Eversource Power lines

What is your source of information? See tax map

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

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

☐ Yes ☒ No If YES, Explain: _____

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

If YES, Explain: _____

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

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

Comments: _____

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

If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

h. How is the property zoned? Residential

i. Heating System Age: 10/51 **Type:** Forced Hot Water/Electric **Fuel:** Oil **Tank Location:** Basement

Owner of Tank: Homeowner

Annual Fuel Consumption: 600 Price: _____ Gallons: _____

Date system was last serviced and by whom? Atlantic Fuels- 2023

Secondary Heat Systems: Wood

Comments: _____

j. Roof Age: 10 years **Type of Roof Covering:** Asphalt

Moisture or leakage: no

Comments: _____

SELLER(S) INITIALS

[Signature] /

BUYER(S) INITIALS

 /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 104 Piscassic Road, Newfields, NH 03856

k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Concrete
 Moisture or leakage no
 Comments: _____

l. Chimney(s) How Many? 1 Lined? yes Last Cleaned: 2021 Problems? none
 Comments: Hasn't been used since 2021

m. Plumbing Type: copper Age: 51
 Comments: _____

n. Domestic Hot Water: Age: 2017+/- Type: indirect fired Gallons: 45

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

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

q. Pest Infestation: Are you aware of any past or present pest infestations? ☒ Yes ☐ No Type: Ants
 Comments: Pest control boxes outside

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

s. Air Conditioning: Type: _____ Age: _____ Date Last Serviced and by whom: _____
 Comments: _____

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

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

v. Internet: Type Currently Used at Property: Comcast

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

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

SELLER(S) INITIALS  /

BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 104 Piscassic Road, Newfields, NH 03856

10. ADDITIONAL INFORMATION

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

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

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

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

Sharon Talbot

dotloop verified
04/03/25 2:00 PM EDT
AGBF-H1Q3-F6WE-KVGL

SELLER

DATE

SELLER

DATE

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

BUYER

DATE

BUYER

DATE

SELLER(S) INITIALS

ST

04/03/25
2:00 PM EDT
dotloop verified

BUYER(S) INITIALS

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



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

Property Address: 104 Piscassic Road, Newfields, NH 03856

LEAD WARNING STATEMENT

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

Seller's Disclosure

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

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

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

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

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

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

Purchaser's Acknowledgement (initial)

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


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

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

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


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

Agent's Acknowledgement (initial)

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

Certification of Accuracy

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


 dotloop verified
03/30/25 12:51 PM EDT
D3FW-DWVT-111S-I2SA

Seller Date

Seller Date

Purchaser Date

Purchaser Date

 dotloop verified
03/31/25 9:22 AM EDT
XJEI-5LBA-SFUM-7KCR

Agent Date

Agent Date

MAIL TO

BK 5835 PG 0360

After Recording, Return to:
DBP #86031
McLane Law Firm
100 Market Street, Suite 301
Portsmouth, NH 03801



028940

QUITCLAIM DEED

BARBARA A. HALLINAN, TRUSTEE of THE ROBERT J. HALLINAN

REVOCABLE TRUST OF 2010, a New Hampshire trust u/d/t dated April 30, 2010, with a mailing address of P.O. Box 2, Newfields, New Hampshire 03856, for consideration paid, grants to **BARBARA A. HALLINAN**, with a mailing address of P.O. Box 2, Newfields, New Hampshire 03856, with QUITCLAIM COVENANTS, her one-half interest in and to the following described premises:

A certain tract of land with the buildings thereon, in Newfields, Rockingham County, New Hampshire on the north side of the road and bounded as follows:

Beginning on said road at the southwest corner of land formerly of George O. Hilton; then

Running westerly as the fence stands to a corner; then

Southerly to the northern corner of land now or formerly of Henry P. Neal; then

Easterly by said Neal land to said Road; then

Easterly by said Road to the bound begun at.

SUBJECT TO Boundary Line Agreement between Donald W. Rugg and Olive L. Rugg and Robert J. Hallinan and Barbara J. Hallinan dated October 30, 1978 and recorded in Rockingham County Registry of Deeds at Book 2337, Page 1705 and plan entitled, "AMENDED PLAN OF LOT DONALD & OLIVE RUGG TO DOUGLAS AND SHELLY RUGG NEWFIELDS, NEW HAMPSHIRE," dated July 1978 and recorded as Plan No. D-8532.

SUBJECT TO easement to New England Telephone and Telegraph Company recorded in the Rockingham County Registry of Deeds at Book 714, Page 426.

MEANING AND INTENDING to describe and convey the one-half interest conveyed to Robert J. Hallinan and Barbara A. Hallinan, Trustees of The Robert J. Hallinan Revocable Trust of 2010, by deed of Robert J. Hallinan and Barbara A. Hallinan dated April 30, 2010 and recorded at Book 5110, Page 154.

The undersigned trustee is the sole trustee of The Robert J. Hallinan Revocable Trust of 2010, under Trust Agreement dated April 30, 2010, and thereto has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof. The trust agreement has not been revoked, modified or amended in any manner which would cause the representations contained in this Trustee Certificate to be incorrect.

This is a conveyance to the beneficiary of a Revocable Trust made Irrevocable upon the death of the grantor of the trust and is therefore exempt from transfer tax as a non-contractual transfer pursuant to NH RSA 79-B:2 (IX).

signature on following page

Signed this 6 day of July, 2017.

Barbara A Hallinan

BARBARA A. HALLINAN, TRUSTEE OF THE
ROBERT J. HALLINAN REVOCABLE TRUST
OF 2010

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

6th The foregoing instrument was subscribed, sworn to, and acknowledged before me this
day of July, 2017, by Barbara A. Hallinan, Trustee of The Robert J.
Hallinan Revocable Trust of 2010, in said capacity.

Nancy M. Morin

Notary Public/Justice of the Peace

Printed Name: _____

My Commission Expires: _____

(Seal)

NANCY M. MORIN, Notary Public
My Commission Expires March 8, 2018

REAL ESTATE PURCHASE & SALE AGREEMENT

The undersigned purchaser, as the successful bidder at a certain auction of the real property described below or on Exhibit A, herein agrees to purchase said real estate in accordance with the following terms and conditions:

1. Seller(s): Barbara A. Hallinan Revocable Trust by Sharon Talbot, POA Buyer(s): _____
Street: _____ Street: _____
City/State/Zip: _____ City/State/Zip: _____
Telephone #: _____ Telephone #: _____

2. Property: ☐ Land ☒ Land & Buildings ☐ Condo ☐ Other: _____
Street Address: 104 Piscassic Road City/Town: Newfields
County: Rockingham State: New Hampshire
As described as: Tax Map 206, Lot 9 with deed at the Rockingham County Registry of Deeds at Book 5835 Page 0360.

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

INITIAL DEPOSIT, to be held by Paul McInnis LLC
Escrow Account, Receipt of which is acknowledged
and is NON-REFUNDABLE
10% of the Total Purchase Price \$ _____

Additional Deposit: \$ _____

BALANCE DUE AT TRANSFER OF TITLE: \$ _____

4. Transfer of Title: In accordance with the terms of the auction sale, title shall be transferred and the balance of the purchase price paid on or before Friday, June 13th, 2025, at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at Paul McInnis LLC on One Juniper Road, North Hampton, New Hampshire on Friday, June 13th, 2025, at 10:00 a.m.

_____,
Seller

_____,
Buyer

5. Title shall be transferred by Fiduciary deed free of all liens, subject to all easements and restrictions of record. Buyer acknowledges that Buyer has determined the status of the real estate title and agrees to take title to the property "as is".
6. Seller shall keep the premises insured during the term of this Agreement. In the event of damage by fire, or other casualty, with loss greater than \$10,000.00 the Seller shall either restore the premises to their former condition or the Buyer, at his election, may cancel this Agreement, in which case this Agreement shall be void, or accept the premises in its then condition together with proceeds of such insurance which Seller agrees to assign to Buyer if Buyer so elects.
7. Real estate taxes, utilities (*including unused oil or gas in the fuel tank if applicable*) and any water or sewer (*if any*) charges against the property shall be apportioned as of the date of transfer of title.
8. Buyer is purchasing the property "as is" and waives all building, environmental, radon and all other inspections and tests of the property of any kind (*other than a lead paint inspection as outlined in item #15 if applicable*). Buyer acknowledges the receipt of the Property Disclosure attached hereto and incorporated herein by reference.
9. This Agreement is NOT contingent on Buyer obtaining financing for the purchase price.
10. This Instrument is to be construed as a New Hampshire contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as Buyers and Sellers, their obligation hereunder shall be joint and several.
11. TIME IS OF THE ESSENCE as to all dates referenced in this contract. Where necessary to effectuate the intent of the parties, the Agreement shall survive the closing.
12. Personal property included: *None*. There is some debris in the woods that will remain.
13. All representations, statements and agreements heretofore made between the parties are merged in this Agreement, which alone fully and completely expresses their obligations. This Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement, made by the other or on his behalf.
14. Seller and Buyer agree that Paul McInnis LLC is exclusively responsible for bringing about this sale and that no commission is due any other broker or agent, except as follows:

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

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

_____,
Seller

_____,
Buyer

How to Bid Online

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

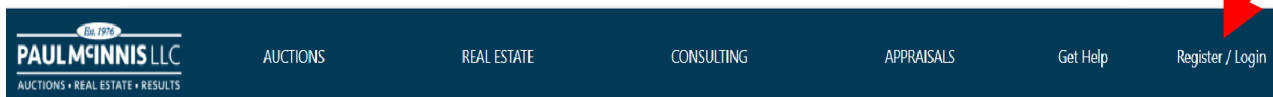
The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to admin@paulmcinnis.com or sent electronically through Dotloop. To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

BIDDER DEPOSIT: At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$10,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Friday, May 2nd at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 Bidder Deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$10,000 Bidder Deposit to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at admin@paulmcinnis.com. Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, we will activate your account and you will be able to bid.

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

As shown below, you will need to **"Register/Login"** in the upper right-hand corner of your screen to register and create your online bidding account. You can also click "request to bid" next to the property you are interested in, and you will be prompted to create your auction.paulmcinnis.com/auctions account.



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





AUCTIONS • REAL ESTATE • RESULTS

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

Email completed form to
admin@paulmcinnis.com

ONLINE BIDDER REGISTRATION FORM • 25PM-06

BIDDING STARTS: Monday, April 28th at 9:00 a.m.
BIDDING ENDS: Thursday, May 1st at 1:00 p.m.
PROPERTY: 104 Piscassic Road, Newfields, NH

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

Registration: At the time of registration, you will be required to deliver your refundable bidder deposit of \$10,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Friday, May 2nd at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 bidder deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

Terms: A \$10,000 deposit by check or e-check will be delivered to the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than, Friday, May 2nd at 1:00 p.m. with the balance due at closing within 45 days of the auction. A 10% buyer's premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Fiduciary Deed. Offered subject to confirmation of the Trustee.

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

PRINT BUYER'S NAME:

SIGNATURE OF BIDDER:

DATE:

25PM-06 Reviewed by:
