



Trustee's Sale at Auction

New England Style Home with Post & Beam Barn on 5.04± Acres

305 Grant Road

Newmarket, New Hampshire

Online-only Bidding Ends: Wednesday, June 4th at 1:00 p.m.

Encompassing 5.04± acres, this property features nearly half its expanse as open, rolling fields artfully dotted with select mature hardwoods. The scenic setting hosts a charming New England style home seamlessly attached to a post and beam barn. Inside, the 2,276±-square-foot home has been updated over the years with care, including recently refinished original pine floors, and offers four uniquely styled bedrooms and two bathrooms. The substantial multi-story barn is bright and airy, thanks to large, horizontal fixed windows on each level, presenting versatile space for animals, storage, a workshop, or a fantastic gathering spot. This property's generous land also lends itself beautifully to equestrian pursuits and holds the potential for subdivision. Assessed Value: \$632,600. Map R7, Lot 16.

Open House: Thursday, May 22nd from 4:00 to 6:00 p.m., Saturday, May 31st from 10:00 a.m. to 12:00 p.m. and Monday, June 2nd from 11:00 a.m. to 1:00 p.m.

Est. 1976
PAULMcINNIS LLC

AUCTIONS • REAL ESTATE • RESULTS

NH: Lic. #2089 • (603) 964-1301 • Ref. #25PM-11 • Auction subject to all Terms of Sale © 2025 Paul McInnis LLC



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

305 Grant Road, Newmarket, NH

BIDDING OPENS: **Monday, June 2nd at 9:00 a.m.**

BIDDING ENDS: **Wednesday, June 4th 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 Thursday, June 5th 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, June 2nd at 9:00 a.m. and the bidding will end on Wednesday, June 4th at 1:00 p.m. subject to **extended bidding**. Bid increments are shown on the bidding portal. It is the bidder's responsibility to ensure the accuracy and timeliness of their bid(s). Bidders are encouraged not to wait until the last minute to place a bid. Online bidding is subject to technical difficulties that can develop at any time. Please be aware that you must manually type in your bid prior to placing your bid. Any activity from bidders will extend the bid. Events such as increasing your maximum bid even without placing a bid will trigger this event.

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

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

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

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



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

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

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

REAL ESTATE PURCHASE & SALE AGREEMENT: A copy of the agreement is included in the property information package. PLEASE REVIEW it carefully or have your attorney review it. The successful bidder is required to sign the real estate Purchase & Sale Agreement together with all Trustee disclosure forms without any changes or additional terms and deliver 10% of the total purchase price as the earnest money deposit to the office of the Auctioneer no later than Thursday, June 5th at 1:00 p.m. less the Bidder Deposit already received. Only the Buyer's Name, Bid Price, Buyer's Premium, Total Purchase Price, Earnest Money Deposit and the Balance Due Amount will be entered into the real estate Purchase & Sale Agreement.

EARNEST MONEY DEPOSIT: The successful bidder must tender a deposit in the amount of 10% of the total purchase price which is due no later than Thursday, June 5th, 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: justin@paulmcinnis.com.



EXECUTIVE SUMMARY

ADDRESS	305 Grant Road, Newmarket, NH
TOWN REFERENCE	Map R7, Lot 16
ROCKINGHAM COUNTY DEED REFERENCE	Warranty Deed - Book 5203, Page 862
ASSESSED VALUE	\$632,600
2024 TAX RATE	\$17.20/\$1,000
2024 TAXES	\$10,881
UTILITIES	Water: Private – drilled well Sewer: Private septic
ACREAGE	5.04± Acres
ROAD FRONTAGE	305± Feet
ZONING	R1

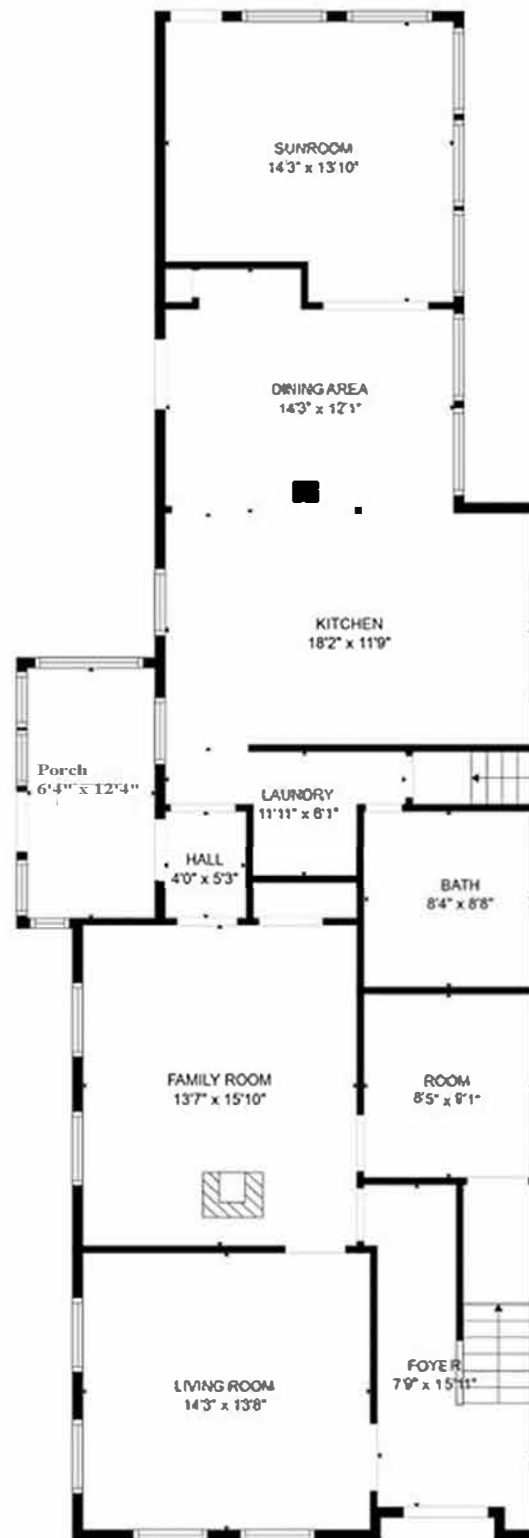
TYPE	New England Style
YEAR BUILT	1862±
LIVING AREA	2,276± sq. ft.
BASEMENT	Unfinished, dirt floor, stone foundation
HEAT FUEL	Oil, propane for stove top
HEAT TYPE	Hot water baseboard, woodstove hookup
ELECTRIC	200 amp., electric in barn has been updated
WATER HEATER	Off boiler
PLUMBING	PVC, copper, pex

KITCHEN	18'2" x 11'9"
DINING ROOM	14'3" x 12'1"
LIVING ROOM	14'3" x 13'8"
FAMILY ROOM	13'7" x 15'10"
FULL BATH 1ST FLOOR	8'4" x 8'8"
BEDROOM ONE 1ST FLOOR	8'5" x 9'1"
PORCH	6'4" x 12'4"
FOYER	7'9" x 15'11"
SUNROOM	14'3" x 13'10"
LAUNDRY	11'11" x 6'1"
BEDROOM ONE 2ND FLOOR	14'8" x 13'8"
BEDROOM TWO 2ND FLOOR	11'1" x 14'2"
BEDROOM THREE 2ND FLOOR	10'10" x 11'6"
BATH 2ND FLOOR	10'4" x 7'6"

EXPANSION ROOM	11'7" x 3'11"
RECREATION ROOM	13'11" x 15'11"
BARN	40' x 37'
SHED	11' x 9'
NOTE:	Soap stone wood stove will not be included with the sale of the property. The hot tub will remain with the property and the vanity in the second-floor bathroom will stay.
SELLER COMMENTS:	<p>This home did not look like this in 1982, when it was purchased. Extensive work was done to the property and the home over the years. Improvements include 2 new bathrooms, complete kitchen remodel, bonus room above the kitchen, floor refinishing/new floors/carpet installed, outdoor spigots and electrical boxes, landscaping, heated workshop in the barn with new wiring in the barn, kitchen/dining, bathrooms, upstairs primary bedroom, laundry room, sunroom. Additional outlets were added as needed. Skylights in the sunroom. Window replacements are 2010 with lifetime replacement warranty. Property line trees, ornamental plants/trees/gardens were added, 30+ blueberry plants planted, many perennials planted, walkways, granite steps, installed large windows in barn and sunroom, wrap-around back decks and layered decks, appliances have been updated as needed. Two rooms are newly sanded and re-treated. Well cap covered with manufactured rock in the backyard. Newer light-filtering waffle insulating blinds by blinds.com</p> <p>There are aged blackberry bushes, new rapid-grow Thuja Green Giant Arborvitaes on the property line on driveway side. The home had many areas painted over the past 4 years. Updated sunroom ceiling fan. French drain was installed in 2009/2010 around the backyard side of the barn; it drains near the forsythia on open side of barn. Perlin was repaired in the barn. Barn foundation was rebuilt in 2010. Roughly 20 trees have been removed over the years. Vernal pool in field area so you can hear the frogs and watch them grow up! Enjoy the cast iron ball & claw tub of first floor. Loads of maple trees if you want to try your hand at making maple syrup. And, much more!</p>









305 GRANT RD

Location 305 GRANT RD

Mblu R7/ 16/ / /

Acct# 001743

Owner CHAFFEE PAMELA J TRUSTEE

Assessment \$632,600

Appraisal \$632,600

PID 1621

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$379,900	\$252,700	\$632,600
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$379,900	\$252,700	\$632,600

Owner of Record

Owner CHAFFEE PAMELA J TRUSTEE

Sale Price \$2,666

Co-Owner PAMELA J CHAFFEE REVOCABLE TRUST 2010

Certificate

Address PO BOX 553
NEWMARKET, NH 03857

Book & Page 5203/0862

Sale Date 03/23/2011

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CHAFFEE PAMELA J TRUSTEE	\$2,666		5203/0862	00	03/23/2011
CHAFFEE PAMELA J	\$0		4791/0715	46	05/25/2007
LEMIRE ROBERT	\$0		2468/1219		11/10/1983

Building Information

Building 1 : Section 1

Year Built: 1862
Living Area: 2,276
Replacement Cost: \$423,605
Building Percent Good: 83

Replacement Cost

Less Depreciation: \$351,600

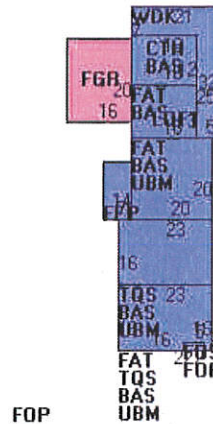
Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	Average +10
Stories:	1.75
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Average
MHP	

Building Photo



(https://images.vgsi.com/photos/NewMarketNHPhotos///0008/103_1652_80)

Building Layout



(https://images.vgsi.com/photos/NewMarketNHPhotos//Sketches/1621_162)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,526	1,526
TQS	Three Quarter Story	726	545
FAT	Attic, Finished	976	195
FUS	Upper Story, Finished	10	10
CTH	Cathedral Ceiling	192	0
FEP	Porch, Enclosed, Finished	98	0
FGR	Garage, Framed	320	0
FOP	Porch, Open, Finished	10	0
UBM	Basement, Unfinished	1,126	0
WDC	Deck, Wood	272	0
		5,256	2,276

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
HTH	HEARTH	1.00 UNITS	\$1,200	1
FPL3	FIREPLACE 2.O STY	1.00 UNITS	\$4,000	1

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	5.04
Description	SINGLE FAM MDL-01	Frontage	0
Zone	R1	Depth	0
Neighborhood	60	Assessed Value	\$252,700
Alt Land Appr	No	Appraised Value	\$252,700
Category			

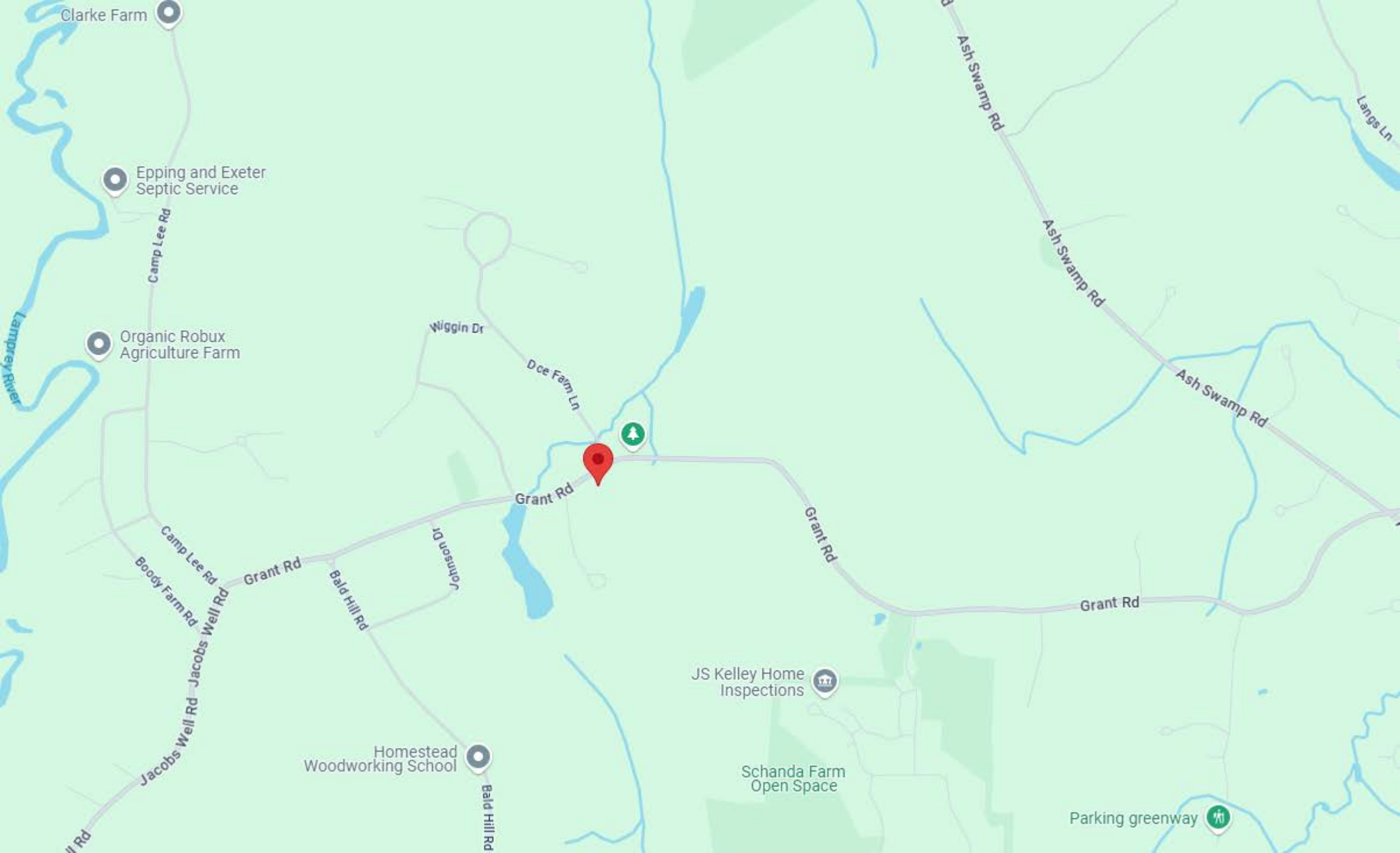
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN5	2 STORY			1520.00 S.F.	\$21,300	1
RPV1	SMALL <50			1.00 UNITS	\$1,000	1
SHD1	SHED FRAME			120.00 S.F.	\$800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$379,900	\$252,700	\$632,600
2023	\$237,300	\$135,700	\$373,000
2022	\$237,300	\$135,700	\$373,000

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$379,900	\$252,700	\$632,600
2023	\$237,300	\$135,700	\$373,000
2022	\$237,300	\$135,700	\$373,000



Clarke Farm

Epping and Exeter
Septic Service

Organic Robux
Agriculture Farm

Wiggin Dr

Dce Farm Ln

Grant Rd

Johnson Dr

Bald Hill Rd

Homestead
Woodworking School

Bald Hill Rd

JS Kelley Home
Inspections

Schanda Farm
Open Space

Parking greenway

Ash Swamp Rd

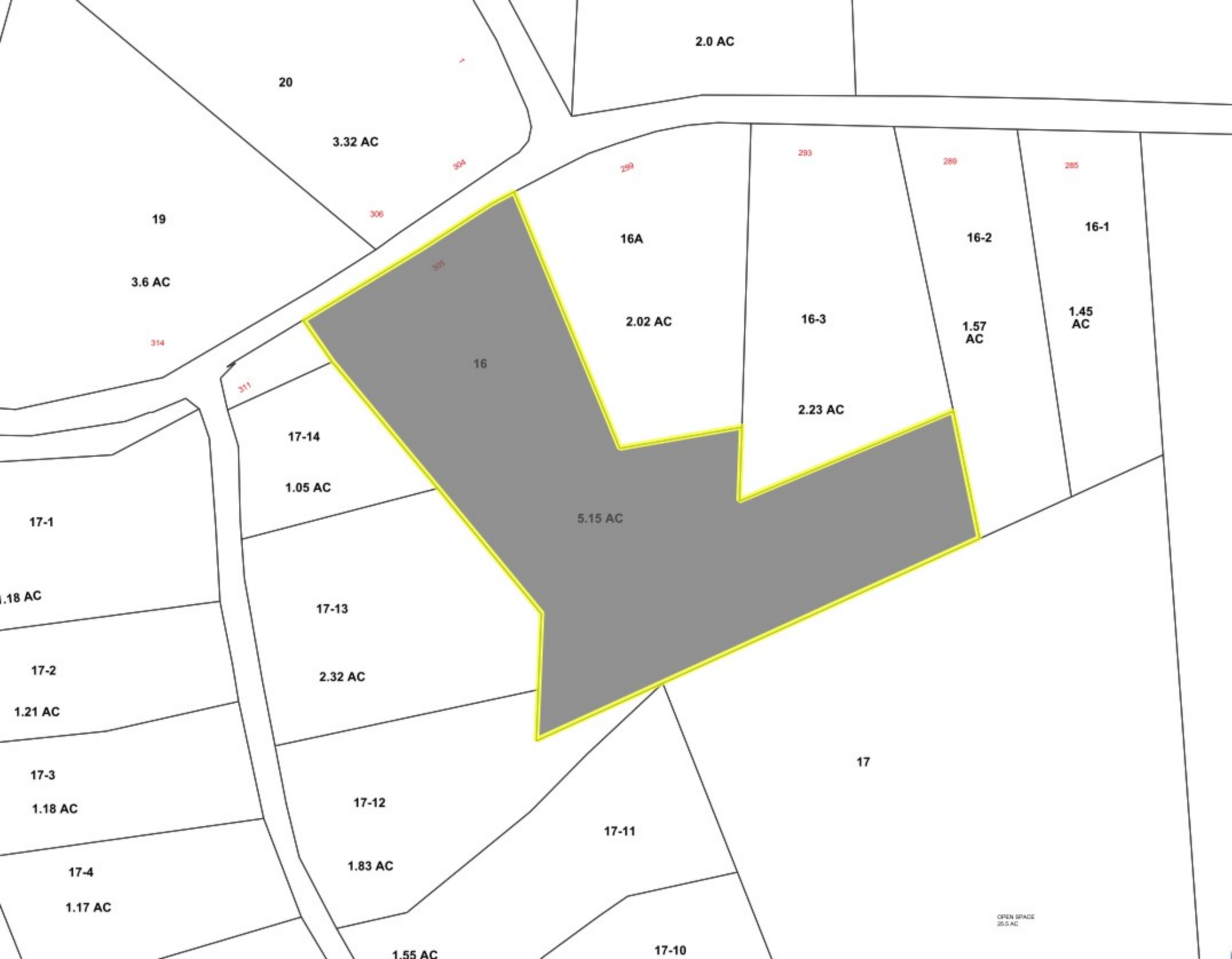
Ash Swamp Rd

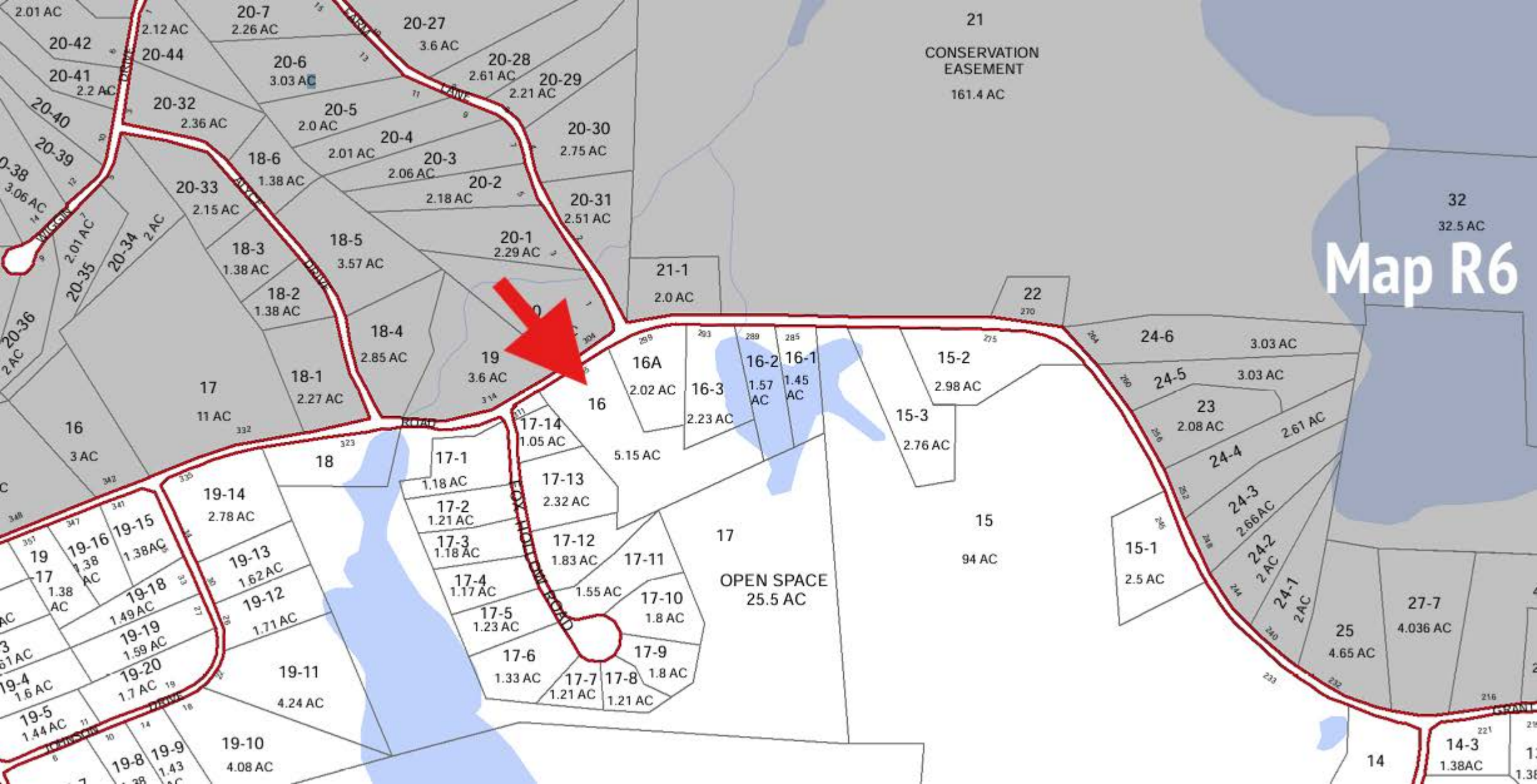
Ash Swamp Rd

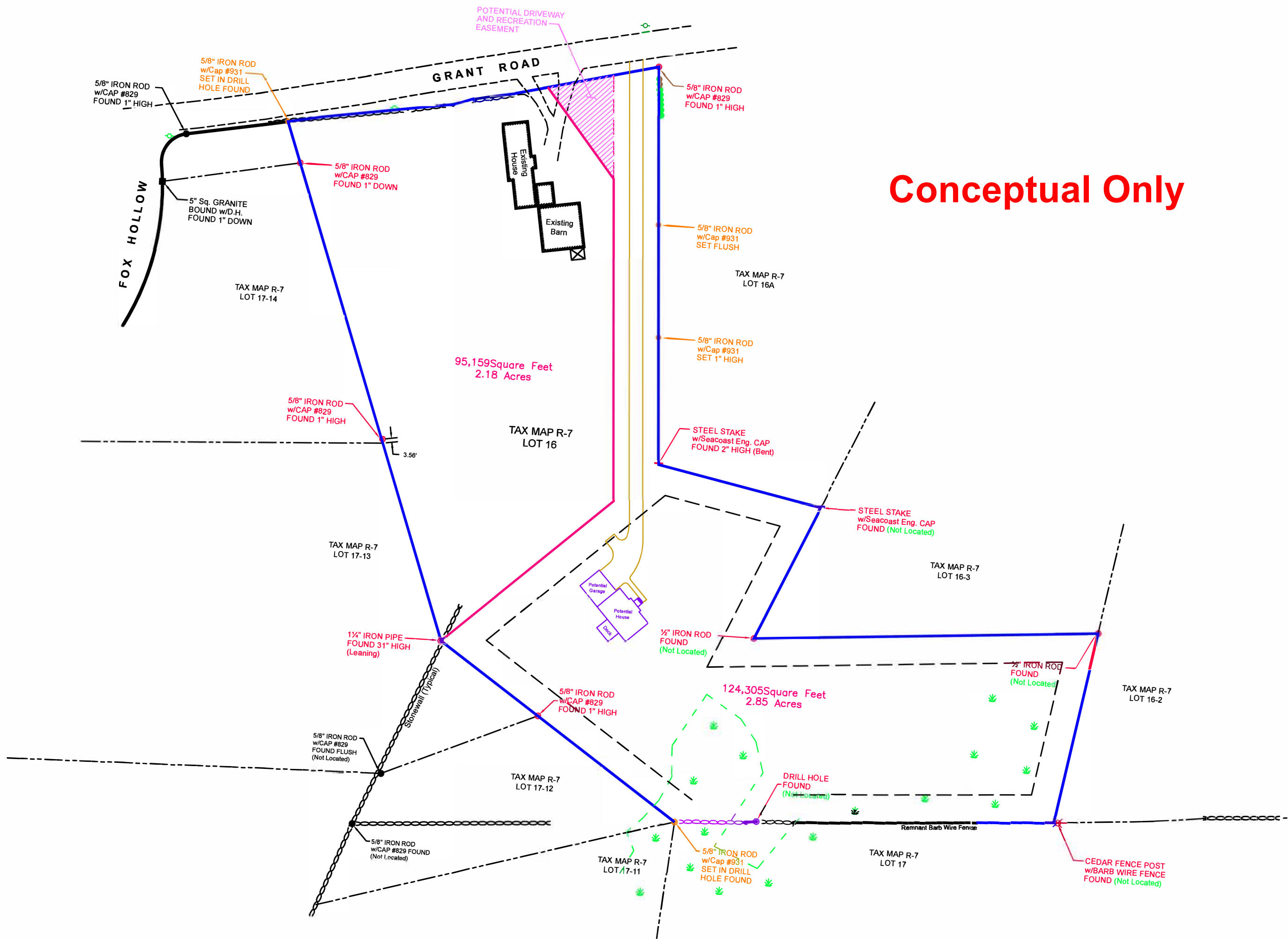
Grant Rd

Grant Rd

Langs Ln







Conceptual Only



Town of Newmarket
Office of Tax Collector
186 Main Street
Newmarket, NH 03857-1838
(603) 659-3617, x4070

2024 RE Second Issue Property Tax Bill

Customer Copy

IMPORTANT TAXPAYER INFORMATION ON BACK

CHAFFEE PAMELA J TRUSTEE
CHAFFEE PAMELA J REVOCABLE TRUST 2010
PO BOX 553
NEWMARKET, NH 03857

BILL DATE: 10/23/2024
BILL#: 615

PROPERTY LOCATION

305 GRANT RD

MAP/LOT/PLOT

R7-16

Land	252,700
Building	379,900
Exemption	0
NET VALUATION	632,600

STATE EDUCATION	LOCAL SCHOOL	COUNTY	TOWN	2024 TAX RATE
1.10	12.24	0.57	3.29	17.20

EXEMPTIONS

TAX CALCULATION

Net Tax	10881.00
Credits / Pre-Payments	0.00
First Billing	5500.00
Paid to Date	-10881.00
Interest thru Due Date	0.00

DUE DATE: 12/04/2024

TOTAL DUE: \$0.00

PAST OUTSTANDING BALANCES

Year	Lien Amount	Interest as of 12/04/2024 *
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* Please call prior to making payment as interest accrues daily.

Return the below portion with your payment

CHAFFEE PAMELA J TRUSTEE
CHAFFEE PAMELA J REVOCABLE TRUST 2010
PO BOX 553
NEWMARKET, NH 03857

2024 RE Second Issue Property Tax Bill

Remit Copy

Please write your bill number on your check and
enclose this portion of the bill with your payment.

Bill Number	Bill Date	Map/Lot/Plot	Property Location
615	10/23/2024	R7-16	305 GRANT RD

Make checks payable to: Town of Newmarket

Town of Newmarket
Office of Tax Collector
186 Main Street
Newmarket, NH 03857-1838

DUE DATE 12/04/2024
TOTAL DUE \$0.00

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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:** Pamela J Chaffee Revocable Trust 2010

2. **PROPERTY LOCATION:** 305 Grant Road Newmarket, NH

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 41+ 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 Dug well is located in the garden area of the backyard near barn.

b. INSTALLATION: Location: Walls (blown in), ceiling (18" in blown in under this ownership). Basement and barn have insulation also.
 Installed By: Following an energy audit Date of Installation: I cannot recall. Post 2009
 What is the source of your information? Eversource energy audit indicated key areas. Recommendations were followed.

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 1983
 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? We installed a water softener for a period, but learned it could harm septic system.
 COMMENTS: Water softener is no longer there. New well pump was installed around 2015.

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? n/a

c. IF PRIVATE:
 TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown All info is with E&E Septic
 Tank Size 1000 Gal. ☐ Unknown ☐ Other
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
 Location: In the area of bulkhead, but away from bulkhead. ☐ Location Unknown Date of Installation: Pre 1983
 Date of Last Servicing: 2024 Name of Company Servicing Tank: E&E Septic, Epping
 Have you experienced any malfunctions? ☒ Yes ☐ No
 Comments: A baffle had to be replaced when kids were young and a lego was accidentally flushed.

SELLER(S) INITIALS [Signature] /

BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 305 Grant Road Newmarket, NH

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: In the backyard after opening in stonewall/granite wall. Size: unknown ☒ Unknown
 Date of installation of leach field: unknown Installed By: unknown
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: My family was raised to be respectful of septic system... from what went in the toilet, down the drains (tubs, toilets, sinks)

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: E&E Septic, Epping, NH has serviced it for years.
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"/>	_____	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Barn, 2nd floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" 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? n/a
 What materials are, or were, stored in the tank(s)? n/a
 Age of tank(s): n/a Size of tank(s): n/a
 Location: n/a
 Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☒ No
 Comments: n/a
 If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
 Comments: n/a

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: All materials used in the above, were used post 1983.

c. RADON/AIR - Current or previously existing:
 Has the property been tested? ☒ Yes ☐ No ☐ Unknown
 If YES: Date: 1983 By: unknown
 Results: unknown n/a If app _____
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☐ Yes ☒ No
 Comments: n/a

SELLER(S) INITIALS [Signature] / [Signature]

BUYER(S) INITIALS [Signature] / [Signature]

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 305 Grant Road Newmarket, NH

d. RADON/WATER - Current or previously existing:

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

If YES: Date: 1983 By: unknown

Results: no available If applicable, what remedial steps were taken? n/a

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: There are a few places in the home that show signs of cracking. Most areas in the house were painted from 1983 til present.

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: The property line was revised during this ownership; see Stonewall Survey info.

What is your source of information? _____

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

☐ Yes ☐ No ☒ Unknown If YES, Explain: None known

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: Post spring rains and winter snow melting, there is a wet area in front of the 30 blueberry bushes...ditch

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

If YES, Explain: Small building (ex tree house) has mold and no door.

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: Stonewall Surveying

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

h. How is the property zoned? idk

i. Heating System Age: 2007 **Type:** Boiler **Fuel:** Oil **Tank Location:** Basement

Owner of Tank: 305 Grant Road owners

Annual Fuel Consumption: 700 gal oil annually Price: variable Gallons: 700 gal. annually

Date system was last serviced and by whom? It is serviced annually. E&E Septic, Epping

Secondary Heat Systems: Woodstoves, which have not been used in 2 years

Comments: _____

j. Roof Age: Varied **Type of Roof Covering:** Architectural shingles on home/garage/sunroom. Barn metal roof installed 10+/- years ago

Moisture or leakage: There was an ice dam on the side porch this year. It was thoroughly dried before being repairs. First time ever.

Comments: There was a chimney leak in sunroom loft several years ago. The problem was solved by a chimney company. No new problems.

SELLER(S) INITIALS

PH
05/14/25

/

BUYER(S) INITIALS

/

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 305 Grant Road Newmarket, NH

k. Foundation/Basement: ☐ Full ☒ Partial ☐ Other: _____ ☐ Type: Granite and dirt
 Moisture or leakage It is a dirt floor, which allows moisture. I often use the dehumidifier and/or fans to dry it out in the humid summer.
 Comments: _____

l. Chimney(s) How Many? 2 Lined? 1 lined/1 needs line Last Cleaned: Annually if used Problems? _____
 Comments: The living room chimney has a poured liner. The kitchen chimney is in need of a liner according to one chimney sweep.

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

n. Domestic Hot Water: Age: unknown/I don't recall Type: electric Gallons: idk

o. Electrical System: # of Amps unknown ☒ Circuit Breakers ☒ Fuses
 Comments: Around 2010, the whole main electrical panel was replaced. There are a few panels near hot water tank.
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: No solar panels
 Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: Husband took care of doing those things.

q. Pest Infestation: Are you aware of any past or present pest infestations? ☒ Yes ☐ No Type: Carpenter bees, bats in barn
 Comments: For many years now, I have had the property sprayed 2x annually. EcoTech has sprayed for the spring. Fall spraying is paid for. There are small brow

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

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

t. Pool: Age: None Heated: ☐ Yes ☐ No Type: n/a Last Date of Service: _____
 By Whom: Hot tub had extensive work done. Plug is missing and power needs to be reconnected if buyer wishes to use it. It has been drained.

u. Generator: Portable: ☐ Yes ☒ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: I used to have a portable one. I sold it bc it was not being used.

v. Internet: Type Currently Used at Property: Xfinity

w. Other (e.g. Alarm System, Irrigation System, etc.) Cameras, no irrigation.
 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: 305 Grant Road Newmarket, NH

10. ADDITIONAL INFORMATION

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

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

This home did not look like this in 1982, when it was purchased. Extensive work was done to the property and the home over the years. Improvements include 2 new bathrooms, complete kitchen remodel, bonus room above the kitchen, floor refinishing/new floors/carpet installed, outdoor spigots and electrical boxes, landscaping, heated workshop in the barn with new wiring in the barn, kitchen/dining, bathrooms, upstairs primary bedroom, laundry room, sunroom. Additional outlets were added as needed. Skylights in the sunroom.
Window replacements are 2010 with lifetime replacement warranty. Property line trees, ornamental plants/trees/gardens were added, 30+ blueberry plants planted, many perennials planted, walkways, granite steps, installed large windows in barn and sunroom, wrap-around back decks and layered decks, appliances have been updated as needed. Two rooms are newly sanded and re-treated. Well cap covered with manufactured rock in the backyard. Newer light-filtering waffle insulating blinds by blinds.com
There are aged blackberry bushes, new rapid-grow Thuja Green Giant Arborvitaes on the property line on driveway side. The home had many areas painted over the past 4 years. Updated sunroom ceiling fan. French drain was installed in 2009/2010 around the backyard side of the barn; it drains near the forsythia on open side of barn. Perlin was repaired in the barn. Barn foundation was rebuilt in 2010. Roughly 20 trees have been removed over the years. Vernal pool in field area so you can hear the frogs and watch them grow up! Enjoy the cast iron ball & claw tub of first floor. Loads of maple trees if you want to try your hand at making maple syrup. And, much more!

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).

Pamela J Chaffee Revocable Trust 2010
dotloop verified
05/14/25 12:44 PM
EDT
J05I-1STX-TP3A-B7YG
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 *PC*

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: 305 Grant Road Newmarket, NH

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).
Due to the age of the home, 1862, one can assume there might be lead paint in the home.
- (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.

Pamela J Chaffee Revocable Trust 2010 dotloop verified
04/27/25 1:59 PM EDT
GPFA-KTXH-A7X9-ZVWP

Seller Date

Purchaser Date

Purchaser Date

Justin Conway dotloop verified
04/30/25 10:19 AM EDT
MPTS-QE3X-UGCT-MNDF

Agent Date

Seller Date

Purchaser Date

Agent Date

Lead-Based Paint

LEAD WARNING STATEMENT

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

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

[Click here](#)

Protect Your Family From Lead in Your Home

 **United States Environmental Protection Agency**

 **United States Consumer Product Safety Commission**

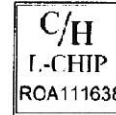
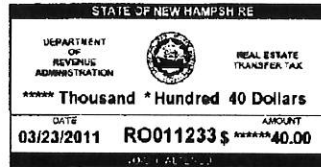
 **United States Department of Housing and Urban Development**

September 2013

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

013108

2011 MAR 23 AM 10:29

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **Pamela J. Chaffee**, of 305 Grant Road, Newmarket, Rockingham County, New Hampshire, 03857,

FOR CONSIDERATION PAID, GRANTS TO Pamela J. Chaffee as Trustee of The Pamela J. Chaffee Revocable Trust of 2010, of 305 Grant Road, Newmarket, Rockingham County, New Hampshire, 03857,

WITH WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land with the buildings thereon situated on Grant Road in Newmarket, County of Rockingham, and State of New Hampshire, depicted as Lot #16 on a plan of land entitled "Subdivision Plan of James and Ruth Ann Fox and Boundary Line Adjustment Plan between Robert A. Lemire and Pamela J. Chaffee and James E. and Ruth Ann Fox for Biltmore - Newmarket, LLC, Tax Map R-7, Lot #16 & 17 Grant Road, Newmarket, New Hampshire" prepared by Doucet Survey, Inc., dated April 28, 2003 through revision #4 dated 8/11/03 and recorded at Rockingham County Registry of Deeds as Plan D-31231, said parcel being more particularly bounded and described as follows:

Beginning in the North corner of Lot #16 at a point on Grant Road, so-called, thence turning and running North 78° 28' 24" East a distance of 32.02 feet to a point; thence turning and running North 80° 46' 22" East a distance of 54.45 feet to a point; thence turning and running South 80° 46' 22" West a distance of 61.25 feet to a point; thence turning and running South 71° 25' 15" West a distance of 18.63 feet to a point; thence turning and running South 78° 52' 09" West a distance of 35.77 feet to a point; thence turning and running North 75° 48' 57" East to a distance of 131.44 feet to a point; thence turning and running South 03° 45' 41" East a distance of 352.95 feet to a point; thence turning and running South 78° 54' 11" East a distance of 149.34 feet to a point; thence turning and running South 23° 25' 43" West a distance of 130.28 feet to a point; thence turning and running North 85° 25' 27" East a distance of 306.42 feet to a point;

thence turning and running South 09° 25' 59" West a distance of 172.91 feet to a point; thence turning and running North 86° 13' 33" East a distance of 231.51 feet to a point; thence turning and running North 88° 19' 40" East a distance of 32.94 feet to a point; thence turning and running North 80° 06' 33" East a distance of 10.56 feet to a point; thence turning and running North 87° 05' 33" East a distance of 62.55 feet to a point; thence turning and running North 56° 01' 11" West a distance of 153.77 feet to a point; thence turning and running North 56° 01' 11" West a distance of 108.82 feet; thence turning and running North 20° 13' 44" West a distance of 182.95 feet to a point; thence turning and running North 20° 13' 44" West a distance of 259.36 feet to a point; thence turning and running North 20° 13' 44" West a distance of 38.36 feet to a point of beginning. Containing 5.038 acres, more or less.

Meaning and intending to describe the same premises conveyed to Pamela J. Chaffee by Robert A. Lemire, deed dated April 17, 2007 and recorded in the Rockingham County Registry of Deeds in Book 4791, Page 0715.

Tract 2:

A certain parcel of land with the buildings thereon situated on the Southerly side of French road in the Town of Epping, County of Rockingham, State of New Hampshire and depicted as Map No. 2 Tax Lot No. 5 on a plan of land entitled "A Survey And Plat Of A Boundary Line Agreement Between Pamela J. Chaffee and Susan Harvey Orzechowski and Erica Alice Harvey" prepared by R.S.L. Layout and Design, Inc., dated January 21, 2002 recorded D-29623 of the Rockingham County Registry of Deeds, bounded and described as follows:

Beginning at a point on the Southerly side of French Road said point marking the Northeasterly corner of the here and described premises and the Northwesterly corner of land now or formerly of LaPointe; thence turning and running by land of said LaPointe South 06° 38' 10" East 981.70 feet to a point at a stone wall; thence turning and running by said stone wall in the following courses and distances; North 67° 56' 25" West 75.92 feet toward drill hole in the wall; thence continuing North 65° 48' 52" West 67.99 feet toward drill hole; thence continuing North 69° 47' 05" West 48.28 feet to a drill hole; thence continuing North 67° 12' 53" West 40.49 feet to a drill hole in the wall; thence continuing North 81° 02' 5" West 32.01 feet toward drill hole; thence continuing North 63° 30' 32" West 14.78 feet to a drill hole; thence continuing North 87° 51' 00" West distance of 4.72 feet to a steel rod; thence turning and running by land of Orzechowski and Harvey North 04° 14' 27" West 913 feet to a point on the Southerly side of French Road; thence turning and running by French road in part by a stonewall South 77° 48' 29" East 103.06 feet to a point; thence continuing South 84° 45' 06" East 92.04 feet to the point of beginning.

For source of title see deed of Ewen F. Vaughn et ux to Pamela Chaffee-Vaughn, deed dated December 26, 1978 recorded at Book 2330, Page 1740. Also see Boundary Line Agreement recorded February 19, 2002 recorded at Book 3726, Page 1689.

The Grantor hereby retains all homestead rights.

WITNESS our hands this 8th day of March, 2011



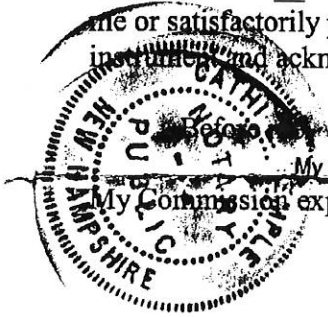
Witness

By: 

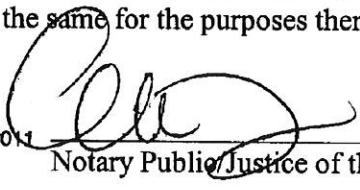
Pamela J. Chaffee

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 14 day of March, 2011, personally appeared Pamela J. Chaffee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.



CATHI L. TEMPLE, Notary Public
My Commission Expires December 27, 2011


Notary Public/Justice of the Peace

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): Pamela J Chaffee Revocable Trust Buyer(s): _____
2010 by Pamela J Chafee, Trustee
Street: PO Box 533 Street: _____
City/State/Zip: Newmarket, NH 03857 City/State/Zip: _____
Telephone #: _____ Telephone #: _____

2. Property: ☐ Land ☒ Land & Buildings ☐ Condo ☐ Other: _____
Street Address: 305 Grant Road City/Town: Newmarket
County: Rockingham State: New Hampshire
As described as: Tax Map R7, Lot 16 with deed at the Rockingham County Registry of Deeds at Book 5203 Page 862.

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, July 18th, 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, July 18th, 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: Hot tub and vanity in second floor bathroom will remain, wood stove will not.
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

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

LEAD PAINT: Before 1978, paint containing lead may have been used in structures. Exposure to lead from the presence of flaking, chalking, chipping lead paint or lead paint dust from friction surfaces, or from the disturbance of intact surfaces containing lead paint through unsafe renovation, repair or painting practices, or from soils in close proximity to the building, can present a serious health hazard, especially to young children and pregnant women. Lead may also be present in drinking water as a result of lead in service lines, plumbing and fixtures. Tests are available to determine whether lead is present in paint or drinking water.

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

PFAS: Poly – and perfluoroalkyl substances: (PFAS) are found in products that are used in domestic, commercial, institutional, and industrial settings. These chemical compounds have been detected at levels that exceed federal and/or state advisories or standards in wells throughout New Hampshire but are more frequently detected at elevated levels in southern New Hampshire. Testing of the water by an accredited laboratory can measure PFAS levels and inform a buyer's decision regarding the need to install water treatment systems.

FLOOD: Properties in coastal areas and along waterways may be subject to increased risk of flooding over time. A standard homeowners insurance policy typically does not cover flood damage. The buyer is encouraged to determine whether separate flood insurance is required and consult the Federal Emergency Management Agency's flood maps (FEMA.GOV) in order to determine if the property is in a designated flood zone.

WATERFRONT PROPERTY: Buyers of Waterfront Property may be required to obtain a septic evaluation prior to closing. Buyers should perform due diligence on this issue.

16. Addenda Attached ☐ Yes, ☒ No

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

Seller – Pamela J Chaffee, Trustee Date

Purchaser: Date

Revised: March 2025

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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.

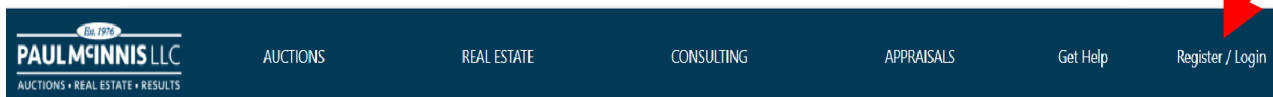
The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to admin@paulmcinnis.com or sent electronically through Dotloop. To 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 Thursday, June 5th 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



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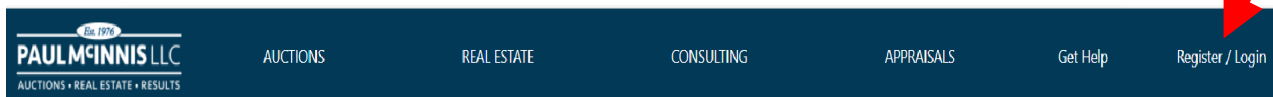
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1 Juniper Road, North Hampton, NH 03862
paulmcinnis.com
Phone (603) 964-1301 Fax (603) 964-1302

Email completed form to
admin@paulmcinnis.com

ONLINE BIDDER REGISTRATION FORM • 25PM-11

BIDDING STARTS: Monday, June 2nd at 9:00 a.m.
BIDDING ENDS: Wednesday, June 4th at 1:00 p.m.
PROPERTY: 305 Grant Road, Newmarket, 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 Thursday, June 5th at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 bidder deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

Terms: A \$10,000 deposit by check or e-check will be delivered to the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than, Thursday, June 5th at 1:00 p.m. with the balance due at closing within 45 days of the auction. A 10% buyer's premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Warranty Deed. Offered subject to confirmation of the 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-11 Reviewed by:
