

MEMORANDUM OF SALE

BE IT KNOWN that on this the ____ day of _____, 2017, the undersigned Buyer was the high bidder at an auction conducted by the Town of Plaistow for the following described property:

Seller: Town of Plaistow, 145 Main Street, Plaistow, NH 03865

Buyer: _____

Mailing Address: _____

Telephone: _____

S.S./Fed. I.D. #s: _____

Description of Property: Auction Parcel Number: _____

Street: _____

Tax Map: _____ Lot: _____ Sub: _____

Buyer acknowledges that the Town of Plaistow is conveying the property AS IS, WHERE IS WITH ALL FAULTS, with no representations as to the quality of title being conveyed or the quality of the property being purchased. Buyer further acknowledges that no representations have been made as to whether the property is suitable for building or any other use or purpose for which the Buyer intends for the property. The properties may be occupied and neither the Town of Plaistow nor St. Jean Auctioneers will take any steps to remove or evict any of the current or future occupants.

In the event the Buyer fails to provide the balance due as provided in this Agreement, the Town of Plaistow, in its sole discretion, may keep the deposit as liquidated damages, or may bring an action for specific performance.

Buyer acknowledges that payments of real estate taxes assessed after the date of recording of the Selectmen’s Deed are the sole responsibility of the Buyer.

In the event Seller records the deed in accordance with the above information provided by Buyer, and Buyer later requests a change in the deed, Buyer shall (in advance) pay Seller all legal fees and costs associated with preparation and recording of the corrective deed.

All terms in the attached Public Auction notice are incorporated by reference herein.

All inquiries regarding this transaction shall be directed to Jay T. St. Jean, James R. St. Jean Auctioneers, 45 Exeter Rd., PO Box 400, Epping, NH 03042. Telephone (603) 734-4348; Fax (603) 734-4349; E-mail jav@jsjauctions.com

Buyer was the successful Bidder at the auction with a Purchase price of \$ _____ (1)

Buyer's Premium (10% of purchase price) \$ _____ (2)

Deposit: \$ _____ (3)
(Check one) _____ cash _____ certified funds

Balance Due (=1 + 2 - 3); cash, certified Or treasurer's check required \$ _____

Buyer shall take title as (check one):
_____ Joint Tenants with Rights of Survivorship
_____ Tenants in Common
_____ Not applicable (Single Buyer)

The Balance Due shall be delivered to the Selectmen of the Town of Plaistow, NH by no later than 12:00 PM _____, 2018 Time is of the essence.

Executed this _____ day of _____, 2017

TOWN OF PLAISTOW
BOARD OF SELECTMEN

By: _____

Buyer

Buyer