

Upon recording, return to:

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**FORECLOSURE DEED**

**GRAND COAST CAPITAL FUND I, LLC**, a Delaware limited liability company, with a mailing address of c/o Grand Coast Capital Group, 1515 Hancock Street, Suite 404, Quincy, Massachusetts 02169 (the “Mortgagee”), holder of that certain Mortgage, Security Agreement and Financing Statement from **Paugus Bay Holdings Company LLC** (the “Mortgagor”) to Mortgagee dated October 26, 2018 and recorded in the Belknap County Registry of Deeds at Book 3204, Page 418 (the “Mortgage”), with respect to twenty-nine (29) certain condominium units located in **Gilford, Belknap County, New Hampshire**, being **Units C1 through C29 of the Paugus Bay Plaza Condominium, known as “One Gilford Place,”** being located at and having an address of **131 Lake Street (a/k/a 143 Lake Street), Gilford, New Hampshire** (the “Mortgaged Premises”), by the power conferred by said Mortgage and every other power, and for consideration paid, grant to \_\_\_\_\_, having a mailing address of \_\_\_\_\_, the Mortgaged Premises conveyed in the Mortgage and more particularly bounded and described in Exhibit A attached hereto, together with all appurtenant rights and easements benefiting all or any part of the Mortgaged Premises, and subject to: (i) any and all unpaid taxes, assessments and condominium fees; (ii) all easements, restrictions, prior liens or other encumbrances of record having precedence over said Mortgage to the extent they may affect the Mortgaged Premises; (iii) all applicable building, zoning and environmental laws; (iv) all rights of lessees, tenants and parties in possession, if any; and (v) any right of redemption of the United States of America or any agency thereof, if any there be, including, without limitation, the Internal Revenue Service.

Executed this \_\_\_\_ day of \_\_\_\_\_, 2019.

GRAND COAST CAPITAL FUND I, LLC

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Name:  
Its:  
Hereunto Duly Authorized

STATE/Commonwealth of  
County of

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_, as \_\_\_\_\_, on behalf of **Grand Coast Capital Fund I, LLC**. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any):**

- My personal knowledge of the identity of said person **OR**
- The oath or affirmation of a credible witness, \_\_\_\_\_ (name of witness), the witness being personally known to me **OR**
- The following identification documents:
  - Driver's License
  - Passport
  - Other: \_\_\_\_\_

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires:

## EXHIBIT A

### 131 Lake Street (a/k/a 143 Lake Street), Units C1 through C29, Gilford, New Hampshire

Twenty-nine (29) condominium unit(s) known as Units C1 through C29, located in Paugus Bay Plaza Condominium, 131 Lake Street (a/k/a 143 Lake Street), in the Town of Gilford, County of Belknap and State of New Hampshire, more particularly described as “Units C1-C29, which units are defined, described and identified in the First Amendment to the Declaration of Condominium for Paugus Bay Plaza Condominium, dated June 16, 2006, recorded in the Belknap County Registry of Deeds at Book 2313, Page 375 (as amended, the “Declaration”), and shown on the following Plan for Paugus Bay Plaza Condominium by Holding Engineering & Surveying, Inc.: “Building Plan, Boundary Survey, Condominium Conversion Map 201, Lot 1, dated March 15, 2006, recorded as Plan L58-052 in the Belknap County Registry of Deeds. The Units were originally identified and described as the “Commercial Space”, in the Declaration of Condominium for Paugus Bay Plaza Condominium, dated May 4, 1995, recorded in the Belknap County Registry of Deeds at Book 1334, Page 459, and shown on the following Plans for Paugus Bay Plaza Condominium by DMC Surveyors: Existing Conditions Site Plan of Paugus Bay Plaza dated January 12, 1994, prepared by DMC Surveyors, revised January 21, 1994, April 1, 1994, April 22, 1994, January 11, 1995 and April 4, 1995, “Floor Plan-Commercial Unit”, dated January 11, 1994, revised November 24, 1994, “As-Built First Floor Plan”, dated January 11, 1994, revised January 20, 1994, April 1, 1994 and November 21, 1994, and “As-Built Second Floor Plan”, dated January 11, 1994, revised January 20, 1994, April 1, 1994 and November 21, 1994, these plan are recorded in Map Drawer L-22 as Plans 92-95.

Also conveying an undivided percentage interest in the Common Area, and an undivided percentage interest in the Resort Subassociation Common Area, which Common Areas are defined, described and identified in the Declaration.

Also conveying, with said unit, the following rights and easements:

1. An exclusive easement to use the Limited Common Area appurtenant to the unit conveyed herein, as defined and described in the Declaration and on the Plans.
2. Easements, in common with others, to use the Common Area, excepting the Limited Common Area, as set forth in the Declaration.
3. Non-exclusive easements for structural support, for encroachments, for repair, and for such other rights and easements, as set forth in the Declaration and the By-Laws, which are a part of the Declaration.

The term “Paugus Bay Plaza Condominium” or “Condominium”, as used herein, means all of the premises described in Exhibit A of the Declaration including, in part, all of the land on which the buildings and improvements are located, and reference may be made to said Exhibit A of the Declaration for a description of said land.

**AFFIDAVIT**  
**(PURSUANT TO N.H. RSA 479:26)**

I, \_\_\_\_\_, as \_\_\_\_\_ of **Grand Coast Capital Fund I, LLC**, the Grantor in the foregoing deed, on oath say that the principal and interest secured by the Mortgage referred to in the foregoing deed was not paid or tendered or performed when due.

And I further on oath say that no person in interest was in the military service or entitled to relief under the Servicemembers Civil Relief Act at the time of foreclosure, or within the twelve (12) month period prior thereto, to the best of my information and belief.

And I further on oath say that no service of a petition to enjoin the sale was served on Grand Coast Capital Fund I, LLC.

Acknowledged, subscribed and sworn to this \_\_\_\_ day of \_\_\_\_\_, 2019.

GRAND COAST CAPITAL FUND I, LLC

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Name:  
Its:  
Hereunto Duly Authorized

STATE/Commonwealth of \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_, as \_\_\_\_\_, on behalf of **Grand Coast Capital Fund I, LLC**. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any)**:

- My personal knowledge of the identity of said person **OR**
- The oath or affirmation of a credible witness, \_\_\_\_\_  
(name of witness), the witness being personally known to me **OR**
- The following identification documents:
  - Driver's License
  - Passport
  - Other: \_\_\_\_\_

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires:

:

I, Tenley P. Callaghan, attorney for Grand Coast Capital Fund I, LLC, the Grantor in the foregoing deed, on my oath say that I caused to be published on July 30th, 2019, August 6th, 2019 and August 13th, 2019 in The New Hampshire Union Leader, a newspaper published in Manchester, New Hampshire with a general circulation within the county in which the Mortgaged Premises is situated, a Notice of Mortgagee's Sale of Real Estate (the "Notice"), a true copy of which the following is attached as Exhibit B.

And I on oath say that I sent a copy of said Notice on July 23<sup>rd</sup>, 2019, by first class and certified mail, return receipt requested, at the last known address, to:

Paugus Bay Holdings Company LLC  
40 Stark Street  
Manchester, NH 03103  
Attention: Charles R. Sargent, Jr.

William S. Gannon, Esq.  
889 Elm Street, 4<sup>th</sup> Floor  
Manchester, NH 03101-2101

Paugus Bay Holdings Company LLC  
16 South Willow Street  
Manchester, NH 03103  
Attention: John Allen, Manager

Charles R. Sargent, Jr.  
19 Woodhill Hooksett Road  
Bow, NH 03304

John L. Allen, Esq.  
40 Stark Street, 2<sup>nd</sup> Floor  
Manchester, NH 03101

Charles R. Sargent, Jr.  
40 Stark Street  
Manchester, NH 03101

And I on oath say that I sent a copy of said Notice on July 23<sup>rd</sup>, 2019, by first class and certified mail, return receipt requested, at the last known address, to:

Danielle LaFond, Tax Collector  
Town of Gilford  
47 Cherry Valley Road  
Gilford, NH 03249

Influx Capital LLC  
32 Court Street  
Brooklyn, NY 11201

Resort Unit Owners Subassociation of  
Paugus Bay Plaza Condominium Association  
131 Lake Street  
Gilmanton, NH 03249  
Attention: Amy G. Jacob, Member

Paugus Bay Plaza Condominium Association  
c/o David Salanitro  
91 Tate Road  
Gilford, NH 03249

And I further on oath say that no service of a petition to enjoin the sale was served on me.

And I further on oath say that pursuant to said Notice, at the time and place therein appointed, I sold, or caused to be sold, the Mortgaged Premises at public auction on August 20, 2019 to \_\_\_\_\_ for \_\_\_\_\_

Dollars (\$\_\_\_\_\_) bid by him/her, being the highest bid made therefore at said auction. The auction was conducted by The James St. Jean Auctioneers, holder of New Hampshire auctioneer's license No. 2279.

[Signature Appears on Next Page.]

Acknowledged, subscribed and sworn to this \_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
Tenley P. Callaghan

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged, subscribed and sworn to by **Tenley P. Callaghan**, this \_\_\_\_ day of \_\_\_\_\_, 2019. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any):**

- My personal knowledge of the identity of said person **OR**
- The oath or affirmation of a credible witness, \_\_\_\_\_  
(name of witness), the witness being personally known to me **OR**
- The following identification documents:
  - Driver's License
  - Passport
  - Other: \_\_\_\_\_

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires:

## **EXHIBIT B**

4826-0439-8741, v. 1