

## 4 Connecticut River Park, Charlestown, NH



Single-wide mobile home located on a leased lot on Route 12 • 1990 built home in poor condition features 938± SF GLA with 5 RMS, 3 BR, 1 BA • Additional features include vinyl siding, handicap ramp to side porch, FHA/Oil heat • Private water & septic • Monthly park rent is \$325.

**DIRECTIONS:** From the Charlestown Town office on Main Street follow Route 12 south for just over 3 miles, park is located on the left just after Route Auto Sales and just before the intersection of Route 12A.

**Tax Map 252, Lot 28-OMH-4**

**Assessed Value: \$13,700**

**2020 Taxes: \$530**

**Deposit: \$1,000**

**TERMS:** All deposits by cash, certified check, bank treasurer's check, or other form of payment acceptable to the Town of Charlestown at time of sale, balance due within 45 days. Conveyance by Quitclaim Deed. Sales are subject to confirmation by the Town of Charlestown, the town reserves the right to reject any and all bids. All properties sold "as is, where is" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

**10% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING**

*All information herein is believed but not warranted to be correct.  
All interested parties are advised to do their own due diligence relative to the buildability/  
non-buildability of any lot and all matters they deem relevant.*

**James R. St. Jean**  
**A U C T I O N E E R S**

45 Exeter Road, Epping, NH 03042, NH Lic. #2279  
**603-734-4348 ■ [www.jsjauctions.com](http://www.jsjauctions.com)**

**PURCHASE AND SALE AGREEMENT  
TO ACQUIRE TOWN-OWNED LAND**

AGREEMENT made this \_\_\_\_ day of \_\_\_\_\_, 21\_\_\_\_ by and between:

TOWN OF CHARLESTOWN, a New Hampshire municipal corporation, of Charlestown, New Hampshire, having a principal place of business at 233 Main Street, Charlestown, NH 03603, (hereinafter called "SELLER")

and \_\_\_\_\_, having an address of \_\_\_\_\_,

(hereinafter called "BUYER")

1. The SELLER agrees to sell and convey to the BUYER by Quitclaim Deed, all of the SELLER's right, title and interest in and to the following described property (hereinafter referred to as "Premises").

Being a certain parcel of land [with the buildings thereon] located on \_\_\_\_\_ Road/Street in the Town of Charlestown, Sullivan County, State of New Hampshire, as shown on the Tax Map \_\_\_\_\_ as Lot \_\_\_\_\_; meaning and intending to convey all and the same premises described in the Town of Charlestown's Tax Collector's Deed to the Seller herein, dated \_\_\_\_\_ and recorded in the Sullivan Registry of Deeds at Book \_\_\_\_, Page \_\_\_\_.

Subject to all applicable provisions of the SELLER's zoning ordinance and building regulations that may be in effect as of this date and subject further to any applicable conditions of approval that may have been set forth or may be set forth in the future by SELLER's Planning Board, Zoning Board of Adjustment or any other government entity with jurisdiction related thereto.

2. Purchase Price (and Buyer's Premium): The purchase price for the above-described Premises is \$\_\_\_\_\_ (\_\_\_\_\_ Dollars). A deposit of \$\_\_\_\_\_ (\_\_\_\_\_ Dollars) shall be payable at the time of signing this Agreement and the balance of the purchase price and transfer of title to take place no later than forty five (45) days from the signing of this Agreement. Said balance of the purchase price \$\_\_\_\_\_ (\_\_\_\_\_ Dollars) shall be payable only by bank or certified check.

The purchase price does not include the **buyer's premium** of ten percent (10%) of the purchase price, due to the Auctioneer at closing.

The purchase price of \$\_\_\_\_\_ at 10% equals the buyer's premium of \$\_\_\_\_\_.

3. Transfer of Title and Time for Performance: Transfer of title, delivery of the deed, and payment of the balance of the purchase price as provided herein shall be made at the Charlestown Town Office on or before \_\_\_\_\_, 21\_\_\_\_ at \_\_\_\_:00 a.m./p.m. The place and time of day may be changed by mutual agreement of the parties.

4. Adjustments: The parties acknowledge that there shall be no pro ration of real estate taxes for the tax year beginning April 1, 2018 and ending March 31, 2021. The SELLER, as a municipal corporation, is exempt from the New Hampshire Real Estate Transfer Tax (RSA 78-B:2, I). The BUYER shall be responsible for payment for his/her portion of the Real Estate Transfer Tax.

5. Defect in Title: It shall be the responsibility of the BUYER to determine the merchantability and marketability of the subject Premises. In the event of a defect in title, the sole remedy of the BUYER shall be the termination of this Agreement, without payment of any cost by the SELLER.

6. Delivery of Possession: BUYER shall obtain possession of the Premises described in paragraph 1 as of the date of delivery of the deed.

7. "As Is" Condition: The Premises shall be conveyed in "as is" condition, without any warranties or guarantees, express or implied, with regards to location, boundaries or condition of the property or its fitness for any purpose. The purchase of the property is at BUYER'S own risk.

8. Water and Sewage Disposal Systems: Information regarding the quality or condition of the water supply or sewage disposal systems, and of the insulation to the building, is unknown.

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

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.

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](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

Lead Paint: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

10. Complete Agreement; Construction: All representations, statements and agreements heretofore made between the parties are merged in this Agreement which alone fully and completely expresses their rights and 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 by the other or on the other's behalf. This Agreement shall be construed as a New Hampshire contract.

11. Legal Fees: SELLER shall have no liability for any legal fees pertaining to the sale or conveyance of the Premises or the possession thereof by BUYER.

12. Default; Liquidated Damages: If BUYER defaults pursuant to the terms of this Agreement, SELLER may retain the deposit as liquidated damages.

13. Binding Effect: This Agreement shall be for the benefit of and shall bind each of the parties, their heirs, administrators, executors, successors and assigns.

14. Assignment: BUYER shall not assign any interest in this Agreement or in the Premises until after the deed described in Section 1 shall have been executed, accepted and recorded consistent with the provisions of this Agreement.

15. Waiver: The waiver of any breach of any provision of this Agreement by either party shall not operate as, or be construed as, a waiver of any subsequent breach thereof.

DATED the day, month and year first above written.

**TOWN OF CHARLESTOWN, SELLER  
BOARD OF SELECTMEN:**

---

[Scott Wade]

---

[Jeffrey Lessels]

---

[William Rescsanski]

---

[Shelly Andrus]

---

[Jeremy Wood]

**BUYER(S):**

---

Print Name: \_\_\_\_\_

---

Print Name: \_\_\_\_\_

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT												
LACROIX-THORNTON, MARYANN 5520 S 37TH STREET GREENACRES, FL 33463 Additional Owners:												Description		Code		Appraised Value		Assessed Value						
												RESIDNTL		1031		13,700		13,700						
SUPPLEMENTAL DATA										VISION														
Other ID: 39011-4 Zone BMSI Act Num 4691 Ward Prec.						Rec																		
GIS ID:						ASSOC PID#																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
LACROIX-THORNTON, MARYANN				1502/ 217		03/03/2005		U	I	5,000			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2019	1031	13,700		2018	1031	13,700		2017	1031	13,700	
													Total:		13,700		Total:		13,700		Total:		13,700	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description		Amount		Code	Description		Number		Amount									Comm. Int.				
Total:																								
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY														
NBHD/ SUB		NBHD NAME		STREET INDEX NAME		TRACING		BATCH																
0001/A																								
NOTES										Net Total Appraised Parcel Value 13,700														
BEIGE																								
NO STAIRS TO HOUSE																								
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY														
Permit ID		Issue Date		Type	Description		Amount		Insp. Date	% Comp.	Date Comp.		Comments		Date		Type	IS	ID	Cd.	Purpose/Result			
															05/09/2016 08/05/2011 01/27/2010 08/23/2006 03/04/2006				KH JG RD MG AC	52 52 60 52 80	Review Review BUILDING PERMIT EXT Review Data Entry			
LAND LINE VALUATION SECTION																								
B #	Use Code	Use Description		Zone	Frontage	Depth	Units	Unit Price	I. Factor	S A	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing		Adj. Unit Price	Land Value				
1	1031	Mobile Home No Land					0.00 AC	0.00	1.0000	5	0.00		0.00		N	0.000				0				
Total Card Land Units:								0.00 AC	Parcel Total Land Area:0 AC						Total Land Value:									

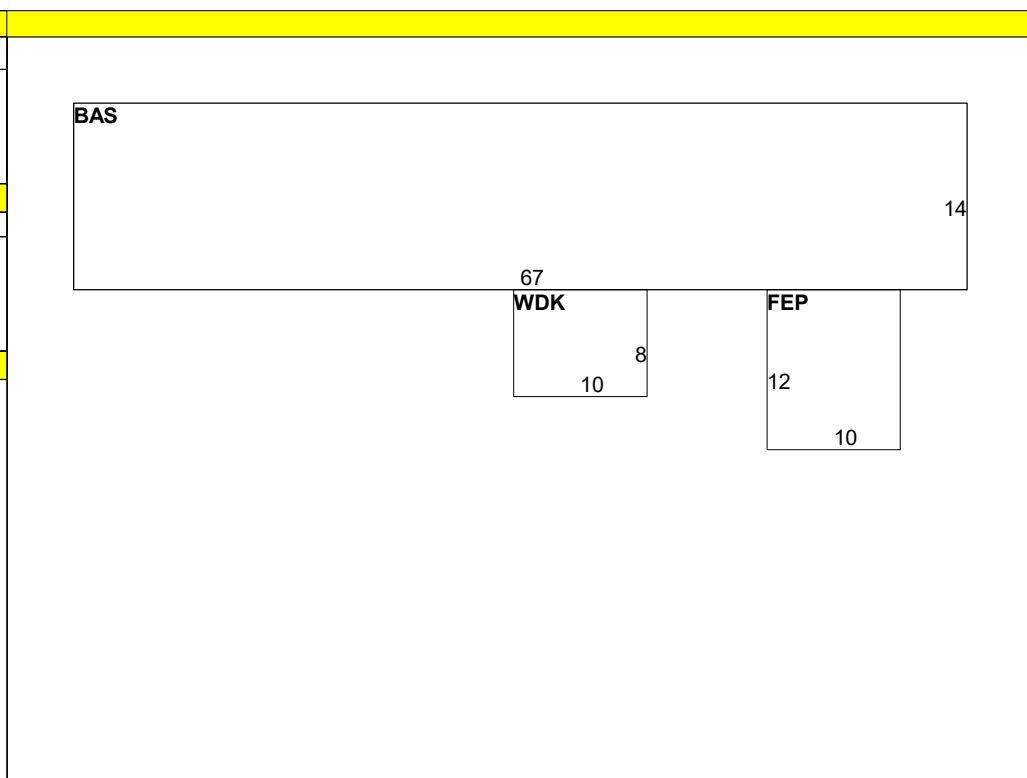


CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	20		Mobile Home				
Model	02		Mobile Home				
Grade	03		Average				
Stories	1						
Occupancy	1			MIXED USE			
Exterior Wall 1	25		Vinyl Siding	Code	Description		Percentage
Exterior Wall 2				1031	Mobile Home No Land		100
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt				
Interior Wall 1	04		Plywood Panel				
Interior Wall 2				COST/MARKET VALUATION			
Interior Flr 1	14		Carpet	Adj. Base Rate:			23.38
Interior Flr 2	06		Inlaid Sht Gds				
Heat Fuel	02		Oil	Replace Cost			24,077
Heat Type	04		Forced Hot Air	AYB			1990
AC Type	01		None	EYB			1973
Total Bedrooms	03		3 Bedrooms	Dep Code			F
Total Bthrms	1			Remodel Rating			
Total Half Baths	0			Year Remodeled			
Total Xtra Fixtrs	0			Dep %			43
Total Rooms	5			Functional Obslnc			0
Bath Style	02		Typical	External Obslnc			0
Kitchen Style	02		Typical	Cost Trend Factor			
				Condition			
				% Complete			
				Overall % Cond			57
				Apprais Val			13,700
				Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
MHP	09		Conn River	Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	938	938		23.38	21,926
FEP	Porch, Enclosed	0	120		16.36	1,964
WDK	Deck, Wood	0	80		2.34	187

<b><i>Ttl. Gross Liv/Lease Area:</i></b>		<b>938</b>	<b>1,138</b>			<b>24,077</b>



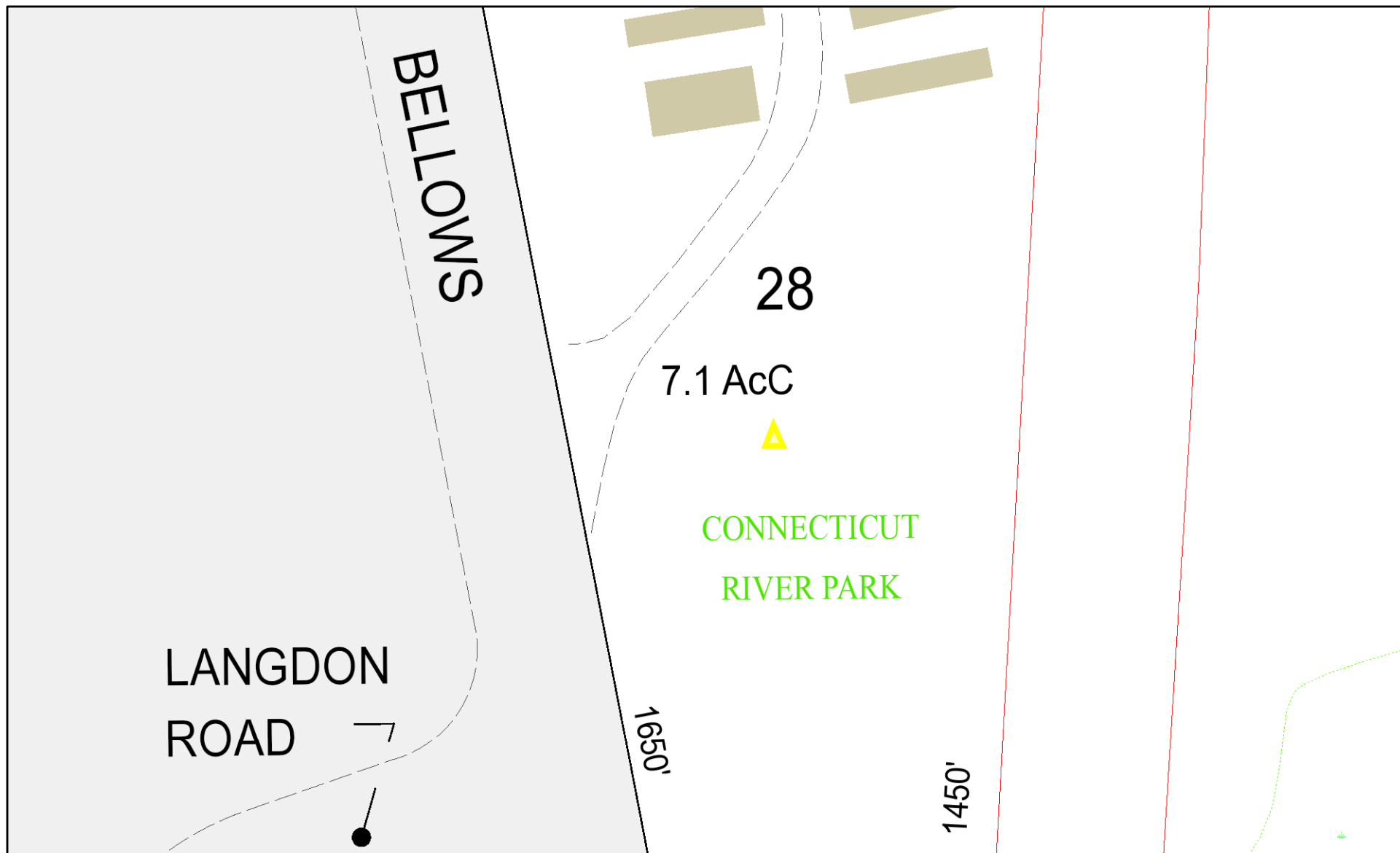


Charlestown, NH

1 inch = 68 Feet



December 16, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.