

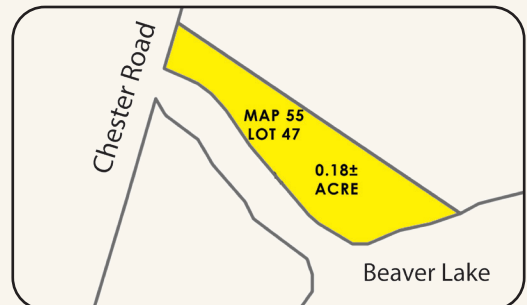
PUBLIC AUCTION

Vacant Lot on Beaver Lake **FRIDAY, MAY 6, 2022 AT 3:00 PM**



83 Chester Road, Derry, NH

ID#22-140 • We have been retained by the Town of Derry, NH to sell at PUBLIC AUCTION this town-owned property that was acquired via tax collector's deed. • Vacant 0.18± acre lot located along Beaver Lake w/ lake access • The lot is zoned MDR (medium density residential) is mostly level and lightly wooded • Tax Map 55, Lot 47. Assessed Value: \$57,600. 2021 Taxes: \$1,426.



10% BUYER'S PREMIUM DUE AT CLOSING

Terms: \$5,000 deposit by cash, certified check/bank check or other tender acceptable to the Town of Derry at time of sale, balance of purchase due within 30 days from the sale date. Conveyance by Quitclaim Deed, sale is subject to town confirmation. The Town of Derry reserves the right to reject any and all bids. The property will be sold **"AS IS, WHERE IS"** subject to all outstanding liens, if any. Other terms may be announced at time of sale.

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.

ADDITIONAL INFORMATION & PHOTOS ARE AVAILABLE ON OUR WEBSITE



JSJ Auctions
SINCE 1982



45 Exeter Road, Epping, NH 03042, NH Lic. #2279
603-734-4348 • www.jsjauctions.com

AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this 6th day of May, 2022 by and between the Town of Derry, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 14 Manning Street, Derry, New Hampshire, 03038 (hereinafter referred to as the SELLER) AND the BUYER,

having an address of _____

If mailing address is different please state: _____

WITNESSETH: The SELLER agrees to sell and convey, and the BUYER agrees to buy:

PROPERTY DESCRIPTION:

SELLER'S right, title and interest in certain land with the buildings and improvements thereon, if any, located in Derry, Rockingham County, New Hampshire, known as:

Being GIS ID: _____

SELLING PRICE, DEPOSIT AND PAYMENT:

The selling price is _____ (\$ _____)
payable as follows:

A. The BUYER's deposit, the receipt of which is hereby acknowledged, in the sum of Five Thousand Dollars (\$5,000.00) for the vacant lot to be held in escrow by Seller.

B. The balance of the selling price in the amount of

_____ (\$ _____)

Shall be paid by June 6, 2022 on the date of transfer of title, by cash or certified bank check.

In the event there is any dispute relative to the deposit monies held in Escrow, the SELLER may, in its sole discretion, pay said monies into the Clerk of the Court of proper jurisdiction in an Action of Interpleader and provide each party with notice thereof at the address stated herein. Should for any reason the funds for the deposit be returned as insufficient, then at the option of the Seller, this contract shall be null and void and the parties shall have no further recourse with regards to this Agreement.

BUYER'S PREMIUM DUE AUCTIONEER: The selling price does not include the BUYER's premium of ten (10%) percent of the purchase price, due to the Auctioneer at closing. BUYER'S premium is calculated as follows:

Selling Price \$ _____ @ 10% = _____.

Payment of such an amount by the BUYER in accordance with the previous sentence, by cash or certified bank check, at closing is a prior condition of the SELLER'S obligation to convey title. This BUYER's premium is in addition to the purchase price and is payable directly to the Auctioneer.

DEED: The SELLER agrees to furnish, at its own expense, a duly executed Quitclaim Deed of the property.

POSSESSION AND TITLE: The property is sold in its "AS IS, WHERE IS" condition without any warranty as to its condition whatsoever, subject to all tenants and rights of use or possession, outstanding municipal charges for sewer, water or betterment assessments/connection charges for the same and other matters of record, if any, including State and Federal tax liens having priority over the Town's tax lien or title.

TRANSFER OF TITLE: The transfer of title shall occur within thirty (30) days from the date of this Agreement, TIME BEING OF THE ESSENCE, at the Derry Municipal Center located at 14 Manning Street, Derry, New Hampshire or at any other place to be mutually agreed upon by the parties.

TITLE: If the BUYER desires an examination of title, BUYER shall pay the cost thereof. BUYER acknowledges that title be transferred by Quitclaim Deed and BUYER'S title shall be subject to matters of record and as described in the section entitles POSSESSION AND TITLE above.

LIQUIDATED DAMAGES: If the BUYER shall default in the performance of his/her obligations under this Agreement, the amount of the deposit and any additional deposit given by BUYER may, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages. Further, all of the BUYER'S right and interest in and to the Agreement shall, without notice or further consideration, be assigned to SELLER. Upon BUYER'S default or failure to close, SELLER reserves the unqualified right to sell the property to the next highest bidder.

REAL ESTATE DISCLOSURES

Please see attachment A Disclosures which are incorporated as part of this agreement.

PRIOR STATEMENTS: All representations, statements, and agreements heretofore made between the parties hereto are merged in this Agreement, which alone fully and completely expresses their respective obligations. This Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representation not embodied in this Agreement made by the other or on his behalf. This Agreement shall not be altered or modified except by written agreement signed and dated by both the SELLER and the BUYER.

ADDITIONAL PROVISIONS:

WITNESS: the signatures of the above parties on the dates as noted below.

THE TOWN OF DERRY

By: _____

David Caron

Its: Town Administrator

Duly Authorized

BUYER

By: _____

Its: _____

(Title if other than individual)

Duly Authorized

Witness

Witness



(M)
Derry Tax Collector

Cathy Ann Lacey

RECORDING 10.00
SURCHARGE 2.00

TAX COLLECTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS

That I, Diane M. Mulholland, Tax Collector for the Town of Derry, in the County of Rockingham and the State of New Hampshire, for the year 2021 by the authority in me vested by the laws of the State, and for consideration received by the Town of Derry, located at 14 Manning Street Derry NH 03038, do hereby sell and convey to the Town of Derry, a certain tract or parcel of land situated in the Town of Derry, New Hampshire aforesaid, taxed by the Council/Assessors in 2018 to:

R K CONSTRUCTION INC.

and described in the invoice books as:

Map 55 Lot 047

**Located at 83 Chester Road
.18 AC and Improvements Thereon**

Deeded for 100% common and undivided interest.

Meaning and intending to describe and convey the same premises conveyed to R K Construction Inc. dated February 12, 1985 and recorded in the Rockingham County Registry of Deeds in Book 2532, Page 1685.

This deed is the result of the tax lien execution held at the Municipal Office Building located at 14 Manning Street in the Town of Derry, New Hampshire on the 18th day of April 2019, to have and to hold said Premises, with the appurtenances, to said Town's successors/heirs and assigns forever. And I hereby covenant with said Town of Derry, that in making this conveyance I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in manner aforesaid.

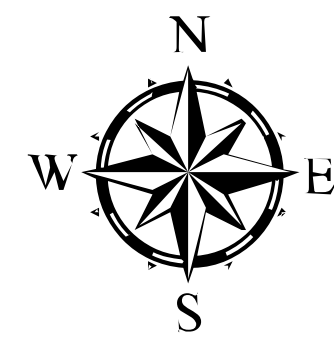
In witness whereof, I have hereunto set, my hand and seal, the 20th day of October in the year of our Lord 2021.

Diane M. Mulholland
Diane M. Mulholland
Derry
Tax Collector

State of New Hampshire County of Rockingham, on 20th October 2021, personally appeared Diane M. Mulholland and acknowledged the foregoing instrument to be her voluntary act and deed before me

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				<div>2208</div> <div>DERRY, NH</div> <div>Effective Date of Value April 1, 2022</div> <div>VISION</div>						
TOWN OF DERRY 14 MANNING ST DERRY NH 03038 Additional Owners:		1 Level				1 Paved		7 Waterfront		Description	Code	Assessed	Assessed							
										RES LAND	1320	42,600	42,600							
										RES LAND	133V	15,000	15,000							
SUPPLEMENTAL DATA																				
Alt Prcl ID 55047 Value Flag 5 - Cost Class R - Residential Solar Pane Fire Dist 1 Wtr Ac or GIS ID 55047						TIF District Tracking For Sale APT Data Assoc Pid#				Total		57,600	57,600							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
TOWN OF DERRY R K CONSTRUCTION INC		6346 0607		10-27-2021		U		V		0		35		Year	Code	Assessed	Year	Code	Assessed	
		2532 1685		02-12-1985		U		V		0				2021	1320	42,600	2020	1320	42,600	
														133V	15,000	133V	15,000			
														Total	57,600	Total	57,600	Total	57,600	
OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor						
Code	Description			Number			Amount			Comm Int										
														APPRaised VALUE SUMMARY						
														Appraised Bldg. Value (Card)						0
														Appraised Xf (B) Value (Bldg)						0
														Appraised Ob (B) Value (Bldg)						0
														Appraised Land Value (Bldg)						57,600
														Special Land Value						0
														Total Appraised Parcel Value						57,600
														Valuation Method						C
														Total Appraised Parcel Value						57,600
ASSESSING NEIGHBORHOOD														VISIT / CHANGE HISTORY						
Nbhd		Nbhd Name			B			Tracing			Batch			Date	Id	Type	Is	Cd	Purpost/Result	
108														06-10-2020	SDP			22	Vacant Parcel	
														07-18-2018	JF			14	Residential Field Review	
														09-12-2014	JLS			22	Vacant Parcel	
														08-04-2009	MW			14	Residential Field Review	
														03-07-2006	MG			14	Residential Field Review	
														08-04-2005	RK			00	Measure + Listed	
														07-17-2001	JT			02	Measure + 2nd Visit	
NOTES																				
REVIEW FOR SALE 14: NO BOAT DOCK, LAND VALUE OK UNTIL SITE BECOME BUILDABLE PER BC WATER FRONT 20: VACANT SIZE SHAPE LOCATION -75%														TAX DEEDED 2021						
BUILDING PERMIT RECORD														LAND LINE VALUATION SECTION						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments												
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value			
1	1320	RES VAC UN	MDR		7,841 SF	14.52	1.30000	8	0.25	108	1.150	Restrictions,Shape / Size				1.0000	42,600			
1	133V	RES LAND WF			60 WF	1,000	1.00000	0	0.25		1.000					1.0000	15,000			
Total Card Land Units					0.18 AC	Parcel Total Land Area					0.18	Total Land Value					57,600			

A photograph of a wooded area. In the foreground, there is a large pile of cut branches and debris on the ground. The ground is covered with dry leaves and twigs. Sunlight filters through the dense canopy of trees, creating dappled light on the forest floor. The trees are mostly deciduous with green leaves, and a few evergreens are visible on the left.



1:1,500

MAP-55

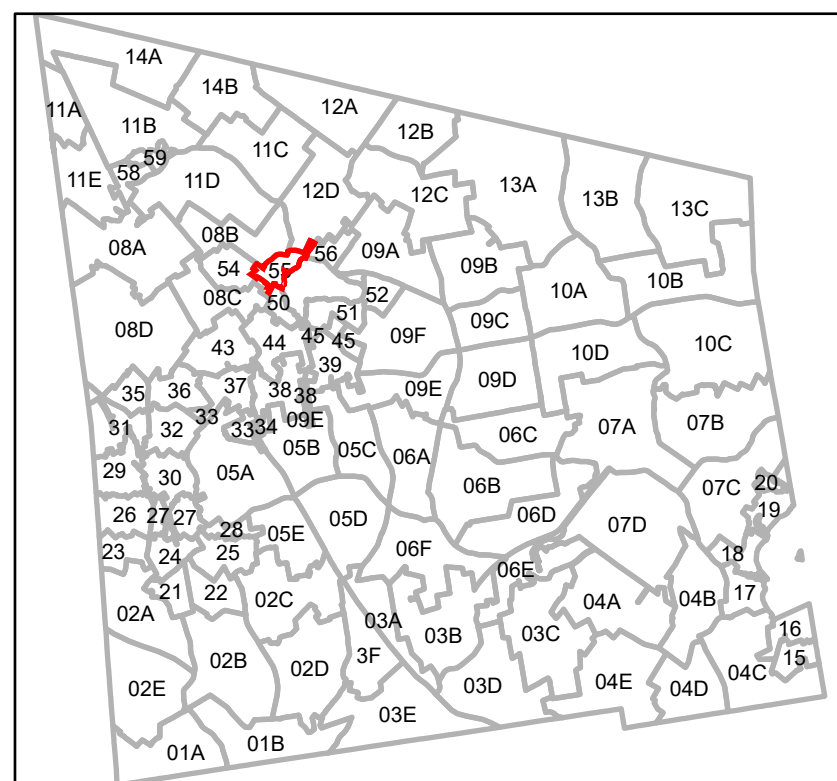
DERRY, NEW HAMPSHIRE

THE DATA ON THIS MAP HAS BEEN COMPILED FROM A VARIETY OF SOURCES, GRANTED VOLUNTARILY BY PRIVATE OWNERS AND PUBLIC AGENCIES. THE TOWN OF DERRY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INDIVIDUAL PARCELS, OR FOR ASSESSMENT PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCES.

- Legend**
- IND I-INDUSTRIAL I
 - IND II-INDUSTRIAL II
 - IND III-INDUSTRIAL III
 - IND IV-INDUSTRIAL IV
 - IND V-INDUSTRIAL V
 - IND VI-INDUSTRIAL VI
 - LDR-LOW DENSITY RESIDENTIAL
 - LMDR-LOW/MED DENSITY RESIDENTIAL
 - MDR-MEDIUM DENSITY RESIDENTIAL
 - MHDR II-MEDIUM HIGH DENSITY RESIDENTIAL
 - MHDR-MEDIUM/HIGH DENSITY RESIDENTIAL
 - GC-GENERAL COMMERCIAL
 - GC2-GENERAL COMMERCIAL II
 - GC3-GENERAL COMMERCIAL III
 - GC4-GENERAL COMMERCIAL IV
 - CBD-CENTRAL BUSINESS DISTRICT
 - MFR-MULTI-FAMILY RESIDENTIAL
 - WEST RUNNING BROOK DISTRICT
 - MHPD-MANUFACTURED HOUSING PARK DEVELOPMENT
 - OBD-OFFICE BUSINESS DISTRICT
 - OMB-OFFICE MEDICAL BUSINESS
 - ORD-OFFICE RESEARCH AND DEVELOPMENT
 - Production.DBO.Dissolve_Lots

DERRY, NEW HAMPSHIRE
GEOGRAPHIC INFORMATION SYSTEM
A COOPERATIVE EFFORT OF THE BUILDING DEPARTMENTS:
INFORMATION TECHNOLOGY, DESIGN, PLANNING, ASSESSING
POLICE AND FIRE

Digital data contained herein, including the geographic information system, is provided as a reference only. It is not intended to be used for legal purposes. The Town of Derry assumes no responsibility for the accuracy or completeness of the information contained herein. The information is provided for informational purposes only and should not be used for legal purposes.



Date: 5/28/2020