

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Olga L. Gordon, Chapter 7 Trustee of the estate of J. Hunter Properties, LLC (the "Debtor"), Chapter 7 Case No. 22-10025-BAH (the "Seller" or "Trustee") has accepted the offer of _____ (the "Buyer") to purchase for the sum of _____ Dollars and 00 Cents (\$_____) all of the Seller's right, title and interest in the real property located at 417 Ocean Blvd., Unit 5, Hampton, New Hampshire (the "Asset").

WHEREAS, on September _____, 2022, the United States Bankruptcy Court granted the Chapter 7 Trustee's Motion For Authority To Sell Certain Asset By Way Of Public Auction Free And Clear of All Liens, Claims and Encumbrances (the "Motion to Sell"). The Motion to Sell Authorized the sale of the Asset.

NOW, THEREFORE, for good and valuable consideration paid to the Seller, the receipt of which is hereby acknowledged, the Seller hereby grants, sells and conveys to the Buyer, its successors and assigns, as of the date hereof, all of her right, title and interest in the Asset.

TO HAVE AND TO HOLD the Asset forever unto the Buyer, its successors and assigns, free and clear of all liens, claims, or encumbrances of any kind.

The Asset transferred hereunder are transferred "AS IS" and "WHERE IS" without any representations or warranties. This sale is further made WITHOUT ANY WARRANTY OF MERCHANTABILITY AND WITHOUT ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE.

IN WITNESS WHEREOF, the Seller has executed this instrument under seal on this ____ day of October, 2022.

Olga L. Gordon, Chapter 7 Trustee of J. Hunter Properties, LLC and Not Individually and Not as Partner of Murtha Cullina, LLP

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

On this ____ day of October, 2022, before me, the undersigned notary public, personally appeared Olga L. Gordon, proved to me through satisfactory evidence of personal knowledge, to be the person whose name is signed on this document and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires: