

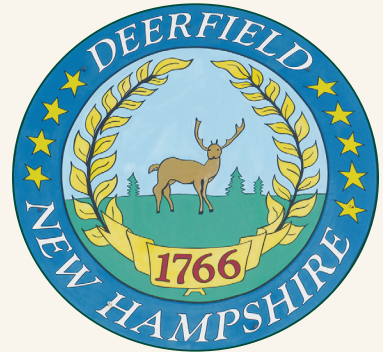
# PUBLIC AUCTION

TOWN OWNED PROPERTY

DEERFIELD, NH

TWO-BEDROOM WATERFRONT CAMP  
SATURDAY, SEPTEMBER 13 AT 10:00 AM  
13 PINE AVENUE, DEERFIELD, NH

\*\*\* SALE TO BE HELD ON SITE \*\*\*



**ID#25-193** • We have been retained by the Town of Deerfield to sell at PUBLIC AUCTION this town-owned property that was acquired by Tax Collector's Deed • 1940 built camp style home located on a 0.09+/- acre lot with 50+/- FF along Freese's Pond • Home offers 982+/- SF GLA, 2 BR and 1BA • Features include vinyl siding, small front deck, 6' x 12' open porch overlooking pond & electric/radiant heat • Condition/existence of well and septic is unknown • Tax Map 208, Lot 84. Assessed Value: \$143,700. 2024 Taxes: \$3,536.



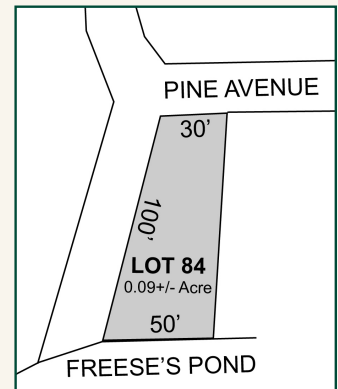
**10% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING**

**PREVIEW:** By appointment with auctioneer and from 9 am on the day of sale.

**TERMS:** \$10,000 non-refundable deposit by cash, certified/bank check or other tender acceptable to the Town of Deerfield at time of sale, balance of purchase price along with buyer's premium due within 45 days from the sale date. Conveyance by deed without covenants. Sale is subject to Town confirmation. The property is 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. The Town of Deerfield does not warrant the condition or existence of any feature described above.*

**MORE DETAILS & 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](http://www.jsjauctions.com)

## **AGREEMENT AND DEPOSIT RECEIPT**

This Agreement is made this 13th day of September, 2025, by and between the Town of Deerfield, a municipal corporation located in the County of Rockingham, State of New Hampshire, with a mailing address of 8 Raymond Road, PO Box 159, Deerfield NH 03037-1719 (hereinafter the "SELLER") and

\_\_\_\_\_, with a mailing address of \_\_\_\_\_  
\_\_\_\_\_ (hereinafter "BUYER").

In consideration of the mutual promises and undertakings set forth below, the parties agree as follows:

**CONVEYANCE AGREEMENT AND DESCRIPTION OF REAL ESTATE:** The Seller agrees to sell and convey and the Buyer agrees to purchase such interest as the SELLER may have in the real estate, with the buildings, fixtures and improvements thereon, if any, and all appurtenant easements thereto, known as Map \_\_\_, Lot \_\_\_, situated at \_\_\_\_\_, Deerfield, New Hampshire, upon the following terms.

**PRICE:** The SELLING PRICE of the property is

	(\$ _____)
The BUYER'S DEPOSIT, receipt of which is hereby acknowledged in the sum of	(\$ _____)
The BALANCE of the SALE PRICE shall be payable at closing and tendered in cash, bank check or certified check.	(\$ _____)

**BUYERS PREMIUM DUE:** The SELLING PRICE does not include the BUYERS PREMIUM of ten percent (10%) on the SELLING PRICE, due the Auctioneer at closing.

SELLING PRICE \$ \_\_\_\_\_ at 10% equals BUYERS PREMIUM \$ \_\_\_\_\_

Payment of such an amount by the BUYER in accordance with the previous clause, by cash or certified check at closing, is a prior condition of the Town's obligation to convey title. This BUYERS PREMIUM is in addition to the SELLING PRICE and is payable directly to the Auctioneer.

**CONDITIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DEED:** The SELLER agrees to furnish to the BUYER or his nominee, at the SELLER'S expense, a duly executed DEED, without covenants, of the property.

**POSSESSION AND TITLE:** The property is sold in AS IS, WHERE IS condition, without any warranty as to title, use or condition whatsoever, subject to all tenants and rights of use or possession, outstanding municipal charges or other matters of record, if any, including State and Federal tax liens having priority over the Town's tax lien or title. Further, the Town does not in any way warranty or guarantee the availability of any municipal land use permits, including building permits, zoning approvals or any other similar permits. It shall be the responsibility of the BUYERS to apply for any required permits to the appropriate departments of the Town of Deerfield 03037-1719.

**TRANSFER OF TITLE:** Shall be given on or before forty-five (45) days after the date of this AGREEMENT. The TRANSFER OF TITLE shall be as such time and place as mutually agreed upon by the parties, in writing. Failing such mutual agreement, the time of transfer shall be designated by the SELLER and shall occur at the Deerfield Town Hall, 8 Raymond Road, Deerfield, New Hampshire 03037-1719. *Time is of the essence.*

**TITLE:** If the BUYER desires an examination of title, BUYER shall pay the cost thereof. BUYER acknowledges that TITLE shall be transferred by DEED without covenants. DEED and BUYERS TITLE shall be subject to matters of record and as described in the section entitled POSSESSION AND TITLE above.

**RECORDING FEES AND TRANSFER TAX:** Buyer shall be responsible for all recording fees and transfer taxes, which may be assessed with respect to this conveyance, and shall provide all necessary forms to the Town, and shall cause same to be filed as required by law.

**RISK OF LOSS:** Risk of loss from any cause shall be upon the Seller until the transfer of the property covered hereby.

**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 BUYERS right and interest in and to the AGREEMENT shall, without notice or further consideration, be assigned to the SELLER. Upon BUYERS default or failure to close, SELLER reserves the unqualified right to sell the property to the next highest bidder. Alternatively, the BUYER may demand specific performance of this contract to which the SELLER will acquiesce.

**PRIOR STATEMENTS:** All representations, statements and agreements previously made by the parties are merged in this AGREEMENT, which alone fully and completely expresses their respective obligations, and this AGREEMENT is entered into by each party after opportunity for investigation, consultation with legal counsel, title examination, and examination of the property, neither party relying on any representations not embodied in this agreement, made by the other or on his behalf. BUYER acquires the property “**AS IS, WHERE IS, WITH ALL FAULTS,**” and agrees that the Seller has made no representations as to use, nor representations as to title. BUYER understands that the property being conveyed was acquired by the SELLER by tax deed and as a result of the prior owner’s default in the payment of property taxes.

**MISCELLANEOUS:** This instrument, executed in duplicate, is to be construed as a New Hampshire contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and ensures to the benefit of the parties and their respective heirs, devisees, executors, administrators, successors, agents and assigns; and may be canceled, modified or amended only by a written instrument signed by both the SELLER and the BUYER.

**Town of Deerfield**  
**Purchase and Sales Agreement (Cont'd)**

IN WITNESS WHEREOF, the SELLER and BUYER sign this agreement as of the dates as noted below.

**TOWN OF DEERFIELD**

**By:**

**BUYER**

**By:**

\_\_\_\_\_  
Karen Clement, Town Administrator  
Duly authorized

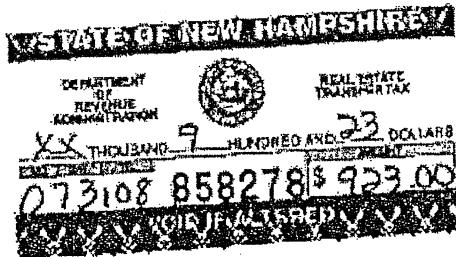
\_\_\_\_\_  
Its: \_\_\_\_\_  
Duly authorized

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_



**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, Beneficial New Hampshire, Inc. successor in interest to Beneficial Mortgage Co. of New Hampshire, a corporation having a usual place of business at 961 Walnut Drive, Elmhurst, IL 60126, for consideration paid, and in full consideration of Sixty One Thousand Five Hundred and 00/100 Dollars (\$61,500.00) does hereby grant to Jerry Fenstermaker and Tina L. Fenstermaker, as joint tenants WROS of 7 Grover Road, Epping, NH 03042  
**WITH QUITCLAIM COVENANTS**

That certain lot or parcel of land located in the City of Deerfield, the County of Rockingham, the State of New Hampshire more particularly described on Exhibit "A" attached hereto and by reference made a part hereof.

For title see Foreclosure Deed from Beneficial New Hampshire, Inc. successor in interest to Beneficial Mortgage Co. of New Hampshire to Beneficial New Hampshire, Inc. successor in interest to Beneficial Mortgage Co. of New Hampshire dated September 14, 2007, and recorded October 9, 2007 in Book 4850 at Page 2095 of the Rockingham County Registry of Deeds.

This conveyance does not constitute all or substantially all of the corporation's assets in the State of New Hampshire.

WITNESS our hands this 11 day of July, 2008

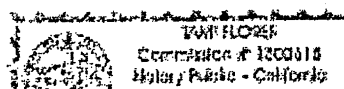
Beneficial New Hampshire, Inc. successor in interest to Beneficial Mortgage Co. of New Hampshire  
 By: [Signature]  
 Its: Barbara J. Muedano  
Asst. Vice President

STATE OF Calif  
 COUNTY OF Los Angeles

Then personally appeared the above named Barbara J. Muedano of Beneficial New Hampshire, Inc. successor in interest to Beneficial Mortgage Co. of New Hampshire, and acknowledged the foregoing instrument by him/her executed to be his/her free act and deed in his/her capacity and the free act and deed of said corporation, before me

[Signature]  
 Notary Public  
 My commission expires: \_\_\_\_\_

Property Address:  
 13 Pine Avenue  
 Deerfield, NH 03037




2008 JUL 31 PM 1:55

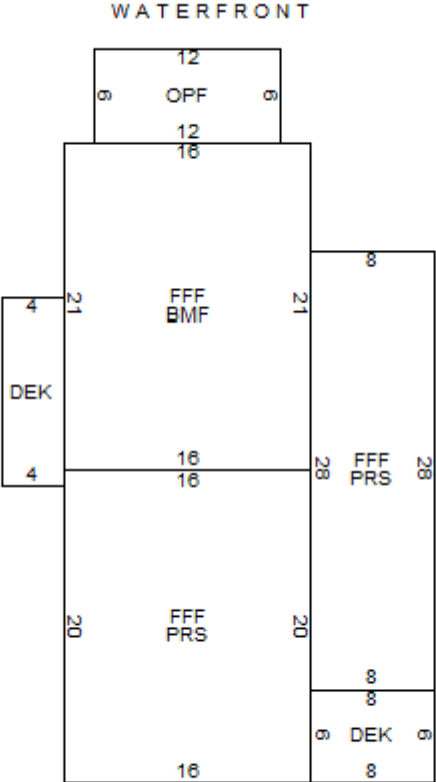
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ROCKINGHAM COUNTY  
 REGISTRY OF DEEDS

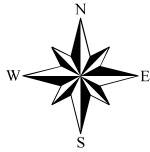
OWNER INFORMATION				SALES HISTORY							PICTURE							
FENSTERMAKER, JERRY FENSTERMAKER, TIA L. 13 PINE AVE.  DEERFIELD, NH 03037 (ET AL.)				Date	Book	Page	Type	Price			Grantor							
				07/31/2008	4939	1643	U I 37	61,500			BENEFICIAL NH INC							
				10/09/2007	4850	2095	U I 51	109,200			MUNROE, SHERRY ANNE							
				04/26/2002	3761	0198	Q I	90,000			BLACKER, ROBERTA L							
				08/10/1998	3316	0422	Q I	16,000			HOUSING & URBAN DEVELP							
				12/16/1997	3256	2836	Q I	2,000			FIRST UNION MTG CORP							
LISTING HISTORY				NOTES														
08/16/22	RWVM	MARKED FOR INSPECTION		GRN; WOOD HEAT; 16X20 CRAWL DIRT FLR; BLK FNDTN; WOB; USES 28X8 PRS AS STO; PRS EST; EXT GOOD; 8/16 NOH, DNPU CANVAS SHED; 8/22; NOH; EXT STILL GD; NC NOTED;														
01/01/22	INSP																	
08/11/16	DMVM																	
05/15/16	INSP																	
12/08/14	DMVM																	
04/01/10	ERRM																	
02/17/09	BHPR																	
05/08/07	KCPL																	
EXTRA FEATURES VALUATION															MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Lngth x Width		Size Adj	Rate	Cond	Market Value		Notes								
															<div>DEERFIELD ASSESSING OFFICE</div>			
PARCEL TOTAL TAXABLE VALUE																		
Year	Building		Features		Land													
2022	\$ 61,700		\$ 0		\$ 82,000		Parcel Total: \$ 143,700											
2023	\$ 61,700		\$ 0		\$ 82,000		Parcel Total: \$ 143,700											
2024	\$ 61,700		\$ 0		\$ 82,000		Parcel Total: \$ 143,700											
LAND VALUATION															LAST REVALUATION: 2020			
Zone: AR AGR/RES		Minimum Acreage: 3.00		Minimum Frontage: 200											Site: FAIR Driveway: DIRT/GRAVEL Road: DIRT/GRAVEL			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes				
1F RES WTRFRNT	0.090 ac	65,000	D	90	95	95	95	95 -- MILD	100	47,600	0	N	47,600					
FREESES POND	50.000 wf	NATURAL, DTW AND/OR LTD						95 -- MILD SLOPE	100	34,400	0		34,400					
										82,000	82,000							

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	<b>FENSTERMAKER, JERRY</b> FENSTERMAKER, TIA L. 13 PINE AVE.  DEERFIELD, NH 03037 (ET AL.)	<b>District</b> <b>Percentage</b>	Model: <b>1.00 STORY FRAME CAMP</b> Roof: <b>GABLE OR HIP/ASPHALT</b> Ext: <b>VINYL SIDING</b> Int: <b>DRYWALL</b> Floor: <b>CARPET</b> Heat: <b>ELECTRIC/RAD ELECT</b>
			Bedrooms: <b>3</b> Baths: <b>1.0</b> Fixtures: Extra Kitchens: Fireplaces: A/C: <b>No</b> Generators:
	<b>PERMITS</b>		Quality: <b>B1 AVG-10</b> Com. Wall: Size Adj: <b>1.4026</b> Base Rate: <b>RSA 96.00</b> Bldg. Rate: <b>1.1487</b> Sq. Foot Cost: <b>\$ 110.28</b>
<b>Date</b> <b>Project Type</b> <b>Notes</b>			
07/13/04 REPAIR			

<div><div>WATERFRONT</div><div><div><div><div>12</div><div>9</div><div>OPF</div><div>9</div></div><div><div>12</div><div>16</div></div><div><div>21</div><div>21</div><div>FFF</div><div>BMF</div></div><div><div>4</div><div>12</div><div>DEK</div><div>4</div></div><div><div>16</div><div>16</div><div>FFF</div><div>PRS</div></div><div><div>20</div><div>20</div><div>FFF</div><div>PRS</div></div><div><div>16</div><div>8</div><div>DEK</div><div>9</div></div><div><div>8</div><div>8</div></div></div><div>FRONTAGE</div></div></div>		<table><tr><th colspan="5">BUILDING SUB AREA DETAILS</th></tr><tr><th>ID</th><th>Description</th><th>Area</th><th>Adj.</th><th>Effect.</th></tr><tr><td>OPF</td><td>OPEN PORCH</td><td>72</td><td>0.25</td><td>18</td></tr><tr><td>FFF</td><td>FST FLR FIN</td><td>880</td><td>1.00</td><td>880</td></tr><tr><td>BMF</td><td>BSMNT FINISHED</td><td>336</td><td>0.30</td><td>101</td></tr><tr><td>PRS</td><td>PIER</td><td>544</td><td>-0.05</td><td>-27</td></tr><tr><td>DEK</td><td>DECK/ENTRANCE</td><td>96</td><td>0.10</td><td>10</td></tr><tr><td>GLA:</td><td>880</td><td>1,928</td><td></td><td>982</td></tr><tr><td colspan="5"></td></tr><tr><th colspan="5">2020 BASE YEAR BUILDING VALUATION</th></tr><tr><td colspan="2">Market Cost New:</td><td></td><td></td><td>\$ 108,295</td></tr><tr><td colspan="2">Year Built:</td><td></td><td></td><td>1940</td></tr><tr><td colspan="2">Condition For Age:</td><td>GOOD</td><td></td><td>23 %</td></tr><tr><td colspan="2">Physical:</td><td></td><td></td><td></td></tr><tr><td colspan="2">Functional:</td><td></td><td></td><td></td></tr><tr><td colspan="2">Economic:</td><td>RESTR/LTD</td><td></td><td>20 %</td></tr><tr><td colspan="2">Temporary:</td><td></td><td></td><td></td></tr><tr><td colspan="2">Total Depreciation:</td><td></td><td></td><td>43 %</td></tr><tr><td colspan="2">Building Value:</td><td></td><td></td><td>\$ 61,700</td></tr></table>	BUILDING SUB AREA DETAILS					ID	Description	Area	Adj.	Effect.	OPF	OPEN PORCH	72	0.25	18	FFF	FST FLR FIN	880	1.00	880	BMF	BSMNT FINISHED	336	0.30	101	PRS	PIER	544	-0.05	-27	DEK	DECK/ENTRANCE	96	0.10	10	GLA:	880	1,928		982						2020 BASE YEAR BUILDING VALUATION					Market Cost New:				\$ 108,295	Year Built:				1940	Condition For Age:		GOOD		23 %	Physical:					Functional:					Economic:		RESTR/LTD		20 %	Temporary:					Total Depreciation:				43 %	Building Value:				\$ 61,700
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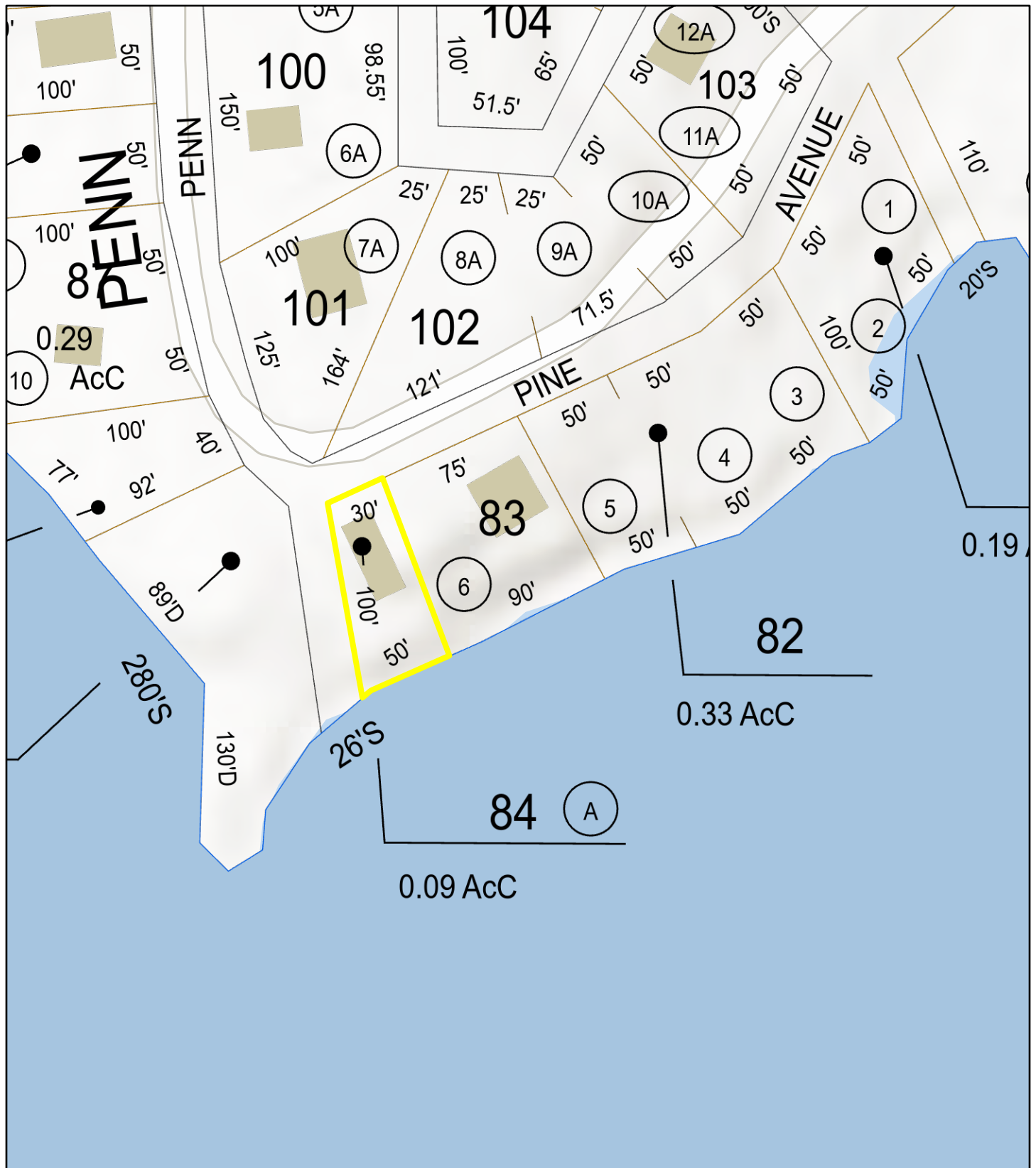
Town of Deerfield, NH

1 inch = 69 Feet



www.cai-tech.com

July 3, 2025



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