

SALES AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this _____ day of _____, 2025 between
the SELLER, **Tammy Jantti, Administratrix of the Geraldine Edith Jantti Estate**
and
The BUYER

WITNESSETH: That the SELLER agrees to sell and convey, and the BUYER agrees to buy a certain tract of land with the improvements thereon located at 206 Monadnock Street, Troy, New Hampshire as described in a deed dated August 19, 1994, recorded in Book 1501, Page 62 of the Cheshire County Registry of Deeds.

THE SELLING PRICE is	\$
DEPOSIT to be held by JSJ Auctions	\$ 10,000.00
Balance due at closing by CASH, CERTIFIED CHECK OR BANK DRAFT in the sum of	\$ _____
	\$

DEED: Marketable Title shall be conveyed by a Fiduciary Deed, and shall be subject to all encumbrances of record if any.

TRANSFER OF TITLE: Within 45 days of the date of this agreement.

POSSESSION: At the time of closing.

AGENT: No realtor is involved in this transaction.

TITLE: If BUYER desires an examination of title, it shall pay the cost thereof. If upon examination of title it is found that the title is not marketable, this agreement may be rescinded at the option of the BUYER.

PRO RATIONS: Taxes shall be prorated as of the date of closing and each party shall be responsible for one-half of the State of New Hampshire Transfer Tax.

LIQUIDATED DAMAGES: If the BUYER shall default in the performance of the obligations under this agreement, the amount of the deposit may, at the option of the SELLER become the property of the SELLER as reasonable liquidated damages.

PRIOR STATEMENTS: Any verbal representation, statements, and agreements are not valid unless contained herein. This agreement completely expresses the obligations of the parties.

FINANCING: This agreement is NOT contingent upon BUYER obtaining financing.

EFFECTIVE DATE: This is a binding contract and the effective date is when signed and dated, and all changes initialed and dated, by the SELLER and the BUYER.

ADDITIONAL PROVISIONS: **BUYER'S PREMIUM**

BUYER shall pay to Auctioneer a Buyer's Premium of Price of _____ Dollars (\$_____) equal to five percent (5.00%) of the Bid Price at closing. The Buyer's Premium is in addition to, not a part of, the purchase price. SELLER and BUYER with indemnify and save the other harmless from any demand, claim or suit at law or in equity by any such broker or agent claiming through him or her, including reimbursement or reasonable attorneys' fees and court cost.

Buyer

Date

The SELLER accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth.

GERALDINE EDITH JANTTI ESTATE

By: _____
Tammy Jantti, Administratrix Seller

Date