

PROPERTY NFORMATION PACKAGE #25-2149

REAL ESTATE AUCTION

GUNSTOCK ACRES HOME ON .43+/- AC. 1,344+/- sf, 4BR Chalet w/ Seasonal Mountain Views Private Community Beach on Lake Winnipesaukee

51 WHITE BIRCH DR., GILFORD, NH

Thursday, July 24 at 12pm On-site

Open House: Wednesday, July 16 (12pm-2pm)

NH Lic. #6018



TABLE OF CONTENTS

DISCLAIMER TRANSMITTAL LETTER TERMS & CONDITIONS BUYER'S PREMIUM SAMPLE P&S PROPERTY INFORMATION & PHOTOS LOCATION MAP

JJManning AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.







June 17, 2025

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer this 1,344+/- sf, 4-bedroom Chalet on .43+/- ac. with seasonal mountain views in "Gunstock Acres" located at 51 White Birch Dr., Gilford, NH. As a member of the Gunstock Acres Common Property Trust (GACPT) encompassing 711+/- acres with over 400 homes on the south shore of Lake Winnipesaukee, for a modest annual fee of \$135 you will have use of the community's private natural sand beach with 504+/- ft of Lake frontage, moorings (waitlist), dock, sundeck, bathhouse, small boat racks & launch, tennis, basketball, picnic & play areas. All town residents have access to Gilford Town Beach with 1,700 ft of frontage on 17 acres with snack bar as well as the Glendale Docks.

Surrounded by scenic beauty & endless recreational opportunities, this year-round home set in the heart of NH's popular Lakes Region attractions is well-suited as a primary residence, vacation get-away or investment property. It's close to Route 3 & 11 with easy access to I-93, only 1 mile from Gunstock Mountain Resort for skiing, zip-line & mountain coaster all just minutes from the shores of 70+/- sq mile Lake Winnipesaukee, NH's largest lake.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Thursday, July 24, 2025 at 12:00pm on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$15,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at **auctions@jjmanning.com** or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE President



TERMS & CONDITIONS

REAL ESTATE AUCTION

GUNSTOCK ACRES HOME ON .43+/- AC. 1,344+/- sf, 4BR Chalet w/ Seasonal Mountain Views Private Community Beach on Lake Winnipesaukee

51 WHITE BIRCH DR., GILFORD, NH

Thursday, July 24 at 12pm On-site

Open House: Wednesday, July 16 (12pm-2pm)

NH Lic. #6018

<u>Terms of Sale:</u> 10% deposit of which Fifteen Thousand Dollars (\$15,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, July 25, 2025. Balance in 30 days.

<u>A.</u> Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

<u>B.</u> Closing will take place on or before Friday, August 22, 2025 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

<u>C.</u> A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

<u>D.</u> The property is being sold "as is, with all faults". We encourage you to attend the Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

<u>F.</u> Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

<u>G.</u> The property is <u>NOT</u> being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.

JJ Manning AUCTIONEERS BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:	
Bid Price: Add 10% Buyer's Premium:	\$100,000.00 \$10,000.00
Contract sales price:	\$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

This 24th day of July 2025

1. PARTIES AND MAILING ADDRESSES

Sandra Bloomenthal & Robert Bloomenthal hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 51 White Birch Dr., Gilford, NH.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Warranty Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises	s isdollars, of which
\$	_have been paid as a deposit this day and
\$	_are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by

- 4:00 pm ET on Friday, July 25, 2025 as the additional deposit
- \$_____are to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s)
- \$_____TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, August 22, 2025 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this

agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

Buyer's Initials:

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, 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 inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed strictly as is.

25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

Sandra & Robert Bloomenthal, Seller(s)	BUYER		
By:			
By:	BUYER		
Buyer's Mailing Address (Street or P.O. Box)	Buyer's Attorney (Name)		
Buyer's Mailing Address (City, State & Zip Code)	Buyer's Attorney (Firm)		
Buyer's Daytime Phone	Buyer's Attorney's Address (Street or P.O. Box)		
Buyer's Evening Phone	Buyer's Attorney's Address (City, State & Zip Code)		
	Buyer's Attorney's Phone		
Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW A	AGENT		

GUNSTOCK ACRES HOME ON .43± ACRES 51 White Birch Dr, Gilford, NH 1,344± sf 4 BR Chalet with Seasonal Mountain Views Private Community Beach on Lake Winnipesaukee



AUCTION: Thursday, July 24 at 12pm On-site

Surrounded by scenic beauty & endless recreational opportunities, this year-round home set in the heart of NH's popular Lakes Region attractions is well-suited as a primary residence, vacation get-away or investment property.

Site: .43 \pm acres (18,731 \pm sf) with parking for 4 \pm vehicles

Design: 1,344± sf 2-story 4 BR, 2 BA chalet built 1970 over crawl space

Renovations: New front porch & steps to 204± sf 2nd floor deck spring 2025. New stove 2025. New Andersen slider to deck circa 2020. New metal roof circa 2015. In 2009, new Thomasville real wood kitchen with double sink, dish-washer & house totally rewired with new 220-volt electric panel. Close to Route 3 & 11 with easy access to I-93, only 1 mile from Gunstock Mountain Resort for skiing, zip-line & mountain coaster all just minutes from the shores of 70± sq mile Lake Winnipesaukee, NH's largest lake.

1st **FI:** 3BR, BA with shower & washer hook-ups for ventless all-in-one washer/dryer

2nd FI: Open concept kitchen, dining & living area with wood cathedral ceiling, 1BR, BA with shower

Heat: Electric baseboard

Water: Gunstock Acres Village Water District private system, \$800/year flat fee

Sewer: Private septic

County: Belknap County Zoning: SFR

Parcel ID: 253-370-000

Open House: Wednesday July 16 (12-2pm)

Terms of Sale:

10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, July 25, 2025. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements. As a member of the Gunstock Acres Common Property Trust (GACPT) encompassing 711± acres with over 400 homes on the south shore of Lake Winnipesaukee, for a modest annual fee of \$135 you will have use of the community's private natural sand beach with 504± ft of Lake frontage, moorings (waitlist), dock, sundeck, bathhouse, small boat racks & launch, tennis, basketball, picnic & play areas.

All town residents have access to Gilford Town Beach with 1,700 ft of frontage on 17 acres with snack bar as well as the Glendale Docks.





NH LIC 6018 Brochure 1841 • Ref 25-2149

Gilford, NH : Residential Property Record Card

[Back to Search Results]

Search For Properties

Parce

cel ID#		Name		Street #	Street Name		
				51	WHITE BIRCH DR	*	Search Reset Search
cel ID#	Card	Map-Block-Lot	Loca	tion	Zoning	State Class	Acres

Parcel ID# 253-370-000 1 Living Units 1

CURRENT

51 WHITE BIRCH DR

State Class

SFR

101 - ONEFAMILY

Acres 0.430

Owner Information

Bloomenthal, Sandra & Robert 12 Franklin St Pepperell MA 01463

Deed Information

Book/Page: 3020/0477 Deed Date: 2016/03/03

Dwelling Information

Style:	Chalet
Story Height:	2
Attic:	None
Basement:	Crawl
Year Built:	1970
Ground Flr Area:	672
Tot Living Area:	1344
Rooms:	6
Bedrooms:	4
Full Baths:	2
Half Baths:	0

Valuation

Land:	\$102,040
Building:	\$227,400
Total:	\$329,440
Net Assessment:	\$329,400

Sales History

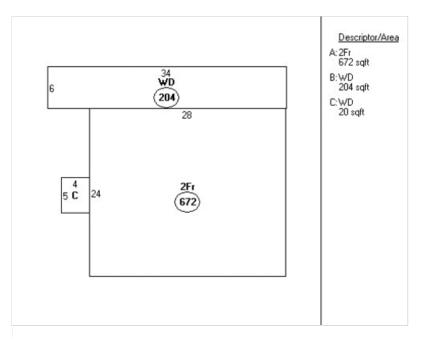
Book/Page	Date	Price	Туре	Validity			
3020/0477	2016/03/03	\$2,666	Land + Bldg	44			
2601/0144	2009/10/08	\$125,000	Land + Bldg	49			
2139/0247	2005/02/07	\$154,000	Land + Bldg				
1878/0325	2003/04/30	\$132,000	Land + Bldg	0			
1364/0708	1996/02/01	\$0	Land + Bldg	А			
Out Building Information							

Туре	Qty	Year	Size1	Size2	Grade	Cond	Value

Building Sketch

Property Picture





Notice

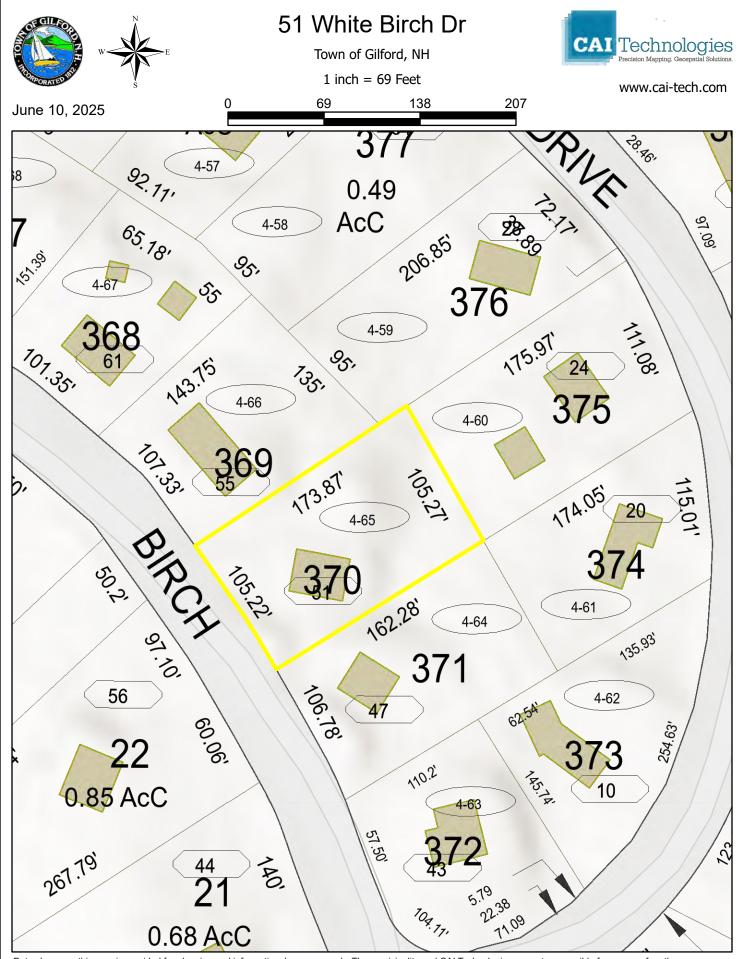
Tax Year 2025 Values

The information delivered through this on-line database is provided in the spirit of open access to government information and is intended as an enhanced service and convenience for citizens of Gilford, NH.

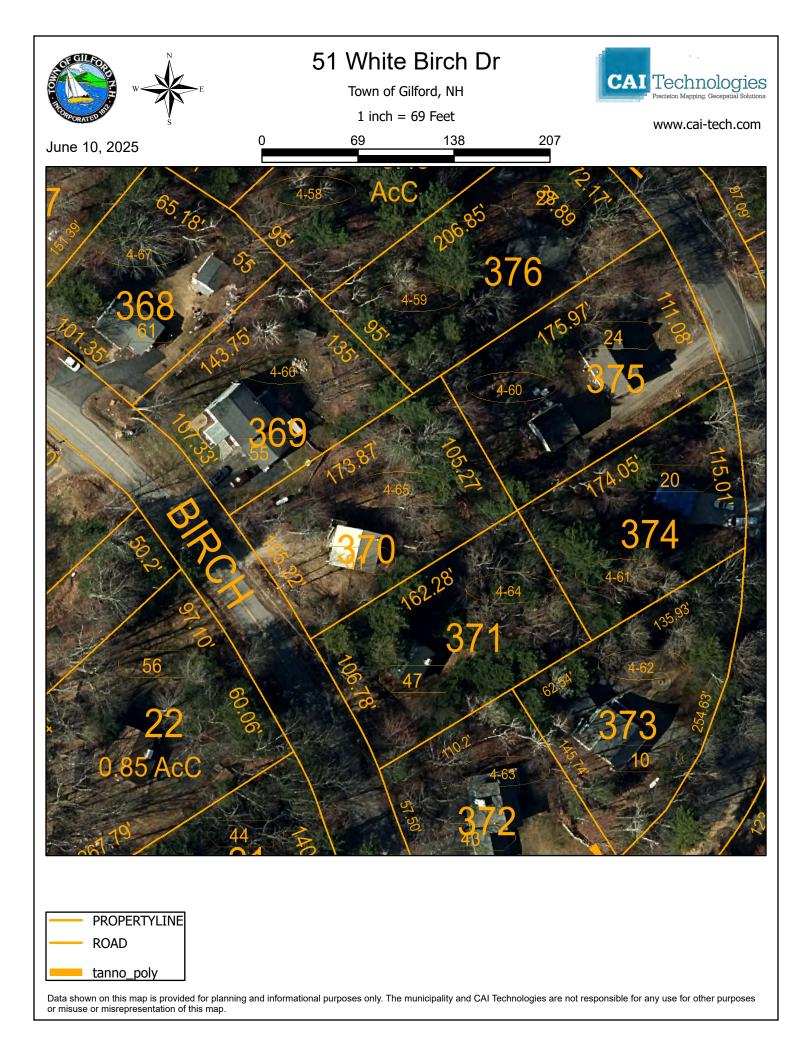
The providers of this database: CLT, Big Room Studios, and Gilford, NH assume no liability for any error or omission in the information provided here.

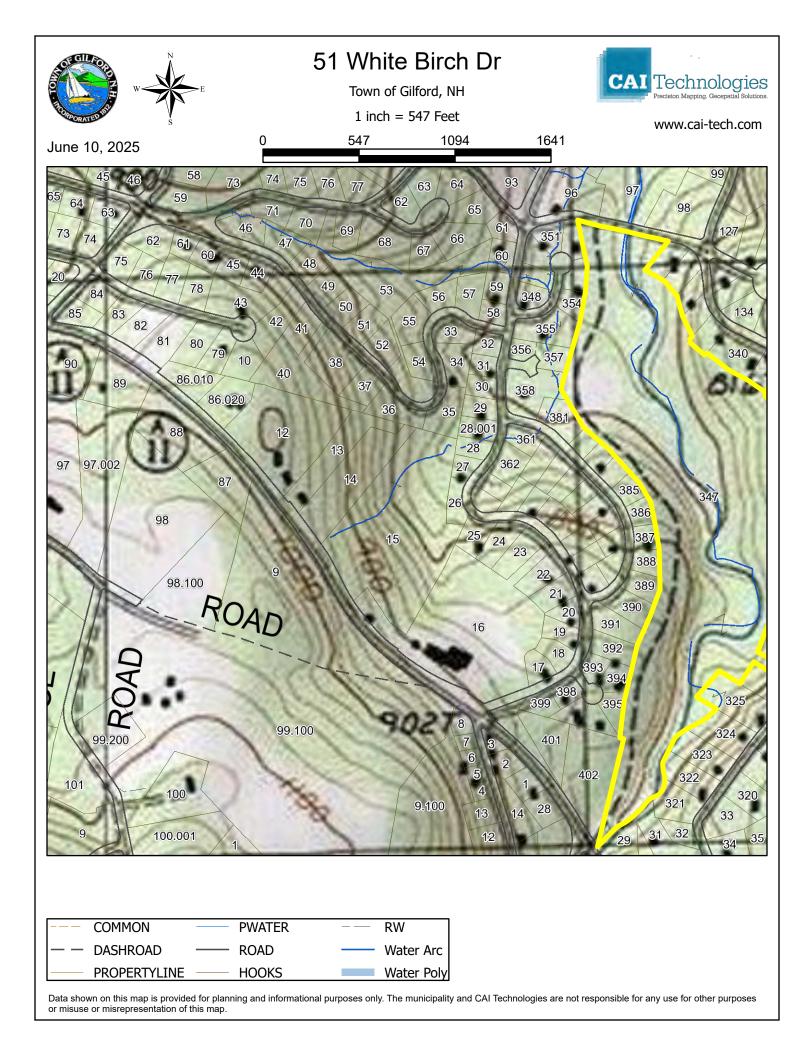
Comments regarding this service should be directed to: jfallon@gilfordnh.gov.





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.





Doc # 1602046 Mar 3, 2016 1:45 PM Book 3020 Page 0477 Page 1 of 2 Register of Deeds, Belknap County Jud 14, O. M. Hath BEA0723

Return to: Sandra Bloomenthal 51 White Birch Drive Gilford, NH 03249

		FEAL ESTATE
ADWHISTRANCH	d * Hundre	d 40 Dollars
odf 3/03/2016	BE83558	6 \$40.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT we, Robert T. Bloomenthal and Sandra G. Bloomenthal, Trustees of the Stormy Realty Trust u/d/t dated November 26, 1973, of 51 White Birch Drive, Gilford, Belknap County, New Hampshire,

for consideration paid, grants to Sandra Bloomenthal and Robert Bloomenthal, as joint tenants with rights of survivorship, of 51 White Birch Drive, Gilford, Belknap County, New Hampshire,

The undersigned have full and absolute power in said Trust Agreement to sell, exchange, purchase, acquire, mortgage, encumber, pledge or convey the interest in the real estate and improvements thereon held in said Trust, and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see the application of any trust to the Trust asset paid to the Trustees for conveyance thereof. We further state that the Trust Agreement has not been amended, modified, or terminated.

with WARRANTY COVENANTS

A certain tract or parcel of land with the buildings thereon situated in the Town of Gilford, County of Belknap and State of New Hampshire, described as follows:

A certain tract or parcel of land, being Lot No. 4-65 as shown on a plan of Gunstock Acres, Gilford, New Hampshire, E.H. Lord-Wood Associates, Engineers and Planners, recorded in the Belknap County Registry of Deeds in Plan Book 24, Pages 1859 and 1860, to which plan reference may be made for a more particular description. (See also Plan Book 25, Pages 1906-1907.)

Together with the right to use, in common with others, from time to time, entitled thereto, the ways and common areas of "Gunstock Acres" so designated or dedicated, from time to time, by the grantor.

Subject to any and all matters as shown on a Plan recorded at Book 24, Pages 1859 and 1860.

Subject to the Declaration of Gunstock Acres and Beach Trust, dated February 6, 1985 and recorded in the Belknap County Registry of Deeds at Book 893, Page 538 on February 7, 1985 and any amendments thereto.

Subject to the rights that exist regarding the common areas and roads as described in the Belknap County Registry of Deeds at Book 1364, Page 708.

Subject to an Easement from New England Properties, Inc., to the New England Telephone and Telegraph Company, dated April 29, 1970 and recorded in the Russingham County Registry of Deeds at Book 615, Page 426 on August 15, 1973. Belknap

Subject to the restrictions and easements of record, a reservation of all mineral rights by Gunstock Acres, Inc. and the restrictions applicable to "Gunstock Acres" duly recorded with the Belknap County Registry of Deeds at Book 483, Page 367 as amended.

Being all and the same premises conveyed to Grantors by Deed dated October 7, 2009 and recorded with the Belknap County Registry of Deeds in Book 2601, Page 144.

Grantors, as Trustees and individually, release any and all rights of homestead and other interests which they have or may have had in the subject property and affirm that there are no other persons entitled to claim any rights of homestead.

Witness our hands and seals affixed hereto under the pains and penalties of perjury on this **x kth** day of February, 2016.

26th

Robert T. Bloomentha

Sandra G.

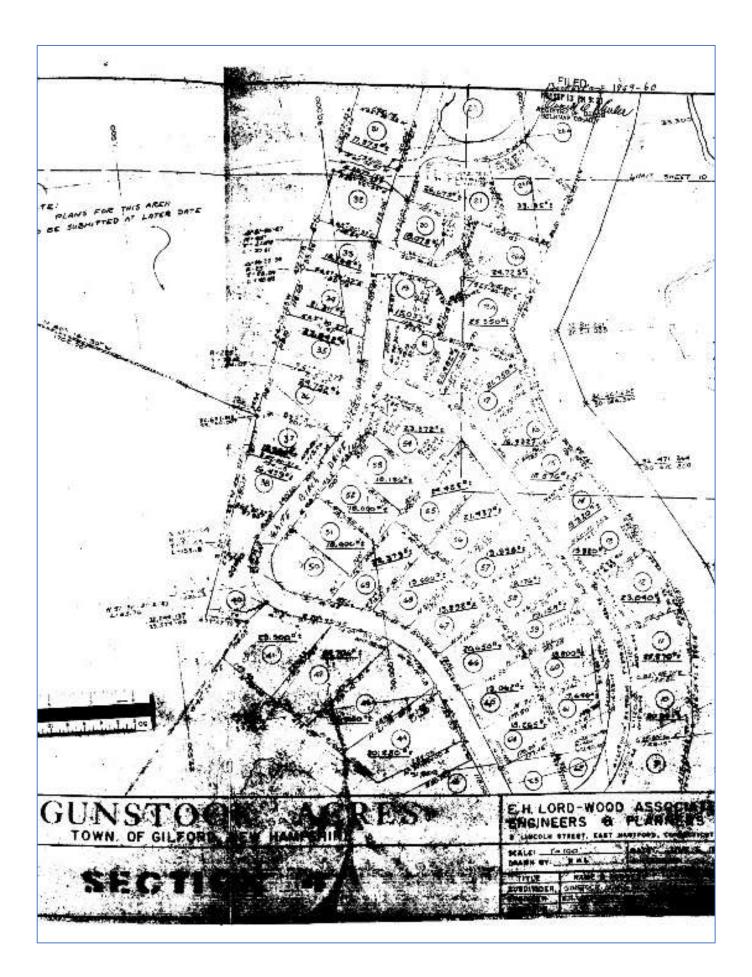
State of New Hampshire County of Belknep, ss Hillsborough 26th

Before me, this XXBxday of February, 2016, personally appeared Robert T. Bloomenthal and Sandra G. Bloomenthal as Trustees of the Stormy Realty Trust as aforesaid, who acknowledged to be the persons whose names are signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief and acknowledged to me that they signed it voluntarily for its stated purpose on behalf of the Trust.

Leonard W. Foy III, Esquire NH Notary Public My Commission Expires: August 14, 2018

nalan

Notary Public/Institute of the Person My Commission Expires: August 14, 2018



	HOUR: MON, TUES, W 8:00 AM TO 4 THURS 8:00 AM TO 6 (603) 527-4	ED, & FRI TOWI 1:30 PM 47 5:00 PM	WN OF GILFO N CLERK - TAX CO CHERRY VALLEN GILFORD, NH 03 L ESTATE T	DLLÉCTOF (ROAD 249		First Bill
TAX YEAR	ACCO	OUNT NUMBER	BILLING DATE		INTEREST RATE	DUE DATE
2025	009	803 -005554	5/15/2025	8.00	% if Paid after	7/3/2025
MAP/PARCEL		a the second	LOCATION OF F	ROPERTY	1	AREA
253-370-00	00		51 WHITE B	IRCH DR		0.43
	OWNER	OF RECORD			TAX CALCULA	TION
100			100		1/2 Tax At 2024 1	Tax Rate
		10.02-2312		Schoo State Count	Tax y Tax	619.00 873.00 211.00 155.00
TAX CALCUI		ASSESSED V	ALUATION	Total	nct Tax Tax	112.00 1,970.00
2024 Tax Municipal T School Tax State Tax County Tax Precinct Ta:	ax 3.75 5.29 1.28 0.93	Land Building	102,040 227,400	Estima	ated Tax Amount	
TOTAL	11.92	NET VALUE)	329,440	Amo	unt Due This Bill	1,970.00
	NFORMATIO	N TO TAXPAYERS		0	THER TAX BALANCES	3 (if applicable)
ADDITIONAL INFORMATION ON REVERSE SIDE OF BILL THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF NOTICE OF TAX AND NOT AFTERWARDS, APPLY IN WRITING TO THE SELECTMEN OR ASSESSOR(S) FOR A TAX ABATEMENT. IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR ARE UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. A PERMANENT APPLICATION MUST BE FILED BY APRIL 15TH PROCEEDING THE SETTING OF THE TAX RATE. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE OFFICE OF THE APPRAISER AT 527-4704.						
DETACH H	ICKE TOE	NSURE PROPER CREDI			UN PORTION OF BILL	DETACH HERE
First Bill			TOWN OF GILFOR REAL ESTATE TAX		Invoice N	umber: 700820
MAP/PARCEL		LOCATION OF PR	OPERTY	TAX YE	AR ACCOUNT NUME	BER DUE DATE

8.00% APR Interest Charged After 7/3/2025

51 WHITE BIRCH DR

253-370-000

151146

009803-005554

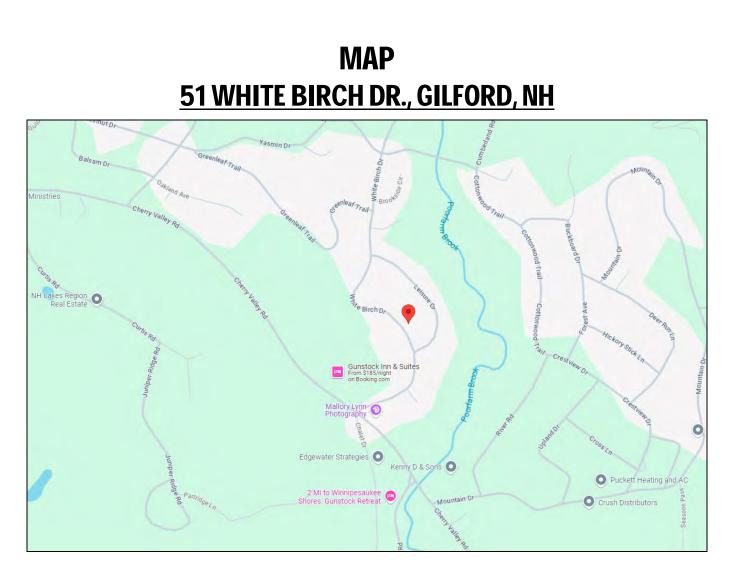
2025

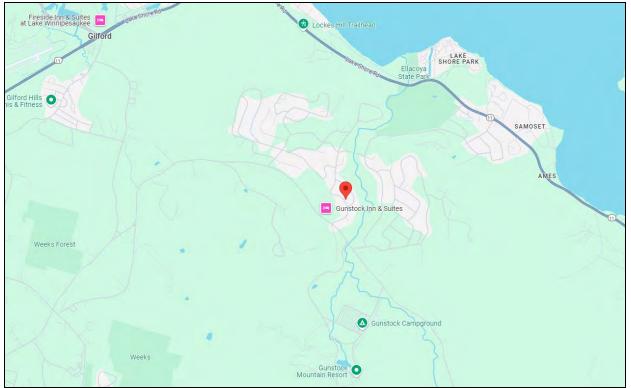
7/3/2025

PHOTO GALLERY 51 WHITE BIRCH DR., GILFORD, NH









Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) _____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) _____ Seller has provided the purchaser with all available records and reports pertaining to leadbased paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date



THANK YOU FOR REVIEWING THE ENTIRE PROPERTY INFORMATION PACKAGE. WE LOOK FORWARD TO SEEING YOU AT THE AUCTION. IF YOU HAVE ANY QUESTIONS PLEASE DON'T HESITATE TO CONTACT US.



Justin Manning, CAI, AARE President Phone: 800-521-0111 Fax: 508-362-1073 JJManning.com auctions@JJManning.com

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