



**HISTORIC 8-ROOM INN - LAKE SUNAPEE NH REGION
BRADFORD, NH**

Previews:

April 24 | 12pm - 2pm
May 12 | 10am - 12pm

Auction Date:

May 20 | 2pm

Property Location:

5 Greenhouse Lane
Bradford, NH 03221

Property #:

AP26043

TRANZON AUCTION PROPERTIES
PO BOX 4508
PORTLAND, ME 04112

AILIE BYERS
P: 603-662-2086
ABYERS@TRANZON.COM



NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2219

BROKERAGE RELATIONSHIP DISCLOSURE FORM

(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now You Are A Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects actually known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance.

To Become A Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services:

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).

I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by: _____ 4/15/26
Licensee Date

(Name of Real Estate Brokerage Firm)

(Licensees Initials) Consumer has declined to sign this form.

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never both in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm, but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the services and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.

NOTICE

ATTENTION PROSPECTIVE BIDDERS

Tranzon Auction Properties is acting solely as agent for the seller

All information contained in this and other advertisements was obtained from sources believed to be accurate. However, no warranty or guarantee, either expressed or implied, is intended or made. Neither Tranzon Auction Properties nor its employees, affiliates, or agents (hereinafter "auction company") represent the buyer/bidder. All prospective buyers/bidders must independently investigate and confirm any information or assumptions on which any bid is based. Neither auction company nor sellers shall be liable for any errors or the correctness of information.

All announcements made at the auction take precedence over any other property information or printed terms of sale. Items may be added or deleted. The property and improvements are sold "as is, where is, with all faults" and without representation or warranty of any kind with respect to the accuracy, correctness, completeness, content or meaning of the information contained herein. Prospective buyers/bidders should verify all information.

All prospective buyers/bidders recognize and agree that any investigation, examination, or inspection of the property is within the control of the owner or other parties in possession and their agents. Potential buyers/bidders are encouraged to seek information from professionals regarding any specific issue or concern. Any decision to purchase or not to purchase is the sole and independent business decision of the potential buyer/bidder. No recourse or cause of action will lie against any of the above-mentioned parties should buyer become dissatisfied with its decision, whatever it may be, at a later date.

Auction company and seller have the right to postpone or cancel the auction in whole or in part, in its sole discretion. Auction company and seller reserve the right to refuse admittance to or expel anyone from the auction premises for interference with auction activities, nuisance canvassing, soliciting or other reasons.

Tranzon Auction Properties is a member company of Tranzon, LLC. All Tranzon companies are independently owned and operated.



AUCTION: Wednesday, May 20, 2026 | 2:00 p.m.

PREVIEWS: Friday, April 24, 2026 | 12:00 p.m. – 2:00 p.m. & Tuesday, May 12, 2026 | 10:00 a.m. – 12:00 p.m.

AUCTION LOCATION: On-site

PROPERTY DESCRIPTION

A three-story, 8-room inn comprising 6,665 sq. ft. on 2.6 acres in Bradford, New Hampshire, offered at auction following owner-occupied operation. Originally constructed in 1897 and substantially renovated in 2014, the property presents a turnkey hospitality asset in one of New Hampshire's most active four-season recreation corridors.

Building and property features include:

- ★ 6,665 sq. ft. inn across three floors
- ★ 8 guest rooms
- ★ 2.6 acres / 113,256 sq. ft. of land
- ★ Private owner's quarters
- ★ Residential Business District zoning
- ★ Heated throughout
- ★ Substantially renovated in 2014
- ★ Parcel ID: 17-044-00, Merrimack County

The building dates to 1897 and reflects the architectural character common to large Victorian-era structures in rural New England. A substantial renovation completed in 2014 updated operational systems and interior finishes throughout, preserving the building's historic scale and character while bringing the property to current hospitality standards.

Bradford sits within the Lake Sunapee region, one of New Hampshire's premier year-round recreation destinations. Lake Sunapee, a short drive from the property, draws visitors for swimming, boating, fishing, and water sports in warmer months, while Mount Sunapee State Park and Resort provides skiing, snowboarding, hiking, and mountain biking across seasons. Additional nearby recreation includes Lake Massasecum, with a town beach and conservation trail access throughout Bradford's public lands network, as well as Pats Peak Ski Area in Henniker and Pillsbury State Park in Washington. The property sits approximately 42 miles from Manchester, NH, approximately 95 miles from Boston, and approximately 250 miles from New York City, drawing from multiple major feeder markets across the Northeast.

- **Lot Size:** 2.6± acres
- **Parking:** Circular driveway accommodates ten cars; garage
- **Road Frontage:** 175'± on Greenhouse Lane
- **Building Size:** 6,665± sq. ft.
- **Year Built:** 1897± (Renovated in 2014)
- **Stories:** 3
- **Guest Rooms:** First Floor – 1 king bedroom with gas fireplace, full bath with a soaking tub
Second Floor – 5 queen bedrooms with private baths
Third Floor – 1 queen bedroom with trundle bed, 1 twin bedroom – each with gas fireplace and private baths

DISCLAIMER: This information is derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information, judgment and inspection of the property records. All properties sold on an "AS IS, WHERE IS" basis. Tranzon strongly recommends you contact the appropriate offices to verify information as well as review files pertaining to this property, including, but not limited to, Code Enforcement, Zoning, Planning Board, Assessor, and Collector files.

PROPERTY SUMMARY (CONTINUED)

PROPERTY DESCRIPTION (CONTINUED)

- **Construction:** Wood frame
- **Basement:** Walkout
- **Roof Cover:** Architectural shingle
- **Exterior Siding:** Wood clapboard
- **Heat Source:** Steam, propane
- **Additional Notes:** Original Victorian Rumford fireplace & gas insert; Austrian crystal chandelier in dining room, gazebo porch, 20'x40' back deck, wood fire pit, wildlife pond, private owner's quarters in barn
- **Parcel ID:** Map 17, Lot 44
- **Tax Year:** April 1st to March 31st
- **Tax Due Dates:** July 3, 2025 & December 16, 2025
- **Assessed Value:** \$241,800 (Land) + \$1,157,200 (Improvements) = \$1,399,000
- **Annual Taxes (Tax Year 2025):** \$23,629.00
- **Outstanding Taxes (as of May 20, 2026):** 2nd Half of 2025 - \$13,047.70; 1st Half of 2026 – Taxes will be due July 1, 2026.
- **Water & Sewer:** Private
- **Zoning District:** Per the municipal office, Residential Business District. Please call the Code Enforcement Office at 603-938-5900 to verify.

MANDATORY STATE AND FEDERAL DISCLOSURE REGARDING LEAD PAINT: Per State and Federal Regulations Tranzon Auction Properties is required to provide you the following information regarding Lead Paint: Any property constructed prior to 1978 may contain lead-based paint. Please visit www.epa.gov/lead for further information. A copy of the pamphlet titled "Protect Your Family From Lead In Your Home" is available to download from our website at www.tranzon.com/AP26043 under the section titled Documents. Please contact our office at (207) 775-4300, if you are unable to download this document.

SUMMARY OF TERMS

Buyer's Premium: Eight percent (8%) of the high bid

Closing: On or before Friday, May 29, 2026, unless extended per P&S Agreement terms. Sold in As-Is condition, no contingencies.

Deposit Amount: \$25,000, in certified funds. Deposit to be increased to ten percent (10%) of purchase price (high bid + buyer's premium) within five (5) business days of auction.

Agents Welcome: Agent participation is being offered. Please visit our website at www.tranzon.com/AP26043 or call us for details.

CONTACT

Ailie Byers | Auction Advisor/Auctioneer
603-662-2086 Office
abyers@tranzon.com

MUNICIPAL OFFICE

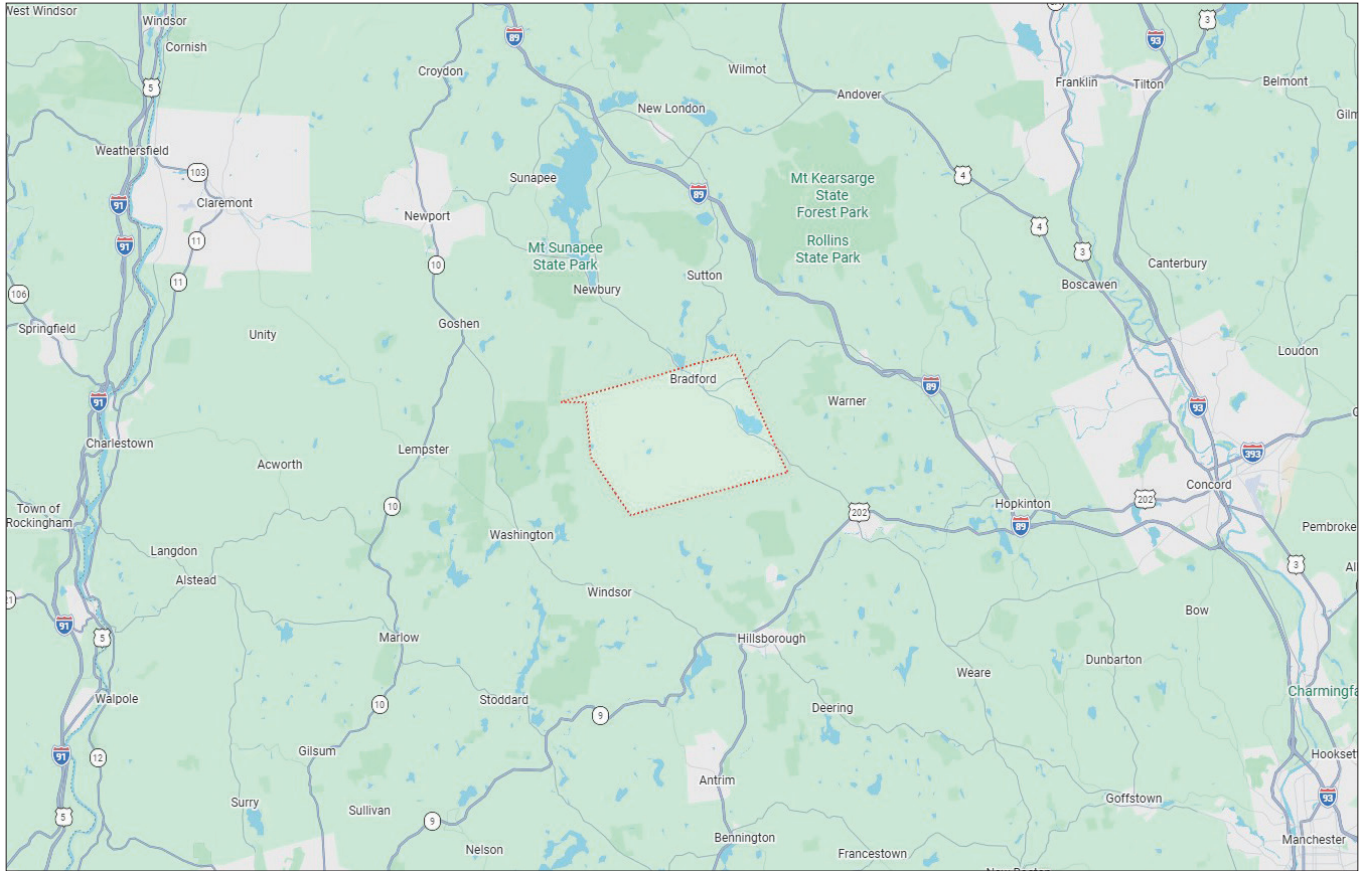
Website: www.bradfordnh.gov
Tel: 603-938-5900
Collector: 603-938-2288

Mike Carey | NH RE Lic. #074397 | NH Auctioneer Lic. #5026

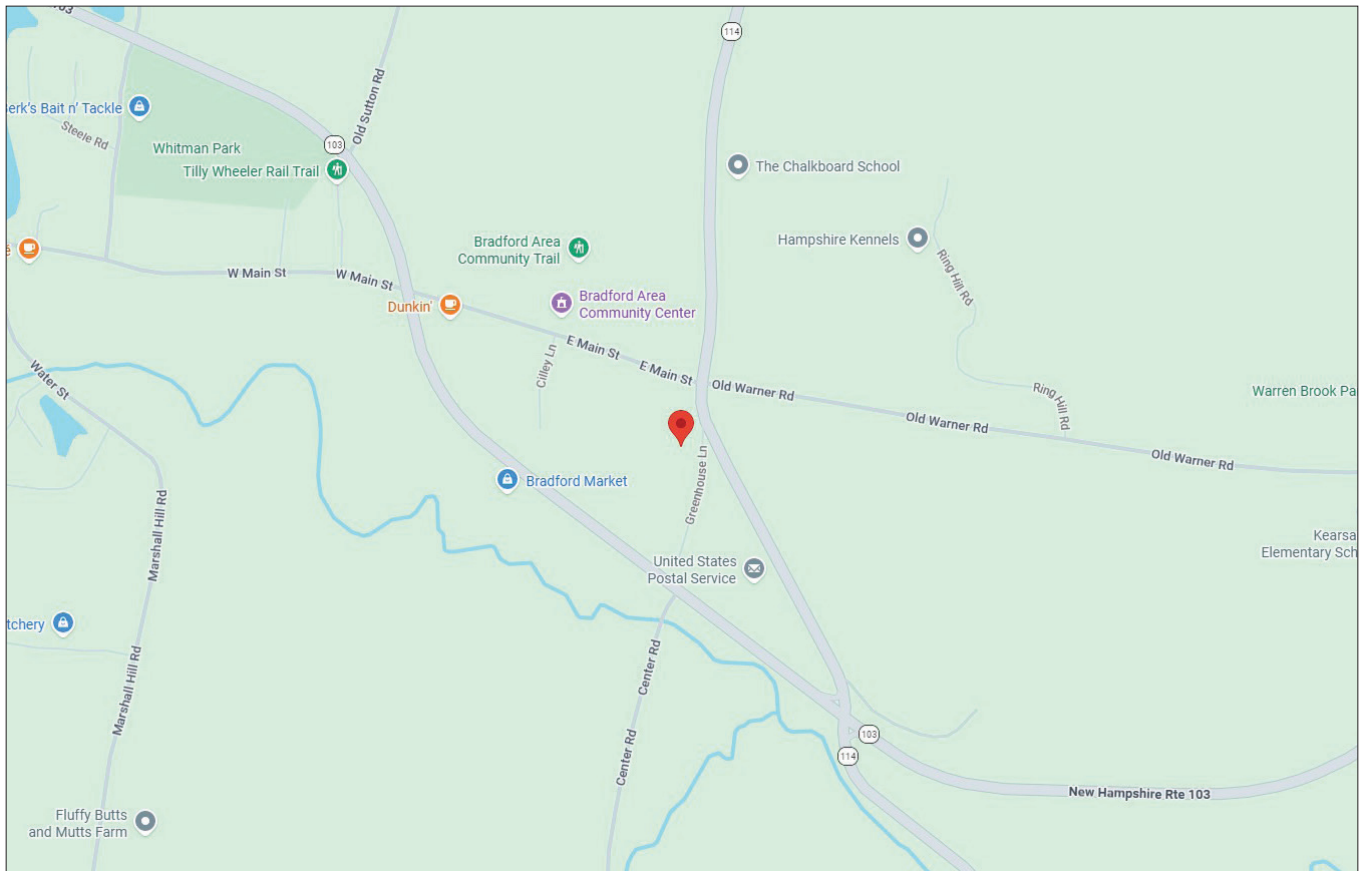
DISCLAIMER: This information is derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information, judgment and inspection of the property records. All properties sold on an "AS IS, WHERE IS" basis. Tranzon strongly recommends you contact the appropriate offices to verify information as well as review files pertaining to this property, including, but not limited to, Code Enforcement, Zoning, Planning Board, Assessor, and Collector files.

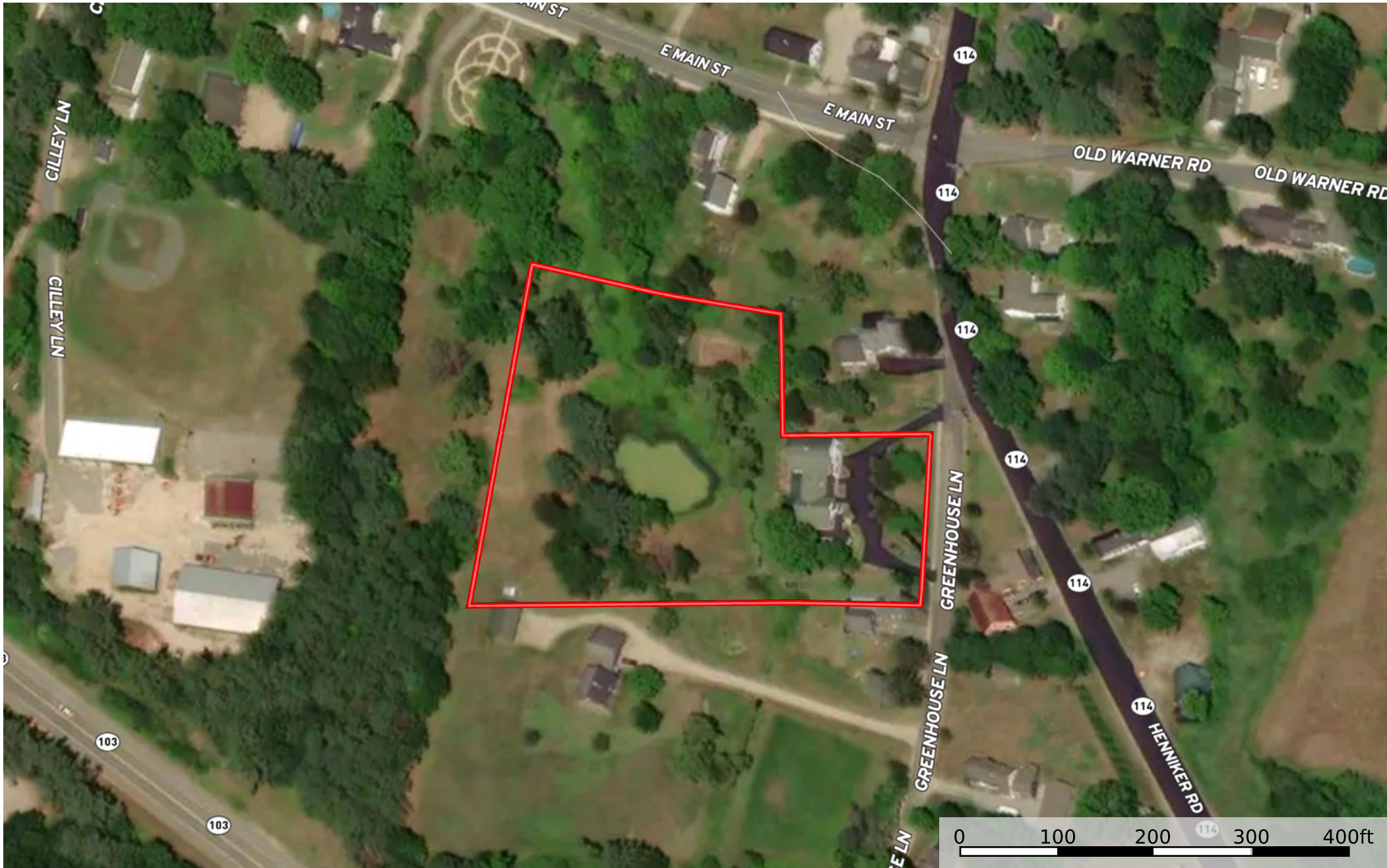


AREA MAP



PROPERTY LOCATION MAP





 Boundary **BOUNDARY OUTLINE IS APPROXIMATE - PLEASE SEE BOUNDARY LINE ADJUSTMENT PLAN INCLUDED IN THIS PACKAGE FOR BOUNDARY OUTLINE.**



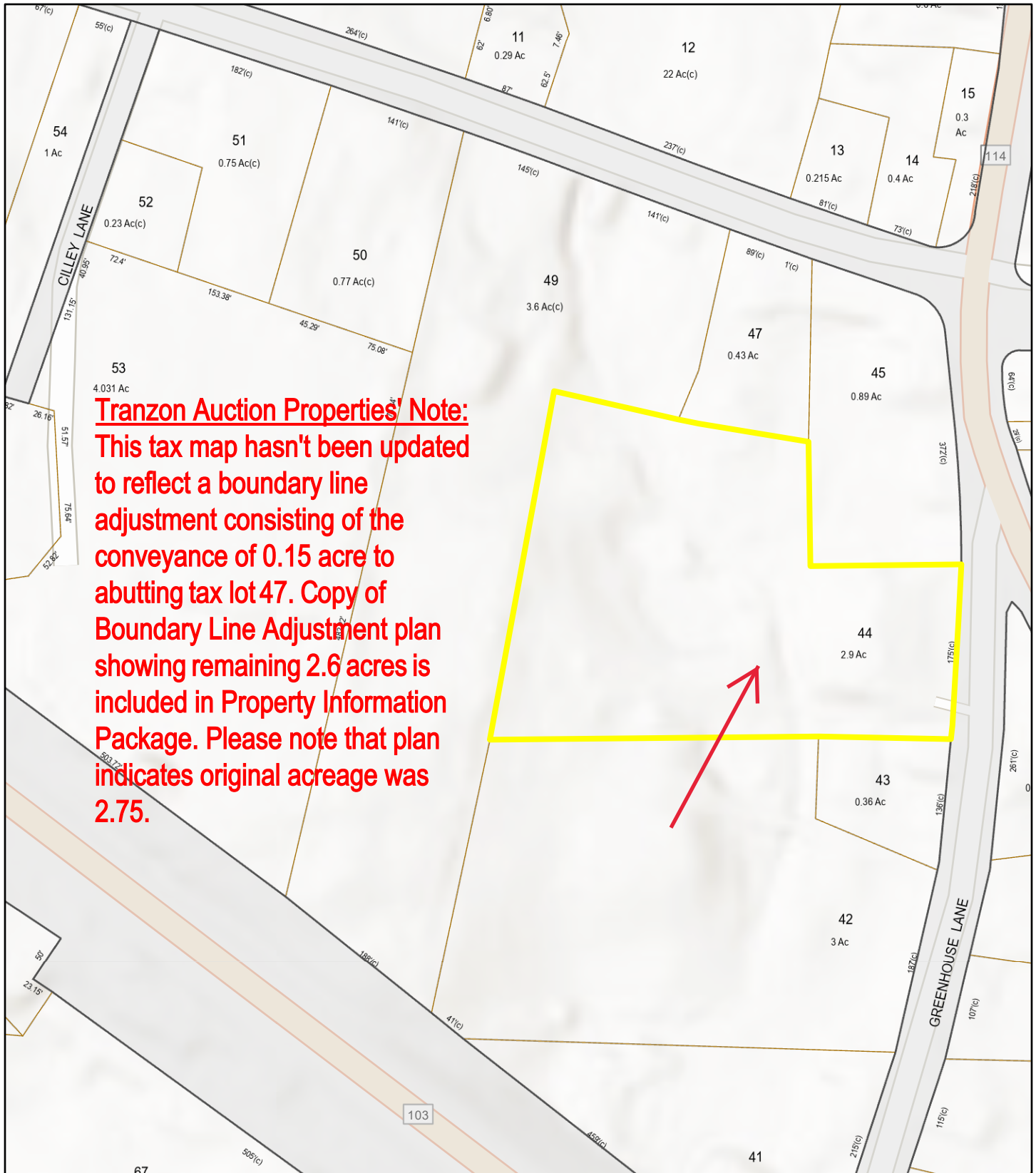
Town of Bradford, NH

1 inch = 138 Feet



www.cai-tech.com

April 10, 2026



Tranzon Auction Properties' Note:
This tax map hasn't been updated to reflect a boundary line adjustment consisting of the conveyance of 0.15 acre to abutting tax lot 47. Copy of Boundary Line Adjustment plan showing remaining 2.6 acres is included in Property Information Package. Please note that plan indicates original acreage was 2.75.

Tranzon Auction Properties' Note: This property tax card includes a small portion of land in the acreage amount not included in the sale of 5 Greenhouse Lane. The property owner conveyed 0.15 acre to abutting tax lot 47 per recorded deed Book 3891 Page 24 and as described on a recorded Boundary Line Adjustment Plan #202500007531. Copy of plan showing remaining 2.6 acres is included in Property Information Package. Please note that plan indicates original acreage was 2.75.



Property Card: 5 GREENHOUSE LANE
Town of Bradford, NH



Parcel ID: 17-044-00
PID: 000017000044000000

Owner: 5 GREENHOUSE LANE LLC
Co-Owner:
Mailing Address: 60 ROUTE 103
SUNAPEE, NH 03782

General Information

Assessed Value

Map: 000017
Lot: 000044
Sub: 000000

Land Use: COM/IND
Zone: RES/BUSI
Land Area in Acres: 2.9
Current Use: N
Neighborhood: N-E
Frontage: 0
Waterfront: 0
View Factor: N

Land: 241800
Buildings: 1147500
Extra Features: 9700
Total: 1399000

Sale History

Book/Page: 3893-1767
Sale Date: 6/24/2025 12:00:00 AM
Sale Price: 1335000

Building Details

Model Description: INN
Living Area: 4579
Year Built: 1897
Building Grade: AVG
Stories: 2.00 STORY

Condition: EXCELLENT
Depreciation: 0
No. Bedrooms: 9
No. Baths: 8.5
Adj Bas: 0



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

TOWN OF BRADFORD
PO BOX 607
75 WEST MAIN ST
BRADFORD, NH 03221

Tranzon Auction Properties' Note: This tax bill includes a small portion of land in the acreage amount not included in the sale of 5 Greenhouse Lane. The property owner conveyed 0.15 acre to abutting tax lot 47 per recorded deed Book 3891 Page 24 and as described on a recorded Boundary Line Adjustment Plan #202500007531. Copy of plan showing remaining 2.6 acres is included in Property Information Package. Please note that plan indicates original acreage was 2.75.

5 GREENHOUSE LANE LLC
60 ROUTE 103
SUNAPEE, NH 03782

2025 BRADFORD PROPERTY TAX -- BILL 2 OF 2

Invoice: 2025P02000104
Billing Date: 11/06/2025
Payment Due Date: 12/16/2025
Amount Due: \$ 12,619.00

8% APR Charged After 12/16/2025

Property Owner		Assessments	
Owner: 5 GREENHOUSE LANE LLC			
Tax Rates		Land:	241,800
County:	\$ 1.56	Current Use Credit:	0
School:	\$ 7.97	Buildings:	1,157,200
Town:	\$ 6.53	Total:	1,399,000
State Education:	\$ 0.83		
TIF			
Total Tax Rate:	\$ 16.89	Net Value:	1,399,000

Property Description		
Map: 000017	Lot: 000044	Sub: 000000
Location: 5 GREENHOUSE LANE Acres: 2.900		
Summary Of Taxes		
Total Tax:		\$ 23,629.00
- First Bill:		\$ 11,010.00
- Abated/Paid:		\$ 0.00
- Veteran Credits:		\$ 0.00

Amount Due By 12/16/2025: \$ 12,619.00

Mailed To:
5 GREENHOUSE LANE LLC
60 ROUTE 103
SUNAPEE, NH 03782

2025 BRADFORD PROPERTY TAX -- BILL 2 OF 2

TOWN OF BRADFORD
TUE 8-12 & 1-4, WEDS 12-5, THURS 10-7

(603)938-2288

Tax Collector: Erica Gross

Owner: 5 GREENHOUSE LANE LLC

Location: 5 GREENHOUSE LANE

Map: 000017 **Lot:** 000044 **Sub:** 000000

Invoice: 2025P02000104

Amount Due By 12/16/2025: \$ 12,619.00

Remit To:
TOWN OF BRADFORD
PO BOX 607
75 WEST MAIN ST
BRADFORD, NH 03221

PAY ONLINE AT: bradford.nhtaxkiosk.com (additional fees apply)

RETURN THIS PORTION WITH PAYMENT

REMITTED AMOUNT: _____

ZONING

For your convenience, a portion of the zoning is included in this package. Please contact the municipality to verify accuracy and obtain complete zoning information.

Additional zoning/land use information is available on the Town of Bradford's website <https://bradfordnh.gov/documents>. Click on Zoning Ordinances and scroll down to Zoning Ordinance 2025.

Interested parties should confirm this is the most current zoning/land use information.

TRANZON AUCTION PROPERTIES' DISCLAIMER: This information was derived from sources believed correct but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.



Article IV ESTABLISHMENT OF DISTRICTS AND DISTRICT PROVISIONS

A. Zoning Map and Districts

The Zoning map officially entitled "Bradford Zoning Map" is hereby adopted as part of this ordinance. The Town of Bradford Zoning Map shows a division of the Town into the following districts: Residential Business, Conservation, and Residential Rural. The official Zoning Map shall be located in the Selectman's office.

B. Description of Districts

1. Residential Business District

a. The district provides for business and residential development that is in conformance with the capability of the land, in an area chosen to make the best utilization of existing community services.

b. This district shall include all lands excepting wetlands, land currently owned by the Town of Bradford, the Kearsarge Regional School District, or the State of New Hampshire lying within five hundred (500) feet of the center of the following streets: Main Street, High Street, Old Warner Road, Jones Road, Greenhouse Lane, the easterly side of Route 114 beginning at the southerly end of Pleasant Valley Road to the Sutton Town line, the westerly side of Route 114 beginning at the northerly end of Pleasant Valley Road to the Sutton Town line, Route 103 from Blaisdell Lake Road to the Newbury Town line, and Breezy Hill Road from Route 103 to a point 1,000 feet from Route 103. See page 2 for a diagram of Residential Business District.

c. Provisions:

1) Sufficient off-street parking shall be provided. (See general provisions)

2) Each lot shall be a minimum of two (2) buildable acres. The density of this district shall not exceed one dwelling or business unit per lot, except that additional business or dwelling units may be allowed upon site plan approval. Any existing lot in the residential business district of less than two (2) buildable acres shall be considered for purpose of this ordinance to be two (2) buildable acres.

3) Each lot shall have a minimum contiguous frontage of 250 feet.

4) Wherever required by reason of topography or the need for adequate sewage area, the Planning Board may require a larger lot size.

5) The conservation of a dwelling unit to either a business or more than two dwelling units will require full compliance with State regulations and applicable sections of this ordinance. Conversion of a business unit uses require a site plan. A site plan must be reviewed and approved by the Planning Board prior to the start of any such conversion.

~~2. Conservation District~~

~~a. This district contains all land within the town boundaries which is above twelve hundred (1200) feet in elevation. See page 3 for a diagram of this district. This land is valuable for its open space, forest resources, recreational opportunities, and scenery. This land is generally not well suited for development due to its slope, soil conditions and inaccessibility.~~

~~j. Issuance of Certificate of Approval or Notice of Disapproval~~

~~1) At the conclusion of its review, the Commission shall issue in writing a Certificate of Approval or Notice of Disapproval within forty five (45) days of the filing of the application, unless the applicant agrees, in writing, to a longer review period.~~

~~2) Failure to render a decision within the specified time period shall be deemed to constitute approval by the Commission.~~

~~k. Appeals~~

~~As per RSA 677:17, any person or persons jointly or severally aggrieved by a decision of the Commission shall have the right to appeal that decision to the Zoning Board of Adjustment in accordance with the provisions of RSA 676:5 and RSA 677:1-14.~~

~~l. Enforcement/Policies~~

~~Violation of this ordinance shall be subject to the remedies provided in RSA 676:15 and 676:17.~~

~~m. Validity/Severability~~

~~If any section, clause, provision or phrase of this ordinance shall be held to be invalid or unconstitutional by any court of competent authority, such holding shall not affect impair or invalidate any other section, clause, provision or phrase of the ordinance.~~

C. TABLE OF USES

The Table of Uses specifies the uses that are permitted by right, the uses that are permitted by special exception, or the uses that are expressly prohibited in each zoning district.

1. Uses Allowed

- a) Uses Permitted by Right in the Districts are denoted by the letter "P" in the Table of Use, subject to all other applicable sections of this Ordinance and other local, state and federal laws, rules and regulations, including the granting of Site Plan Approval where applicable. Permitted Use, applicable to conditions are designated as P*.
- b) Uses Permitted by Special Exception in the Districts are denoted by the letter "S" in the Table of Use by the Board of Adjustment before any other state, federal or local approvals including the granting of Site Plan Approval where applicable.
- c) The "Notes" column in the table of uses identifies specific sections that are of particular importance to the listed use. Not being listed in Notes column does not indicate that other regulations within the ordinance are not applicable to the use in question.

2. Uses Prohibited

Uses denoted by the letter "N" in the Table of Uses are not permitted in the District so indicated. Any use deemed to be a prohibited use shall only be allowed in the event that the Board of Adjustment grants a Variance.

3. Substantially Similar Uses

Any use not specifically listed in the Table of Uses as a permitted or special exception use shall not be allowed unless the Board of Adjustment determines it is substantially similar to a use listed as a permitted use in the applicable zone by virtue of an Appeal to the Board. A use shall not be deemed substantially similar to a permitted or special exception use unless it is substantially similar in all aspects to a permitted or special exception use; otherwise, the use shall be deemed to be not permitted.

For purposes of this section, a substantially similar use shall include a use by reason of its normal operation, would not cause observable difference in patronage, service, sight, noise, traffic, environmental impact, employment or similar characteristics, including its impacts to abutting properties. Any use which the Board determines is substantially similar is not conferred any special significance when the board makes its decision on granting or denying a Special Exception for this type of use.

4. Accessory Uses

An activity incidental and subordinate to and located on the same premises as a principal use conducted by the same person or his/her agent. No use (other than parking) shall be considered 'accessory' unless it:

- a) Is functionally dependent on and occupying less land area than the principal use to which it is related;
- b) Occupies less than one-third of the gross floor area on the premises, or such larger share as may be specified elsewhere in the ordinance;
- c) Is commonly or customarily observed as, or considered to be, an accessory use to the principal use; and
- d) Has less impact than the principal use.

**Table of Uses
Bradford, New Hampshire Zoning Ordinance
Zoning Districts**

Type of Use	Conservation	Residential Rural	Residential Business	Notes
Residential Uses				
Single Family Residential	P	P	P	
Duplex	N	N	P	Pg 20 3:B:7; Pg 18 Sec 1:C:6
Multi-Family	N	P*	P*	Pg 18 C:1 Pg 20 sec3:B:7
Temporary Dwelling Structure	P*	P*	P*	Pg 12
Manufactured Housing	N	N	N	Pg 15 #1
Manufactured Housing Subdivision	N	P*	N	Pg 15
Accessory Dwelling Unit	P*	P*	P*	Pg 16 & 17
Cluster Residential Development	P*	P*	P*	Pg 14, pg 19
Workforce Housing	N	P*	P*	P25 sec C

Commercial – Industrial Uses

Commercial	N	S	P*	
Industrial	N	S	P*	
Kennel	S	S	S	Pg 15 & 52
Bed & Breakfast	N	P*	P*	pg 19
Home Business	P*	P*	P*	Pg 15 sec O
Motor Vehicle & Machinery Junk Yard	N	S	N	Pg 13 sec G
Mining & Excavations	P*	P*	P*	Pg 11, pg 18
Antenna – 35' or less	P	P	P	Pg 50
Cell Tower	S	S	S	Pg 50

P = Permitted by Right; **P*** = Permitted with Conditions; **S** = Permitted only by Special Exception; **N** = Not Permitted ~

Any Change in Use requires Site Plan Approval.

Article V NON-CONFORMING BUILDING AND NON-CONFORMING USE

A. Existing Building or Use

Any lawful building or use of building or land or parts thereof in existence at the time of adoption or amendment of this ordinance may continue.

B. Non-conforming Building

1. A non-conforming building may be enlarged or altered providing the enlargement or alteration complies with the provisions of this ordinance.
2. To enlarge or alter a pre-existing building which is non-conforming due to lot size or lot shape, the Board of Adjustment may, by special exception, reduce the setback requirements if such an adjustment:
 - a. is consistent with the intent of this ordinance, and
 - b. is necessary to fairly utilize the lot.
 - c. When an existing non-conforming building is replaced, the original building footprint cannot be exceeded at any level except by special exception.

C. Non-conforming Use or Activity

1. When any existing non-conforming use of building or use of land has been discontinued for two years, the building or land shall thereafter be used only in conformity with this ordinance, ~~except by special exception~~
2. No non-conforming use of a building or use of land shall be changed to another non-conforming use except by special exception.
3. No increase in the extent of a non-conforming use of a building or use of land shall be permitted except by special exception.

D. Motor Vehicle and Machinery Junk Yards

No motor vehicle and machinery junk yard may continue as a non-conforming use for more than one year after the effective date of this ordinance, except that such junk yard may continue as a non-conforming use if within that period it complies with the standards set and enforced by the N.H. Revised Statutes Annotated, 1995, Chapter 236, 111-129, and also in accordance with the requirements of the Board of Selectman.

E. Island Lots

In accordance with RSA 674:41 II-a, issuance of building permits for Map 19 Lots 39-47, Map 20 Lots 1-14 & 32, and Map 23 Lot 29 shall be exempt from the provisions of RSA 674:41 I & II (meaning to include those lots served only by the East Shore Footpath and the three islands on Lake Massasecum), said lots shall be governed by the Bradford Zoning Ordinance and the Shoreland Protection Act. Prior to issuance of any building permit for these lots, an acknowledgement of the limits of municipal liability shall be recorded in the county registry of deeds.

RECORDED DOCUMENTS

THE FOLLOWING RECORDED DOCUMENTS PERTAINING TO THE PROPERTY ARE BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND THERE MAY BE ADDITIONAL RECORDED DOCUMENTS.

THIS INFORMATION WAS DERIVED FROM SOURCES BELIEVED CORRECT BUT IS NOT GUARANTEED. INTERESTED PARTIES SHALL RELY ENTIRELY ON THEIR OWN INFORMATION AND JUDGMENT. PROPERTY IS BEING SOLD ON AN "AS IS, WHERE IS" BASIS.



TRANZON AUCTION PROPERTIES' DISCLAIMER: This is the property owner's deed and is provided for informational purposes only. This information was derived from sources believed correct but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.

Return to:
5 Greenhouse Lane LLC
60 Route 103
Sunapee, NH 03782

WARRANTY DEED

Transfer Tax: \$20,025.00

KNOW ALL PERSONS BY THESE PRESENTS THAT I, Joseph D. Torro, married, of 5 Greenhouse Lane, Bradford, NH 03221, for consideration paid, do hereby grant to

5 Greenhouse Lane LLC, a New Hampshire Limited Liability Company with a mailing address of 60 Route 103, Sunapee, NH 03782 as with WARRANTY COVENANTS:

A certain tract of land, with the buildings therein, situate near Bradford Corner, so-called, in Bradford, County of Merrimack and Slate of New Hampshire, bounded and described as follows:

Beginning at a stone post at the southeasterly corner of these granted premises by the highway leading from Bradford Corner to Bradford Center and at land now or formerly of Arthur C. Caldwell; thence

Northwesterly by said Caldwell land and land now or formerly of J.A. Hall to a stone post at land now or formerly of Mrs. Ida Clark; thence

Northeasterly by said Clark land to a boulder at land now or formerly of Mrs. Viola Marshall; thence

In a straight line southeasterly from the center of said boulder by land now or formerly of Viola Marshall and land now or formerly of Mrs. Nettie M. Danforth to a stone bound at the northwesterly corner of land now or formerly of said Danforth; thence

Southerly by said Danforth land to a stone post at the highway leading from Bradford Corner to Bradford Center; thence

Southerly by said highway to the point of beginning.

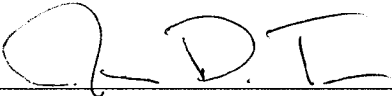
The aforementioned property description is affected by and subject to the 2025 boundary line adjustment entitled "ANNEXATION / BOUNDARY LINE ADJUSTMENT FOR: JOSEPH D. TORRO & JOSEPH D. & SALLY A. TORO 161 EAST MAIN STREET 5 GREENHOUSE LANE BRADFORD, N.H.", approved by the Town of Bradford Planning Board on May 27, 2025, said plan recorded with the Merrimack County Registry of Deeds as Plan # 202500007531, which reference is made for a more particular description.


Also conveying to the grantees and their heirs and assigns whatever water rights may be appurtenant to the within described premises.

Meaning and intending to describe and convey the same premises conveyed to the Grantor by Deed of Joseph D. Torro and Terry L.B. Torro dated August 10, 2021 and recorded with the Merrimack County Registry of Deeds in Book 3752, Page 83. Also see deed dated March 6, 2015 and recorded with said Registry of Deeds in Book 3471, Page 3.

We, Joseph D. Torro and Sally Torro, husband and wife, hereby release all rights of homestead and other interests therein.

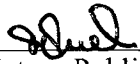
Executed under seal this 20th day of June, 2025.


JOSEPH D. TORRO


SALLY TORRO

State of New Hampshire County of Merrimack, ss.

On this 20th day of June, 2025, before me, the undersigned Notary Public, personally appeared Joseph D. Torro and Sally Torro, proved to me through satisfactory evidence of identification, which was NH DL, or personally known to me to have the identity claimed, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public:
My Commission Expires:

Jeffrey G. Hudkins
Notary Public
State of New Hampshire
My Commission Expires: May 1st, 2029

Tranzon Auction Properties' Note: This is a Boundary Line Adjustment mentioned in the property owner's deed conveying a 0.15 acre parcel to abutting tax lot 47 per recorded deed Book 3891 Page 24. A larger copy is available on Tranzon's website at www.tranzon.com/AP26043 in the Documents section.

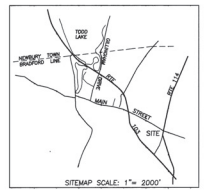
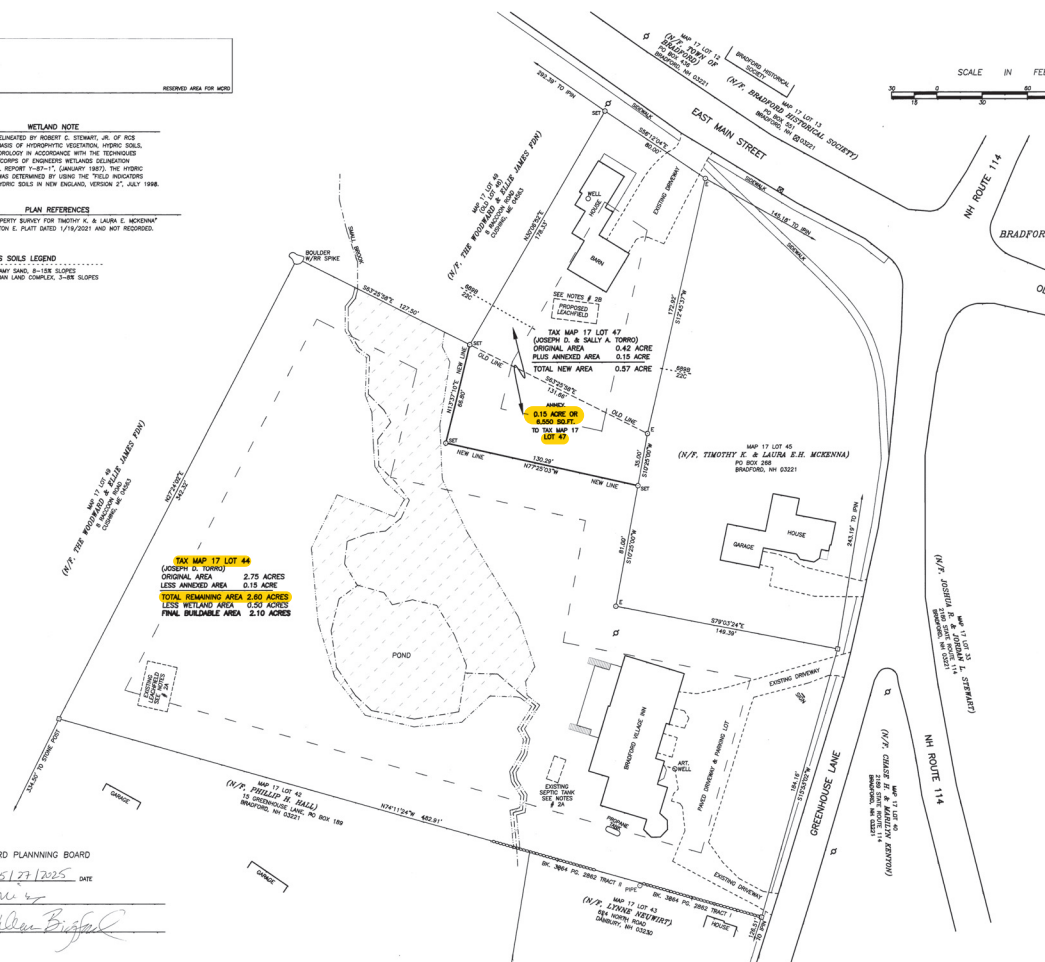
Plan # 24259907531 Recorded in Merrimack County, NH In the Records of Samantha Moore, Register
1 OF 1 Date: 5/28/2025 11:06 AM LCHP 535.00

RESERVED AREA FOR ACRD

WETLAND NOTE
WETLANDS WERE DELINEATED BY ROBERT C. STEWART, JR., OF RICS DESIGN ON THE BASIS OF HYDROPHOTIC VEGETATION, HYDRO SOILS, AND RELATED HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE "GUIDE TO ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT TR-83-17," JANUARY 1983. THE HYDRO SOIL COMPONENT WAS DETERMINED BY USING THE FIELD INDICATORS FOR IDENTIFYING HYDRO SOILS IN NEW ENGLAND, VERSION 21, JULY 1998.

PLAN REFERENCES
1) PLAN REF. --- PROPERTY SURVEY FOR MATHY K. & LAURA E. MCKENNA SURVEYED BY CLAYTON E. PLATT DATED 1/19/2021 AND NOT RECORDED.

MCS SOILS LEGEND
225 --- COLTON LOAMY SAND, 8-10% SLOPES
699B --- ADAM-UBRAH LOAM, CLAYEY, 2-8% SLOPES



- NOTES**
- EXCEPTING ANY RIGHTS OF WAY OR EASEMENTS OF RECORD.
 - NH DES SOI APPROVAL # 17381 WITH OPERATIONAL APPROVAL DATED 6/25/1971.
 - NH DES SOI APPROVAL # 2020010.
 - BOTH LOTS 44 & 47 IS NOT IN FLOOD ZONE.
 - LOT 47 BUILDING AND LOT SIZE IS PRE-EXISTING AND NON-CONFORMING.
 - PURPOSE OF THIS PLAN IS TO ANNEK 0.15 ACRE OR 8300 SQ.FT. FROM LOT 44 TO LOT 47 WITH FINAL AREA OF LOT 44 = 2.60 ACRES AND LOT 47 = 0.15 ACRE.

- LEGEND**
- IRON PIN EXISTING
 - IRON PIN SET ON 5/21/2025
 - PIPE
 - IRON PIPE EXISTING
 - GRANITE POLE
 - UTILITY POLE
 - STONE WALL
 - BUILDING SETBACK LINE
 - TREE
 - STORM DRAIN

PARCEL INFORMATION

- TITLE REF. --- MAP 17 LOT 44 - MORD BOOK 3753 PAGE 83.
- TITLE REF. --- MAP 17 LOT 47 - MORD BOOK 3078 PAGE 501.
- PARCEL RECES IN THE RECREATIONAL BUSINESS DISTRICT.

ANNEXATION / BOUNDARY LINE ADJUSTMENT FOR:

JOSEPH D. TORRO & SALLY A. TORRO
161 EAST MAIN STREET BRADFORD, N.H.
6 GREENHOUSE LANE

OWNER (M 17 L 44) JOSEPH D. TORRO
PO BOX 752 BRADFORD, NH 03221

OWNER (M 17 L 47) JOSEPH D. & SALLY A. TORRO
PO BOX 752 BRADFORD, NH 03221

SCALE: 1" = 30'
DATE: 4/29/2025
REVISED DATED: 5/17/2025
PROJECT NO.:
FROM OFFICE OF: C. PLANS, TORRO
THOMAS C. DOMBROSKI L.L.S.
19 ANTWERP ST.
CLAREMONT, N.H. 03743
603-842-2518

TOWN OF BRADFORD PLANNING BOARD
APPROVED ON 05/17/2025 DATE
Chair: *[Signature]*
Secretary: *[Signature]*

SALE/LEGAL DOCS



Tranzon Auction Properties' Note: This unsigned Order is subject to revision.

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW HAMPSHIRE**

In re:

5 GREENHOUSE LANE, LLC

Debtor.

Chapter 7

Case No. 25-10783-KB

**ORDER GRANTING CHAPTER 7 TRUSTEE'S MOTION FOR AUTHORITY TO SELL
PROPERTY FREE AND CLEAR OF LIENS, CLAIMS, INTERESTS, AND
ENCUMBRANCES, AND APPLICATION TO COMPROMISE CLAIM**

Upon consideration of the motion of Jeffrey T. Piampiano, in his capacity as the duly appointed, qualified, and acting chapter 7 trustee (the "Trustee") for the bankruptcy estate (the "Estate") of 5 Greenhouse Lane, LLC the "Debtor") requesting entry of an order approving the *Chapter 7 Trustee's Motion for Authority to Sell Property Free and Clear of Liens, Claims, Interests, and Encumbrances and Application to Compromise Claim* (the "Motion")¹, due notice of the Motion and the relief sought therein having been given to all parties entitled thereto as evidenced by the certificate of service filed with the Court, in consideration of the representations made in the Motion, and upon the record of the hearing, if any, along with the arguments of counsel, if any, all objections to the Motion being overruled or withdrawn, and good and sufficient cause appearing that the sale contemplated thereunder is in the best interest of the Estate, it is hereby ORDERED, ADJUDGED, AND DECREED as follows:

1. The Motion is hereby GRANTED.
2. The Auction Proposal is hereby APPROVED.

¹ Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Motion.

3. The Trustee is hereby authorized and empowered to fully perform, consummate, and implement the sale of the Property to the high bidder at auction, and execute such additional instruments and documents that may be reasonably necessary or desirable to implement the sale. Any documents or instruments related to the sale of the Property may be modified, amended, or supplemented by the parties-in-interest without further Order of this Court, provided that any such modification, amendment or supplement is not material in the Trustee's sole judgment. The Purchase and Sale Agreement and all of the terms and conditions thereof, are hereby approved.

4. The successful purchaser of the Property shall be entitled to the protections of 11 U.S.C. § 363(m).

5. Subject to the terms of this Order, pursuant to and to the fullest extent allowable under § 363(f) of the Bankruptcy Code, the Property shall be transferred to the buyer free and clear of all liens, claims, interests, and encumbrances, except for (i) reservations, easements, restrictions and covenants of record, (ii) zoning and building laws or ordinances, (iii) any condition that a physical examination of the Property might reveal, (iv) any encumbrances or encroachments that an adequate survey of the Property may reveal, (v) any and all provisions of existing environmental, building, zoning, planning and land use laws and regulations; (vi) governmental redemption rights, if any; (vii) any encroachments, boundary line conflicts, shortages in area or any other matters that would be revealed by a physical inspection or survey of the Property; and (viii) any matters set forth in the deed of the Property or the associated plans and declarations.

6. Third parties may rely upon this Order as conclusive evidence that the Trustee had the requisite authority in accordance with the terms set forth herein to sell the Property.

7. The Trustee shall release title to the Property by Trustee Deed (Quitclaim Without Covenant) without representation or warranty of any kind or quality.

8. The sale procedures set forth in the Motion are hereby ratified and approved.

9. The release, sale, and transfer of the Property shall be and hereby is deemed to be “AS IS, WHERE IS, WITH ALL FAULTS and DEFECTS” and shall be and hereby is deemed to be without representation or warranty of any kind or quality.

10. At the closing of the sales of the Property, the Trustee may pay and reimburse Tranzon from the proceeds of the sales of the Property pursuant to the terms and conditions of the order approving the Tranzon retention. The Trustee may further pay from the proceeds of sale any real estate taxes which may be due or which would be due and payable and would be ordinarily paid by the seller in the context of an ordinary course real estate transaction.

11. The proceeds from the sale of the Property remaining after the payments provided for in this Order shall be administered by the Trustee for the benefit of the Estate free and clear of all liens, claims, interests, and encumbrances.

12. The Trustee is hereby authorized to pay the amounts due to the Attachment Creditors and the Bruss Trustee as described in the Motion without further order of the Court.

13. The application to compromise the Bruss Claim is hereby approved. The Trustee shall pay to the Bruss Trustee the sum of \$50,000 in full and final satisfaction of the Bruss Claim.

14. Bankruptcy Rule 6004(h) shall not apply to stay consummation of the transfer of the Property to the buyer as contemplated in the Motion and approved by this Order, and the Trustee and the buyer are hereby authorized to consummate the transaction contemplated and approved herein immediately upon entry of this Order.

Dated: _____, 2026

Kimberly Bacher
Chief Bankruptcy Judge

TERMS AND CONDITIONS OF SALE

1. Auction Firm is Tranzon Auction (hereinafter called "Auction Firm"). The Seller is JEFFERY T. PIAMPIANO, ESQ., Chapter 7 Trustee (hereinafter called "Trustee").
2. This sale is of certain real estate (hereinafter called "Property") located at **5 Greenhouse Lane, Bradford, New Hampshire.**
3. To bid, a bidder must first deposit **twenty-five-thousand dollars (\$25,000.00)** and register with the Auction Firm. Deposits must be in certified, cashier's or bank check, or equivalent, payable to Tranzon Auction Properties Escrow Account, and will be nonrefundable as to the successful bidder. As appropriate, successful bidder shall pay to the Auction Firm the **additional amount necessary to achieve a deposit of ten percent (10%) of the total purchase price, by wire or certified U.S. funds, not later than five (5) business days following notification of Trustee's acceptance of bid.**

An eight percent **(8%) Buyer's Premium, to be paid by successful bidder, will be added to the hammer price (bid price). The hammer price (bid price) when added to the 8% Buyer's Premium will be the total purchase price of the property.**

No bid will be considered unless such bidder has first registered with the Auction Firm and deposited the required earnest money deposit. Bids will be made orally. The Auction Firm reserves the right to control the increments of the bids. Any bid not in compliance with the terms of sale may be rejected.

4. Bidding will be conducted as a public auction. The sale may be adjourned from time to time as the Auction Firm may determine.
5. The highest bidder will be the buyer of the property, subject to the Trustee's right to accept or reject any and all bids, including the highest bid in its sole discretion. At the conclusion of the bidding, the highest bidder will immediately sign a Purchase and Sale Agreement in the form of the specimen attached hereto, the terms of which are incorporated herein.
6. Upon close of bidding, the Auction Firm shall declare that the terms of the sale have been complied with and that the public sale is closed. If the Buyer fails to comply with any of these Terms and Conditions of sale, including but not limited to signing the Purchase and Sale Agreement, or not providing additional deposits (if required) the bidder's deposit will be retained by Trustee.
7. The balance of the purchase price payable by the Buyer shall be paid at closing, which shall occur as defined in Purchase and Sale Agreement.
8. The property is sold "AS IS, WHERE IS" with all existing defects and without any warranties of any kind, including but not limited to fitness for a particular purpose, habitability or merchantability. Bidders are invited to inspect the premises (if access is

available) and public records prior to making a bid. No warranties, guarantees or representations of any kind are made; and all warranties are disclaimed with respect to any improvements located underground, the location and/or boundaries of the premises or improvements thereon, environmental compliance, or its compliance with any applicable zoning or land use regulations, laws or ordinances. Bidder is relying upon its own inspection, and its own professional advisors in its examination of the property and all improvements thereon.

BIDDER WILL ASSUME RISK OF ANY DEFECTS, AND EACH BIDDER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE AMOUNT BID REFLECTS THE "AS IS, WHERE IS" CONDITION OF UNDISCLOSED DEFECTS. EACH BIDDER FURTHER ACKNOWLEDGES AND AGREES THAT SUCH BIDDER IN NO WAY RELIES UPON REPRESENTATIONS MADE BY TRUSTEE OR ITS AGENTS.

9. In the case of disputed bidding, the Auction Firm shall be the sole and absolute judge of such dispute.

10. The Auction Firm acts only as agent for the Trustee and represents the Trustee's interests and, as such, has a fiduciary duty to disclose to the Trustee information which is material to the sale, acquired from a Bidder or any other source.

11. NOTE: By registering, you have signed a written, binding contract agreeing to these Terms and Conditions of Sale and further agreeing that any bid you make is subject to New Hampshire Auction Law.

12. Other terms or conditions may be announced at the sale. Trustee expressly reserves the right to cancel the sale or modify the terms and conditions prior to announcing completion of the sale.

The Successful Bidder at Auction Must Execute and Agree to be Bound by This Agreement:

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (“Agreement”) is executed as of this ____ day of _____, 2026 by and between JEFFERY T. PIAMPIANO, ESQ., Chapter 7 Trustee (the “Trustee”), solely in his capacity as Trustee the bankruptcy estate of 5 Greenhouse Lane, LLC (“Debtor”), Case No. 25-10783-KB (the “Estate”), and _____, a _____(individual/business) residing in/having a place of business in _____, or its assignee/nominee, (“Purchaser”) (the Trustee and Purchaser, together, the “Parties”).

WHEREAS, property of the Estate includes certain real property and improvements located at 5 Greenhouse Lane in Bradford, New Hampshire, which property was conveyed to Debtor by virtue of a Warranty Deed from Joseph D. Torro to 5 Greenhouse Lane LLC dated June 20, 2025, which is recorded in the Merrimack County, New Hampshire Register of Deeds (the “Registry”) at Book 3893, Page 1767 and is described on Exhibit A to the form of Trustee Release Deed attached to this Agreement as **Schedule 1** (the “Property”);

WHEREAS, by making a bid for the Property, Purchaser (along with all other bidders for the Property at Auction) is deemed to have acknowledged and read this Agreement and have agreed to be bound by it;

WHEREAS, the Trustee desires to sell to Purchaser and Purchaser desires to purchase the Estate’s interests in and to the Property; and

NOW THEREFORE, for and in consideration of the mutual covenants and promises hereinafter contained, the parties agree as follows:

1. **Purchased Assets**. On the Closing Date, and upon and subject to the terms and conditions set forth herein, the Trustee shall sell and release to Purchaser the Property and Purchaser shall purchase the Property from the Trustee. The Property will be purchased and sold AS IS, WHERE IS, WITH ALL DEFECTS and FAULTS on the terms set forth in the Bankruptcy Court order approving the sale of the Property pursuant to the terms and conditions of this Agreement and in the Trustee’s Release Deed.

On the Closing Date, the Trustee shall also deliver a Trustee’s release bill of sale of all personal property of the Debtor, including furniture and other items incidental to the operation of the inn located in or about the premises.

Purchaser acknowledges: (1) that the Trustee is the trustee of the bankruptcy estate of a debtor in a chapter 7 proceeding under 11 U.S.C. § 101 *et seq.* (the “Bankruptcy Code”); (2) that the Trustee is subject to the authority of the Bankruptcy Court overseeing Debtor’s bankruptcy case; (3) that the Trustee’s obligations to sell the Property are entirely subject to the Bankruptcy

Court's approval of this sale (which approval was previously obtained) and subject to any conditions imposed in connection therewith; and (4) that an order of the Bankruptcy Court granting such approval, the form and substance of which is acceptable to Purchaser, is appended hereto as **Exhibit B** (the "Sale Order", as further defined herein).

Purchaser acknowledges that it is purchasing the Property on an "AS-IS, WHERE IS, WITH ALL DEFECTS AND FAULTS" basis and the Trustee has made and will make no representation or warranty of any kind whatsoever as to the condition of the Property. Without limiting the generality of the foregoing, no representation or warranty is made as to the Property's compliance with any laws, rules, regulations or ordinances, including, without limitation, any relating to zoning, environmental law, dangerous chemicals or hazardous waste. The Trustee and his agents and attorneys shall have no responsibility or liability for loss of use of the Property, loss of income, loss of time, inconvenience, and commercial loss and/or any incidental or consequential damage, loss or injury. Purchaser is not entitled to rely on any such representations or warranties regarding the Property made by any party, and any such representations or warranties **have not** been authorized by Trustee or its agents and attorneys and the Trustee takes no responsibility for and shall not be liable as a result of any such representations or warranties.

2. Purchase Price for Property. The total purchase price for the Estate's interests in the Property is \$_____ (the "Total Purchase Price"). The Total Purchase Price includes a "Buyer's Premium" equal to eight percent (8%) of the high bid. No later than five business days after receiving notice that the Trustee accepted Purchaser's winning bid, Purchaser must provide a deposit, in cash or certified funds, in the amount of \$_____, which deposit, plus the deposit submitted to bid (collectively, the "Deposit"), shall be equal to ten percent (10%) of the Total Purchase Price, to the Trustee or his Auctioneer to be held and disbursed in accordance with the terms of this Agreement. The Deposit shall not be refundable to Purchaser unless the Trustee breaches his obligations under this Agreement. The Deposit, if provided to the Auctioneer, shall be disbursed by the Auctioneer to the Trustee upon request by the Trustee. The Deposit shall be credited against the Total Purchase Price and Purchaser shall pay the balance of the Total Purchase Price on the Closing Date. Delivery of the Total Purchase Price on the terms provided herein shall constitute full and final payment for the Estate's interests in the Property.

3. Closing. The closing on the purchase and sale of the Estate's interest in the Property (the "Closing") shall occur at the offices of Drummond Woodsum or a mutually agreeable location. Such closing shall occur on or before Friday, May 29, 2026 ("Closing Date"), unless extended upon the terms hereof. Such Closing Date may be extended through July 1, 2026, conditioned upon either of the following;

(a) the Purchaser providing the Trustee with a policy of insurance on the property, naming the Trustee as loss payee, for not less than the purchase price, but for no additional cash consideration.

(b) the Purchaser providing the Trustee with an amount sufficient to reimburse the Trustee for their cost of property insurance through the Closing Date. Funds must be received by Trustee prior to May 29, 2026 and shall become non-refundable upon receipt. Time is of the essence against Purchaser and the failure of Purchaser to close for any reason whatsoever, including its

failure to pay the Total Purchase Price, will result in forfeiture of the Deposit as liquidated damages and termination of this Agreement. **Purchaser shall be obligated to close on the purchase of the Property and there is no contingency of any kind or nature that will permit Purchaser to cancel or avoid its obligations hereunder other than the Trustee's termination of this Agreement.**

4. Closing Deliveries. At Closing, Trustee shall deliver **only** the following: (1) title to the Property by Trustee's Release Deed (Quitclaim Without Covenant), which Trustee's Release Deed shall be substantially in the form attached hereto as Schedule 1, free and clear of all liens, interests, claims and encumbrances except (i) reservations, easements, restrictions and covenants of record, (ii) zoning and building laws or ordinances, (iii) any condition that a physical examination of the Property might reveal, (iv) any encumbrances or encroachments that an adequate survey of the Property may reveal; (v) any mechanic's lien or other lien imposed by law and not shown on the public records; (vi) any and all provisions of existing environmental, building, zoning, planning and land use laws and regulations; (vii) governmental redemption rights, if any; (viii) any encroachments, boundary line conflicts, shortages in area or any other matters that would be revealed by a physical inspection or survey of the Property; (ix) any matters set forth in the deed of the Property; and (x) claims of tenants under recorded or unrecorded leases or other parties in possession; (2) any applicable Real Estate Transfer Tax form; (3) a copy of an order of the United Bankruptcy Court for the District of New Hampshire (the "Sale Order") authorizing the Trustee to sell the Property free and clear of liens, claims, and interests; and (4) a Trustee's release bill of sale of the all personal property of the Debtor, including furniture and other items incidental to the operation of the inn located in or about the premises. The Parties will execute and deliver the Trustee's Release Deed and such other instruments and documents as determined by the Trustee in his sole discretion to be reasonably necessary to effectuate the transaction contemplated herein. Any conflicts between any term(s) in this Agreement and any term(s) in the Trustee's Release Deed will be resolved in favor of the Trustee's Release Deed. Any conflicts between any term(s) in the Trustee's Release Deed and the Sale Order will be resolved in favor of the Sale Order.

5. Taxes; Water and Sewer Charges; Condominium Dues and Fees. Purchaser shall be liable for all municipal property taxes on the Property and for all water and sewer charges with respect to the Property that are not yet due and payable. Any amounts which are currently due and payable under this section shall be paid by the Trustee at Closing. The terms of this Section shall survive the Closing.

6. Due Diligence Examination. Purchaser acknowledges and agrees that Purchaser has had the opportunity to inspect and evaluate the Property prior to the execution and delivery of this Agreement, are purchasing the Property in "AS IS" "WHERE IS" "WITH ALL DEFECTS AND FAULTS" condition without any representations, covenants, guarantees, or warranties, and Purchaser waives any and all rights to further inspect and/or evaluate the Property.

7. Expenses. Purchaser shall have the sole responsibility for their expenses, including attorneys' fees, incurred by them in connection with the transactions contemplated hereby.

8. Amendment, Modification or Extension. The terms of this Agreement may not be amended, modified or extended, nor may any of its terms be waived, except by a written instrument signed by Purchaser and the Trustee and, if necessary, by approval of the Bankruptcy Court.

9. Termination of Agreement. This Agreement may be terminated prior to or on the Closing Date in a written agreement executed by the Trustee and Purchaser. In the event that Trustee fails to close hereunder for a reason other than the default of Purchaser (including by virtue of the Trustee's unilateral termination of the Agreement and/or abandonment of the Property), Purchaser's sole remedy shall be a refund of the Deposit without interest, and Purchaser shall have no other remedies. The Trustee reserves his right to withdraw the Property from Auction, either prior to, or subsequent, to the Auction, for any reason whatsoever, as he deems necessary or appropriate.

10. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of New Hampshire and subject to the provisions of the United States Bankruptcy Code that bear on the transaction contemplated by this Agreement.

11. Entire Agreement. This Agreement contains the entire understanding of the Parties with regard to the subject matter of this Agreement and supersedes all prior agreements and/or understandings among the Parties, whether written or oral, pertaining to the subject matter of this Agreement.

12. Execution in Counterparts. This Agreement may be executed in one or more counterparts, with each counterpart constituting an original and all counterparts collectively constituting the same agreement. The exchange of executed signature pages of this Agreement by facsimile or email transmission will constitute effective execution and delivery of this Agreement. Copies of executed signature pages of this Agreement will constitute originals for purposes of making proof of the execution and delivery of this Agreement.

13. Jurisdiction. The Bankruptcy Court shall have jurisdiction over all disputes and other matters relating to the interpretation or enforcement of this Agreement and any document(s) executed pursuant to this Agreement.

14. Notices. All notices, requests and demands to or upon the respective Parties hereto shall be in writing and either (a) delivered by registered or certified mail; (b) delivered by hand; or (c) delivered by national overnight courier service with next business day delivery, and shall be deemed to have been duly given or made (i) upon the earlier of actual receipt and 3 business days after deposit in the United States mail, registered or certified mail, return receipt requested, with proper postage prepaid, (ii) 1 business day after deposit with a national overnight courier with all charges prepaid, or (iii) when hand-delivered. All notices, requests and demands are to be given or made to the respective Parties at the following addresses or to such other addresses as either party may designate by notice in accordance with the provisions of this Section.

If to the Trustee:

Jeffrey T. Piampiano, Esq., Estate of Debtor, 5 Greenhouse Lane, LLC
Mailing address: 84 Marginal Way, Suite 600, Portland, Maine 04101-4280
Physical address: 84 Marginal Way, Suite 600, Portland, Maine 04101; and

If to Purchaser:

Attn: _____

With a copy to:

15. Assignment. Purchaser may not assign any of their rights, interests or obligations hereunder to any person without the prior written consent of the Trustee; provided, however, if Purchaser makes any such assignment, Purchaser shall remain obligated to comply with all of the terms and provisions of this Agreement and such assignee and Purchaser shall be jointly and severally liable for the obligations of Purchaser hereunder. Notwithstanding any assignment, Purchaser hereby agree to all of the releases, covenants, obligations and other provisions set forth in this Agreement and release the Trustee and the Estate to the same extent as if Purchaser were the grantee therein.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth above.

By: _____
It's: _____

Jeffrey T. Piampiano, Esq.,
Chapter 7 Trustee for the Estate of
Debtor 5 Greenhouse Lane, LLC

Schedule 1

TRUSTEE'S RELEASE DEED
(Quitclaim Deed without Covenant)

JEFFERY T. PIAMPIANO, ESQ., in his capacity as Chapter 7 Trustee for the Bankruptcy Estate of 5 Greenhouse Lane, LLC ("Debtor"), Case No. 25-10783 pending before the United States Bankruptcy Court for the District of New Hampshire (the "**Estate**"), (the "**Grantor**"), for consideration paid, does hereby release to _____, a _____ having a mailing address of _____, its successors and assigns (the "**Grantee**"), all of the Grantor's and the Estate's right, title and interest in and to the real property and any improvements thereon situated at 5 Greenhouse Lane in the **Town of Bradford, County of Merrimack, State of New Hampshire**, which property was conveyed to Debtor by virtue of Warranty Deed from Joseph D. Torro to 5 Greenhouse Lane LLC dated June 20, 2025, which is recorded in the Merrimack County, New Hampshire Register of Deeds (the "Registry") at Book 3893, Page 1767, and is more particularly described in Exhibit A, attached hereto and made a part hereof (the "**Premises**").

This Trustee's Release Deed is given pursuant the United States Bankruptcy Code, 11 U.S.C. § 101, *et seq.*, and pursuant to, and subject to, an *Order Granting the Chapter 7 Trustee's Motion for Order Approving (1) Auction Procedures for the Sale of the Debtor's Real Property, (2) the Sale of Such Assets Free and Clear of All Liens, Claims, and Interests, and (3) Approval of Allocation of Sale Proceeds* [Dkt. No. _____] dated _____ (the "**Sale Order**"), entered by the United States Bankruptcy Court for the District of New Hampshire in the Chapter 7 Bankruptcy Case of 5 Greenhouse Lane, LLC (the "Debtor"), Case No. 25-10783, a true and conforming copy of which Order is recorded together herewith as Exhibit B.

The Premises are conveyed in accordance with, and with the full benefits provided by, Sale Order and the protections for the Grantee set forth therein, but shall otherwise be SUBJECT TO (i) reservations, easements, restrictions and covenants of record, (ii) zoning and building laws or ordinances, (iii) any condition that a physical examination of the Property might reveal, (iv) any encumbrances or encroachments that an adequate survey of the Property may reveal; (v) any mechanic's lien or other lien imposed by law and not shown on the public records; (vi) any and all provisions of existing environmental, building, zoning, planning and land use laws and regulations; (vii) governmental redemption rights, if any; (viii) any encroachments, boundary line conflicts, shortages in area or any other matters that would be revealed by a physical inspection or survey of the Property; (ix) any matters set forth in the deed of the Property; and (x) claims of tenants under recorded or unrecorded leases or other parties in possession, and are further conveyed SUBJECT to real estate taxes and sewer liens which are not yet due and payable, which, by its acceptance hereof, Grantee assumes and agrees to pay.

GRANTEE, BY ITS ACCEPTANCE OF THIS DEED, ACKNOWLEDGES AND AGREES

THAT GRANTOR (AND GRANTOR ON BEHALF OF THE ESTATE) IS MAKING NO REPRESENTATIONS OR WARRANTIES CONCERNING THE PREMISES, INCLUDING, WITHOUT LIMITATION, THE ENVIRONMENTAL OR PHYSICAL CONDITION THEREOF, THE COMPLIANCE OF THE PREMISES WITH ANY LAWS, RULES, OR REGULATIONS, INCLUDING, WITHOUT LIMITATION, ENVIRONMENTAL LAWS, RULES OR REGULATIONS, THE SUITABILITY OF THE PREMISES FOR THEIR CURRENT USE OR GRANTEE’S PROPOSED USE, OR THE QUALITY OR CONDITION OF THE TITLE TO THE PREMISES.

GRANTEE, BUT ITS ACCEPTANCE OF THIS DEED, EXPRESSLY AGREES THAT THE PREMISES ARE BEING SOLD “AS IS,” “WHERE IS,” WITH ALL DEFECTS AND FAULTS, AND THAT GRANTEE IS RELYING SOLELY ON ITS OWN OPINIONS AND THE OPINIONS OF GRANTEE’S AGENTS, ATTORNEYS, AND CONSULTANTS AS TO THE PREMISES, INCLUDING, WITHOUT LIMITATION, THE ENVIRONMENTAL AND PHYSICAL CONDITION THEREOF, THE COMPLIANCE OF THE PREMISES WITH ANY AND ALL LAWS, RULES AND REGULATIONS (INCLUDING WITHOUT LIMITATION ENVIRONMENTAL LAWS, RULES AND REGULATIONS), THE SUITABILITY OF THE PREMISES FOR THEIR CURRENT USE AND GRANTEE’S PROPOSED USE, AND THE QUALITY AND CONDITION OF THE TITLE TO THE PREMISES.

GRANTEE ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS, BUT ITS ACCEPTANCE OF THIS DEED, DOES HEREBY FOREVER RELEASE GRANTOR AND THE ESTATE OF AND FROM ANY AND ALL CLAIMS, DEMANDS, SUITS, ACTIONS, LOSSES, FEES (INCLUDING ATTORNEYS’ FEES), EXPENSES AND/OR DAMAGES OF ANY KIND WHATSOEVER ARISING FROM THE PREMISES INCLUDING, WITHOUT LIMITATION, THE EXISTENCE, NOW OR IN THE PAST, OF ANY UNDERGROUND OIL STORAGE FACILITIES ON THE PREMISES. GRANTEE SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS, APPROVALS, AND LICENSES NECESSARY FOR ITS USE AND OPERATION OF THE PREMISES.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed this ____ day of _____, 2026.

WITNESS:

**JEFFREY T. PIAMPIANO, IN HIS CAPACITY
AS THE CHAPTER 7 TRUSTEE OF ESTATE OF
5 GREENHOUSE LANE, LLC (“DEBTOR”),
Case No. 25-10783**

STATE OF MAINE
COUNTY OF CUMBERLAND, SS

Dated: _____

Then personally appeared the above-named Jeffrey T. Piampiano, Esq., in his capacity as Chapter 7 Trustee for the Bankruptcy Estate of 5 Greenhouse Lane, LLC (“Debtor”), Case No. 25-10783, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Notary Public/Attorney at Law
Printed Name:
My Commission Expires: _____

IN WITNESS WHEREOF, the Grantee has caused this instrument to be executed on this _____ day of _____, 2026.

By: _____
Name: _____
Its: _____

STATE OF _____
COUNTY OF _____, SS. _____, 2026

Personally appeared the above-named _____ in his/her capacity as _____ of _____ and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said _____.

Before me,

Notary Public

Exhibit A

A certain tract of land, with the buildings therein, situate near Bradford Corner, so-called, in Bradford, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at a stone post at the southeasterly corner of these granted premises by the highway leading from Bradford Corner to Bradford Center and at land now or formerly of Arthur C. Caldwell; thence

Northeasterly by said Clark land to a boulder at land now or formerly of Mrs. Viola Marshall; thence

In a straight line southeasterly from the center of said boulder by land now or formerly of Viola Marshall and land now or formerly of Mrs. Nettie M. Danforth to a stone bound at the northwesterly corner of land now or formerly of said Danforth; thence

Southerly by said Danforth land to a stone post at the highway leading from Bradford Corner to Bradford Center; thence

Southerly by said highway to the point of beginning.

Being the same premises conveyed by that certain Warranty Deed from Joseph D. Torro to 5 Greenhouse Lane LLC dated June 20, 2025, which is recorded in the Merrimack County, New Hampshire Register of Deeds (the "Registry") at Book 3893, Page 1767.

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 (initial (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

(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 (initial (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based 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

(c) Purchaser has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) _____ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (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.

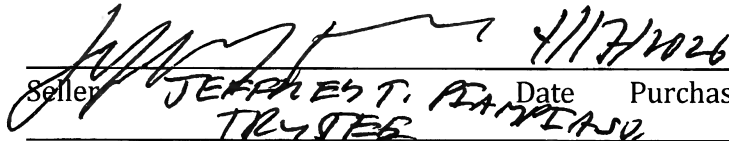
Agent's Acknowledgment (initial or enter N/A if not applicable)

(f) MBC Seller's 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.

(g) N/A Purchaser's 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.¹

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.

	4/17/2026			
Seller	JEFFREY T. RAMPINO	Date	Purchaser	Date
	TRUSTEE			
Seller		Date	Purchaser	Date
Michael B. Carey		4-14-2026		
Seller's Agent		Date	Purchaser's Agent ¹	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.

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