

SALE & PURCHASE AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT

Received from _____ (Purchaser's Full Name) of _____ S.S. # _____ the sum of **(\$10,000.00), Ten Thousand Dollars.** (the "Deposit") and other valuable consideration, on account of the purchase of the following land and premises, owned by Dishin' It Out! LLC, (Transferor), located at 1194 US Route 4, in the Town of Canaan, County of Grafton, State of New Hampshire, as follows, (the "Property"):

Meaning and intending to mortgage hereby all and the lands and premises described in a deed of approximate even date herewith from Dishin' It Out!, LLC to CBS Realty LLC and further described therein as follows:

A certain tract or parcel of land with the buildings thereon, situated on the southerly side of US Route #4, so-called, which is also known as Mechanic Street, in said Canaan, in said Grafton County, and bounded and described as follows:

Beginning at the northeast corner of land formerly of Leon Bryar and in the southerly line of said US Route #4;

Thence South 77° 23' East 35 feet along the southerly line of said US Route #4 to the northwest corner of land formerly of the heirs of Carey Smith;

Thence South 12 ° 30' West 65 feet along said Smith land to the southwest corner of said Smith land and to land formerly of Ellen B. Barnard;

Thence North 77 ° 23' West 35 feet along said Barnard land to the southeast corner of said Bryar land;

Thence North 12 ° 30' East 65 feet along said Bryar land to the point of beginning in the southerly line of said US Route #4.

Meaning and intending to convey all and the same premises conveyed to Dishin' It Out!, LLC by Warranty Deed of Barbara J. Hayward, dated December 10, 2007 and recorded in the Grafton County Registry of Deeds at Book 3474, Page 968.

1. The sum of _____ Dollars (\$ _____), as the Total Purchase Price, in U.S. Funds; with the balance after crediting the deposit referenced above, to be paid in certified funds or cash to Dishin' It Out! LLC at the closing.
2. The Deposit will be held by the Thomas Hirschak Company. The Deposit will be held by the Thomas Hirschak Company in its auction account, which is non-interest-bearing.
3. Transfer of title to the Property shall be by Standard Foreclosure Deed.
4. The closing shall be conducted on or by January 6, 2025 (the "Closing Date"), at such place as mutually agreeable by the parties.
5. In the event the Purchaser shall fail to pay the balance of said purchase price on the Closing Date, the deposit is forfeited by Purchaser and all rights hereunder are extinguished.
6. The Property is sold subject to all existing building lines (if established), all laws, ordinances and governmental regulations (incl. building and zoning ordinances) affecting the Property, and easements & restrictions of record, if any.
7. Transferor shall be responsible for its attorney's fees; Purchaser shall be responsible for its attorney's fees, and any costs incident to searching the title to the Property and shall pay any New Hampshire transfer tax and recording fees.
8. Purchaser shall be solely responsible for any and all real estate taxes and other municipal liens/assessments (water/sewer, etc.) due and owing on the property to be conveyed hereunder, whether assessed by the Town of Canaan or any other taxing authority.
9. Purchaser agrees that, in entering into this agreement, he is not relying on any representations made by Transferor or Transferor's Agent, but, rather, is relying solely on his own judgment, reached after an investigation made by Purchaser into the condition of the Property, and Purchaser's own personal inspection thereof. Purchaser has inspected the Property which is the subject of this agreement, is familiar with the condition of such Property, and accepts the same in its condition, "AS IS" without warranty, expressed or implied, except that Transferor has the right to convey title. It being fully understood that Transferor has made no warranties, express or implied, or representations pertaining to the Property, the condition thereof, or any other

matter pertaining thereto, including but not limited to matters relating to boundaries, acreage, subdivision and environmental laws, and environmental conditions or hazards on the Property.

By execution of this agreement, Purchaser represents that it has performed such due diligence that the Purchaser deems sufficient and as a result of such due diligence, Purchaser desires to enter into this agreement to purchase and is not entering into this agreement as a result of any advertisement or announcement or representations made by the Transferor and/or its selling agents or with the understanding that the purchase is subject to any further due diligence review. This agreement and any subsequent conveyance are subject to these disclaimers.

10. Seller shall bear the risk of loss or damage to the property by fire or other casualty until the time of closing. In the event the property shall be damaged or destroyed by fire or other casualty and are not restored to their present condition by the date set for closing, Seller may either cancel this agreement upon written notice to Purchaser and the Escrow Agent shall return the deposit to Purchaser and neither party shall have any further rights or liabilities under this agreement or Seller may finalize the transaction with Purchaser and transfer title to the property, providing to Purchaser the benefit of all insurance monies recovered on account of such damage.
11. New Hampshire law requires that the Seller of real property make certain disclosures to the Purchaser whenever real property is offered for sale, however, Purchaser hereby waives such disclosures. The Purchaser acknowledges that it has made such inquiries and investigations relative to the property as it deems necessary prior to entering into this Agreement.
12. Any personal Property in the premises at time of closing will remain with the property for no additional consideration and with no requirement for removal by Sellers.
13. Transferor and Purchaser agree that Thomas Hirschak Company (NH #6153) as Auctioneers/Brokers of Transferor brought about this sale and acted solely as AGENTS of the Transferor in this transaction.
14. The parties agree that, with respect to the performance of their respective obligations hereunder, time is of the essence.
15. This agreement shall benefit and bind both the Transferor and Purchaser and their respective heirs, executors, administrators, successors and assigns, and shall be governed by New Hampshire law.

Purchaser has read this agreement and understands the terms and is bound by its contents. THIS IS A LEGALLY BINDING CONTRACT.

IN WITNESS WHEREOF, the Purchaser(s) has executed this agreement at Canaan, New Hampshire, this 21st day of November, 2025.

IN THE PRESENCE OF:

Witness

Purchaser

IN WITNESS WHEREOF, the Transferor has executed this agreement at Canaan, New Hampshire, this 21st day of November, 2025.

IN THE PRESENCE OF:

Witness

Dishin' It Out! LLC, Transferor