



Request for Sealed Bids
202 South Main Street
B2023-MGR-16

**Town of Seabrook, New Hampshire
PROPERTY AND BID INFORMATION PACKET**



REQUEST FOR BIDS # B2023-MGR-16

The Town of Seabrook requests sealed bids for the below-identified property (the “Premises”). All sealed bids must be received by the Seabrook Town Manager’s Office, on the attached Official Bid Form, no later than Thursday, April 13th 2023 at 2:00 p.m. EST. prevailing time, and must be clearly marked:

***RFB # B2023-MGR-16
Town Managers Office
Town of Seabrook
c/o Shaylia Wood
99 Lafayette Rd
Seabrook, NH 03874***

| Map & Lot # | Address | Acreage | Assessed Value | Zoned |
|------------------------|--------------------|----------------|-----------------------|--------------|
| 16-81 | 202 South Main St. | 0.39 | \$165,000.00 | Residential |

***All proposals/bids must be received by Thursday, April 13th, 2023, at 2:00 p.m. EST
And will be opened publicly immediately after the deadline.***



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**TOWN OF SEABROOK
PROPERTY AND BID INFORMATION PACKET**

The Town of Seabrook will accept sealed bids for the below identified property (the “Premises”). All sealed bids must be received by the Seabrook Town Manager’s Office, on the attached Official Bid Form, no later than April 13th 2023 at 2:00 p.m. prevailing time, and must be clearly marked: PROPERTY BID

Described as follows:

| Map & Lot # | Address | Acreage | Assessed Value | Zoned |
|-------------|--------------------|---------|----------------|-------------|
| 16-81 | 202 South Main St. | 0.39 | \$165,000.00 | Residential |

A certain piece of land situated in the town of Seabrook, containing one-half acre, more or less, and is bounded and described as follows to wit: Northerly by the highway leading to Seabrook Beach, Easterly by land now or formally of Stephen H. Souther, Southerly by land now or formerly of heirs of Lowell B. Dow and Westerly by land now or formerly of Moses W. Knowles.

Meaning and intending to convey the same land deeded to Chester L. Randall by deed of Herbert L. Randall dated June 17, 1907 and recorded at the Rockingham County Registry of Deeds in Book 636, Page 233 on Jan. 3, 1908.

TERMS OF SALE:

1. The Premises is being sold in “AS IS” condition. The Town makes **NO WARRANTY** as to the ability of the purchaser to build on the property.
2. The Premises are being sold with a covenant and condition to survive the closing, that within one (1) year after the closing date, the buyer shall demolish and remove the manufactured home from the Premises.
3. Reserve Price – The Premises is offered subject to a Reserve Price.
4. No Warranties - The Premises are being offered pursuant to the aforementioned authority of the Board of Selectmen to sell the same by vote of the Legislative Body on Article 10 of the 1984 Town Meeting Warrant and are being sold without any warranties or guaranties regarding the chain of title or condition of the Premises.
5. Bid Security - All bids must include bid security in the amount of 10% of the bid amount by bank certified check or money order. No personal checks or cash will be accepted.
6. Duration - Bids will be good for a period for 30 days after the bid due date.



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7. Balance of Payment - The successful bidder must be able to provide the balance of payment for the purchase of the Premises within 30 days after the notice of award of bid by wired funds only, twenty-four (24) hours prior to the closing date. No certified bank check, cashier's check, money order, personal checks or cash will be accepted. Failure of the successful bidder to meet this requirement will result in the forfeiture to the Town of the posted bid security, not as a penalty, but as liquidated damages.
8. Property Taxes - Property Taxes will commence from the date the bid price is paid in full. Buyer will be responsible for providing the Town with a check or money order for the recording fee and the Buyer's one-half of the transfer tax, which must be paid at closing
9. Quitclaim Deed - The Town will provide the successful bidder(s) with a Quitclaim Deed for the Premises acquired. The Town will have the deed recorded at the Rockingham County Registry of Deeds.
10. Tie Bid - In the case of a tie bid, the Town will use the earliest post marked date and time on the sealed bid envelope.
11. Rejection of Bids - The Board of Selectmen retains the right to reject any and all bids not deemed to be in the best interest of the Town and to waive any formality in the bidding process.

BIDDER QUALIFICATIONS:

1. No person may bid on the sale of municipally-owned real estate if the prospective bidder has outstanding housing or building code violations that have been cited by the Town, or unaddressed land use violations.
2. Prospective bidders must be current on property taxes as well as any other payments that may be due to the Town at the time of the bid opening date, otherwise, the bidder shall not be eligible on the sale of municipally-owned real estate.



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VIEWING:

William M. Manzi, III, Seabrook's Town Manager (the "Town Manager") is available to answer questions about the Premises by calling (603) 474-3252 or email at wmanzi@seabrooknh.org, and will arrange for a viewing of the Premises on two occasions prior to the deadline to submit bids if interest in same is communicated to the Town Manager's Office. Should any prospective bidders have any interest in viewing the Premises, they should contact the Town Manager or Assistant Town Manager, Kelly O'Connor, at the telephone number or email provided in this paragraph on or before April 6th 2023 at 2:00 p.m.

Approved By

Handwritten signature of William M. Manzi III, featuring a stylized 'W' and 'M'.

3-2-2023

William M. Manzi III,
Town Manager

Date



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**TOWN OF SEABROOK, NH
OFFICIAL BID FORM**

*(Bids must be submitted on this bid form in a sealed envelope marked **B2023-MGR-16**
and must be received in the Seabrook Town Office on or before
Thursday, April 13th, 2023, at 2:00 p.m. prevailing time)*

RFB # B2023-MGR-16
Town Managers Office
Town of Seabrook
c/o Shaylia Wood
99 Lafayette Rd
Seabrook, NH 03874

The undersigned has carefully examined the Property and Bid information and binds himself/herself to the provisions submitted below:

| Map & Lot # | Address | Acreage | Assessed Value | Zoned | Bid Amount |
|------------------------|--------------------|----------------|-----------------------|--------------|-------------------|
| 16-81 | 202 South Main St. | 0.39 | \$165,000.00 | Residential | |

Total Bid Amount \$ _____

Bid Security Amount Enclosed (10% of Total) \$ _____



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I understand the information provided in the Town of Seabrook, Property and Bid Information packet, which I acknowledge receipt of by signing below. Specifically, I understand that the property listed above will be sold **AS IS, WHERE IS WITH NO WARRANTY IMPLIED OR STATED AS TO THE ABILITY OF THE PURCHASER TO BUILD ON THE PROPERTY**. I also understand that the Town will provide a Quitclaim Deed, without any warranties or guarantees of title, without any title insurance. I further understand the requirements for the deadline, the bid security payment, the payment of the balance due, should I be the successful bidder on the property, and I understand that the Premises are being offered subject to a Reserve Price and the Board of Selectmen retains the right to reject any and all bids not deemed to be in the best interest of the Town and to waive any formality in the bidding process.

Respectfully submitted,

Signature

Date: _____

Name (Please Print)

Address

Telephone Number

Email Address

034863

Know all Men by these Presents

That I, Lillian L. Knowles, Tax Collector for the Town of Seabrook in the County of Rockingham and State of New Hampshire, for the year 2009 by the authority in me vested by the laws of the State, and in consideration of One Dollar and other valuable consideration (\$1.00+) to me paid by the Town of Seabrook. Do hereby sell and convey to the said Town of Seabrook successors/heirs and assigns, land and buildings situated in the Town of Seabrook, New Hampshire aforesaid. Taxed by the Selectmen/Assessors in 2006 to Chester L. Randall, Hrs. listed in the invoice book as Map Lot # 16-81 and described as followed:

A certain piece of land situated in the town of Seabrook, containing one-half acre, more or less, and is bounded and described as follows to wit: Northerly by the highway leading to Seabrook Beach, Easterly by land now or formerly of Stephen H. Souther, Southerly by land now or formerly of heirs of Lowell B. Dow and Westerly by land now or formerly of Moses W. Knowles.

Meaning and intending to convey the same land deeded to Chester L. Randall by deed of Herbert L Randall dated June 17, 1907 and recorded at the Rockingham County Registry of Deeds in Book 636, Page 233 on Jan 3, 1908.

This deed is the result of the tax lien execution held at the Tax Collector's Office in the Town of Seabrook, New Hampshire, on the 11th day of May, 2007. To have and to hold, the said Premises, to the said Town of Seabrook successors/ heirs and assigns forever. And I hereby covenant with the said Town of Seabrook that in making this conveyance I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings to sell and convey the same in the manner aforesaid.

In Witness Whereof, I have hereunto set my hand and seal, the 2nd day of November, in the year of our Lord two thousand and nine.

Signed, Sealed, and Delivered in the presence of:

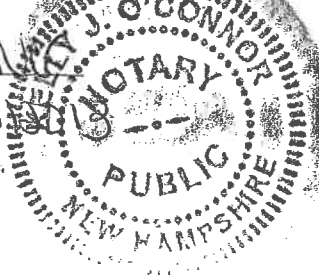
[Signature]
Witness:

State of New Hampshire
Rockingham, SS

Personally appearing Lillian L. Knowles above named and acknowledged the foregoing instrument to be her voluntary act and deed.

Lillian L. Knowles
Lillian L. Knowles, Collector
November 2, 2009

Before me,

Kelly J. O'Connor
Notary Public


ROCKINGHAM COUNTY
REGISTRY OF DEEDS
2010 AUG 19 AM 9:53

034862

Know all Men by these Presents

That I, Lillian L. Knowles, Tax Collector for the Town of Seabrook in the County of Rockingham and State of New Hampshire, for the year 2009 by the authority in me vested by the laws of the State, and in consideration of One Dollar and other valuable consideration (\$1.00+) to me paid by the Town of Seabrook. Do hereby sell and convey to the said Town of Seabrook successors/heirs and assigns, a building situated in the Town of Seabrook, New Hampshire aforesaid. Taxed by the Selectmen/Assessors in 2006 to Alfred C. Janvrin, Jr., listed in the invoice book as Map Lot # 16-81-2 and described as followed:

A 1968, 60' x 10' mobile home made by Marlette.

The building is located on land owned by Chester L. Randall, Hrs. recorded in Book 636, Page 233 at the Rockingham Registry of Deed on January 3, 1908.

This deed is the result of the tax lien execution held at the Tax Collector's Office in the Town of Seabrook, New Hampshire, on the 11th day of May 2007. To have and to hold, the said Premises, to the said Town of Seabrook successors/ heirs and assigns forever. And I hereby covenant with the said Town of Seabrook that in making this conveyance I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings to sell and convey the same in the manner aforesaid.

In Witness Whereof, I have hereunto set my hand and seal, the 2nd day of November, in the year of our Lord two thousand and nine.

Signed, Sealed, and Delivered in the presence of:

Amy E Fowler
Witness:

Lillian L. Knowles
Lillian L. Knowles, Collector

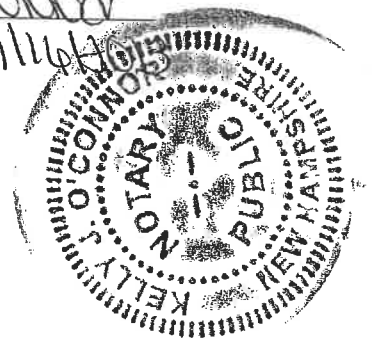
State of New Hampshire
Rockingham, SS

November 2, 2009

Personally appearing Lillian L. Knowles above named and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me,

Kelly P. O'Connor
Notary Public



2010 AUG 19 AM 9: 53

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

