



8 3 9 7 6 9 8
Tx: 4357889

202-179
SP

4388-0612

09/14/2018 1:37 PM Pages: 1
REGISTER OF DEEDS, GRAFTON COUNTY

Keegan Monahan

517

TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, Melinda Boutin, Tax Collector for the TOWN OF HAVERHILL, in the County of Grafton and the State of New Hampshire, for the year 2015 by the authority in me vested by the laws of the State, and for consideration received by the TOWN OF HAVERHILL, located at 2975 Dartmouth College Hwy, North Haverhill, NH 03774, do hereby sell and convey to the TOWN OF HAVERHILL, a certain tract or parcel of land situated in the TOWN OF HAVERHILL, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2015 to:

MELCONIAN REALTY TRUST
and described in the invoice books as:

Map: 000202 Lot: 000179 Sublot: 000000

Located At KINSMAN RD

Consisting of 0.588 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 2637, Page 835.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated TOWN OF HAVERHILL, in the State of New Hampshire on 05/24/2016, to have and to hold said Premises, with the appurtenances, to said TOWN OF HAVERHILL's successors/heirs and assigns forever. And I hereby covenant with said TOWN OF HAVERHILL, 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 manner aforesaid.

In witness whereof, I have hereunto set my hand and seal, the 12 day of September in the year of our Lord 2018.

Signed, Sealed and Delivered in the presence of:

Wayne E Fortier
WAYNE E FORTIER

Darwin Clogston
DARWIN CLOGSTON

Christopher M Luvrtsema
CHRISTOPHER M LUVRTSEMA

Thomas J Friel
THOMAS J FRIEL

Alfred Garofalo
ALFRED GAROFALO

Melinda Boutin
Melinda Boutin
Tax Collector, TOWN OF HAVERHILL

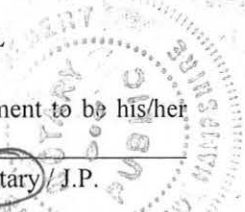
State of New Hampshire, County of Grafton, On 9/12/18

Melinda Boutin, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

Christina C Hebert
Notary J.P.

My Commission expires: _____

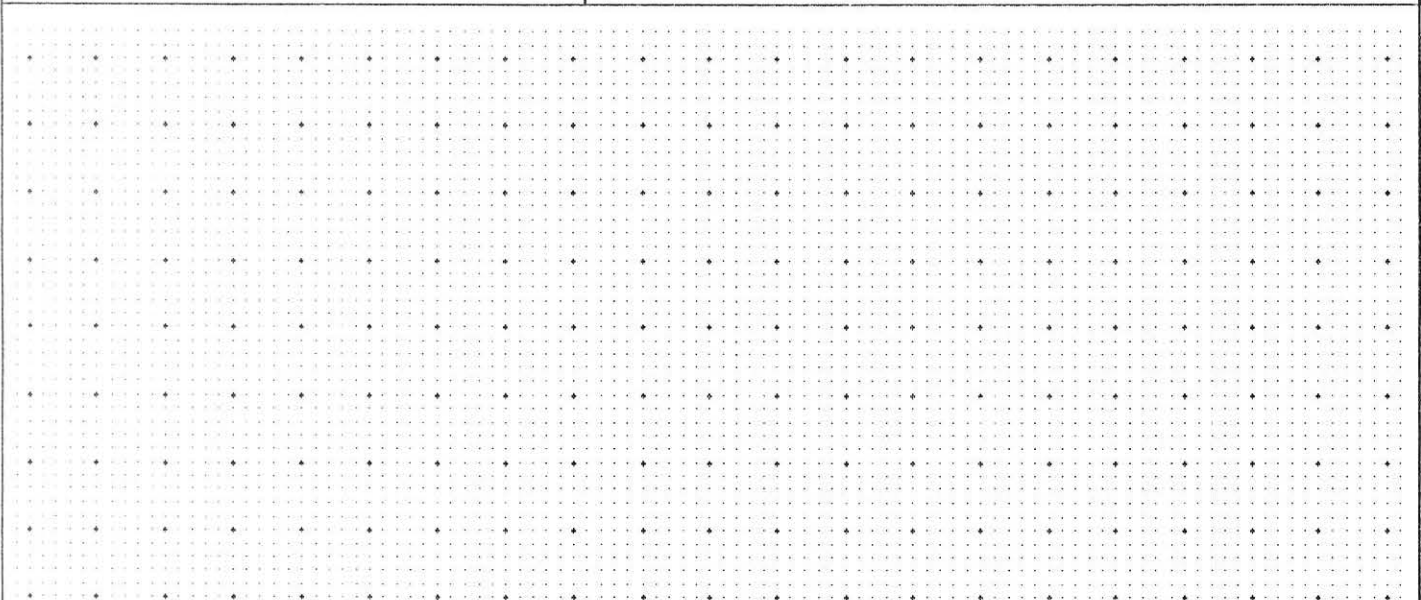
CHRISTINA C. HEBERT, Notary Public
My Commission Expires July 2, 2019



OWNER INFORMATION	SALES HISTORY	PICTURE												
MELCONIAN REALTY TRUST C/O CHARLES W GORDON, JR. 20 PARK PLAZA, #479 BOSTON, MA 02116-4329	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>02/26/2002</td> <td>2637</td> <td>835</td> <td>Q V</td> <td></td> <td>MELCONIAN, JERRY O</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	02/26/2002	2637	835	Q V		MELCONIAN, JERRY O	
Date	Book	Page	Type	Price	Grantor									
02/26/2002	2637	835	Q V		MELCONIAN, JERRY O									
LISTING HISTORY	NOTES													
09/18/17 TNRL 09/12/12 SSRL 10/23/07 GF V	VACANT; WDS; FAIRLY STEEP UP FROM ROAD; ROLLING TOPO.													

EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes						
							Haverhill Assessing Office						
							PARCEL TOTAL TAXABLE VALUE						
								Year	Building	Features	Land		
								2016	\$ 0	\$ 0	\$ 7,600		
								Parcel Total: \$ 7,600					
								2017	\$ 0	\$ 0	\$ 7,600		
								Parcel Total: \$ 7,600					
								2018	\$ 0	\$ 0	\$ 7,600		
								Parcel Total: \$ 7,600					

LAND VALUATION																	
Zone: 101 MTN LAKES-NONWF										Minimum Acreage: 0.50			Minimum Frontage: 200		Site: AVERAGE Driveway: NONE Road: DIRT		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes			
1F RES WTR ACS	0.500 ac	30,000	E	100	100	100	100		25	7,500	0	N	7,500	UNIMPROVED			
1F RES WTR ACS	0.088 ac	x 2,500	X	100					25	100	0	N	100				
	0.588 ac									7,600			7,600				

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS		
	MELCONIAN REALTY TRUST C/O CHARLES W GORDON, JR. 20 PARK PLAZA, #479 BOSTON, MA 02116-4329	District MOUNTAIN LAK	Percentage % 100	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: <p style="text-align: right;">Base Type:</p>		
PERMITS						
Date	Permit ID	Permit Type	Notes			
				BUILDING SUB AREA DETAILS		
				2016 BASE YEAR BUILDING VALUATION		
				Year Built: Condition For Age: % Physical: Functional: Economic: Temporary: %		

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Melconian Realty Trust
c/o Charles W. Gordon, JR
20 Park Place #479
Boston, MA 02116-4329



9590 9402 5017 9063 1571 36

Article Number (Transfer from service label)

119 0160 0000 5433 6429

Form 3811, July 2015 PSN 7530-02-000-9053

C/O Charles W. Gordon, Jr
20 Park Place #479
Boston, MA 02116-4329

Property Location: Kinsman Road
Map/Lot: 202-179

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/6/20

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Melconian Realty Trust, c/o Charles W. Gordon, Jr

Street and Apt. No., or PO Box No.

20 Park Place #479

City, State, ZIP+4®

Boston, MA 02116-4329

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Dear Charles,

Pursuant to RSA 80:89 you are hereby notified that the Town Of Haverhill intends to offer by sale by public auction on June 06, 2020 at 10:00am in the James R. Morrill Building, the real estate identified above that you once owned, but which was acquired by the town by tax collector's deed dated 09/12/2018. Potential bidders will need to pay a refundable \$1,000.00 registration fee in order to qualify as a bidder and NO MINIMUM BID WILL BE REQUIRED.

Pursuant to RSA 80:89, if you have the right to repurchase the property if you pay all back taxes, interest, costs and the penalty as defined in RSA 80:90. We estimate that total amount to be \$3042.96 (actual totals may vary due to additional interest and penalties assessed up to the actual date of repurchase).

To exercise your right to repurchase, you must give us notice by certified mail, return receipt requested, within 30 days of your receipt of this letter, of your intent to repurchase, stating that you are ready, willing and able to do so. Also, you must actually pay the Town of Haverhill the repurchase price stated above within 30 days of our receipt of your intent to repurchase.

Please call the town offices at 603-787-6800 and speak with Connie Sleath, if you have any questions.

Sincerely,

Connie Sleath
Property Records Clerk

Cc: (Each mortgagee (also via certified mail, return receipt requested) to whom notice of the impending tax deed was sent)