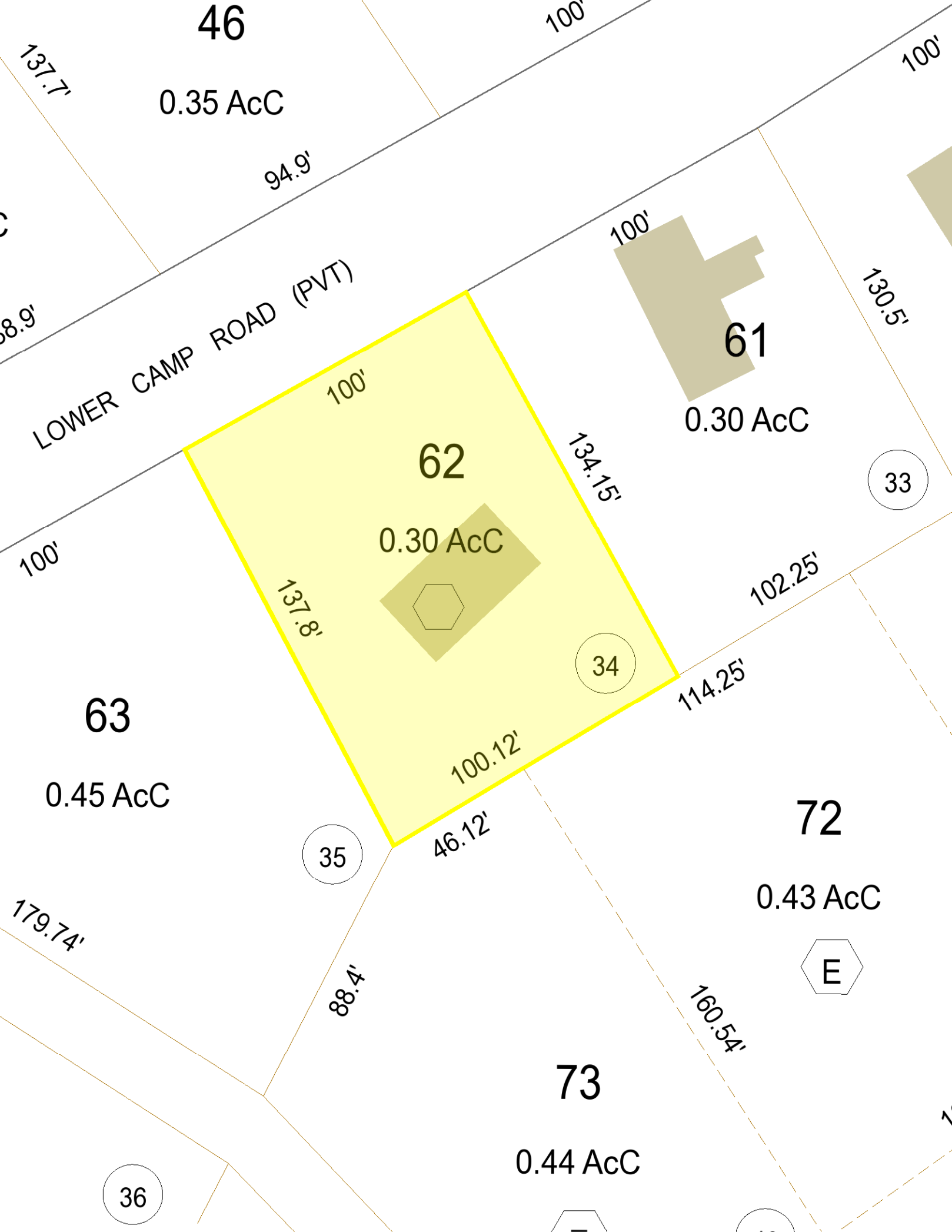


OWNER INFORMATION		SALES HISTORY						PICTURE						
NORTHWOOD, TOWN OF 818 FIRST NH TURNPIKE NORTHWOOD, NH 03261		<u>Date</u>	<u>Book</u>	<u>Page</u>	<u>Type</u>	<u>Price</u>	<u>Grantor</u>							
		01/25/1999	3363	2688	U199		TAX COLLECTOR							
LISTING HISTORY		NOTES												
06/06/18	EORL	LEASED LAND;1/98 BOS APPROVED REDUCTION OF 50% LAND& BUILDING LOWEST VALUE POSSIBLE DUE TOTHE COND. 3/18/02 REMOVED MHD, SHED STILL ON SITE.8-26-04 THERE IS STILL A 5X7 SHED ON THE PROPERTY BUT HAS 0 VALUE.; 18: N/C												
11/20/13	KCV													
10/29/07	BJLV													
08/26/04	SSV													
03/18/02	THPR													
07/22/96	JR													
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR							
<u>Feature Type</u>	<u>Units</u>	<u>Lngh x Width</u>	<u>Size Adj</u>	<u>Rate</u>	<u>Cond</u>	<u>Market Value</u>	<u>Notes</u>	2018 CYCLICAL						
							PARCEL TOTAL TAXABLE VALUE							
		<u>Year</u>	<u>Building</u>	<u>Features</u>	<u>Land</u>									
		2019	\$ 0	\$ 0	\$ 38,000		Parcel Total: \$ 38,000							
		2020	\$ 0	\$ 0	\$ 61,700		Parcel Total: \$ 61,700							
		2021	\$ 0	\$ 0	\$ 61,700		Parcel Total: \$ 61,700							
LAND VALUATION							LAST REVALUATION: 2020							
Zone: RURAL		Minimum Acreage: 2.00			Minimum Frontage: 150		Site:		Driveway:		Road:			
<u>Land Type</u>	<u>Units</u>	<u>Base Rate</u>	<u>NC</u>	<u>Adj</u>	<u>Site</u>	<u>Road</u>	<u>DWay</u>	<u>Topography</u>	<u>Cond</u>	<u>Ad Valorem</u>	<u>SPI</u>	<u>R</u>	<u>Tax Value</u>	<u>Notes</u>
EXEMPT-MUNIC	0.300 ac	85,666	D	90	100	100	100		80	61,700	0	N	61,700	UND/WA
		0.300 ac										61,700		61,700



46

0.35 AcC

94.9'

100'

100'

137.7'

58.9'

LOWER CAMP ROAD (PVT)

100'

61

0.30 AcC

130.5'

100'

62

0.30 AcC

134.15'

33

100'

137.8'

102.25'

34

114.25'

63

0.45 AcC

35

46.12'

72

0.43 AcC

E

179.74'

88.4'

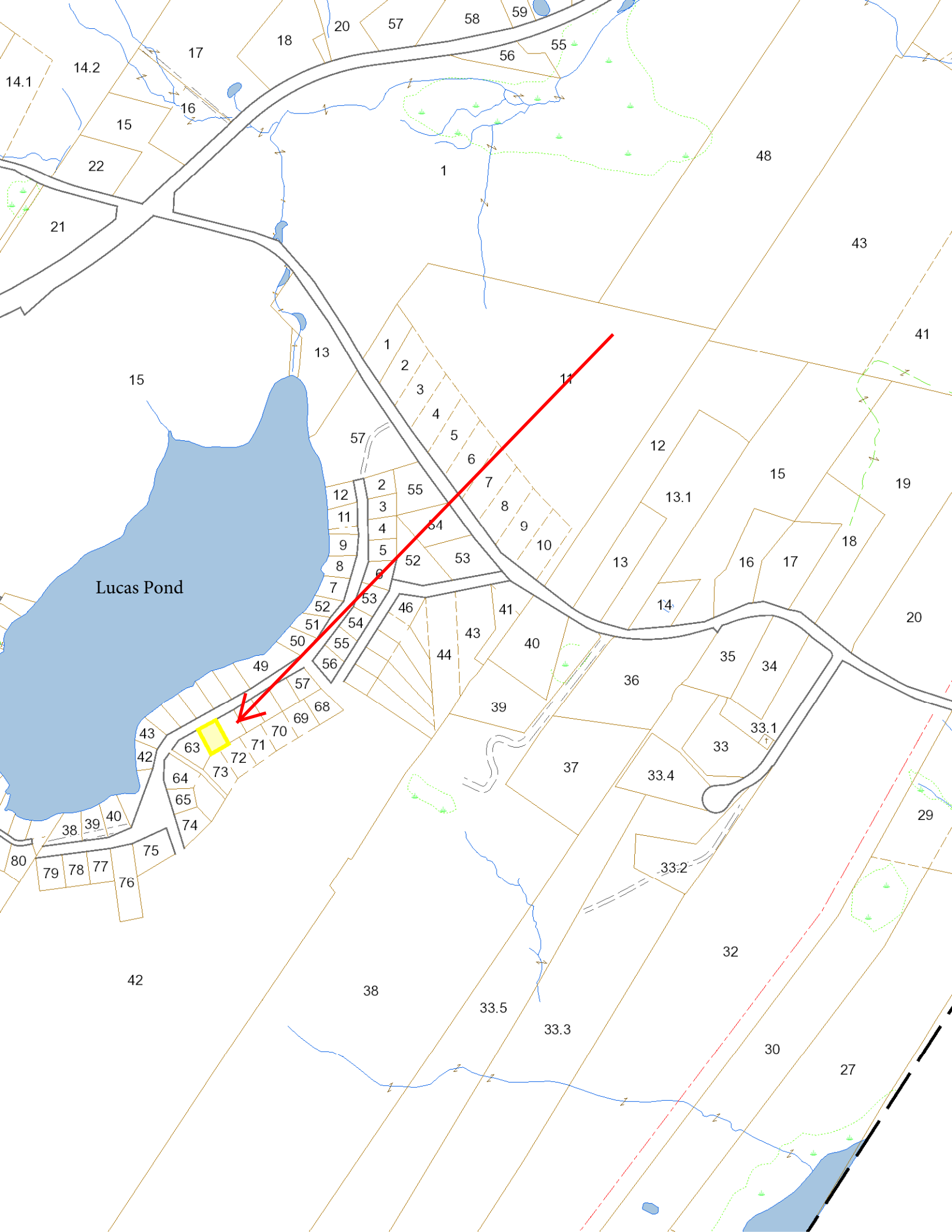
160.54'

73

0.44 AcC

36

F



0007870

FEB 1 2 58 PM '99

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

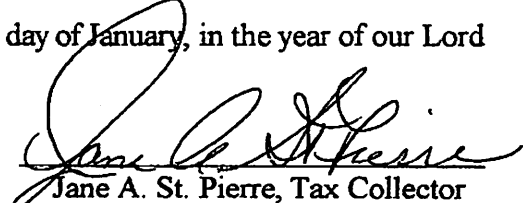
KNOW ALL MEN BY THESE PRESENTS

That I, Jane A. St. Pierre, Tax Collector of the Town of Northwood, in the County of Rockingham and State of New Hampshire, for the year 1999, by the authority in me vested by the laws of the State and in consideration of One dollar and other valuable consideration to me paid by the Town of Northwood, located at PO Box 496 Northwood, New Hampshire 03261 do hereby sell and convey to the said Town of Northwood successors/heirs and assigns a certain tract or parcel of land situated in the Town of Northwood, New Hampshire aforesaid to have and to hold with the appurtenances forever, taxed by the assessing officials in 1999 to **Antoinette Agostino**, located at **MAP # 125 Lot # 62** and described in the invoice books as .30 Ac Lower Camp Road Lucas Pond School Lots.

Meaning and intending to describe and convey the same premises conveyed to Antoinette Agostino, by deed of the Town of Northwood dated July 29, 1986 and recorded in the Rockingham County Registry of Deeds in **Book 2623 Page 1624**.

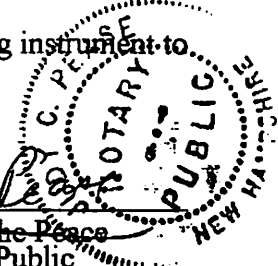
This deed is the result of the tax lien execution held at the Tax Collector's Office in the Town of Northwood, New Hampshire on the Thirtieth of April, 1998, and I hereby covenant with the said Town of Northwood that in making this conveyance, I have in all things complied with the law, and that I have 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 here unto set my hand and seal, the 24th day of January, in the year of our Lord One Thousand Nine-Hundred and Ninety-Nine.


Jane A. St. Pierre, Tax Collector

State of New Hampshire Rockingham ss, January 25, 1999.

Personally appearing Jane A. St. Pierre above named, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me


Judy C. Pease
Justice of the Peace
Notary Public

My Commission Expires 5/3/2000

BK2623 P1524

THIS INDENTURE made this 29th day of July 1986 by and between the Town of Northwood, a municipal corporation in the County of Rockingham, in the State of New Hampshire, party of the first part, to be hereinafter called the lessor, and Antoinette Agostino _____
_____ Lucas Pond Road, Northwood, New Hampshire 03261

party of the second part, to be hereinafter called the lessee. The word lessor means as well as the Town of Northwood, the Selectmen of said Town of Northwood and their successors and also the successors of the Town of Northwood.

WITNESSETH that said lessor in consideration of the sum of - One - dollars and other valuable considerations to it in hand before the delivery hereof well and truly paid by the lessee, the receipt whereof is hereby acknowledged, and in further consideration of the mutual covenants, restrictions, conditions, and agreements hereinafter set out to be kept and performed by the parties hereto, has leased and by these presents does lease to said lessee that parcel of land situate in the Lucas Pond Development in said Northwood being lot No. 34 on plan of Lucas Pond Development made or to be made by or for said lessor.

TO HAVE AND TO HOLD the said premises with the privileges and appurtenances thereto belonging unto said lessee her heirs and assigns for the term of ~~thirty~~ years from the day and date hereof, the appurtenances thereto being the privilege of access to and from the Pond by the rights of way appearing on said plan and over the premises herein leased and the further right and privilege both for the purpose of ingress and egress to and from the leased premises to have the use of the right of way designated on said plan as entrance No. One and right of way being subject to use as well by the lessee as by other leaseholders, at their own risk. Said rights of way are to be kept in repair and maintained by the lessee and other leaseholders as they for their best interests and convenience shall determine and among themselves shall agree.

As a further consideration for said lease the lessee covenants with the lessor that he shall not assign, sublet or subdivide the leased premises without the written consent of the lessor, shall not maintain a nuisance or carry on any noxious or offensive activity thereon, nor shall he use or permit the use of the premises for any illegal purpose or for the sale of intoxicating liquor or beverages. For violation of these provisions the lease shall become null and void at the option of the lessor after the legal determination of whether such violation has taken place.

Whereas it is primarily the desire of the lessor that permanent buildings shall be erected upon the leased premises and that the general development of the locality shall be orderly and to the best advantage of all leaseholders, this lease is given subject to the following requirements, restrictions and covenants as to the erection of buildings and other improvements thereon:

1. The lessee shall erect a permanent building only for residential purposes upon the leased premises and shall erect the same within two years from the date of this lease. In the event that no building as aforesaid is erected within two years, then this lease shall be void and of no effect and the lessor may lease the premises to another without notice. For good cause the lessor may extend the time for a lessee to comply with this provision, such extension to be for a period not in excess of two years. The lessee may erect a private garage for storage of not more than two automobiles.

2. No building shall be located nearer to the front line of the leased premises than twenty-five feet, or nearer than twenty feet to the boundary line between the leased premises and adjoining lots.

3. No permanent building or structure shall be erected upon the leased premises which shall be of a value of less than five hundred dollars or have a ground floor area, including porches, of less than six hundred square feet. All outbuildings and sheds erected on the premises, other than a private garage shall be connected with and attached to the dwelling house on the lot.

4. No building shall be erected, placed or altered upon the leased premises until the external design and location thereof have been approved, in writing, by the lessor; providing however if the lessor fails to approve or disapprove such design and location within thirty days after such request, such approval will not be required. In the erection of such building the detail of the plan as to external design shall not be changed without the consent of the lessor whether or not approval has been given in the original plan.

5. No structure designed for occupancy by more than two families shall be erected upon the leased premises.

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ROCKINGHAM COUNTY
REGISTRY OF DEEDS

6. No temporary structure or structures shall be built upon the leased premises other than those necessary and used in the course of construction of permanent buildings, and all such temporary structures shall be removed promptly upon completion of the permanent buildings. All buildings not for residential purposes and all buildings partially destroyed by fire and not restored to be habitable shall be classed as temporary buildings and may be removed by the lessor if the lessee fails to remove the same within thirty days after notice so to do.

7. No permanent building or structure, garage included, shall be covered with tar paper, sheathing paper, or any other temporary wall covering; and the roof thereof shall be covered with fire resisting materials and shall not be covered with tar paper, wood, wood shingles or other combustible material.

8. All chimneys constructed to be used in connection with the building, whether inside or outside of this building, and intended for live fires shall be constructed with such material as is approved by fire underwriters and shall be equipped with suitable spark arresters.

9. All sewage and waste from the leased premises shall be disposed of through a sewer tank of standard design properly proportioned for its per capita demand or by such other method as shall be approved by the lessor. In no event shall sewage be drained or otherwise allowed to percolate into the pond.

10. No fence of barbed wire or other material likely to cause injury to passersby by contact or otherwise nor of a height of more than three and one-half feet shall be erected on the leased premises.

11. No bill board or sign may be erected upon the leased premises or upon any buildings thereon erected except as it may pertain to the sale, letting, or identification of said building as to the name of the owner or occupant thereof, and shall not have a total area exceeding two square feet, but this shall not prevent the erection of a sign of any size bearing the name of the cottage or building upon the leased premises.

12. In the event that a permanent building, except a private garage, shall be destroyed or damaged by fire, the lessee shall replace or repair the same within two years from such destruction thereof. Failure so to replace or repair the same shall render this leasehold null and void and the lessor may enter without process of law, remove the building and lease or sell the same, without notice to the lessee or liability therefor to any person whomsoever.

13. In the event that the lessee fails to pay the taxes upon the premises or abandons the same (abandonment shall be failure to occupy the buildings as to allow them to become in great disrepair) the buildings may be sold by the collector of taxes in the same manner as provided by law as to tangible personal property, and the purchaser thereof shall acquire legal title thereof free and clear of any claim of the lessee or any person claiming by from or under him; and the lessee covenants and agrees for himself his executors, administrators, heirs and assigns that he or they shall not seek exemption from taxation of the leasehold or buildings to be erected thereon by reason of any law of the State of New Hampshire now in effect or hereafter enacted which does or may accord to the lessee or her executors, administrators, heirs and assigns the privilege of exemption from taxation either wholly or partially by reason of his legal status. Assignees of this lease, by acceptance of an assignment thereof, agree to be bound and do bind themselves by this provision in all its terms.

14. The foregoing conditions, restrictions and covenants shall be binding upon the lessee his heirs, executors, administrators and assigns and the lessor covenants that like restrictions, conditions and covenants shall be standard provisions for all leases in the Lucas Pond Development, and the lessor is hereby authorized and empowered to take such legal action against other leaseholders at law or in equity to prevent violation of the same as well as to prevent a continuance of such violation. Such action may be brought in the same manner as if the lessee were subrogated to the rights of the lease but in the name of the lessee and not in the name of the lessor.

15. The invalidation of any of the foregoing conditions, restrictions and covenants by legal process shall in no wise affect any of the other conditions, restrictions and covenants.

THE LESSOR covenants and agrees with the lessee his heirs, executors, administrators and assigns that the lessee shall occupy the premises peaceably and without interference by third persons except insofar as an action or actions shall be brought at law or in equity for violation of the conditions, covenants and restrictions set out in this lease.

The lessor further covenants and agrees with the lessee his heirs, executors, administrators and assigns that at the expiration of the term of this lease it may be renewed at a rental or other consideration to be agreed upon by the parties herein.

It is mutually agreed by and between the lessor and the lessee that in the event of default or forfeiture by the lessee for breach of any of the covenants, conditions, or restrictions in this lease the lessor may enter the leased premises and any and every part thereof, forcibly and without process of law, to expel and remove the lessee or any other person or persons occupying the same and to repossess and enjoy the same in the same manner.

not as if this lease had never been executed; or, at the election of the lessor, thirty days' notice may be given by the lessor to the lessee and all further proceedings concerning such eviction may at the election of the lessor be brought under the provisions of the laws of the State of New Hampshire relative to the eviction of tenants by landlords and the lessee shall pay all costs, attorney fees, and other expenses of the lessor that shall arise from enforcing the covenants, conditions and restrictions set out in this lease, such costs, attorney fees, and other expenses of the lessor to be a lien against the buildings upon the leased premises which lien the lessor may foreclose in the same manner as set out in paragraph No. 13 of this lease.

IN WITNESS WHEREOF the said parties have hereunto set their hands and seal the day and year first above written:

Signed, sealed and delivered
in the presence of
Alice Y. [Signature]

THE TOWN OF NORTHWOOD
By its Selectmen

Robert E. Bailey
Robert E. Bailey
True W. Chesley
True W. Chesley
Donald E. Post
Donald E. Post Lessor
Antoinette Agostino
Antoinette Agostino Lessor

STATE OF NEW HAMPSHIRE

ROCKINGHAM, SS

July 29 19*88* Personally

appeared the above named *Robert E. Bailey, True W. Chesley, and Donald E. Post*

and acknowledged the foregoing instrument to be their voluntary act and deed in their aforesaid capacity, before

Richard Thatcher
Justice of the Peace
My Commission Expires *October 29, 1989*

STATE OF NEW HAMPSHIRE

Merrimack..SS

July 29 19*88* Personally

appeared the above named *Antoinette Agostino* and acknowledged the foregoing instrument to be their voluntary act and deed in their aforesaid capacity, before me.

Richard Thatcher
Justice of the Peace/Notary Public
RICHARD THATCHER, Notary Public
My Commission Expires October 29, 1988.