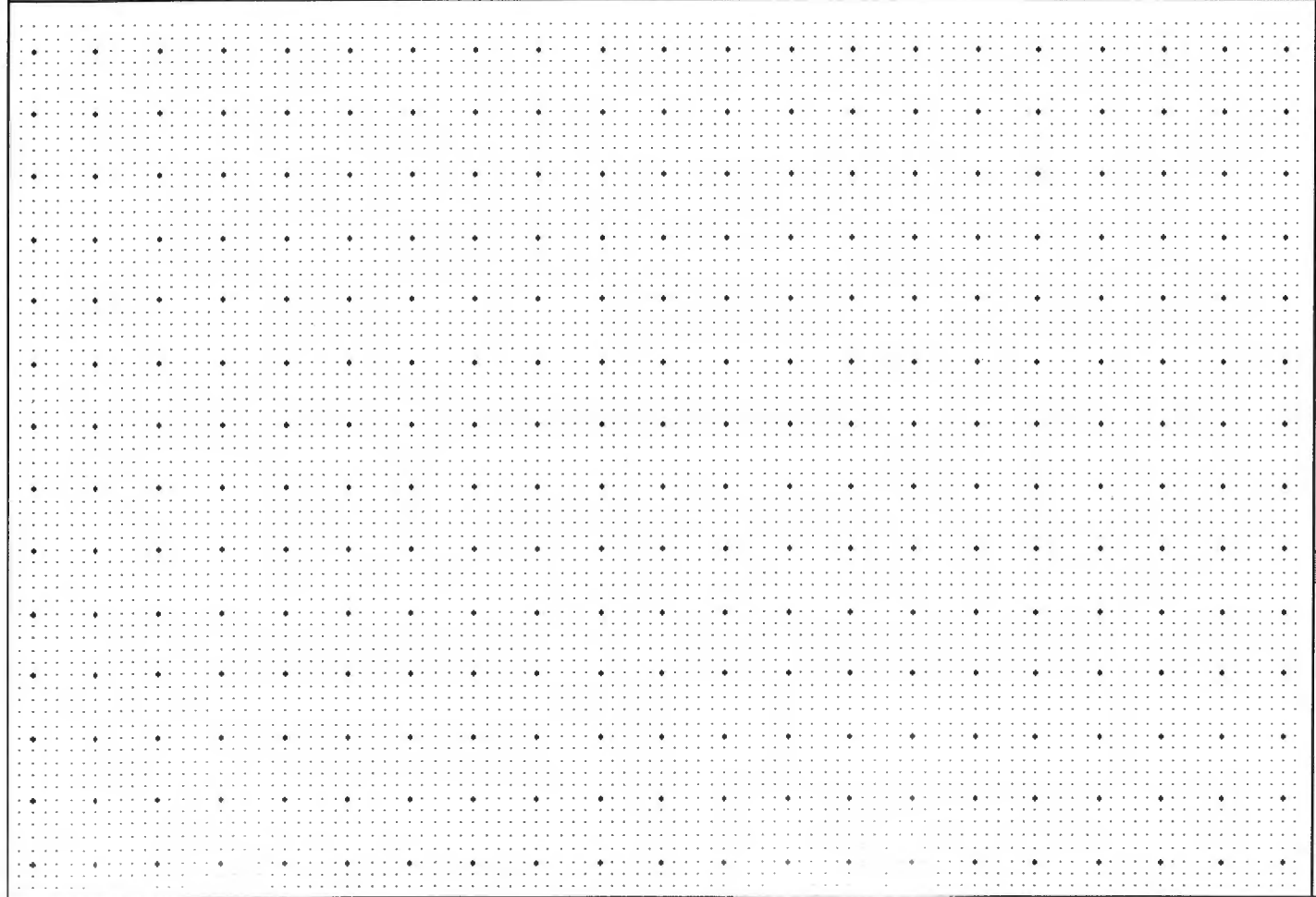


OWNER INFORMATION	SALES HISTORY	PICTURE																		
<b>TOWN OF FARMINGTON</b>  356 MAIN STREET  FARMINGTON, NH 03835	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>12/05/2013</td> <td>4184</td> <td>0307</td> <td>U V 50</td> <td></td> <td>WOJTYSIAK ANTHONY SR</td> </tr> <tr> <td>03/06/1987</td> <td>1295</td> <td>0425</td> <td>U V 99</td> <td></td> <td>LEGER ELLA</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	12/05/2013	4184	0307	U V 50		WOJTYSIAK ANTHONY SR	03/06/1987	1295	0425	U V 99		LEGER ELLA	
	Date	Book	Page	Type	Price	Grantor														
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10/24/02 MRRL																				

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR						
Feature Type	Units	Lngh	x Width	Size Adj	Rate	Cond	Market Value	Notes					
									<b>FARMINGTON ASSESSING OFFICE</b>				
									<b>PARCEL TOTAL TAXABLE VALUE</b>				
										<b>Year</b>	<b>Building</b>	<b>Features</b>	<b>Land</b>
										2022	\$ 0	\$ 0	\$ 26,000
									Parcel Total: \$ 26,000				
										2023	\$ 0	\$ 0	\$ 26,000
									Parcel Total: \$ 26,000				
										<b>2024</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 26,000</b>
									<b>Parcel Total: \$ 26,000</b>				

LAND VALUATION											LAST REVALUATION: 2019					
<b>Zone:</b> AR AGRI RES		<b>Minimum Acreage:</b> 3.00		<b>Minimum Frontage:</b> 250									<b>Site:</b> UND/WDS <b>Driveway:</b> UND <b>Road:</b> DIRT/GRAVEL			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
EXEMPT-MUNIC	3.000 ac	68,000	B	70	70	95	90	90 -- ROLLING	60	15,400	0	N	15,400	CTD		
EXEMPT-MUNIC	5.900 ac	x 2,000	X	100				90 -- ROLLING	100	10,600	0	N	10,600			
		<b>8.900 ac</b>								<b>26,000</b>			<b>26,000</b>			

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS		
	<p>TOWN OF FARMINGTON</p> <p>356 MAIN STREET</p> <p>FARMINGTON, NH 03835</p>	District	Percentage	<p>Model:</p> <p>Roof:</p> <p>Ext:</p> <p>Int:</p> <p>Floor:</p> <p>Heat:</p> <p>Bedrooms:          Baths:          Fixtures:</p> <p>Extra Kitchens:          Fireplaces:</p> <p>A/C:                          Generators:</p> <p>Quality:</p> <p>Com. Wall:</p> <p>Stories:</p> <p style="text-align: right;">Base Type:</p>		
	PERMITS					
	Date	Project Type	Notes			



BUILDING SUB AREA DETAILS

2019 BASE YEAR BUILDING VALUATION	
Year Built:	
Condition For Age:	%
Physical:	
Functional:	
Economic:	
Temporary:	
	%

OWNER INFORMATION	SALES HISTORY	PICTURE																		
<b>TOWN OF FARMINGTON</b>  356 MAIN STREET  FARMINGTON, NH 03835	<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>12/05/2013</td> <td>4184</td> <td>0307</td> <td>U V 50</td> <td></td> <td>WOJTYSIAK ANTHONY SR</td> </tr> <tr> <td>03/06/1987</td> <td>1295</td> <td>0425</td> <td>U V 99</td> <td></td> <td>LEGER ELLA</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	12/05/2013	4184	0307	U V 50		WOJTYSIAK ANTHONY SR	03/06/1987	1295	0425	U V 99		LEGER ELLA	
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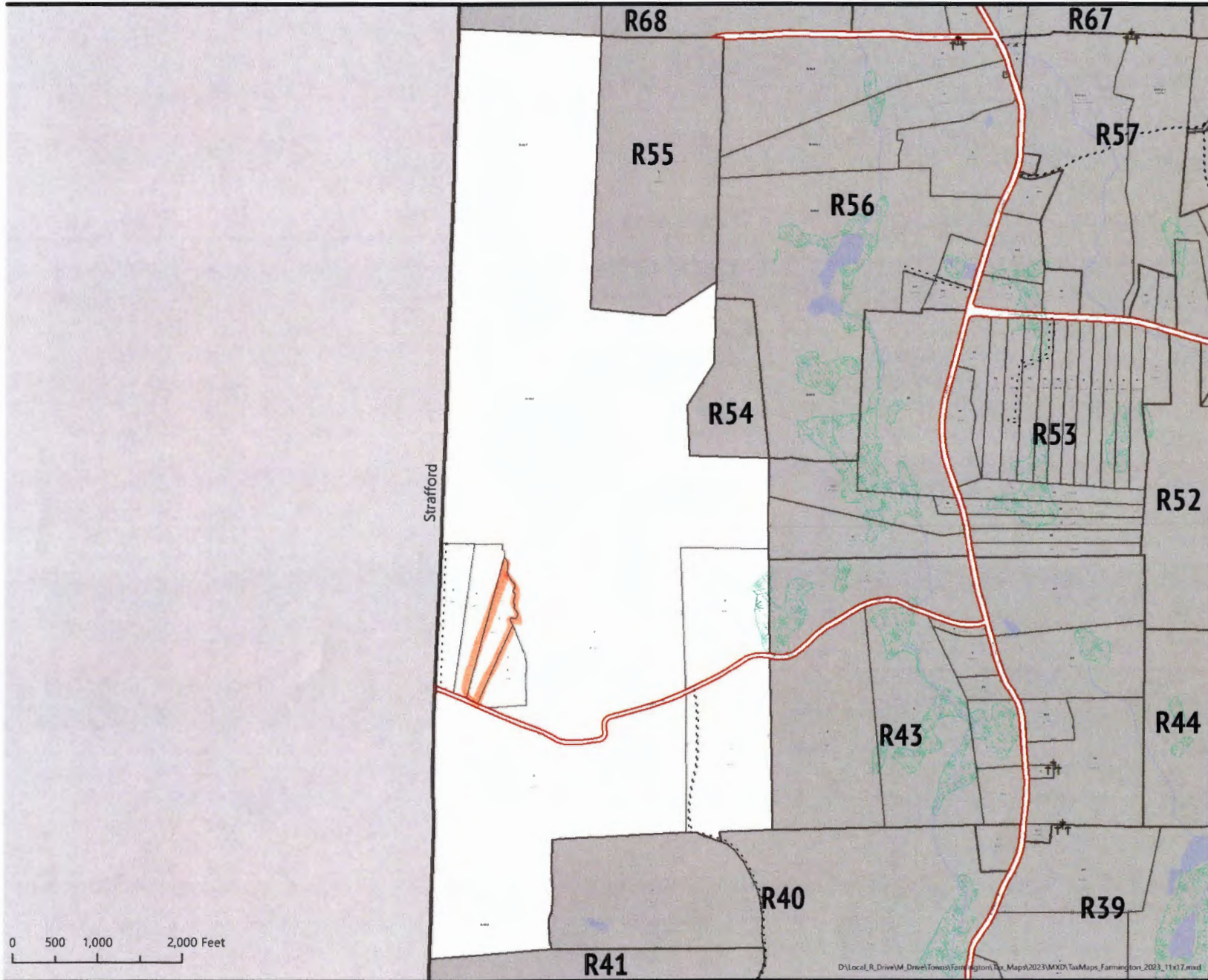
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EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes					
_____								<b>FARMINGTON ASSESSING OFFICE</b>				
								<b>PARCEL TOTAL TAXABLE VALUE</b>				
								<b>Year</b>	<b>Building</b>	<b>Features</b>	<b>Land</b>	
								2014	\$ 0	\$ 0	\$ 39,300	
								Parcel Total: \$ 39,300				
								2015	\$ 0	\$ 0	\$ 39,300	
								Parcel Total: \$ 39,300				
								<b>2016</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 14,500</b>	
								<b>Parcel Total: \$ 14,500</b>				

LAND VALUATION														
Zone: AR AGRI RES		Minimum Acreage: 3.00			Minimum Frontage: 250			Site:			Driveway:		Road:	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	3.000 ac	55,000	E	100	100	100	100		20	11,000	0	N	11,000	ACCESS/CTD
EXEMPT-MUNIC	5.900 ac	x 2,000	X	100					30	3,500	0	N	3,500	
	<b>8.900 ac</b>									<b>14,500</b>			<b>14,500</b>	

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS		
	TOWN OF FARMINGTON  356 MAIN STREET  FARMINGTON, NH 03835	District	Percentage	Model: Roof: Ext: Int: Floor: Heat:		
	<b>PERMITS</b>			Bedrooms:	Baths:	Fixtures:
	<b>Date</b>	<b>Project Type</b>	<b>Notes</b>	Extra Kitchens:	Fireplaces:	Generators:
			A/C:			
Quality:						
Com. Wall:						
Stories:						
			Base Type:			

BUILDING SUB AREA DETAILS					
2014 BASE YEAR BUILDING VALUATION					
Year Built:					
Condition For Age:					%
Physical:					
Functional:					
Economic:					
Temporary:					%



# Map R42

TAX PARCELS MAP  
**FARMINGTON**  
 NEW HAMPSHIRE



## Legend

- Parcels
- Adjacent Map Sheets
- Cemetery
- Rivers and Streams
- Lakes and Ponds
- Wetlands
- Easements, Right-of-Way
- Roads

Prepared by the  
**Strafford Regional Planning Commission**  
 150 Wakefield St. Suite 12 Rochester, NH 03867  
 Phone: (603) 994-3500  
 Email: [srpc@strafford.org](mailto:srpc@strafford.org)  
 Date: 9/7/2023  
 Author: Jackson Rand, SRPC

**THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT INTENDED FOR LEGAL DESCRIPTION OR CONVEYANCE.**

Base data layers from ESRI, NH GRANIT, and the Town of Farmington. These agencies and organizations have derived this data using a variety of cited source materials, at different time frames, through different methodologies, with varying levels of accuracy. As such, errors are often inherent in GIS data and should be used for planning purposes only. Please visit the original location of the data, contact the original host source, or contact SRPC for information on the full dataset.



**2023**

RECORDED  
DEC 2013  
BY: *B. Lantz*

**KNOW ALL MEN BY THESE PRESENTS**

That I, Kathy L. Seaver, Tax Collector of the Town of Farmington, in the County of Strafford, and the State of New Hampshire, and in consideration of One Dollar and other valuable consideration to be paid by the Town of Farmington, located at 356 Main Street do hereby sell and convey to the said Town of Farmington successors/heirs and assigns a certain tract or parcel of land situated in the Town of Farmington, NH, aforesaid, to have and to hold with the appurtenances forever, taxed by the Assessing Officials in 2010 to

WOJTYSIAK ANTHONY SR

Located at and described in the Warrant Book as:

SCRUTON ROAD R42-005

This deed is the result of the tax lien execution held at the Tax Collector's Office in the Town of Farmington, New Hampshire, on the 8th day of July, 2011 and I hereby covenant with the said Town of Farmington 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

In Witness Whereof, I have hereunto set my signature and seal, the 18th of November, in the year of our Lord 2013.

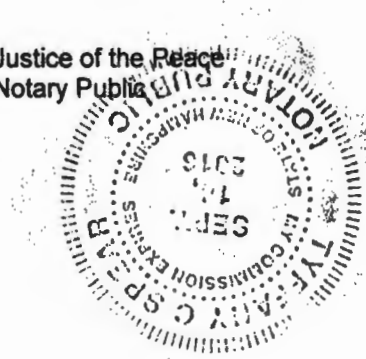
*Kathy L Seaver*  
KATHY L. SEAVER, Tax Collector

State of New Hampshire, Strafford, SS. 11/18/2013

Personally appearing *Kathy L. Seaver* above names, and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

*Ty Anthony Spear*  
*Ty Anthony Spear*

Justice of the Peace  
Notary Public



TOWN OF FARMINGTON  
356 MAIN ST  
FARMINGTON, NH 03835  
(603) 755-3657

TOWN OF FARMINGTON  
356 MAIN ST  
FARMINGTON, NH 03835  
(603) 755-3657

STATEMENT DATE  
08/27/2013

### NOTICE OF IMPENDING TAX DEED

WOJTYSIAK ANTHONY SR  
25 FITCH RD  
MADBURY, NH 03823-7564

RE: WOJTYSIAK ANTHONY SR 2010

Pursuant to RSA 80:77 you are hereby notified of the impending deeding of real estate of the property described below. This is the final step resulting from the Execution of Real Estate Tax Liens in 2011 for the levy of 2010 in favor of the Town of Farmington.

#### DESCRIPTION OF PROPERTY

PARCEL IDENTIFIER: R42-005  
SCRUTON ROAD  
8.90 Acres

Full redemption in the amount of \$589.36 , which includes redemption costs and interest calculated through October 11, 2013. If full redemption is not made by this date at 12:30PM, you will be divested of ownership to this property.

Please contact me for the specific amount due if you pay earlier than the final date. No personal checks will be accepted after October 1, 2013. Payments by credit card can be accepted in person or by phone.

PLEASE NOTE: If you are under bankruptcy protection and are receiving this notice, it is not our intention to institute collection procedures. Please notify us and disregard this notice.

TAX COLLECTOR

KATHY L. SEAVER

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>Anthony Wojtysiak</i> <input checked="" type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery        8/25/12</p>
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;">           WOJTYSIAK ANTHONY SR            25 FITCH RD            MADBURY, NH 03823-7564         </div>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes        If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p> <p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number        (Transfer from service label)</p>	<p>7012 1010 0001 4164 3003</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total</b>		

Sent To: WOJTYSIAK ANTHONY SR  
 25 FITCH RD  
 MADBURY, NH 03823-7564

Street, or PO: \_\_\_\_\_  
 City, St: \_\_\_\_\_

Postmark Here: *272829*  
*272829*

PS Form 3800, August 2006
See Reverse for Instructions

7012 1010 0001 4164 3003



TAX COLLECTOR - TOWN OF FARMINGTON  
356 MAIN ST  
FARMINGTON, NH 03835  
(603) 755-3657

Hours: MON-WED 8:30-5:00; THURS 8:30-  
7:00; FRI 8:30-12:30

STATEMENT DATE  
05/28/2013

## NOTICE OF IMPENDING TAX LIEN

WOJTYSIAK ANTHONY SR  
25 FITCH RD  
MADBURY, NH 03823-7564

In accordance with RSA 80:60 you are hereby notified of the impending tax lien against the following real estate which is taxed to you in the tax list committed to me as tax collector for the year 2012 as follows:

Re: **WOJTYSIAK ANTHONY SR**

R42-005	SCRUTON ROAD	Tax	Interest	Costs
2012 Real Estate 1st Half Tax		\$302.00	\$37.23	\$18.50
2012 Real Estate 2nd Half Tax		\$332.00	\$23.03	\$0.00
		<b>\$634.00</b>	<b>\$60.26</b>	<b>\$18.50</b>
<b>Parcel Total:</b>				<b>\$712.76</b>
<b>Total:</b>				<b>\$712.76</b>

If payment in full is not received on or before the 12th day of July 2013, at 12:30 o'clock in the afternoon, I shall execute a Tax Lien on said real estate. Please call 755-3657 for correct interest due prior to payment. CASH, CREDIT CARD OR BANK CHECK REQUIRED (NO PERSONAL CHECKS) AFTER 6/29/2013.

Explanation: If the total amounts are not paid before the time stated above, a real estate lien will be executed to the Town of Farmington and recorded in the Strafford County Registry of Deeds. Please see additional information below for taxpayers in bankruptcy.

This tax lien will entitle the Town to a tax deed for 100% interest in the property described above unless, within 2 years of the execution of the tax lien, the property is redeemed by payment of the above amount plus cost & interest at 18%.

PLEASE NOTE: If you are currently in bankruptcy and subject to the protections of the Automatic Stay provisions of Section 362(a) of the Bankruptcy Code, then the above language is hereby modified as follows:

(a) By sending this notice, the Town is not attempting to collect any delinquent tax debt from property owner(s) in bankruptcy and the notice should not be interpreted as requiring payment. The notice is a requirement of New Hampshire Law.

(b) The Tax Collector or Town may not increase the rate of interest in cases where the Court has set such rate without seeing appropriate Bankruptcy Court approval.

(c) The provisions for federal bankruptcy law may affect the rights of the municipality under state law as long as the assessed property owner is in bankruptcy. A tax collector's deed cannot and will not be issued without appropriate Bankruptcy Court approval. A Tax Lien may be imposed, and the Town is required to give separate notice of that action.

Please seek legal counsel if you have any questions concerning this bankruptcy section of the Notice of Delinquency and Unredeemed Tax Liens. The Tax Collector's Office cannot provide legal advice.

TAX COLLECTOR \_\_\_\_\_

KATHY L. SEAVER

TOWN CLERK-TAX COLLECTOR  
356 Main Street  
Farmington, N.H. 03835

**CERTIFIED MAIL™**



7012 1010 0001 4164 1733



WOJTYSIAK ANTHONY SR  
25 FITCH RD  
MADBURY, NH 03823-7564

1ST NOTICE 5/31  
2ND NOTICE 7/7  
RETURN 6/8

NIXIE DISMIDE 1009 0006/26/13

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 03835379599 \*1784-00633-30-44



038237564 RC

TAX COLLECTOR- TOWN OF FARMINGTON  
356 MAIN ST  
FARMINGTON, NH 03835  
(603) 755-3657

Hours: **MON-WED 8:30-5:00; THURS 8:30-7:00; FRI 8:30-12:30**

STATEMENT DATE  
06/13/2012

### NOTICE OF IMPENDING TAX LIEN

**WOJTYSIAK ANTHONY SR**  
25 FITCH RD  
MADBURY, NH 03823-7564

In accordance with RSA 80:60 you are hereby notified of the impending tax lien against the following real estate which is taxed to you in the tax list committed to me as tax collector for the year 2011 as follows:

**Re: WOJTYSIAK ANTHONY SR**

R42-005		SCRUTON ROAD	Tax	Interest	Costs
2011	Real Estate	1st Half Tax	\$306.00	\$38.33	\$18.00
2011	Real Estate	2nd Half Tax	\$298.00	\$21.65	\$0.00
			<b>\$604.00</b>	<b>\$59.98</b>	<b>\$18.00</b>
-----					
Parcel Total:					<b>\$681.98</b>
-----					
Total:					<b>\$681.98</b>

If payment in full is not received on or before the 20th day of July 2012, at 12:30 o'clock in the afternoon, I shall execute a Tax Lien on said real estate. Please call 755-3657 for correct interest due prior to payment. CASH, CREDIT CARD OR BANK CHECK REQUIRED (NO PERSONAL CHECKS) AFTER 6/29/2012.

Explanation: If the total amounts are not paid before the time stated above, a real estate lien will be executed to the Town of Farmington and recorded in the Strafford County Registry of Deeds. Please see additional information below for taxpayers in bankruptcy.

This tax lien will entitle the Town to a tax deed for 100% interest in the property described above unless, within 2 years of the execution of the tax lien, the property is redeemed by payment of the above amount plus cost & interest at 18%.

PLEASE NOTE: If you are currently in bankruptcy and subject to the protections of the Automatic Stay provisions of Section 362(a) of the Bankruptcy Code, then the above language is hereby modified as follows:

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TAX COLLECTOR \_\_\_\_\_

KATHY L. SEAVER

TOWN CLERK-TAX COLLECTOR  
356 Main Street  
Farmington, N.H. 03835

**CERTIFIED MAIL™**



7011 3500 0000 5212 1440



WOJTYSIAK ANTHONY SR  
25 FITCH RD  
MADBURY, NH 03823-7564

1ST NOTICE 6/15  
2ND NOTICE 6-20  
6-20

NIXIE 031 DE 1 00 07/16/12  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 03835379599 \*1784-00756-24-45

0382367564 70025

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	



Total Paid  
WOJTYSIAK ANTHONY SR  
25 FITCH RD  
MADBURY, NH 03823-7564

Sent To \_\_\_\_\_  
Street, \_\_\_\_\_  
or PO Box \_\_\_\_\_  
City, State \_\_\_\_\_

7011 3500 0000 5212 1440

TAX COLLECTOR - TOWN OF FARMINGTON  
356 MAIN ST  
FARMINGTON, NH 03835  
(603) 755-3657

Hours: **MON-WED 8:30-5:00; THURS 8:30-7:00; FRI 8:30-12:30**

STATEMENT DATE  
06/06/2011

## NOTICE OF IMPENDING TAX LIEN

**WOJTYSIAK ANTHONY SR**  
25 FITCH RD  
MADBURY, NH 03823-7564

In accordance with RSA 80:60 you are hereby notified of the impending tax lien against the following real estate which is taxed to you in the tax list committed to me as tax collector for the year 2010 as follows:

**Re: WOJTYSIAK ANTHONY SR**

<b>R42-005</b>	<b>SCRUTON ROAD</b>	<b>Tax</b>	<b>Interest</b>	<b>Costs</b>
2010 Real Estate	2nd Half Tax	\$313.00	\$22.02	\$18.00
		<b>\$313.00</b>	<b>\$22.02</b>	<b>\$18.00</b>
			<b>Parcel Total:</b>	<b>\$353.02</b>
			<b>Total:</b>	<b>\$353.02</b>

If payment in full is not received on or before the 8th day of July 2011, at 12:30 o'clock in the afternoon, I shall execute a Tax Lien on said real estate. Please call 755-3657 for correct interest due prior to payment. CASH, CREDIT CARD OR BANK CHECK REQUIRED (NO PERSONAL CHECKS) AFTER 6/24/2011.

Explanation: If the total amounts are not paid before the time stated above, a real estate lien will be executed to the Town of Farmington and recorded in the Strafford County Registry of Deeds. Please see additional attachment for taxpayers in bankruptcy. This tax lien will entitle the Town to a tax deed for 100% interest in the property described above unless, within 2 years of the execution of the tax lien, the property is redeemed by payment of the above amount plus cost & interest at 18%.

TAX COLLECTOR \_\_\_\_\_

KATHY L. SEAVER

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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.

1. Article Addressed to:

WOJTYSIAK ANTHONY SR  
 25 FITCH RD  
 MADBURY, NH 03823-7564

2. Article Number  
(Transfer from service label)

7004 2510 0005 7693 7589

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Donald V. Stewart*

- Agent  
 Addressee

B. Received by (Printed Name)

*Donald V. Stewart*

C. Date of Delivery

*6/13/11*

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**U.S. Postal Service™  
 CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	



Sent To  
 Street, Apt. or PO Box #  
 City, State, ZIP+4®

WOJTYSIAK ANTHONY SR  
 25 FITCH RD  
 MADBURY, NH 03823-7564

PS Form 3800, June 2002

See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	
Total Post	

Postmark Here

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PS Form 3800, August 2006

7004 2510 0005 7693 7589

7012 1010 0001 4164 1733