

OWNER INFORMATION			SALES HISTORY					PICTURE							
<b>GRAFTON, TOWN OF</b>  PO BOX 299  GRAFTON, NH 03240			<b>Date</b>	<b>Book</b>	<b>Page</b>	<b>Type</b>	<b>Price</b>	<b>Grantor</b>							
			05/28/2024	4868	851	U I 35		1 BOUCHER CAROL A							
LISTING HISTORY			NOTES												
08/02/22	JDVX	OPT OUT	BLUE;SISTER SAID INT AND EXT HAVE BEEN RENOV; 3 BATHROOM VENTS//SOME NEW WINDOWS; DNPU CAMPER; 2/13- EPF SIDING & MH NEEDS SIDING ON RIGHT 12' SIDE; 4/15 NOH; NC TO SIDING; CK16; 2/16 NOH; EST REAR PER DOG; NC TO SIDING; DNPU TENT GAR; 3/18; NC; MOVED UC TO PD; 8/22; OPT OUT=EST FROM RD; RMVD STO & EPF; NEW WINDOWS, EST UNDER GOING RENOS; CK 23;												
01/01/22	INSP	MARKED FOR INSPECTION													
01/02/19	INSP	MARKED FOR INSPECTION													
03/09/18	JDPR														
04/03/17	JDPR														
02/11/16	JDVM														
04/10/15	ERPR	EXT ONLY													
04/28/14	ERPR														
***VISIT BY APPOINTMENT ONLY***															
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR								
<b>Feature Type</b>	<b>Units</b>	<b>Lngth x Width</b>	<b>Size Adj</b>	<b>Rate</b>	<b>Cond</b>	<b>Market Value</b>	<b>Notes</b>	<b>GRAFTON ASSESSING OFFICE</b>							
SHED-WOOD	32	4 x 8	400	10.00	40	512									
SHED-METAL	90	9 x 10	238	6.00	25	321									
<b>800</b>															
VISIT BY APPOINTMENT ONLY							PARCEL TOTAL TAXABLE VALUE								
							Year	Building	Features	Land					
							2022	\$ 17,500	\$ 800	\$ 0					
										Parcel Total: \$ 18,300					
							2023	\$ 17,500	\$ 800	\$ 0					
										Parcel Total: \$ 18,300					
<b>2024</b>	<b>\$ 17,500</b>	<b>\$ 800</b>	<b>\$ 0</b>												
			<b>Parcel Total: \$ 18,300</b>												
LAND VALUATION					LAST REVALUATION: 2020										
<b>Zone:</b> RES RESIDENTIAL <b>Minimum Acreage:</b> 2.00 <b>Minimum Frontage:</b> 200					<b>Site:</b> AVERAGE <b>Driveway:</b> GRAVEL/DIRT <b>Road:</b> GRAVEL/DIRT										
<b>Land Type:</b> EXEMPT-MUNIC		<b>Neighborhood:</b> E			<b>Cond</b>		<b>Ad Valorem</b>		<b>SPI R</b>		<b>Tax Value</b>	<b>Notes</b>			
<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="width: 45%; border-top: 1px solid black; text-align: center;">0 ac</div> <div style="width: 45%; border-top: 1px solid black;"></div> </div>															



**OWNER**  
**GRAFTON, TOWN OF**  
 PO BOX 299  
 GRAFTON, NH 03240

**TAXABLE DISTRICTS**

District	Percentage

**BUILDING DETAILS**

Model: **1 STORY MH**  
 Roof: **GABLE OR HIP/PREFAB METALS**  
 Ext: **PREFAB WD PNL/T111**  
 Int: **WALL BOARD**  
 Floor: **CARPET**  
 Heat: **GAS/FA DUCTED**

Bedrooms: **3**      Baths: **1.5**      Fixtures:  
 Extra Kitchens:      Fireplaces:  
 A/C: **No**      Generators:

Quality: **B1 AVG-10**

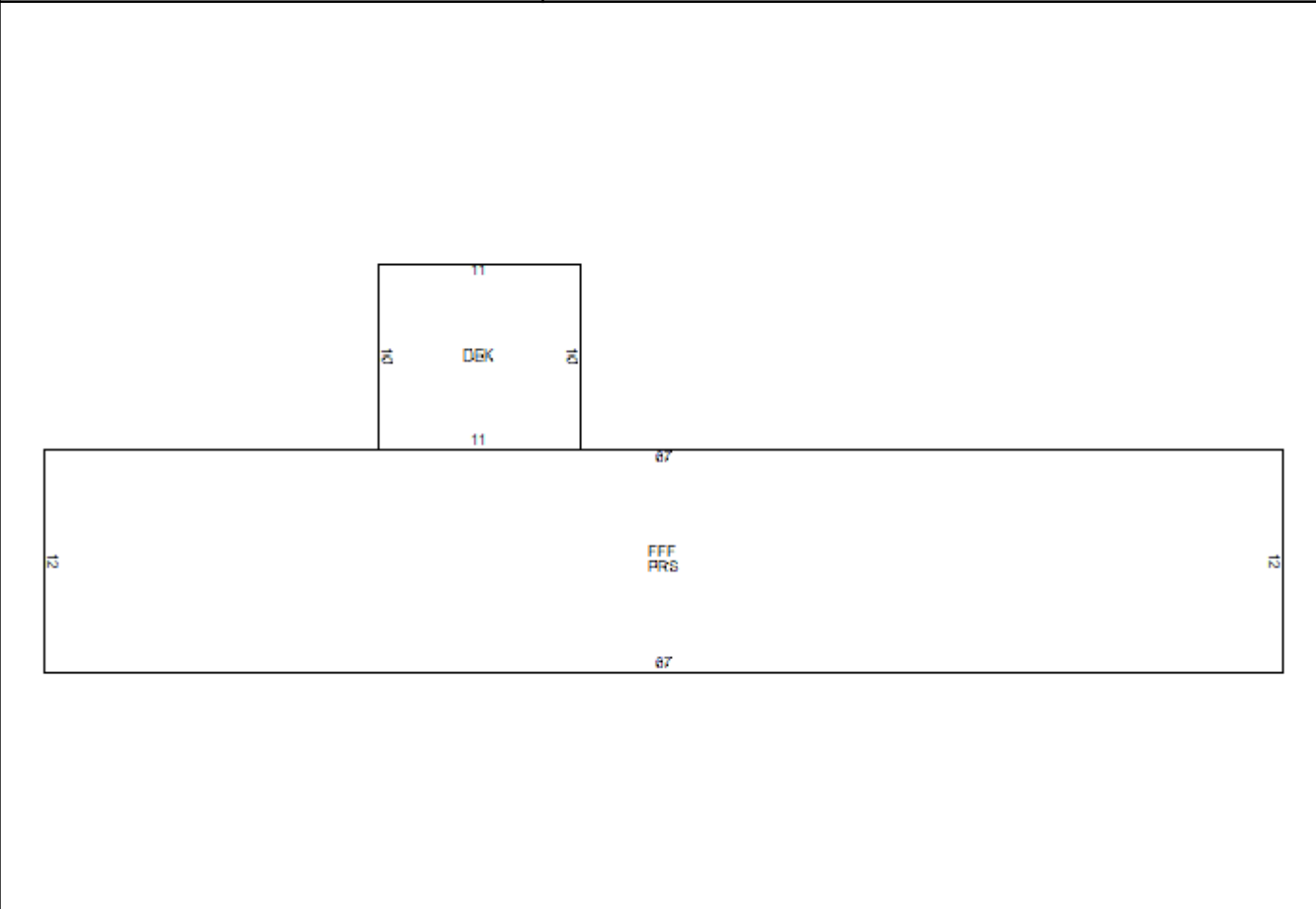
Com. Wall:  
 Size Adj: **1.0403**      Base Rate: **EMS 50.00**  
    Bldg. Rate: **0.8520**  
    Sq. Foot Cost: **\$ 42.60**

**PERMITS**

Date	Permit ID	Permit Type	Notes

**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	110	0.10	11
FFF	FST FLR FIN	804	1.00	804
PRS	PIER	804	-0.05	-40
<b>GLA:</b>	<b>804</b>	<b>1,718</b>		<b>775</b>



**2020 BASE YEAR BUILDING VALUATION**

Market Cost New: **\$ 33,015**  
 Year Built: **1974**  
 Condition For Age: **VERY GOOD 45 %**  
 Physical: **MISC SIDNG 2 %**  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: **47 %**  
 Building Value: **\$ 17,500**



DocId:8734841  
Tx:4657799

# 24005142 05/28/2024 01:09 PM  
Book 4868 Page 851 Page 1 of 1  
Register of Deeds, Grafton County

*Kerry Monahan*

### TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, Bonnie Haubrich, Tax Collector for the Town of Grafton, in the County of Grafton and the State of New Hampshire, for the year 2024 by the authority in me vested by the laws of the State, and for consideration received by the Town of Grafton, located at PO Box 277, 7 Library Rd, Grafton, NH 03240, do hereby sell and convey to the Town of Grafton, a certain tract or parcel of land situated in the Town of Grafton, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2021 to:

514

**BOUCHER CAROL A**

and described in the invoice books as:

Map: 000011 Lot: 001237 Sublot: 0001-X

Located At 45 DAVIS RD

Consisting of 0.000 Acres of Land, Including Any Buildings Thereon.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town of Grafton, in the State of New Hampshire on May 14, 2021, to have and to hold said Premises, with the appurtenances, to said Town of Grafton's successors/heirs and assigns forever. And I hereby covenant with said Town of Grafton, 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 24<sup>th</sup> day of May in the year of our Lord 2024.

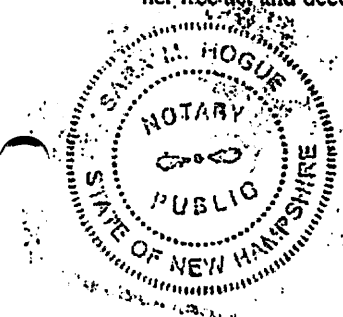
*Bonnie Haubrich*  
Bonnie Haubrich  
Tax Collector, Town of Grafton

State of New Hampshire  
County of Grafton

On this 24 day of May 2024 personally appeared Bonnie Haubrich, Tax Collector who swore that the foregoing is true to the best of her knowledge and belief and acknowledged the foregoing instrument to be her free act and deed.

Sara M. Hogue  
NOTARY PUBLIC  
State of New Hampshire  
My Commission Expires 7/19/2028

*Sara M. Hogue*  
Notary Public/Justice of the Peace  
My Commission expires: 7/19/2028



022647

MANUFACTURED HOUSING QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That I, GORDON E. BAGLEY, JR., Trustee of the Gordon E. Bagley, Jr. Revocable Trust u/a dated 8/23/94, of the City of Lebanon, Grafton County, New Hampshire, for consideration paid, grant to CAROL A. FRIESWICK, of the Town of Grafton, Grafton County, New Hampshire, whose mailing address is RR 1, Box 705, Grafton, New Hampshire 03240, with QUITCLAIM covenants,

1977 12X70 Westchester Mobile Home, Serial #17393, which manufactured housing is currently situated at Olympic Mobile Park, in the City of Lebanon, Grafton County, New Hampshire.

The tract or parcel of land upon which the manufactured housing is situated is owned by Gordon E. Bagley, Jr., and Blanche M. Bagley by virtue of a deed dated April 10, 1986, and recorded in the Grafton County Registry of Deeds in Book 1592, Page 928.

Meaning and intending to convey hereby all and the same premises conveyed to Gordon E. Bagley, Jr., Trustee, by Foreclosure Deed of Bank of NH, dated October 10, 1994, and recorded in said Registry in Book 2113, Page 794.

The undersigned trustee, as trustee under the Gordon E. Bagley, Jr., Revocable Trust created by Gordon E. Bagley, Jr., as grantor under trust agreement dated 8/23/94, and thereto has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust, and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

This is not homestead property of the grantor.

Gordon E. Bagley, Jr. and Blanche M. Bagley, owners of the tract or parcel of land upon which the aforesaid manufactured housing was situated hereby consent to the conveyance of the manufactured housing.

WITNESS our hands this 18<sup>th</sup> day of November, 1999.

Susan Keys  
Witness

Gordon E. Bagley, Jr.  
Gordon E. Bagley, Jr., Individually  
and as Trustee of the Gordon E.  
Bagley, Jr. Trust

W.M. McGrath  
Witness

Blanche M. Bagley  
Blanche M. Bagley

BK2435 PG0937

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

12/08/1999

407087

HUNDRED AND 40 DOLLARS

\$ \*\*\*\*\*40.00

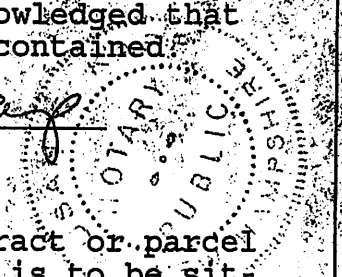
VOID IF REVERSED

STATE OF NEW HAMPSHIRE  
GRAFTON, SS.

On this 18<sup>th</sup> day of November, 1999, before me,  
SUSAN F. KARP, the undersigned officer, personally  
appeared Gordon E. Bagley, Jr., individually and as Trustee,  
and Blanche M. Bagley, known to me to be the person whose names  
are subscribed to the within instrument and acknowledged that  
they executed the same for the purposes therein contained.

Before me,  
SUSAN F. KARP, Notary Public  
My Commission Expires August 18, 2004

Susan F. Karp  
Notary Public  
My commission expires:



Clarence Guiou and Arlene Guiou, owners of the tract or parcel  
of land upon which the said manufactured housing is to be sit-  
uated hereby consent to the conveyance of the manufactured  
housing.

WITNESS our hands this 18<sup>th</sup> day of November, 1999.

Mary H. McShan  
Witness  
Susan F. Karp  
Witness

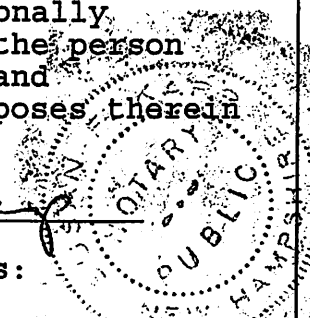
Clarence Guiou  
Clarence Guiou  
Arlene Guiou  
Arlene Guiou

STATE OF NEW HAMPSHIRE  
GRAFTON, SS.

On this 18<sup>th</sup> day of November, 1999, before me,  
SUSAN F. KARP, the undersigned officer, personally  
appeared ~~Clarence~~ Arlene Guiou, known to me to be the person  
whose name is subscribed to the within instrument and  
acknowledged that he executed the same for the purposes therein  
contained.

Before me, SUSAN F. KARP, Notary Public  
My Commission Expires August 18, 2004

Susan F. Karp  
Notary Public  
My commission expires:



STATE OF NEW HAMPSHIRE  
GRAFTON, SS.

On this 1st day of December, 1999, before me,  
Clarence Guiou, the undersigned officer, personally  
appeared ~~Arlene~~ Guiou, known to me to be the person whose name  
is subscribed to the within instrument and acknowledged that  
she executed the same for the purposes therein contained.

Before me,

Mary H. McShan  
Notary Public  
My commission expires: 1-18-03

[x] Check here if the manufactured housing has been relocated  
from one site to another within New Hampshire. The  
manufactured housing was previously located at Olympic Mobile  
Park, Route 4A, Lebanon, Grafton County, State of New  
Hampshire, and title to the said manufactured housing was  
recorded at Book 2113, Page 794.

BK2435 PG0938

RECEIVED  
Coyne & Coyne  
DEC - 8 AM 11:19

GRAFTON COUNTY  
REGISTRY OF DEEDS

Register of Deeds

Richard D. Sager  
Donald M. Smith  
Weston R. Sager

**SAGER & SMITH, PLLC**  
LAWYERS

5 Courthouse Square ♦ P.O. Box 385  
Ossipee, New Hampshire 03864-0385  
(603) 539-8188 ♦ www.sagersmith.com

*Via Certified Mail  
(Return Receipt Requested and Address Service Requested)  
& First-Class Mail*

August 27, 2024

Carol Boucher  
1274 US Rt 4  
Canaan, NH 03741

Re: *Sale of Tax Deeded Property*  
*Location: 45 Davis Road – Tax Map 11, Lot 1237-X*

Dear Ms. Boucher,

The Town of Grafton (hereinafter “Town”) acquired title to the above-identified property (hereinafter “Property”) for non-payment of taxes, by Tax Collector’s Deed.

This notice is being sent to you in accordance with RSA 80:89. Pursuant to this statute, the following information is provided:

**1. Terms of the Offering (RSA 80:89, I)**

The Town will be auctioning this property (and other properties) to the highest bidder. The auction is scheduled to occur on Saturday, December 7, 2024 at the Grafton Town Hall, 35 Turnpike Road, Grafton, NH, or at such other date or location if a postponement becomes necessary. There is no minimum bid requirement.

**2. Right to Repurchase the Property (RSA 80:89, II)**

As a former owner, you have a right to repurchase the property, as follows: Within 30 days after your receipt of this notice, you as a former owner of the property may give notice by certified mail, return receipt requested, of your intent to repurchase the property from the Town, stating that you are ready, willing, and able to pay all back taxes, interest, costs and penalty, as defined in RSA 80:90.<sup>1</sup> If all such

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**<sup>1</sup> 80:90. Definitions**

I. For purposes of RSA 80:88 and 80:89, the phrase “back taxes, interest, costs and penalty” shall include all of the following:  
(a) All taxes assessed but unpaid as of the date of the tax deed, together with all taxes which would thereafter otherwise have been assessed against such property based on its valuation, but for its ownership by the municipality.

back taxes, interest, costs and penalty have not been actually tendered within 30 days of such notice of intent to repurchase, the Town may proceed with its offering and dispose of the property without any interest by the former owner. Any such notice sent by you should be mailed to:

Town of Grafton, NH  
Attn: Board of Selectmen  
PO Box 299  
Grafton, NH 03240

As a practical matter, if you intend to repurchase the Property, you are advised to contact the Town before you send the certified letter in order to obtain the total amount you will be required to pay to repurchase the Property. *However, regardless of whether the Town responds to you in a timely manner, you still need to give notice by certified mail, return receipt requested, of your intent to repurchase the property from the Town within 30 days (as stated above) so as to preserve your right of repurchase.*

### **3. Effect of Repurchase by Former Owner (RSA 80:89, III – IV)**

The deed from the Town upon such repurchase shall convey the Town's interest in the property, or such portion as has not been previously disposed of by the Town, to all record former owners in the same proportional undivided interests as the former owners of record. The former owners' title upon repurchase shall be subject to any liens of record against the property as of the time of the tax deed to the Town, and subject to any leases, easements, or other encumbrances as may have been granted or placed on the property by the Town. In the case of multiple former owners, any owner paying more than a proportional share of the purchase price to the Town shall have a lien against the other owners for the amount of the excess paid.

**This will be your only notice before the Town sells the Property at auction. If you intend to repurchase the Property, it is imperative you take action as required herein and pursuant to New Hampshire law.**

Please free to contact me with any questions.

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(b) All statutory interest actually accrued on all back taxes as of the date of the tax deed, together with all statutory interest which would otherwise thereafter have accrued on all taxes listed in subparagraph (a), but for the property's ownership by the municipality.

(c) All allowable statutory fees charged for notice and recording in connection with the tax collection process.

(d) All legal costs incurred by the municipality in connection with the property, including those connected with the municipality's sale or the former owner's repurchase.

(e) All incidental and consequential costs as are reasonably incurred or estimated to be incurred by the municipality in connection with its ownership and disposition of the property, including but not limited to insurance, maintenance, repairs or improvements, and marketing expenses.

(f) An additional penalty equal in amount to 15 percent of the assessed value of the property as of the date of the tax deed, adjusted by the equalization ratio for the year of the assessment.

II. For purposes of RSA 80:88 and 80:89, "former owner" shall mean any person in whom title to the property, or partial interest therein, was vested at the time of the tax deed, and shall include any heir, successor, or assign of any former owner, provided, however, that any person to whom a former owner has attempted to convey or assign any interest, lien, or expectancy in the property subsequent to the date of the tax deed shall not be deemed a former owner.

Carol Boucher  
August 27, 2024  
Page 3

Very truly yours,

Town of Grafton, NH

A handwritten signature in black ink, appearing to be the initials 'RS' with a long horizontal flourish extending to the right.

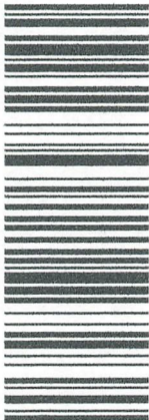
By: Richard D. Sager (NH Bar # 2236)  
Auction Counsel

Cc: Board of Selectmen



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL<sup>®</sup>**



7016 3560 0000 6997 6658

7016 3560 0000 6997 6658

# U.S. Postal Service<sup>™</sup> CERTIFIED MAIL<sup>®</sup> RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)<sup>®</sup>.

## OFFICIAL USE

Certified Mail Fee

\$ 4.85

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

Return Receipt (hardcopy) \$ 9.10

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$ 0.69

Total Postage and Fees

\$ 9.64

Postmark  
Here

Sent To

Street

Carol Boucher

City

1274 US Rt 4

Canaan, NH 03741

**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.

**1. Article Addressed to:**

Carol Boucher  
1274 US Rt 4  
Canaan, NH 03741



9590 9402 6695 1060 7140 76

**2. Article Number (Transfer from service label)**

7016 3560 0000 6997 6658

**COMPLETE THIS SECTION ON DELIVERY****A. Signature****X**

- Agent  
 Addressee

**B. Received by (Printed Name)****C. Date of Delivery**

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

**3. Service Type**

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Sager & Smith, PLLC  
PO Box 385  
Ossipee, NH 03864



**FP**  **US POSTAGE**  
**\$009.64<sup>0</sup>**

**First-Class - IMb**

**ZIP 03864**

**08/27/2024**

**033B 0071820152**

Carol Boucher  
1274 US Rt 4  
Canaan, NH 03741

**ADDRESS SERVICE REQUESTED**

Sager & Smith, PLLC  
PO Box 385  
Ossipee, NH 03864



**FP**  **US POSTAGE**  
**\$000.69<sup>0</sup>**

**First-Class - IMI**

**ZIP 03864**

**08/27/2024**

**033B 0071820152**

UTF

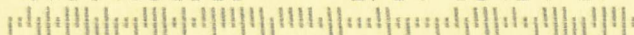
Carol Boucher  
1274 US Rt 4  
Canaan, N

NIXIE 015 FE 1 0009/07/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF BC: 03864038585 \*1784-02424-27-43

038640385  
0074187840 RLL



**CERTIFIED MAIL®**

Sager & Smith, PLLC  
PO Box 385  
Ossipee, NH 03864



7016 3560 0000 6997 6658

MANCHESTER NH 030

27 AUG 2024 PM 13 L



**FP** **US POSTAGE**  
**\$009.64<sup>0</sup>**

First-Class - iMi

ZIP 03864

08/27/2024

033B 0071820152

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Carol Boucher  
1274 US Rt 4  
Canaan, NH 0374

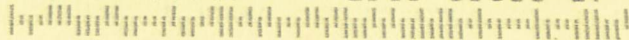
NIXIE 015 FE 1 0009/07/24

**ADDRESS SER**

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

09741-704074 UTF  
03864>0385

BC: 03864038585 \*1363-03026-27-42



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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9590 9402 6695 1060 7140 76

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A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery