

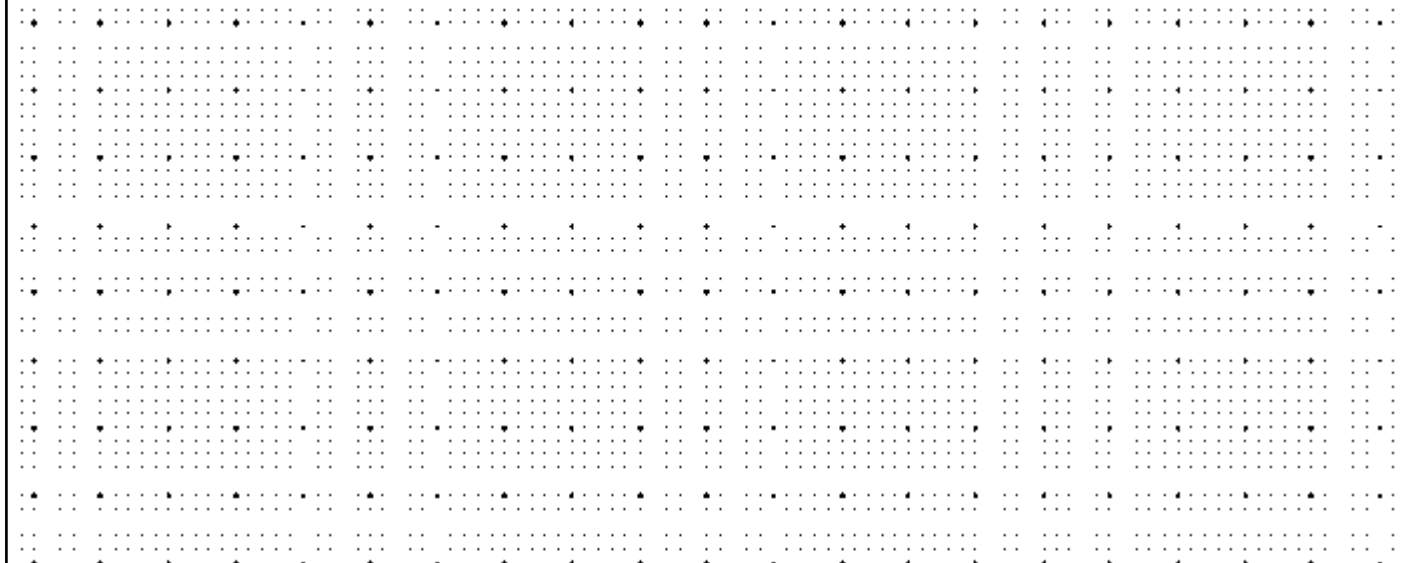
OWNER INFORMATION	SALES HISTORY	PICTURE												
<b>GRAFTON, TOWN OF</b>  PO BOX 299  GRAFTON, NH 03240	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>06/28/2023</td> <td>4809</td> <td>306</td> <td>U V 35</td> <td></td> <td>1 STRELLA ESTATE OF</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	06/28/2023	4809	306	U V 35		1 STRELLA ESTATE OF	
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06/28/2023	4809	306	U V 35		1 STRELLA ESTATE OF									

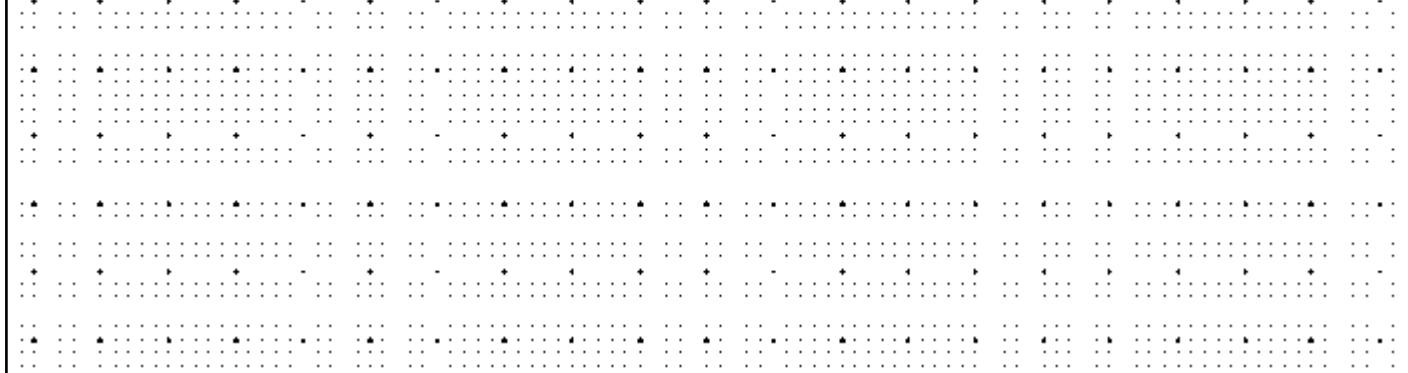
LISTING HISTORY	NOTES
08/15/22 JDVL 01/01/22 INSP MARKED FOR INSPECTION 06/20/18 JDVL 01/03/18 INSP MARKED FOR INSPECTION 06/28/12 DMVL 12/14/11 INSP MARKED FOR INSPECTION	VAC; 6/12 FF LEVEL W/RD; FOOT TRAIL GOES THRU PROP;

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	<b>GRAFTON ASSESSING OFFICE</b>			
PARCEL TOTAL TAXABLE VALUE								Year	Building	Features	Land
								2022	\$ 0	\$ 0	\$ 22,800
								Parcel Total: \$ 22,800			
								2023	\$ 0	\$ 0	\$ 22,800
								Parcel Total: \$ 22,800			
								<b>2024</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 22,800</b>
								<b>Parcel Total: \$ 22,800</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> UNDEVELOPED <b>Driveway:</b> UNDEVELOPED <b>Road:</b> GRAVEL/DIRT			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	2.000 ac	70,000	E	100	42	95	90	95 -- MILD	50	11,900	0	N	11,900	BROOK
EXEMPT-MUNIC	4.420 ac	x 1,500	X	100				90 -- ROLLING	50	3,000	0	N	3,000	BROOK
EXEMPT-MUNIC	400.000 ff	x 88	E	100				90 -- ROLLING	25	7,900	0	N	7,900	WET/CTD
	<b>6.420 ac</b>									<b>22,800</b>			<b>22,800</b>	

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS							
	<b>GRAFTON, TOWN OF</b>  PO BOX 299  GRAFTON, NH 03240	<u>District</u>	<u>Percentage</u>	Model:	Roof:	Ext:					
	<b>PERMITS</b>		Int:	Floor:	Heat:	Bedrooms:	Baths:	Fixtures:			
	<table border="1"> <thead> <tr> <th data-bbox="634 354 739 386">Date</th> <th data-bbox="739 354 886 386">Permit ID</th> <th data-bbox="886 354 1119 386">Permit Type</th> <th data-bbox="1119 354 1455 386">Notes</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date	Permit ID	Permit Type	Notes					Extra Kitchens:	Fireplaces:
Date	Permit ID	Permit Type	Notes								
A/C:	Quality:	Com. Wall:	Stories:	Base Type:							

				BUILDING SUB AREA DETAILS		
		<b>2020 BASE YEAR BUILDING VALUATION</b>			Year Built:	
		Condition For Age:		Physical:	Functional:	Economic:

	<b>2020 BASE YEAR BUILDING VALUATION</b>			Year Built:		
	Condition For Age:		Physical:	Functional:	Economic:	Temporary:

RECEIVED

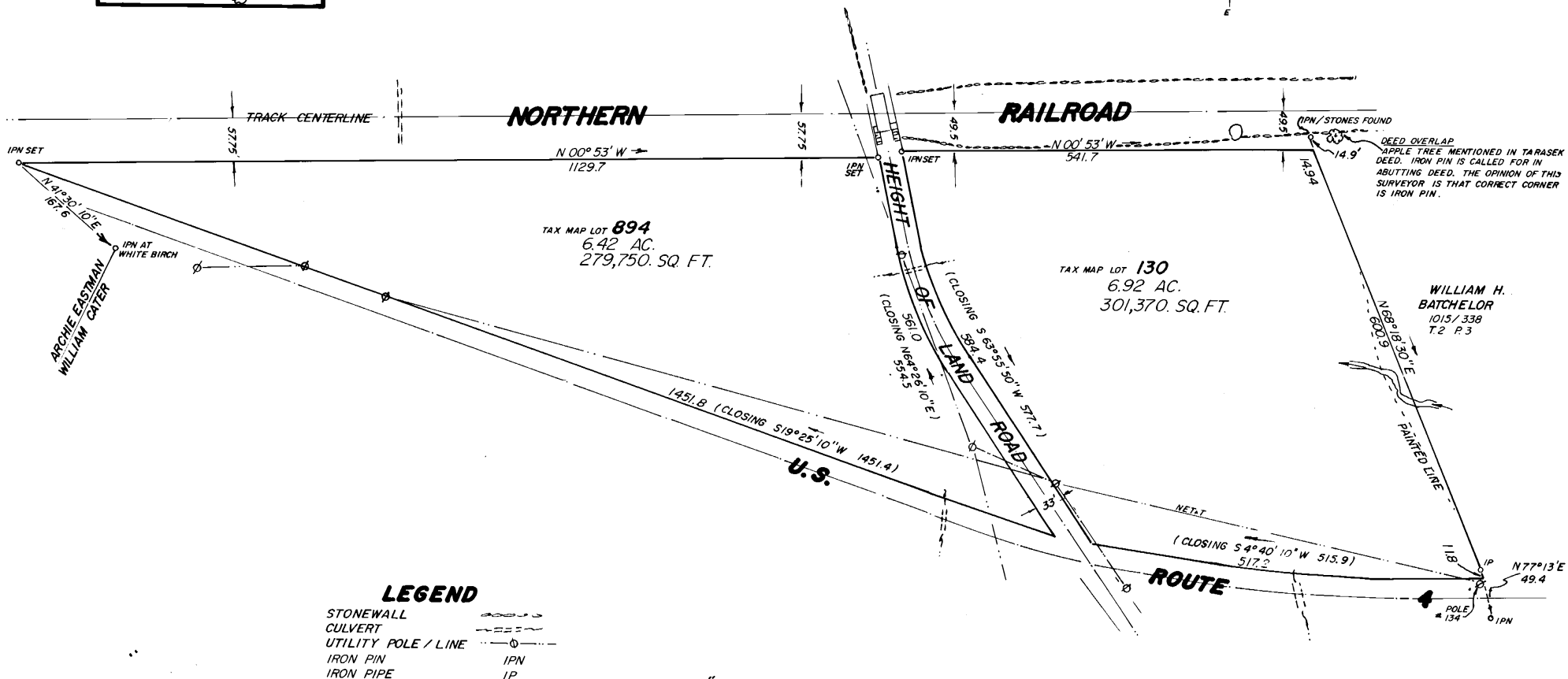
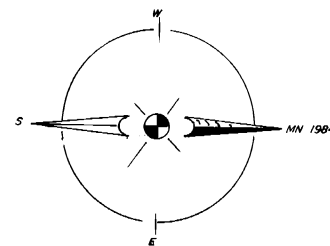
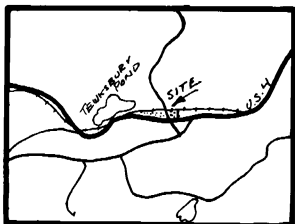
DEPT. 6 PHE-17

GRAFTON COUNTY  
REGISTRY OF DEEDS

GRAFTON COUNTY  
REGISTRY OF DEEDS  
RECORDED 212 Pgs April 6, 1949  
RECORDED: LIBER 1778 FOLIO 212  
EXAMINED, ATTEST Carroll E. Rollins  
REGISTER

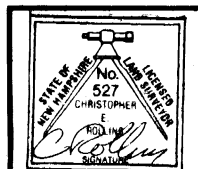
006065

Plan # 6156



"I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

DATE: Dec 5, 1984



SURVEYOR—CHRISTOPHER E. ROLLINS—GRAFTON, N.H.

LAND OF  
**JOHN & MARIE TARASEK**  
SITUATED IN  
GRAFTON, N.H.  
13.34 ACRES

1" = 100'  
DEC. 5, 1984

BEING ALL THE LAND CONVEYED TO JOHN AND MARIE TARASEK BY DEED OF KATHRYN HUGANIR DATED 19 OCT. 1965 RECORDED IN B.1027 P.299 OF THE GRAFTON CO. REGISTRY OF DEEDS.

DR. CR

CK. CR



DocId:8692368  
Tx:4619471

# 23006580 06/28/2023 09:39 AM  
Book 4809 Page 306 Page 1 of 1  
Register of Deeds, Grafton County

*Kerry M. Mahan*

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

514

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 2023 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 2020 to:

**STRELLA ESTATE OF JOSEPH F  
SCOTT TINAMARIE A**

and described in the invoice books as:

Map: 000002 Lot: 000894 Sublot: 000000

Located At MAIN ST

Consisting of 6.420 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 23rd day of June in the year of our Lord 2023.

*Bonnie J. Haubrich*

Bonnie Haubrich  
Tax Collector, Town of Grafton

State of New Hampshire  
County of Grafton

On this 23rd day of June, 2023, 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.



*Audrey J. Pellegrino*  
Notary Public/Justice of the Peace  
My Commission expires: 05/20/25

02-0130  
02-0894

029707

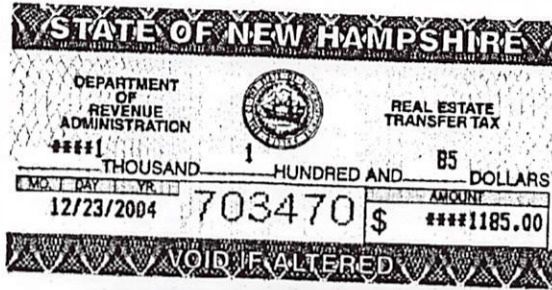
2004 DEC 23 AM 11:17

BK 3090 PG 0653

#564

GRAFTON COUNTY  
REGISTRY OF DEEDS

066



WARRANTY DEED AND MANUFACTURED HOUSING WARRANTY DEED

I, Douglas Hawkings, an unmarried widower, of Oberlin, Ohio, for consideration paid, grant to Joseph F. Stella and Tinamarie A. Scott, as joint tenants with rights of survivorship, of Enfield, Grafton County, New Hampshire, whose mailing address is 31 Mascoma Heights, D, Enfield, NH 03748, with Warranty Covenants, the following:

Two pieces or parcels of land with the buildings thereon, in the Town of Grafton, Grafton County, New Hampshire, bounded and described as follows:

Parcel I.

Beginning at a point on westerly sideline of U.S. Route 4, near New England Telephone and Telegraph Pole No. 134, said point being South seventy seven degrees, thirteen minutes (77° 13') West of and a distance of 49.4 feet, more or less, from an iron pin set on the easterly sideline of said U.S. Route 4;

Thence southwesterly in the westerly sideline of said U. S. Route 4, a distance of 517.2 feet to a point which point is South four degrees, forty minutes, ten seconds (4° 40' 10") West a tie distance of 515.9 feet from the point of beginning;

Thence southwesterly 584.4 feet along the northerly sideline of Height of Land Road to an iron pin, which pin is set South sixty three degrees, fifty five minutes, fifty seconds (63° 55' 50") West a tie distance of 577.7 feet from the aforementioned point;

Thence North zero degrees, fifty three minutes, (00° 53') West a distance of 541.7 feet along the easterly side line of land now or formerly of the Northern Railroad to a point, which point is North sixty eight degrees, eighteen minutes, thirty seconds (68° 18' 30") East of and a distance of 14.9 feet from an iron pin set in stones;

Thence North sixty eight degrees, eighteen minutes, thirty seconds (68° 18' 30") East a distance of 600.9 feet along land now or formerly of William Batchelor to an iron pin;

Thence continuing North sixty eight degrees, eighteen minutes, thirty seconds (68° 18' 30") East a distance of 11.8 feet along said Batchelor land to the point of beginning.

**BK 3090PG 0654**

The area of Parcel I is 6.9 acres (301,370 square feet), more or less.

All distances are more or less.

Parcel II.

Beginning at a point on westerly sideline of U.S. Route 4, at the intersection of said U.S. Route 4 and Height of Land Road, which point is at the northeast corner of this parcel;

Thence southwesterly in the westerly sideline of said U. S. Route 4, a distance of 1,451.8 feet to a point marked by an iron pin, which point is at the southwesterly corner of this parcel, and which point is South nineteen degrees, twenty five minutes, ten seconds ( $19^{\circ} 25' 10''$ ) West of and a tie distance of 1,451.4 feet from the point of beginning and South forty one degrees, thirty minutes, ten seconds ( $41^{\circ} 30' 10''$ ) West of and a distance of 167.6 feet from an iron pin at a white birch on land now or formerly of Archie Eastman and William Carter;

Thence North zero degrees, fifty three minutes, ( $00^{\circ} 53'$ ) West a distance of 1,129.7 feet along the easterly sideline of land now or formerly of the Northern Railroad to a point in the southerly sideline of Height of Land Road, which point is marked by an iron pin, and which point is at the northwest corner of this parcel;

Thence northeasterly along the southerly sideline of Height of Land Road 561.0 feet to the point of beginning, which point is North sixty four degrees, twenty six minutes, ten seconds ( $64^{\circ} 26' 10''$ ) East of and a tie distance of 554.5 from the aforementioned iron pin.

The area of Parcel II is 6.42 acres (279,750 square feet), more or less.

All distances are more or less.

Parcels I and II are subject to an easement conveyed by Charles D. Whittier to New England Telephone and Telegraph Company by deed dated June 19, 1902 and recorded in the said Registry of Deeds at Book 465, Page 405. The property is also subject to an easement conveyed from Douglas Hawkings and Sharon Hawkings to New England Telephone and Telegraph Company by deed dated February 24, 1992 and recorded in that Registry of Deeds at Book 1953, Page 798.

Meaning and intending to describe and convey all and the same premises conveyed by warranty deed of Richard A. Dickson, Jr., Co-Trustee of the Evergreen Trust dated August 25, 1989 and recorded in the said Registry of Deeds at Book 2709, Page 305 to the said Douglas Hawkings and to Sharon Hawkings as joint tenants with rights of survivorship. The said Douglas Hawkings is the widower and surviving joint tenant of the said Sharon Hawkings who died in Grafton, New Hampshire on July 8, 2000.

A certain manufactured housing unit located on the above-described premises is also conveyed hereby. It is a 1990 Skyline; Model: Amberidge; 14 feet wide and 70 feet long; Color: White and

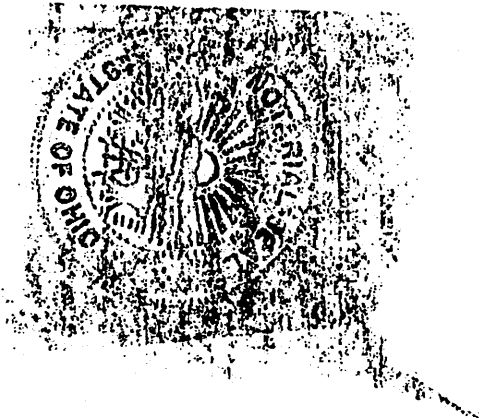
BK3090PG0655

Blue; Serial Number: 5815-0600Z. This is the same premises manufactured housing unit conveyed by warranty deed of John J. Hagan and Merlene F. Hagan d/b/a John Hagan's Mobile Home Service and Transporting, dated August 6, 1990 and recorded in that Registry at Book 1874, Page 29 to the said Douglas Hawkings and to Sharon Hawkings as joint tenants with rights of survivorship. Due to a scrivener's error, this Hagan to Hawkings deed incorrectly stated that this manufactured housing unit was situated in Canaan, New Hampshire. In fact, since the date of that conveyance, August 6, 1990, that manufactured housing unit has been situated on the land conveyed by this deed.

*Douglas Hawkings*  
\_\_\_\_\_  
Douglas Hawkings

State of Ohio  
County of Lorain

On this, the 10 day of December, 2004, before me, the undersigned officer, personally appeared Douglas Hawkings and acknowledged that he executed the same for the purposes therein contained.



*Kristine G. Provenza*  
\_\_\_\_\_  
Notary Public  
My commission expires:

KRISTINE G. PROVENZA  
Notary Public for the State of Ohio  
My Commission Expires Feb. 5, 2009

*Joel A. Dupuis* REGISTER  
GRAFTON COUNTY REGISTRY 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

Estate of Joseph Strella & Tina Marie Scott  
6 Hight of Land Rd  
Grafton, NH 03240

Re: *Sale of Tax Deeded Property*  
*Location: Main Street – Tax Map 2, Lot 894*

Dear Executor or Administrator of the Estate of Joseph Strella & Tina Marie Scott,

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.

Estate of Joseph Stella & Tina Marie Scott  
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 stylized 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 6603

7016 3560 0000 6997 6603

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

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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)

- |   |                |
|---|----------------|
| <input checked="" type="checkbox"/> Return Receipt (hardcopy) | \$ <u>4.10</u> |
| <input type="checkbox"/> Return Receipt (electronic)          | \$ _____       |
| <input type="checkbox"/> Certified Mail Restricted Delivery   | \$ _____       |
| <input type="checkbox"/> Adult Signature Required             | \$ _____       |
| <input type="checkbox"/> Adult Signature Restricted Delivery  | \$ _____       |

Postmark  
Here

Postage

\$ 0.69

Total Postage and Fees

\$ 9.64

Sent To

Estate of Joseph Strella &  
Tina Marie Scott  
6 Hight of Land Rd  
Grafton, NH 03240

Street and Apt

City, State, Zip

PS Form 380

Instructions

**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:**

Estate of Joseph Strella &  
Tina Marie Scott  
6 Hight of Land Rd  
Grafton, NH 03240



9590 9402 6695 1060 7141 37

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

7016 3560 0000 6997 6603

**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) |   |

**CERTIFIED MAIL**

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

*1st 9/16*



7016 3560 0000 6997 6603

MANCHESTER NH 030

AUG 2024 PM 3:11



**FP** **US POSTAGE**  
**\$009.64**

First-Class - IMI  
ZIP 03864

08/27/2024  
033B 0071820152

Estate of Josep  
6 Hight of Lan  
Grafton, NH 03240

85  
AC BC: 03864038585 \*1569-00927-12-40  
UNABLE TO FORWARD  
RETURN TO SENDER  
VACANT  
DE 1 015 DE 1 NIXIE  
0009/12/24

**ADDRESS SERVICE REQUESTED**

03240-310106



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOR POSTAL INSURANCE

**SENDER: COMPLETE THIS SECTION**

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 Grafton, NH 03240



9590 9402 6695 1060 7141 37

2. Article Number (Transfer from service label)

7016 3560 0000 6997 6603

**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

- 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

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



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

**First-Class - IMI**

**ZIP 03864**

**08/27/2024**

**033B 0071820152**

Estate of Joseph Strella & Tina Marie Scott  
6 Hight of Land Rd  
Grafton, NH 03240

**ADDRESS SERVICE REQUESTED**

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

03864>0385

NMR



**FP**  **US POSTAGE**  
**\$000.69<sup>0</sup>**  
**First-Class - IMI**  
**ZIP 03864**

**08/27/2024**  
**033B 0071820152**

Estate of Joseph Strella & Tina Marie Scott  
6 Hight of Land Rd  
Grafton, NH 03240

0324083101 R011

