

RETURN TO:
City Attorney
City of Rochester
31 Wakefield Street
Rochester, NH 03867

E Doc # 230006462 06/07/2023 09:59:36 AM
Book 5115 Page 837 Page 1 of 2

Catherine A. Berube
Register of Deeds, Strafford County

This conveyance is exempt from the NH Real Estate Transfer Tax pursuant to RSA 78-B:2 I. This transfer is also exempt from the LCHIP surcharge pursuant to RSA 478:17-g II (a).

TAX DEED

KNOW ALL MEN BY THESE PRESENTS that I, **DOREEN JONES**, collector of taxes for the City of Rochester, in the County of Strafford and State of New Hampshire, for the year 2023, by the authority vested in me by the laws of the state, for valuable consideration, do hereby convey forever to **THE CITY OF ROCHESTER**, a New Hampshire municipal corporation with a place of business at 31 Wakefield Street, Rochester, New Hampshire, the following described premises, formerly the property of **RAYMOND C. TUCKER, JR.** who failed to pay property taxes for Tax Year 2018:

A certain tract or parcel of land with the buildings thereon, situate in said Rochester on the southwesterly side of Harvard Street, so-called, known as #15 Harvard Street, and being Lot No. 34 on a certain plain of "Highland Terrace, Rochester, N.H. September 1901, Property of Murphy and O'Connell, John P. Desmond, Civil Engineer, Surveyor..." which is recorded in the Strafford County Registry of Deeds in Pocket 10, Folder 4, as Plan #27, said premises being bounded and described as follows, to wit:

Beginning on said Harvard Street at the northerly corner of land of Laretta Tucker (once of William O. Morrill); thence running in a northwesterly direction, by said Harvard Street, fifty (50) feet to Lot No. 35 on said plan; thence turning and running in a southwesterly direction, by said Lot No. 35, one hundred six (106) feet to Lot No. 29 on said plan; thence turning and running in a southwesterly direction, by said Lot No. 29, fifty (50) feet to the westerly corner of Lot. No. 32 on said plan; thence turning and running in a northeasterly direction, by said Lot No. 32, and by Lot No. 33 (being said Laretta Tucker formerly Willian O. Morrill land), one hundred six (106) feet, more or less, to the point of beginning.

Meaning and intending to convey the same premises as described in the Warranty Deed to Raymond C. Tucker, Jr. by Wilfred Carrier dated June 14, 1969 and recorded on June 17, 1969 at the Strafford County Registry of Deeds at Book 858, Page 0349.

And I, **DOREEN JONES**, collector of taxes for the City of Rochester, do hereby covenant with the said **CITY OF ROCHESTER**, that in making this conveyance I have in all things complied with the law and that I have good right, so far as the right may depend upon the regularity of my own proceedings, so sell and convey in manner aforesaid.

In witness whereof, I have hereunto set my hand and seal the 5th day of June, 2023.

Doreen Jones
DOREEN JONES, TAX COLLECTOR
CITY OF ROCHESTER

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this 5th day of June, 2023, before me personally appeared the above named Doreen Jones, Tax Collector, City of Rochester, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be her free act and deed for the purposes contained therein.

JENNIFER MUTOLO
Justice of the Peace, State of New Hampshire
My Commission Expires January 12, 2027

Jennifer Mutolo
Notary Public / Justice of the Peace
My Commission Expires:

ACCEPTANCE

The undersigned City of Rochester hereby accepts this Tax Deed.

CITY OF ROCHESTER
By: Blaine Cox
Blaine Cox, City Manager

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this 5th day of June, 2023, before me personally appeared the above named Blaine Cox, duly authorized, City Manager of the City of Rochester, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be his free act and deed for the purposes contained therein on behalf of the City of Rochester.

Jennifer Mutolo
Notary Public / Justice of the Peace
My Commission Expires:
JENNIFER MUTOLO
Justice of the Peace, State of New Hampshire
My Commission Expires January 12, 2027



City of Rochester, New Hampshire

OFFICE OF THE CITY ATTORNEY
31 Wakefield Street • Rochester, NH 03867
(603) 335-7599
www.RochesterNH.gov

February 14, 2024

Anthony Coraine, Esquire
Coolidge Law Firm, PLLC
98 High Street
Somersworth, NH 03878

Re: **INTENT TO REPURCHASE 15 HARVARD ST & 89 MAPLE ST
IN ACCORDANCE WITH RSA 80:89**

Dear Attorney Coraine ,

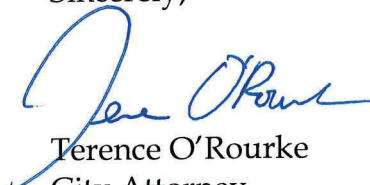
The City of Rochester received your request on behalf of your client to obtain a total price to repurchase the properties located at 15 Harvard Street and 89 Maple Street. You have Thirty (30) days from the date of the notice to the City to tender the following amount:

A. Property Taxes and Interest owed:	\$18,194.54 (Maple St) \$9,776.78 (Harvard St)
B. Notice Cost:	\$20.00 (\$10.00 x2)
C. Registry Fees:	\$36.50 (18.25 x2)
D. Taxes Owed since 6/5/23	\$955.00 (Harvard St) \$1731.00 (Maple St)

TOTAL: **\$30,713.82**

If you have any questions, feel free to contact me at (603) 335-7599.

Sincerely,


Terence O'Rourke
City Attorney



CITY OF ROCHESTER

Tax Collector

150 Wakefield St Ste. 271

Rochester, NH 03867

(603) 332-1136

Office Hours: Monday - Friday 8:00 am to 4:30 pm

TUCKER RAYMOND C JR
89 MAPLE ST
ROCHESTER NH 03867

Date of Notice: 11/5/2021

Deed Date: 12/10/2021

NOTICE OF IMPENDING TAX DEED (RSA 80:77)

In accordance with RSA 80:77 you are hereby notified of the impending deeding against the following real estate which is taxed in the tax list committed to me as Tax Collector, City of Rochester, NH for the tax year 2018 as follows:

Parcel ID#	Property Description	Tax Principal	Interest through Date of Deed	Costs	Total
012401140000	15 HARVARD ST	1,104.95	526.38	40.50	1,671.83

If payment in full is not received on or before December 10, 2021 by 4:30 p.m., the Tax Collector shall then proceed to execute a tax deed on said real estate. If you have a payment arrangement already set up, and you have honored the arrangement, you can disregard this letter at this time.

This means that if the total amount(s) are not paid before the time stated above you will be divested of ownership to this property when deeding takes place.

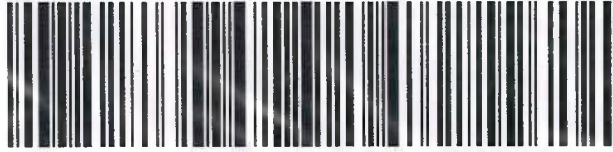
Please contact me at 603-332-1136 for the specific amount due if you pay earlier than December 10, 2021.

Doreen Jones, CTC

CERTIFIED MAIL™

City of Rochester
150 Wakefield St, Suite 271
Rochester NH 03867

USPS CERTIFIED MAIL



9214 8901 5692 4000 1416 64

Hasler

11/05/2021

US POSTAGE

\$06.13⁰



ZIP 03867
011D11642289

2018 Deed

1 ac.

TUCKER RAYMOND C JR
89 MAPLE ST
ROCHESTER NH 03867

NIXIE 015 DE 1 0011/20/21

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 03867130071 *1669-01278-20-07



9527000003500097

VAC

03867>1300



CITY OF ROCHESTER
Tax Collector
19 Wakefield Street
Rochester, NH 03867-1915
(603) 332-1136

Office Hours: Monday - Friday 8:00 am to 5:00 pm

TUCKER RAYMOND C JR
89 MAPLE ST
ROCHESTER NH 03867-0000

Date of Notice: March 15, 2019

Lien Date: April 19, 2019

NOTICE OF IMPENDING TAX LIEN
(RSA 80:60)

In accordance with RSA 80:60 you are hereby notified of the impending tax lien against the following real estate which is taxed in the tax list committed to me as Tax Collector, City of Rochester, NH for the tax year 2018 as follows:

Parcel ID#	Property Description	Tax Principal	Interest through Date of Lien	Cost of Lien Notification	Total
012401140000	15 HARVARD ST	1,007.00	61.45	18.00	1,086.45

If payment in full is not received on or before April 19, 2019 by 5:00 p.m., the Tax Collector shall then proceed to execute a tax lien on said real estate.

***** Payments received on or after April 05, 2019 MUST BE in the form of a certified check, cash, or credit card.*****
*****Payments can be made online at rochesternh.net.*****

If the total amounts are not paid before the time stated above a real estate tax lien will be executed to the City of Rochester and recorded in the Strafford County Registry of Deeds. This tax lien will entitle the City of Rochester to a tax deed for 100% interest in the property(s) described above unless, within 2 years of the execution of the tax lien, the property is redeemed by payment of the amount of the above totals plus interest at 18% per annum and redemption costs.

Important Note: Tax liens may stay on your credit report for 10 or more years.

Doreen Jones
Tax Collector

CERTIFIED MAIL™

City of Rochester
19 Wakefield Street
Rochester NH 03867

USPS CERTIFIED MAIL



9214 8901 5692 4000 1214 75

Hasler

03/15/2019

US POSTAGE

\$05.60⁰



ZIP 03867
011D11642289

Vac.

TUCKER RAYMOND C JR
89 MAPLE ST
ROCHESTER NH 03867-0000

*Tax Lien
Notice*

NIXIE 015 DE 1 0003/19/19
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 03867196199 *1369-01341-19-31