



21014388 08/25/2021 10:38 AM
Book 4661 Page 539 Page 1 of 1
Register of Deeds, Grafton County

Lucy J. Monahan

509

TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, Darlene E. Oaks, Tax Collector for the Town of Dorchester Tax Collector, in the County of Grafton and the State of New Hampshire, for the year 2021 by the authority in me vested by the laws of the State, and for consideration received by the Town of Dorchester Tax Collector, located at 1021 NH Rt. 118, Dorchester, NH 03266, do hereby sell and convey to the Town of Dorchester Tax Collector, a certain tract or parcel of land situated in the Town of Dorchester Tax Collector, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2018 to:

GOSS, CHERYL A.

and described in the invoice books as:

Map Lot Sub Bldg Unit 406 0031 0000 000 0000

Located At 79 STREETER WOODS ROAD

Consisting of 0.550 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 Dorchester Tax Collector, in the State of New Hampshire on May 20, 2019, to have and to hold said Premises, with the appurtenances, to said Town of Dorchester Tax Collector's successors/heirs and assigns forever. And I hereby covenant with said Town of Dorchester Tax Collector, 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 23 day of AUGUST in the year of our Lord 2021.

Darlene E. Oaks

Darlene E. Oaks

Tax Collector, Town of Dorchester Tax Collector

State of New Hampshire

County of Grafton

On this 23 day of August 2021, personally appeared Darlene E. Oaks, 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.

Andrea J. Achille-Monroe

Notary Public/Justice of the Peace

My Commission expires: 2-19-2025



Lot# 389.5

Lot# 158

Lot 389.5

Min.

WARRANTY DEED

I, Raymond U. Goss, married, of Streeter Woods Road, Dorchester, New Hampshire 03266, for consideration paid, grant to Raymond U. Goss and Cheryl Ann Goss, husband and wife, of Streeter Woods Road, Dorchester, New Hampshire 03266, with a mailing address of RR 1 - Box 514, Rumney, New Hampshire 03266, as JOINT TENANTS, with WARRANTY COVENANTS,

A certain tract of land with the buildings thereon situate in Dorchester, Grafton County, New Hampshire, bounded and described as follows:

Beginning at an iron stake on the West side of Streeter Road, so-called, at the corner of land formerly of Lillian B. Moses, now of Alice Young, thence westerly by land of Alice Young 11 rods, more or less, to an iron stake; thence southerly still by land of Alice Young 145 feet, more or less, to an iron stake; thence easterly 11 rods, more or less, to an iron stake on the west side of Streeter Road; thence northerly along the west side of Streeter Road 145 feet, more or less, to the point of beginning.

MEANING AND INTENDING to convey the same premises conveyed to the grantor by Ulysses S. Goss and Adeline Goss by Warranty Deed dated August 4, 1988 and recorded in the Grafton County Registry of Deeds in Book 1753, Page 861. The purpose of this deed is to create a joint tenancy.

The Raymond U. Goss and Cheryl Ann Goss release all homestead rights.

Dated this 12th day of MARCH, 1990.

Raymond U. Goss
Raymond U. Goss

Cheryl Ann Goss
Cheryl Ann Goss

STATE OF NEW HAMPSHIRE
GRAFTON COUNTY

Personally appeared Raymond U. Goss and Cheryl Goss, husband and wife, and acknowledged that instrument is their voluntary act and deed before

DATED: MARCH 12, 1990.

William R. LaCourse
Notary Public

WILLIAM R. LACOURSE
MY COMMISSION EXPIRES
OCTOBER 12, 1993

005223

BK1852 PG0707

ATTESTATION OF CONSIDERATION AND TAX STAMP PAGE

Raymond U. Goss (grantor/grantee) and Cheryl Ann Goss (grantee) agree and affirm that the consideration paid for the real estate transferred by this deed is \$0.00. This transfer created a JOINT TENANCY. The tax due on this transfer is calculated at \$.95 per \$100.00 or any part thereof, for minimum amount due of \$38.00.

Grantor/Grantee

Grantee

Raymond U. Goss
Raymond U. Goss

Cheryl Ann Goss
Cheryl Ann Goss

State of New Hampshire
Grafton County

This instrument was acknowledged before me this 12th
day of March, 1990 by Raymond U. Goss and Cheryl Ann Goss.

William R. LeCours

Notary Public/Justice of the Peace

My Commission expires:

WILLIAM R. LECOURSE
MY COMMISSION EXPIRES
OCTOBER 12, 1993

AFFIX NOTARIAL SEAL HERE

The tax stamps required by New Hampshire R.S.A. 78-B have been attached below by the Raymond U. Goss and Cheryl Ann Goss.

RECEIVED
90 MAR 28 AM 10:27
GRAFTON COUNTY
REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
P.B.
10662
STATE TAX
COMMISSION
38.00
R.S.A. 78-B

EXAMINED, ATTEST Carol A. Elliott
GRAFTON COUNTY REGISTRY OF DEEDS

BK1852 PG0708

Town of Dorchester Tax Collector
1021 NH Rt 118

Dorchester, NH 03266

GOSS, CHERYL A.
22 ADAMS STREET
JAFFREY, NH 03452

U.S. Postal Service
CERTIFIED MAIL RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ 3.60

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

☐ Return Receipt (hardcopy) \$ 2.85

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$.65

Total Postage and Fees \$ 7.00

Sent To

Street # GOSS, CHERYL A.
22 ADAMS STREET

City, St JAFFREY, NH 03452

Postmark Here MAY 10 2021 RUMNEY NH 03266

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. If payment in full is not received on or before Wednesday, June 9, 2021 by 4 PM, I shall EXECUTE A TAX LIEN(s) on the real estate listed. Payments received after Wednesday, May 26, 2021 must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. If the payment is made before the date and time listed above, call our office for the correct interest amount.

Levy Year	Property Location	Map Lot Sub Bldg U	Tax Amount	Int/Pen	Costs	*Total Due
2020P01	79 STREETER WOODS RC	406 0031 0000 000 0000	\$ 398.00	\$ 29.48	\$ 19.50	\$ 446.98
2020P02	79 STREETER WOODS RC	406 0031 0000 000 0000	\$ 397.00	\$ 15.05	\$ 0.00	\$ 412.05
			\$ 795.00	\$ 44.53	\$ 19.50	\$ 859.03

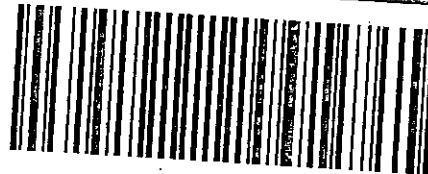
LEVY YEAR TAX TYPE INFORMATION

B - Betterment P - Property T - Timber Yield
R - Residence U - Use Change

(*Total Due Amounts as of 06/09/2021)

Town of Dorchester
Town Clerk/Tax Collector
1021 NH RTE 118
Dorchester, NH 03266

CERTIFIED MAIL

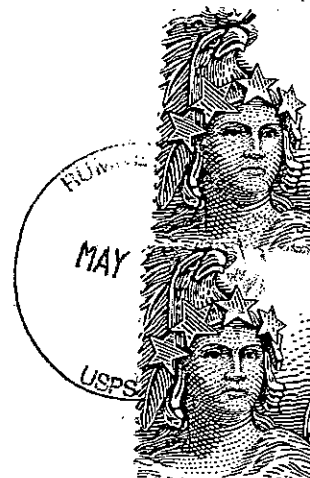


7019 0700 0001 1981 1436

GOSS, CHERYL A.
22 ADAMS STREET
JAFFREY, NH 03452

DEC

X678



NAME JL
1ST NOTICE 5/15
2ND NOTICE 5/15
RETURN 5/15

NIXIE

015 DE 1

0005/21/

RETURN TO SENDER
TEMPORARILY AWAY
UNABLE TO FORWARD

TA
0345286106

SC: 03266

*1669-01672-21-

Town of Dorchester Tax Collector
1021 NH Rt 118

Dorchester, NH 03266

TOWN OF DORCHESTER
804 RIVER RD
DORCHESTER, N.H. 03266

NOTICE

7018 2290 0001 0823 9367

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ **3.60**

Extra Services & Fees (check box, add fees appropriate)

☒ Return Receipt (hardcopy) \$ **2.25**

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ **.55**

Total Postage and Fees \$ **7.00**

Sent To **TOWN OF DORCHESTER**

Street **804 RIVER RD**

City, St **DORCHESTER, N.H. 03266**

PS Form 3800, April 2013 PSN 7530-02-000-9047-1001 See Reverse for Instructions

JUL 19 2021

RUNNEY NH 0366

Postmark Here

The laws of the State of New Hampshire require that this notice be given to each mortgagee in person, or left at the mortgagee's known place of abode, or sent by registered/certified mail, return receipt requested, to the mortgagee's last known address within 45 days from the date of execution of real estate tax lien.

As such, you are hereby notified that on 06/09/2021 I executed a real estate tax lien on the property specified below for which you hold a mortgage, according to the records of the Grafton County Registry of Deeds. The execution of lien was initiated because of the nonpayment of real estate and/or other taxes due.

PROPERTY INFORMATION

OWNER(S) OF RECORD: GOSS, CHERYL A.

MAP LOT SUB BLDG UNIT: 406 0031 0000 000 0000

LOCATION: 79 STREETER WOODS ROAD

DESCRIPTION: 0.55 acres of Land with Buildings

AMOUNT LIENED: \$ 877.53

COSTS TO IDENTIFY/NOTIFY MORTGAGEES: \$ 42.50

The Collector during normal office hours as stated above. If you wish to make a payment you must

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:

TOWN OF DORCHESTER
804 RIVER RD
DORCHESTER, N.H. 03266

COMPLETE THIS SECTION ON DELIVERY

A. Signature **Town Dorchester**

☐ Agent
☐ Addressee

B. Received by (Printed Name) **TROO2 C19**

C. Date of Delivery **7-23-21**

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

3. Service Type

☐ Certified Mail® ☐ Priority Mail Express™

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

7018 2290 0001 0823 9367

Darlene E. Oaks
Collector of Taxes
Town of Dorchester Tax Collector
Lienholder

Town of Dorchester Tax Collector
1021 NH Rt 118

Dorchester, NH 03266

GOSS, CHERYL A.
22 ADAMS STREET
JAFFREY, NH 03452

7018 2290 0001 0823 9305

U.S. Postal Service	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$ 3.60
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 2.85
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.55
Total Postage and Fees	\$ 7.00
Sent To	
Street or	GOSS, CHERYL A.
City, Sta.	22 ADAMS STREET JAFFREY, NH 03452

PS Form 3800, April 2015 PSN 7530-02-000-9047-2 See Reverse for Instructions

Pursuant to RSA 80:76, 80:77-a, you are hereby notified of the impending deed on the following property which you own or hold mortgage interest in:

PROPERTY INFORMATION

OWNER(S) OF RECORD: GOSS, CHERYL A.

MAP LOT SUB BLDG UNIT: 406 0031 0000 000 0000

LOCATION: 79 STREETER WOODS ROAD

DESCRIPTION: 0.550 ACRES OF LAND WITH BUILDINGS

AMOUNT DUE: \$ 1,576.90

DEED EXECUTION DATE: MONDAY, AUGUST 23, 2021

The impending deed is due to unpaid taxes, interest and penalties that were sold to lien on 05/20/2019. To prevent the execution of the Tax Deed for the Real Estate specified above, the amount due of \$ 1,576.90, including all interest and costs, must be paid in full on or before:

Monday, August 23, 2021

By 10 am

Contact the Office of the Tax Collector as noted above for the revised interest calculation if making payment prior to Monday, August 23, 2021. If paid after Monday, August 9, 2021, payment must be in the form of a bank check, certified check, or cash.

Your right of redemption will expire on Monday, August 23, 2021.

A Tax Deed will be issued the next business day for the above described Real Estate to the Municipality. If the Tax Deed is issued the legal interest of the owner, as well as the legal interests of mortgagees, will be extinguished subject to any rights available in RSA 80:88,89,90,91.

Darlene E. Oaks

Collector of Taxes
Darlene E. Oaks

Town of Dorchester Tax Collector
1021 NH Rt 118

Dorchester, NH 03266

TOWN OF DORCHESTER

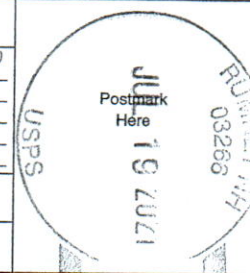
~~804 RIVER RD~~ 1021 NH RTE 118
DORCHESTER, N.H. 03266

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 3.60
Extra Services & Fees (check box, add fees as appropriate)
☒ Return Receipt (hardcopy) \$ 2.85
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$.55
Total Postage and Fees \$ 7.00



Sent To
Street and A TOWN OF DORCHESTER
City, State, Z ~~804 RIVER RD~~ 1021 NH RTE 118
DORCHESTER, N.H. 03266
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Monday, August 23, 2021

By 10 am

calculation if making payment prior to
must be in the form of a bank check,

August 23, 2021.

Estate to the Municipality. If the Tax
mortgagees, will be extinguished subject

Darlene E. Oaks

Collector of Taxes
Darlene E. Oaks

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:

Town of Dorchester
Town Clerk/Tax Collector
1021 NH Route 118
Dorchester, NH 03266

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature]
☐ Agent
☐ Addressee
B. Received by (Printed Name)
TR002 C19
C. Date of Delivery
7-23-21
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

7018 2290 0001 0823 9312

PS Form 3811, July 2013 Domestic Return Receipt