

Anne Z Tift

TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, JULIE A BACON, Tax Collector for the TOWN OF ALSTEAD, in the County of CHESHIRE and the State of New Hampshire, for the year 2025 by the authority in me vested by the laws of the State, and for consideration received by the TOWN OF ALSTEAD, located at C/O TAX COLLECTOR, PO BOX 65, ALSTEAD, NH 03602, do hereby sell and convey to the TOWN OF ALSTEAD, a certain tract or parcel of land situated in the TOWN OF ALSTEAD, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2023 to:

GENDRON, MOLLIE
and described in the invoice books as:
Map: 000011 Lot: 000142 Sublot: 000000
Located At 52 MECHANIC STREET

Consisting of 1.000 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 3008, Page 811.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated TOWN OF ALSTEAD, in the State of New Hampshire on May 24, 2023 and recorded at the Registry of Deeds in Book 3247, Page 840, to have and to hold said Premises, with the appurtenances, to said TOWN OF ALSTEAD's successors/heirs and assigns forever. And I hereby covenant with said TOWN OF ALSTEAD, 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 28 day of MAY in the year of our Lord 2025.

Signed, Sealed and Delivered in the presence of:

Joel McCarty

Joseph Levesque

Gordon Kemp

JULIE A BACON

Tax Collector, TOWN OF ALSTEAD

State of New Hampshire
County of CHESHIRE

On this 29th day of May, 2025, personally appeared JULIE A BACON, 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.

Penny Gendron
Notary Public/Justice of the Peace
My Commission expires:

PENNY GENDRON
Justice of the Peace, State of New Hampshire
My Commission Expires April 23, 2030

Mollie Gendron
@Desk

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that the TOWN OF ALSTEAD (GRANTOR), a municipal corporation organized under the laws of New Hampshire with a mailing address of 15 Mechanic Street, Alstead, New Hampshire 03602 for consideration paid in the amount of **Three Hundred Dollars**, grants to Mollie Gendron (GRANTEES), successors/heirs and assigns having a mailing address of 17 Maple Avenue, So. Acworth, New Hampshire 03607 a certain tract or parcel of land with buildings situated in the Town of Alstead, NH and described in the Warrant Books as:

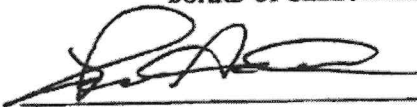
Map 11 Lot 142 & 52 Mechanic Street

Meaning and intending to describe and convey the premises conveyed to the Town of Alstead by Tax Collector's Deed of Patricia Anderson dated August 31th, 2017 at Book 2998, Page 0744.

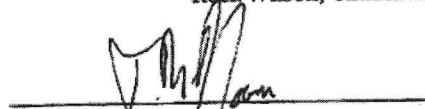
This transfer is exempt from taxation pursuant to RSA 78-B:2,V

TOWN OF ALSTEAD

BOARD OF SELECTMEN



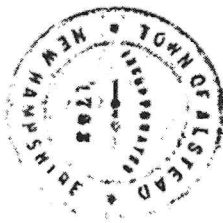
Rock Wilson, Chairman



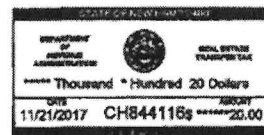
Timothy Noonan, Selectman



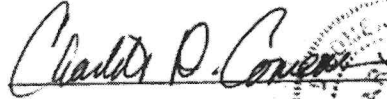
Alan Dustin, Selectman

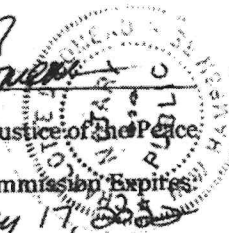


STATE OF NEW HAMPSHIRE
CHESHIRE COUNTY, ss.



The foregoing instrument was acknowledged before me on this 7 day of
November, 2017 by Rock Wilson, Timothy Noonan and Alan Dustin as the
ALSTEAD BOARD OF SELECTMEN, on behalf of the Town of Alstead.


Notary Public/Justice of the Peace
My Commission Expires
May 17, 2020



1/2 Tax
No Pickup

TOWN OF ALSTEAD

C/O TAX COLLECTOR

PO BOX 65

ALSTEAD, NH 03602

Office Hours

Monday and Thursday 8:00 a.m. - 4:00 p.m.

Tues 1:00 - 7:00 p.m., Wed 8:00 - 9:00 a.m.

603-835-2242

GENDRON, MOLLIE
98 GRIFFIN HILL RD
ALSTEAD, NH 03602

**OFFICE OF THE TAX COLLECTOR
NOTICE OF IMPENDING LIEN**

Wednesday, April 19, 2023 ✓

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, May 24, 2023 by 9:00 AM, I shall EXECUTE A TAX LIEN(s) on the real estate listed.** Payments received after Wednesday, May 10, 2023 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.**

If you have filed for bankruptcy, please see back of notice for important information.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2022P01	52 MECHANIC STREET	000011 000142 000000	\$ 1,880.00	\$ 130.62	\$ 21.00	\$ 2,031.62
2022P02	52 MECHANIC STREET	000011 000142 000000	\$ 2,099.00	\$ 62.11	\$ 0.00	\$ 2,161.11
			\$ 3,979.00	\$ 192.73	\$ 21.00	\$ 4,192.73

LEVY YEAR TAX TYPE INFORMATION

B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water

(*Total Due Amounts as of 05/24/2023)



Collector of Taxes
JULIE A BACON

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

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

Alstead, NH 03602

Certified Mail Fee \$4.15

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

☐ Return Receipt (hardcopy)	\$ 0.00
☐ Return Receipt (electronic)	\$ 0.00
☐ Certified Mail Restricted Delivery	\$ 0.00
☐ Adult Signature Required	\$ 0.00
☐ Adult Signature Restricted Delivery	\$ 0.00

Postage \$0.63

Total \$4.78

Sent to: GENDRON, MOLLIE
98 GRIFFIN HILL RD
ALSTEAD, NH 03602

City: _____

State: _____

Zip: _____

Postmark: APR 19 2023

Postage paid: 04/19/2023

GENDRON, MOLLIE

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

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:

GENDRON, MOLLIE
98 GRIFFIN HILL RD
ALSTEAD, NH 03602



9590 9402 4032 8079 7108 25

2. Article Number (Transfer from service label)

7022 2410 0002 6102 1910

PS Form 3811, July 2015 PSN 7530-02-000-9053

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
- ☐ Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

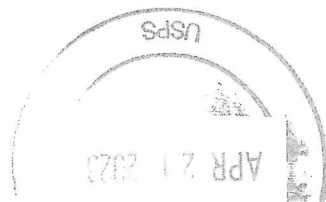
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

MANUAL PROC REQ * 1569-99-02435-15-39

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

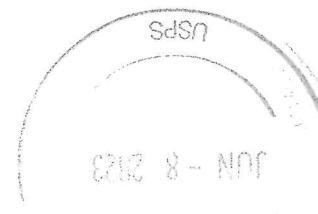
NIXIE 015 EF 1 7205/25/23



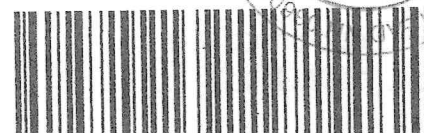
U.S. POSTAGE PAID
FCM LETTER
ALSTEAD, NH
03602
APR 19 23
AMOUNT
\$8.13
R2305H129943-09



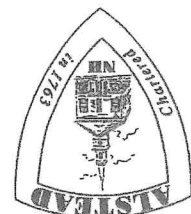
Mollie
Gendron
11-142



7022 2410 0002 6102 1910



Alstead
Town
NH



TOWN OF ALSTEAD

C/O TAX COLLECTOR

PO BOX 65

ALSTEAD, NH 03602

Office Hours

Monday and Thursday 8:00 a.m. - 4:00 p.m.

Tues 1:00 - 7:00 p.m., Wed 8:00 - 9:00 a.m.

603-835-2242

6/8/23

mailed original
Jbacon**GENDRON, MOLLIE
98 GRIFFIN HILL RD
ALSTEAD, NH 03602****OFFICE OF THE TAX COLLECTOR
NOTICE OF IMPENDING LIEN**

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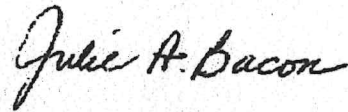
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L - Lien	S - Sewer	W - Water

(*Total Due Amounts as of 05/24/2023)

**Collector of Taxes
JULIE A BACON**

TOWN OF ALSTEAD

C/O TAX COLLECTOR

PO BOX 65

ALSTEAD, NH 03602

Office Hours

Monday 8:00 AM-4:00 PM; Tues 8:00 AM-7:00 PM

Wed 8:00 AM-12:00 PM; Thursday 8:00 AM-4:00 PM

603-835-2242

Mailed original 6/5/25

GENDRON, MOLLIE
98 GRIFFIN HILL RD
ALSTEAD, NH 03602

**OFFICE OF THE TAX COLLECTOR
NOTICE OF IMPENDING TAX DEED**

Thursday, March 27, 2025

Levy Year: 2023

Pursuant to RSA 80:76, 80:77, 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:** GENDRON, MOLLIE**TAX MAP/LOT/SUB LOT:** 000011 000142 000000**LOCATION:** 52 MECHANIC STREET**DESCRIPTION:** 1.000 ACRES OF LAND WITH BUILDINGS**AMOUNT DUE:** \$ 11,221.06 ***DEED EXECUTION DATE:** WEDNESDAY, MAY 28, 2025

* Includes total amount owed for unpaid invoices, including interest and costs, up to and including the deeding lien year.

The impending deed is due to unpaid taxes, interest and penalties that were sold to lien on 05/24/2023. To prevent the execution of the Tax Deed for the Real Estate specified above, the amount due of \$ 11,221.06 *, including all interest and costs, must be paid in full on or before:

Wednesday, May 28, 2025**By 9:00 AM**

Contact the Office of the Tax Collector as noted above for the revised interest calculation if making payment prior to Wednesday, May 28, 2025. If paid after Wednesday, May 14, 2025, payment must be in the form of a bank check, certified check, or cash.

Your right of redemption will expire on Wednesday, May 28, 2025.

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.

Julie A. Bacon

Collector of Taxes
JULIE A BACON

7022 2410 0002 6102 3327

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

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

Alstead, NH 03602

OFFICIAL USE

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total	\$9.68

Sent to
Street
City, State

GENDRON, MOLLIE
98 GRIFFIN HILL RD
ALSTEAD, NH 03602

0602 8
NH 03602
Postmark Here
MAR 28 2025
03/28/2025

GENDRON, MOLLIE

PAID

3602

8

PLACE STICKER AT TOP OF MAILPIECE, FOLD AT DOTTED LINE

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:

GENDRON, MOLLIE
98 GRIFFIN HILL RD
ALSTEAD, NH 03602



9590 9402 9021 4122 6471 54

2. Article Number (Transfer from service label)

7022 2410 0002 6102 3327

PS Form 3811, July 2020 PSN 7530-02-000-9053

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

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

fail Restricted Delivery

Domestic Return Receipt

03602-343898

BCI: 09602 *1621-08071-28-41

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

0005/20/25

015 DE 1

NIXIE

USPS

MAY 23 2025

R2304W120605

\$9.68

U.S. POSTAGE
FCM LETTER
ALSTEAD, NH 0
MAR 28, 2025

03602

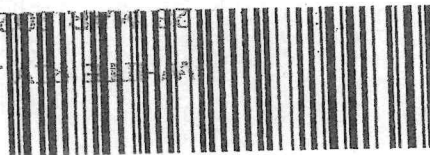


RDC 99



Retail

7022 2410 0002 6102 3327



Alstead, New Hampshire 03602

P.O. Box 65

TOWN OF ALSTEAD
TOWN CLERK - TAX COLLECTOR

