

015579

RECEIVED  
CARROLL COUNTY REGISTRY

2005 SEP 07 AM 10:42

*Richard A. Brooks*  
REGISTER OF DEEDS

115,044

## KNOW ALL MEN BY THESE PRESENTS

That I, Marcia E. Shackford, Tax Collector of the Town of Madison, in the County of Carroll, and State of New Hampshire, for the year 2002, by the authority in me vested by the laws of the State, and in consideration of Seventy-Four Dollars and Six Cents (\$74.06) to me paid by the Town of Madison, located at 1923 Village Road, Madison, NH, do hereby sell and convey to the said **TOWN OF MADISON**, successors/heirs and assigns, PO Box 248, Madison, New Hampshire 03849, a certain tract or parcel of land situated in the Town of Madison, NH, aforesaid, to have and to hold with the appurtenances forever, taxed by the Assessing Officials in 2002 to **Heirs of Guy Nickerson** located at **Boulder Road** and described in the Invoice Books as:

**Map 115, Lot 044 (f/k/a Map 14, Lot 035) ,4.98 acres more or less, including any buildings thereon**

Meaning and intending to describe and convey the same premises conveyed to \_\_\_\_\_ by deed of \_\_\_\_\_ dated \_\_\_\_\_ and recorded in the Carroll County Registry of Deeds in Book \_\_\_, Page \_\_.

This deed is the result of the tax lien execution held at Tax Collector's Office in the Town of Madison, New Hampshire on the Thirtieth day of May, 2002, and I hereby covenant with the said Town of Madison 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 the manner aforesaid.

In Witness Whereof, I have hereunto set my hand and seal, the Thirtieth day of August, in the year of our Lord Two Thousand Five.

*Marcia E. Shackford*  
Tax Collector

Signed, Sealed and delivered in the presence of:

*[Signatures]*

State of New Hampshire  
County of Carroll, SS.

Marcia E. Shackford, the above named, personally appearing and acknowledging the foregoing instrument to be her voluntary act and deed this Thirtieth day of August, 2005. Before me,

*Melissa Shackford Arias*  
Notary Public/Justice of the Peace  
MELISSA SHACKFORD ARIAS, Notary Public  
My Commission Expires May 7, 2008

BK2454PG0162

TOWN OF MADISON  
TAX COLLECTOR'S OFFICE  
PO Box 248  
Madison, NH 03849  
603-367-9931

Deeded 2005

STATEMENT DATE  
01/22/03  
PAGE# 1

2646 Heirs of Guy Nickerson  
% Beatrice Swan/John Nickerson  
PO Box 472  
Damariscotta, ME 04543-0472

L/O Boulder Road  
SERIAL# 947  
MAP/BLK 014  
LOT/PG# 034

NOTICE OF TAX DELINQUENCIES AND UNREDEEMED TAX LIENS

According to my records the following tax accounts remain unpaid:

| Delinquent Taxes         |      |         |          | PENALTY OR    |
|--------------------------|------|---------|----------|---------------|
| TAX DESCRIPTION AND YEAR | INV# | TAX DUE | DUE DATE | INTEREST RATE |
| 2002 Property - Annual   | 8665 | 21.61*  | 01/06/03 | 12.00% PER YR |

\* The tax due amounts together with interest must be paid in full no later than April 1, 2003 on lienable items to prevent further action by the tax sale/lien process.

PLEASE BE AWARE-CREDIT REPORTING AGENCIES now search the Registry of Deeds for recorded tax liens. When found, that information stays on your credit report for SEVEN years.

Please contact me for the correct interest computation and/or costs due prior to final payment.

Tax Collector

Marcia E. Shackford

TOWN OF MADISON  
TAX COLLECTOR'S OFFICE  
PO Box 248  
Madison, NH 03849  
603-367-9931

Deeded 2005

STATEMENT DATE  
01/22/03  
PAGE# 1

2646 Heirs of Guy Nickerson  
% Beatrice Swan/John Nickerson  
PO Box 472  
Damariscotta, ME 04543-0472

L/O Boulder Road  
SERIAL# 948  
MAP/BLK 014  
LOT/PG# 035

# NOTICE OF TAX DELINQUENCIES AND UNREDEEMED TAX LIENS

According to my records the following tax accounts remain unpaid:

| Delinquent Taxes<br>TAX DESCRIPTION AND YEAR | INV# | TAX DUE | DUE DATE | PENALTY OR<br>INTEREST RATE |
|----------------------------------------------|------|---------|----------|-----------------------------|
| 2002 Property - Annual                       | 8666 | 61.49*  | 01/06/03 | 12.00% PER YR               |

\* The tax due amounts together with interest must be paid in full no later than April 1, 2003 on lienable items to prevent further action by the tax sale/lien process.

PLEASE BE AWARE-CREDIT REPORTING AGENCIES now search the Registry of Deeds for recorded tax liens. When found, that information stays on your credit report for SEVEN years.

Please contact me for the correct interest computation and/or costs due prior to final payment.

Tax Collector Marcia E. Shackford

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

7001 1940 0007 0604 3299

OFFICIAL USE

|                                                                                                                                   |                |                              |
|-----------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------|
| Postage                                                                                                                           | \$             | Postmark<br>Here             |
| Certified Fee                                                                                                                     |                |                              |
| Return Receipt Fee<br>(Endorsement Required)                                                                                      |                |                              |
| Restricted Delivery Fee<br>(Endorsement Required)                                                                                 |                |                              |
| <b>Total Postage &amp; Fees</b>                                                                                                   | <b>\$ 4.42</b> |                              |
| Ser# 000947 Ref# 014-034<br>Heirs of Guy Nickerson<br>& Beatrice Swan/John Nickerson<br>PO Box 472<br>Damariscotta, ME 04543-0472 |                |                              |
| PS Form 3800, January 2001                                                                                                        |                | See Reverse for Instructions |

**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:

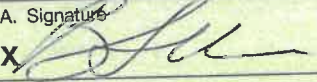
Ser# 000947 Ref# 014-034  
 Heirs of Guy Nickerson  
 & Beatrice Swan/John Nickerson  
 PO Box 472  
 Damariscotta, ME 04543-0472

2. Article Number

(Transfer from service label)

7001 1940 0007 0604 3299

**COMPLETE THIS SECTION ON DELIVERY**

|                                                                                                                                                                                                                                                                                     |                                |                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------------------------|
| A. Signature<br>X                                                                                                                                                                                |                                | <input type="checkbox"/> Agent<br><input type="checkbox"/> Addressee |
| B. Received by (Printed Name)                                                                                                                                                                                                                                                       | C. Date of Delivery<br>4-10-03 |                                                                      |
| D. Is delivery address different from item 1? <input type="checkbox"/> Yes<br>If YES, enter delivery address below: <input type="checkbox"/> No                                                                                                                                     |                                |                                                                      |
| 3. Service Type<br><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail<br><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. |                                |                                                                      |
| 4. Restricted Delivery? (Extra Fee)                                                                                                                                                                                                                                                 |                                | <input type="checkbox"/> Yes                                         |

Decided 2005

Tax Collector's Office  
PO Box 248  
Madison, NH 03849  
(603) 367-9931  
M,T,W,F 8 AM - 4 PM

STATEMENT DATE  
04/04/03  
PAGE# 1

NOTICE OF IMPENDING LIEN

2646 Heirs of Guy Nickerson  
% Beatrice Swan/John Nickerson  
PO Box 472  
Damariscotta, ME 04543-0472

In accordance with RSA 80:60 you are hereby notified of the impending tax lien against the following real estate which is taxed to you in the tax list committed to me as tax collector for the year 2002 as follows:

| DESCRIPTION                                   | UNPAID TAX | INTEREST | COSTS | TOTALS |
|-----------------------------------------------|------------|----------|-------|--------|
| 000947 L/O Boulder Road<br>MAP/LOT# = 014-034 |            |          |       |        |
| 2002 Property - Annual                        | 21.61      | 0.90     |       | 22.51  |
| TAX LIEN CHARGES                              |            |          | 17.00 | 17.00  |
| SUBTOTALS                                     | 21.61      | 0.90     | 17.00 | 39.51  |
| 000948 L/O Boulder Road<br>MAP/LOT# = 014-035 |            |          |       |        |
| 2002 Property - Annual                        | 61.49      | 2.57     |       | 64.06  |
| TAX LIEN CHARGES                              |            |          | 2.00  | 2.00   |
| SUBTOTALS                                     | 61.49      | 2.57     | 2.00  | 66.06  |
| TOTALS                                        | 83.10      | 3.47     | 19.00 | 105.57 |

Payment MUST be made in CASH,  
CERTIFIED CHECK, or MONEY  
ORDER. Personal checks will  
NOT be accepted and will be  
returned to the issuing party.

If payment in full is not received on or before the 13th day of May 2003, at 10:00 o'clock in the forenoon, I shall execute a Tax Lien on said real estate.

Explanation: If the total amounts are not paid before the time stated above, a real estate lien will be executed to the city/town and recorded in the County Registry of Deeds. This tax lien will entitle the city/town to a tax deed for 100% interest in the property 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, plus redemption costs.

PLEASE BE AWARE-Credit Reporting Agencies now search the Registry of Deeds for recorded tax liens. When found, that information stays on your credit report for SEVEN (7) years.

Tax Collector

*Marcia E. Shackford*  
Marcia E. Shackford

TOWN OF MADISON  
Tax Collector's Office  
PO Box 248  
Madison, NH 03849  
603-367-9931

Deeded 2005 Date: 06/04/03

Nickerson, Heirs of Guy  
% Beatrice Swan/John Nickerson  
PO Box 472  
Damariscotta, ME 04543-0472

Acct# 002646

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 06/04/03

| DESCRIPTION AND YEAR                          | INV# | DATE     | AMOUNT | BALANCE |
|-----------------------------------------------|------|----------|--------|---------|
| 2002 Tax Lien                                 | 9847 | 05/13/03 | 58.01  |         |
| Other Chg-MTGN                                |      | 06/02/03 | 10.00  |         |
| INTEREST DUE 22 DAYS(0.029)                   |      |          | 0.63   | 68.64   |
| SUBTOTAL REAL PROPER# 000947 L/O Boulder Road |      |          |        | 68.64   |
| Map/Lot : 014-034                             |      |          |        |         |
| 02 Tax Lien                                   | 9849 | 05/13/03 | 74.06  |         |
| INTEREST DUE 22 DAYS(0.036)                   |      |          | 0.80   | 74.86   |
| SUBTOTAL REAL PROPER# 000948 L/O Boulder Road |      |          |        | 74.86   |
| Map/Lot : 014-035                             |      |          |        |         |
| TOTAL ACCOUNT# 002646 Nickerson, Heirs of Guy |      |          |        | 143.50  |

2000 TAX LIENS UNPAID as of June 4, 2003: In order to avoid additional costs incurred with the upcoming Notice of Impending Deed, please be sure payment is received in the Tax Collector's Office on or before JUNE 23, 2003. Call 603-367-9931 for exact amount due.

7160 3901 9848 2442 2846

**TO:** NICKERSON HEIRS, GUY  
C/O BEATRICE SWAN, J NICKERSON  
PO BOX 472  
DAMARISCOTTA, ME 04543

**SENDER:** TOWN OF MADISON

**REFERENCE:** Deed Notice  
000115 000044 000000

|                              |                     |      |        |
|------------------------------|---------------------|------|--------|
| PS Form 3800, June 2000      |                     | 2002 | \$0.37 |
| RETURN<br>RECEIPT<br>SERVICE | Postage             |      | \$2.30 |
|                              | Certified Fee       |      | \$1.75 |
|                              | Return Receipt Fee  |      |        |
|                              | Restricted Delivery |      | \$4.42 |
| Total Postage & Fees         |                     |      |        |

US Postal Service  
**Receipt for  
Certified Mail**  
No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE

23 2005

USPS

2. Article Number



7160 3901 9848 2442 2846

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. SWAN

B. Date of Delivery

6-27-05

C. Signature

X

B. SWAN

☐ Agent

☒ Addressee

D. Is delivery address different from item 1?  
If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee)

☐ Yes

1. Article Addressed to:

NICKERSON HEIRS, GUY  
C/O BEATRICE SWAN, J NICKERSON  
PO BOX 472  
DAMARISCOTTA, ME 04543

2002D

PS Form 3811, July 2001

Domestic Return Receipt

**TOWN OF MADISON**

1923 Village Road  
PO Box 248  
Madison, NH 03849

**Office Hours**  
M, T, W, F  
8 am - 4 pm  
603-367-9931

*Decided 2005*

NICKERSON HEIRS, GUY  
C/O BEATRICE SWAN, J NICKERSON  
PO BOX 472  
DAMARISCOTTA, ME 04543

**OFFICE OF THE TAX COLLECTOR**

**NOTICE OF IMPENDING TAX DEED**

Thursday, June 23, 2005  
Levy Year: 2002

Persuant to RSA 80:76, 80:7-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:** NICKERSON HEIRS, GUY  
**TAX MAP/LOT/SUB LOT:** 000115 000044 000000  
**LOCATION:** BOULDER ROAD  
**DESCRIPTION:** 1.380 ACRES OF LAND  
**AMOUNT DUE:** \$ 118.83  
**DEED EXECUTION DATE:** FRIDAY, AUG 5, 2005

*In or of Beatrice  
Swan 7/29/05  
201-563-2165*

The impending deed is due to unpaid taxes, interest and penalties that were sold to lien on 5/13/2003. To prevent the execution of the Tax Deed for the Real Estate specified above, the total now due of \$ 118.83, including all interest and costs, must be paid in full on or before:

**Friday, Aug 5, 2005**  
**By 3:00 O'CLOCK IN THE AFTERNOON**

Contact the Office of the Tax Collector as noted above for the revised interest calculation if making payment prior to Friday, Aug 5, 2005. If paid after Friday, Jul 22, 2005, payment must be in the form of a bank check, certified check, or cash.

**Your right of redemption will expire on Friday, Aug 5, 2005.**

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.

**Certified Article Number**

**7160 3901 9848 2442 2846**

**SENDERS RECORD**

Collector of Taxes  
Marcia E. Shackford

**GALLAGHER AND STEIN**

Attorneys at Law  
P.O. Box 33 - 183 Main Street  
Damariscotta, ME 04543  
jim@gallagher-stein-law.com

James W. Gallagher  
Gordon E. Stein  
(1943 - 2004)

207-563-5828  
207-563-5149  
Fax 207-563-5819

Jennifer G. Villeneuve

May 10, 2005

TOWN OF MADISON  
Office of the Town Clerk - Tax Collector  
1923 Village Road  
P.O. Box 248  
Madison, NH 03849-0248

Attn.: Ms. Shackford

**RE: Tax Map 14, Lots 34 and 35, Madison, NH  
Warranted Owner: Heirs of Guy Nickerson  
Estate of John Nickerson**

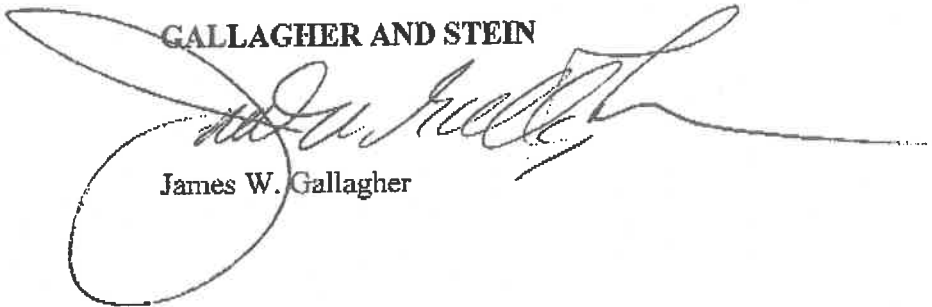
Dear Ms. Shackford:

Thank you for forwarding, to me, the Tax Lien information regarding John Nickerson. This information was addressed to my partner, Gordon E. Stein, however, Mr. Stein died in late November of last year. I have forwarded to Beatrice Swan, copies of the material that you sent and urged her to get this taken care of as quickly as possible.

If I may be of any further help, please do not hesitate to contact my office.

Sincerely yours,

**GALLAGHER AND STEIN**



James W. Gallagher

JWG/cas  
cc: client/file

**TOWN OF MADISON**  
OFFICE OF THE TOWN CLERK – TAX COLLECTOR  
1923 VILLAGE ROAD  
PO BOX 248  
MADISON, NH 03849-0248

OFFICE: 603-367-9931  
FAX: 603-367-4547  
E-MAIL: [clerk@madison-nh.org](mailto:clerk@madison-nh.org)

OFFICE HOURS: M, T, W, F  
8 AM – 4 PM

April 25, 2005

Gallagher and Stein  
Gordon E. Stein, Attorney  
PO Box 33  
Damariscotta, ME 04543

RE: Tax Map 14, Lots 34 and 35, Madison, NH  
Warranted Owner: Heirs of Guy Nickerson  
Your Client: Estate of John Nickerson

Dear Attorney Stein:

While researching our files, your letter dated October 9, 2001, indicating you represent the estate of the late John Nickerson, was discovered.

For this reason, enclosed please find a copy of the Notice of Impending Lien sent in care of Beatrice Swan and John Nickerson for the 2004 unpaid real estate taxes on the above mentioned lots. For your information, also enclosed is a summary of activity by owner, which shows tax liens placed on the properties for unpaid 2002 and 2003 real estate taxes. Should the 2004 real estate taxes remain unpaid as of May 10, 2005, a lien will also be executed for that year.

Please contact our office if you have any questions.

Sincerely,

Marcia E. Shackford  
Tax Collector

Enc - Notice of Impending Lien 2004  
Summary of Activity by Owner

**TOWN OF MADISON**  
OFFICE OF THE TOWN CLERK – TAX COLLECTOR  
1923 VILLAGE ROAD  
PO BOX 248  
MADISON, NH 03849-0248

OFFICE: 603-367-9931  
FAX: 603-367-4547  
E-MAIL: [clerk@madison-nh.org](mailto:clerk@madison-nh.org)

OFFICE HOURS: M, T, W, F  
8 AM – 4 PM

July 8, 2005

Guy Nickerson Heirs/Beatrice Swan  
PO Box 472treet  
Damariscotta, ME 04543

Dear Taxpayer:

On May 10, 2005, a lien was placed on your property or properties for unpaid 2004 taxes. All liens are shown on the enclosed Summary of Activity by Owner and listed after the word **INVOICE** followed by the year of the lien and the letter "L". This is a courtesy and informational letter so that you will be aware of these lien(s) and can make plans for payment.

As of the date of the lien(s), interest began to accrue at the rate of 18% per annum and costs have been incurred for identifying and notifying mortgagees. **Please call this office for the total amount due, including interest and costs, BEFORE you send payment.** As always, payments in any amount are accepted throughout the year.

According to our records, the Town of Madison has placed a lien on your property or properties for the following years' unpaid taxes:

|          | Tax Lien Year | Property or properties will be given, by tax deed,<br>to the Town of Madison if not redeemed in full by: |
|----------|---------------|----------------------------------------------------------------------------------------------------------|
| <u>X</u> | 2002L         | <b>August 5, 2005.</b>                                                                                   |
| <u>X</u> | 2003L         | <b>July 21, 2006.</b>                                                                                    |
| <u>X</u> | 2004L         | <b>July 10, 2007.</b>                                                                                    |

**Please contact this office for the total amounts due, including interest and costs, before sending payment.** If you have any questions, please do not hesitate to call us. Thank you for your attention to this matter.

Sincerely yours,

Marcia E. Shackford  
Tax Collector

Enc – Summary of Activity by Owner

**TOWN OF MADISON**

1923 Village Road  
PO Box 248  
Madison, NH 03849

**Office Hours**  
M, T, W, F  
8 am - 4 pm  
603-367-9931



COPY

**NICKERSON HEIRS, GUY**  
**C/O BEATRICE SWAN, J NICKERSON**  
**PO BOX 472**  
**DAMARISCOTTA, ME 04543**

**Summary of Activity By Owner**  
**Interest Calculated As Of 08/05/2005**  
**Printed Tuesday, June 21, 2005**

|                                            |                         |                                      |            |                        |            |               |
|--------------------------------------------|-------------------------|--------------------------------------|------------|------------------------|------------|---------------|
| Map Lot Sub: 000115 000026 000000          |                         | Acres:                               | 1.38       | Location: BOULDER ROAD |            |               |
| Invoice: 2002L01-S0047                     |                         | Bill Amount:                         | \$ 58.01   | Due Date: 05/13/2003   |            |               |
| Date                                       | Activity                |                                      | Amount     | Int. Paid              | Penalty    | Int./Pen. Due |
| 06/02/2003                                 | Mortgage Notice         |                                      | \$ 0.00    | \$ 0.00                | \$ 10.00   | \$ 0.00       |
| 06/21/2005                                 | Deed Notice             |                                      | \$ 0.00    | \$ 0.00                | \$ 15.00   | \$ 0.00       |
| 08/05/2005                                 | Int/Pen From 05/13/2003 |                                      | \$ 0.00    | \$ 0.00                | \$ 0.00    | \$ 48.32      |
| Per Diem: 0.0286                           |                         | Total Due For Invoice 2002L01-S0047: |            |                        |            | \$ 106.33     |
| Invoice: 2003L01000052                     |                         | Bill Amount:                         | \$ 58.68   | Due Date: 05/12/2004   |            |               |
| Date                                       | Activity                |                                      | Amount     | Int. Paid              | Penalty    | Int./Pen. Due |
| 05/25/2004                                 | Mortgage Notice         |                                      | \$ 0.00    | \$ 0.00                | \$ 10.00   | \$ 0.00       |
| 08/05/2005                                 | Int/Pen From 05/12/2004 |                                      | \$ 0.00    | \$ 0.00                | \$ 0.00    | \$ 23.02      |
| Per Diem: 0.0289                           |                         | Total Due For Invoice 2003L01000052: |            |                        |            | \$ 81.70      |
| Invoice: 2004L01000040                     |                         | Bill Amount:                         | \$ 60.76   | Due Date: 05/10/2005   |            |               |
| Date                                       | Activity                |                                      | Amount     | Int. Paid              | Penalty    | Int./Pen. Due |
| 06/17/2005                                 | Mortgage Notice         |                                      | \$ 0.00    | \$ 0.00                | \$ 23.45   | \$ 0.00       |
| 08/05/2005                                 | Int/Pen From 05/10/2005 |                                      | \$ 0.00    | \$ 0.00                | \$ 0.00    | \$ 26.06      |
| Per Diem: 0.0300                           |                         | Total Due For Invoice 2004L01000040: |            |                        |            | \$ 86.82      |
| Invoice: 2004P01026701                     |                         | Bill Amount:                         | \$ 24.00   | Due Date: 12/01/2004   |            |               |
| Date                                       | Activity                |                                      | Amount     | Int. Paid              | Penalty    | Int./Pen. Due |
| 03/10/2005                                 | Lien Notice             |                                      | \$ 0.00    | \$ 0.00                | \$ 17.00   | \$ 0.00       |
| 05/10/2005                                 | Lien Execution          |                                      | \$ 0.00    | \$ 0.00                | \$ 18.50   | \$ 0.00       |
| 05/10/2005                                 | Lien Exec.              |                                      | (\$ 24.00) | \$ 1.26                | (\$ 35.50) | \$ 0.00       |
| Per Diem: 0.0000                           |                         | Total Due For Invoice 2004P01026701: |            |                        |            | \$ 0.00       |
| Total Due For Parcel 000115 000026 000000: |                         |                                      |            |                        |            | \$ 274.85     |
| Map Lot Sub: 000115 000044 000000          |                         | Acres:                               | 1.38       | Location: BOULDER ROAD |            |               |
| Invoice: 2002L01-S0048                     |                         | Bill Amount:                         | \$ 74.06   | Due Date: 05/13/2003   |            |               |
| Date                                       | Activity                |                                      | Amount     | Int. Paid              | Penalty    | Int./Pen. Due |
| 06/21/2005                                 | Deed Notice             |                                      | \$ 0.00    | \$ 0.00                | \$ 15.00   | \$ 0.00       |
| 08/05/2005                                 | Int/Pen From 05/13/2003 |                                      | \$ 0.00    | \$ 0.00                | \$ 0.00    | \$ 44.77      |
| Per Diem: 0.0365                           |                         | Total Due For Invoice 2002L01-S0048: |            |                        |            | \$ 118.83     |
| Invoice: 2003L01000053                     |                         | Bill Amount:                         | \$ 77.43   | Due Date: 05/12/2004   |            |               |
| Date                                       | Activity                |                                      | Amount     | Int. Paid              | Penalty    | Int./Pen. Due |
| 05/25/2004                                 | Mortgage Notice         |                                      | \$ 0.00    | \$ 0.00                | \$ 10.00   | \$ 0.00       |
| 08/05/2005                                 | Int/Pen From 05/12/2004 |                                      | \$ 0.00    | \$ 0.00                | \$ 0.00    | \$ 27.18      |
| Per Diem: 0.0382                           |                         | Total Due For Invoice 2003L01000053: |            |                        |            | \$ 104.61     |



COPY

**Invoice: 2004L01000041**      **Bill Amount:** \$ 82.63      **Due Date:** 05/10/2005

| Date                    | Activity                | Amount                                      | Int. Paid | Penalty  | Int./Pen. Due    |
|-------------------------|-------------------------|---------------------------------------------|-----------|----------|------------------|
| 06/17/2005              | Mortgage Notice         | \$ 0.00                                     | \$ 0.00   | \$ 23.45 | \$ 0.00          |
| 08/05/2005              | Int/Pen From 05/10/2005 | \$ 0.00                                     | \$ 0.00   | \$ 0.00  | \$ 27.00         |
| <b>Per Diem:</b> 0.0407 |                         | <b>Total Due For Invoice 2004L01000041:</b> |           |          | <b>\$ 109.63</b> |

**Invoice: 2004P01026702**      **Bill Amount:** \$ 69.00      **Due Date:** 12/01/2004

| Date                    | Activity       | Amount                                      | Int. Paid | Penalty    | Int./Pen. Due  |
|-------------------------|----------------|---------------------------------------------|-----------|------------|----------------|
| 03/10/2005              | Lien Notice    | \$ 0.00                                     | \$ 0.00   | \$ 2.00    | \$ 0.00        |
| 05/10/2005              | Lien Execution | \$ 0.00                                     | \$ 0.00   | \$ 8.00    | \$ 0.00        |
| 05/10/2005              | Lien Exec.     | (\$ 69.00)                                  | \$ 3.63   | (\$ 10.00) | \$ 0.00        |
| <b>Per Diem:</b> 0.0000 |                | <b>Total Due For Invoice 2004P01026702:</b> |           |            | <b>\$ 0.00</b> |

**Total Due For Parcel 000115 000044 000000:**      **\$ 333.07****Per Diem:** 0.2029      **Total Due For All Parcels:**      **\$ 607.92**

**TOWN OF MADISON**  
OFFICE OF THE TOWN CLERK – TAX COLLECTOR  
1923 VILLAGE ROAD  
PO BOX 248  
MADISON, NH 03849-0248

OFFICE: 603-367-9931  
FAX: 603-367-4547  
E-MAIL: [clerk@madison-nh.org](mailto:clerk@madison-nh.org)

OFFICE HOURS: M, T, W, F  
8 AM – 4 PM

July 8, 2005

Guy Nickerson Heirs/Beatrice Swan  
PO Box 472treet  
Damariscotta, ME 04543

Dear Taxpayer:

On May 10, 2005, a lien was placed on your property or properties for unpaid 2004 taxes. All liens are shown on the enclosed Summary of Activity by Owner and listed after the word **INVOICE** followed by the year of the lien and the letter "L". This is a courtesy and informational letter so that you will be aware of these lien(s) and can make plans for payment.

As of the date of the lien(s), interest began to accrue at the rate of 18% per annum and costs have been incurred for identifying and notifying mortgagees. **Please call this office for the total amount due, including interest and costs, BEFORE you send payment.** As always, payments in any amount are accepted throughout the year.

According to our records, the Town of Madison has placed a lien on your property or properties for the following years' unpaid taxes:

|          | Tax Lien Year | Property or properties will be given, by tax deed,<br>to the Town of Madison if not redeemed in full by: |
|----------|---------------|----------------------------------------------------------------------------------------------------------|
| <u>X</u> | 2002L         | <b>August 5, 2005.</b>                                                                                   |
| <u>X</u> | 2003L         | <b>July 21, 2006.</b>                                                                                    |
| <u>X</u> | 2004L         | <b>July 10, 2007.</b>                                                                                    |

**Please contact this office for the total amounts due, including interest and costs, before sending payment.** If you have any questions, please do not hesitate to call us. Thank you for your attention to this matter.

Sincerely yours,

Marcia E. Shackford  
Tax Collector

Enc – Summary of Activity by Owner

**TOWN OF MADISON**

1923 Village Road  
PO Box 248  
Madison, NH 03849

**Office Hours**  
M, T, W, F  
8 am - 4 pm  
603-367-9931

**NICKERSON HEIRS, GUY**  
**C/O BEATRICE SWAN, J NICKERSON**  
**PO BOX 472**  
**DAMARISCOTTA, ME 04543**

**Summary of Activity By Owner**  
**Interest Calculated As Of 07/08/2005**  
**Printed Friday, July 8, 2005**

|                                            |                         |                                      |           |                        |               |  |
|--------------------------------------------|-------------------------|--------------------------------------|-----------|------------------------|---------------|--|
| Map Lot Sub: 000115 000026 000000          |                         | Acres:                               | 1.38      | Location: BOULDER ROAD |               |  |
| Invoice: 2002L01-S0047                     |                         | Bill Amount:                         | \$ 58.01  | Due Date: 05/13/2003   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 06/02/2003                                 | Mortgage Notice         | \$ 0.00                              | \$ 0.00   | \$ 10.00               | \$ 0.00       |  |
| 06/21/2005                                 | Deed Notice             | \$ 0.00                              | \$ 0.00   | \$ 15.00               | \$ 0.00       |  |
| 07/08/2005                                 | Int/Pen From 05/13/2003 | \$ 0.00                              | \$ 0.00   | \$ 0.00                | \$ 47.51      |  |
| Per Diem: 0.0286                           |                         | Total Due For Invoice 2002L01-S0047: |           |                        | \$ 105.52     |  |
| Invoice: 2003L01000052                     |                         | Bill Amount:                         | \$ 58.68  | Due Date: 05/12/2004   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 05/25/2004                                 | Mortgage Notice         | \$ 0.00                              | \$ 0.00   | \$ 10.00               | \$ 0.00       |  |
| 07/08/2005                                 | Int/Pen From 05/12/2004 | \$ 0.00                              | \$ 0.00   | \$ 0.00                | \$ 22.21      |  |
| Per Diem: 0.0289                           |                         | Total Due For Invoice 2003L01000052: |           |                        | \$ 80.89      |  |
| Invoice: 2004L01000040                     |                         | Bill Amount:                         | \$ 60.76  | Due Date: 05/10/2005   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 06/17/2005                                 | Mortgage Notice         | \$ 0.00                              | \$ 0.00   | \$ 23.45               | \$ 0.00       |  |
| 07/08/2005                                 | Int/Pen From 05/10/2005 | \$ 0.00                              | \$ 0.00   | \$ 0.00                | \$ 25.22      |  |
| Per Diem: 0.0300                           |                         | Total Due For Invoice 2004L01000040: |           |                        | \$ 85.98      |  |
| Invoice: 2004P01026701                     |                         | Bill Amount:                         | \$ 24.00  | Due Date: 12/01/2004   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 03/10/2005                                 | Lien Notice             | \$ 0.00                              | \$ 0.00   | \$ 17.00               | \$ 0.00       |  |
| 05/10/2005                                 | Lien Execution          | \$ 0.00                              | \$ 0.00   | \$ 18.50               | \$ 0.00       |  |
| 05/10/2005                                 | Lien Exec.              | (\$ 24.00)                           | \$ 1.26   | (\$ 35.50)             | \$ 0.00       |  |
| Per Diem: 0.0000                           |                         | Total Due For Invoice 2004P01026701: |           |                        | \$ 0.00       |  |
| Total Due For Parcel 000115 000026 000000: |                         |                                      |           |                        | \$ 272.39     |  |
| Map Lot Sub: 000115 000044 000000          |                         | Acres:                               | 1.38      | Location: BOULDER ROAD |               |  |
| Invoice: 2002L01-S0048                     |                         | Bill Amount:                         | \$ 74.06  | Due Date: 05/13/2003   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 06/21/2005                                 | Deed Notice             | \$ 0.00                              | \$ 0.00   | \$ 15.00               | \$ 0.00       |  |
| 07/08/2005                                 | Int/Pen From 05/13/2003 | \$ 0.00                              | \$ 0.00   | \$ 0.00                | \$ 43.74      |  |
| Per Diem: 0.0365                           |                         | Total Due For Invoice 2002L01-S0048: |           |                        | \$ 117.80     |  |
| Invoice: 2003L01000053                     |                         | Bill Amount:                         | \$ 77.43  | Due Date: 05/12/2004   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 05/25/2004                                 | Mortgage Notice         | \$ 0.00                              | \$ 0.00   | \$ 10.00               | \$ 0.00       |  |
| 07/08/2005                                 | Int/Pen From 05/12/2004 | \$ 0.00                              | \$ 0.00   | \$ 0.00                | \$ 26.11      |  |
| Per Diem: 0.0382                           |                         | Total Due For Invoice 2003L01000053: |           |                        | \$ 103.54     |  |

|                               |                         |                     |                                             |                             |                |                      |
|-------------------------------|-------------------------|---------------------|---------------------------------------------|-----------------------------|----------------|----------------------|
| <b>Invoice: 2004L01000041</b> |                         | <b>Bill Amount:</b> | \$ 82.63                                    | <b>Due Date: 05/10/2005</b> |                |                      |
| <b>Date</b>                   | <b>Activity</b>         |                     | <b>Amount</b>                               | <b>Int. Paid</b>            | <b>Penalty</b> | <b>Int./Pen. Due</b> |
| 06/17/2005                    | Mortgage Notice         |                     | \$ 0.00                                     | \$ 0.00                     | \$ 23.45       | \$ 0.00              |
| 07/08/2005                    | Int/Pen From 05/10/2005 |                     | \$ 0.00                                     | \$ 0.00                     | \$ 0.00        | \$ 25.85             |
| <b>Per Diem:</b>              |                         | 0.0407              | <b>Total Due For Invoice 2004L01000041:</b> |                             |                | <b>\$ 108.48</b>     |

|                               |                 |                     |                                             |                             |                |                      |
|-------------------------------|-----------------|---------------------|---------------------------------------------|-----------------------------|----------------|----------------------|
| <b>Invoice: 2004P01026702</b> |                 | <b>Bill Amount:</b> | \$ 69.00                                    | <b>Due Date: 12/01/2004</b> |                |                      |
| <b>Date</b>                   | <b>Activity</b> |                     | <b>Amount</b>                               | <b>Int. Paid</b>            | <b>Penalty</b> | <b>Int./Pen. Due</b> |
| 03/10/2005                    | Lien Notice     |                     | \$ 0.00                                     | \$ 0.00                     | \$ 2.00        | \$ 0.00              |
| 05/10/2005                    | Lien Execution  |                     | \$ 0.00                                     | \$ 0.00                     | \$ 8.00        | \$ 0.00              |
| 05/10/2005                    | Lien Exec.      |                     | (\$ 69.00)                                  | \$ 3.63                     | (\$ 10.00)     | \$ 0.00              |
| <b>Per Diem:</b>              |                 | 0.0000              | <b>Total Due For Invoice 2004P01026702:</b> |                             |                | <b>\$ 0.00</b>       |

|                                                   |  |  |  |  |                  |
|---------------------------------------------------|--|--|--|--|------------------|
| <b>Total Due For Parcel 000115 000044 000000:</b> |  |  |  |  | <b>\$ 329.82</b> |
|---------------------------------------------------|--|--|--|--|------------------|

|                  |        |                                   |                  |
|------------------|--------|-----------------------------------|------------------|
| <b>Per Diem:</b> | 0.2029 | <b>Total Due For All Parcels:</b> | <b>\$ 602.21</b> |
|------------------|--------|-----------------------------------|------------------|

**TOWN OF MADISON**

26 Route 113 West  
PO Box 248  
Madison, NH 03849

**Office Hours**  
M, T, W, F  
8 am - 4 pm  
603-367-9931

*Deeded 2005*

**NICKERSON HEIRS, GUY**  
**C/O BEATRICE SWAN, J NICKERSON**  
**PO BOX 473**  
**DAMARISCOTTA, ME 04543**

**OFFICE OF THE TAX COLLECTOR**  
**NOTICE OF DELINQUENT TAXES**

Wednesday, January 21, 2004

All past due taxes and liens are listed below. For each, the tax and interest as of 04/02/2004 are listed. To avoid the initiation of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 04/02/2004 for all levies listed not already liened. The levies with "L" after the year were previously liened. Please contact us for the revised amount due if payment is made before or after 04/02/2004. Payments made after 03/19/2004 should be by certified check, money order, or cash to ensure the avoidance of additional charges. The interest rate is 12% APR on property tax and 18% APR on yield tax, use change tax, and tax liens.

This notice is based on Town records as of 01/21/2004. We make all reasonable and prudent efforts to ensure accuracy. If you believe our records are in error, we apologize and will promptly make corrections as notified, once verified. Please report any errors as soon as possible. Your cooperation is appreciated.

| Levy Year | Property Location | Map Lot Sub          | Tax Amount       | Int/Pen         | *Total Due       |
|-----------|-------------------|----------------------|------------------|-----------------|------------------|
| 2002L01   | BOULDER ROAD      | 000014 000034 000000 | \$ 58.01         | \$ 19.30        | \$ 77.31         |
| 2002L01   | BOULDER ROAD      | 000014 000035 000000 | \$ 74.06         | \$ 11.87        | \$ 85.93         |
| 2003P01   | BOULDER ROAD      | 000014 000034 000000 | \$ 22.00         | \$ 0.89         | \$ 22.89         |
| 2003P01   | BOULDER ROAD      | 000014 000035 000000 | \$ 64.00         | \$ 2.59         | \$ 66.59         |
|           |                   |                      | <b>\$ 218.07</b> | <b>\$ 34.65</b> | <b>\$ 252.72</b> |

(\*Total Due Amounts as of 04/02/2004)

Please note that any **2001L taxes** or prior,  
if left unpaid, will be subject to the Tax Deeding  
process as of **08/18/2004**

**LEVY YEAR TAX TYPE INFORMATION**

|                  |               |                  |
|------------------|---------------|------------------|
| A - Activity     | P - Property  | T - Timber Yield |
| G - Gravel Yield | R - Residence | U - Use Change   |
| L - Lien         | S - Sewer     | W - Water        |

**Collector of Taxes**  
**Marcia E. Shackford**

**PLEASE BE AWARE** that the CREDIT REPORTING AGENCIES now search the Registry of Deeds for recorded tax liens. When found, that information stays on your credit report for SEVEN YEARS.

revert 3/8/04 to PO Box 472

PO BOX 472

Statement

TOWN CLERK/TAX COLLECTOR'S OFFICE  
Town Of Madison  
P.O. Box 248  
Madison, NH 03849-0248

NICKERSON HEERS GUY  
C/O BEATRICE SWAN, J NICKERSON  
PO BOX 473  
DAMARISCOTTA, ME 04533

OF  
NOT

- 
- ☐ Not Deliverable As Addressed
  - ☐ Unable To Forward
  - ☐ Insufficient Address
  - ☐ Moved, Left No Address
  - ☐ Unclaimed ☐ Refused
  - ☐ Attempted-Not Known
  - ☐ No Such Street ☐ Number
  - ☐ Vacant ☐ Illegible
  - ☐ No Mail Receptacle
  - ☐ Box Closed-No Order
  - ☐ Returned For Better Address
  - ☐ Postage Due \_\_\_\_\_

★ ★ ★  
161  
7772 9 00.37 MAR 02 04  
1471 MAILED FROM ZIP CODE 03849



0454

**TOWN OF MADISON**

26 Route 113 West  
PO Box 248  
Madison, NH 03849

**Office Hours**  
M, T, W, F  
8 am - 4 pm  
603-367-9931

*Decided 2005*

**NICKERSON HEIRS, GUY**  
**C/O BEATRICE SWAN, J NICKERSON**  
**PO BOX 473**  
**DAMARISCOTTA, ME 04543**

**OFFICE OF THE TAX COLLECTOR**  
**NOTICE OF DELINQUENT TAXES**

**Tuesday, March 2, 2004**

All past due taxes and liens are listed below. For each, the tax and interest as of 04/02/2004 are listed. To avoid the initiation of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 04/02/2004 for all levies listed not already liened. The levies with "L" after the year were previously liened. Please contact us for the revised amount due if payment is made before or after 04/02/2004. Payments made after 03/19/2004 should be by certified check, money order, or cash to ensure the avoidance of additional charges. The interest rate is 12% APR on property tax and 18% APR on yield tax, use change tax, and tax liens.

This notice is based on Town records as of 03/02/2004. We make all reasonable and prudent efforts to ensure accuracy. If you believe our records are in error, we apologize and will promptly make corrections as notified, once verified. Please report any errors as soon as possible. Your cooperation is appreciated.

| Levy Year | Property Location | Map Lot Sub          | Tax Amount       | Int/Pen         | *Total Due       |
|-----------|-------------------|----------------------|------------------|-----------------|------------------|
| 2002L01   | BOULDER ROAD      | 000014 000034 000000 | \$ 58.01         | \$ 19.30        | \$ 77.31         |
| 2002L01   | BOULDER ROAD      | 000014 000035 000000 | \$ 74.06         | \$ 11.87        | \$ 85.93         |
| 2003P01   | BOULDER ROAD      | 000014 000034 000000 | \$ 22.00         | \$ 0.89         | \$ 22.89         |
| 2003P01   | BOULDER ROAD      | 000014 000035 000000 | \$ 64.00         | \$ 2.59         | \$ 66.59         |
|           |                   |                      | <b>\$ 218.07</b> | <b>\$ 34.65</b> | <b>\$ 252.72</b> |

(\*Total Due Amounts as of 04/02/2004)

Please note that any **2001L taxes** or prior,  
if left unpaid, will be subject to the Tax Deeding  
process as of **08/18/2004**

**LEVY YEAR TAX TYPE INFORMATION**

|                  |               |                  |
|------------------|---------------|------------------|
| A - Activity     | P - Property  | T - Timber Yield |
| G - Gravel Yield | R - Residence | U - Use Change   |
| L - Lien         | S - Sewer     | W - Water        |

**Collector of Taxes**  
**Marcia E. Shackford**

7160 3901 9848 2442 6332

**TO:** NICKERSON HEIRS, GUY  
C/O BEATRICE SWAN, J NICKERSON  
PO BOX 473  
DAMARISCOTTA, ME 04543

**SENDER:** TOWN OF MADISON

**REFERENCE:** Notice of Impending Lien  
000014 000034 000000

PS Form 3800, June 2000

|                              |                      |        |
|------------------------------|----------------------|--------|
| RETURN<br>RECEIPT<br>SERVICE | Postage              | \$0.37 |
|                              | Certified Fee        | \$2.30 |
|                              | Return Receipt Fee   | \$1.75 |
|                              | Restricted Delivery  | \$4.42 |
|                              | Total Postage & Fees |        |

US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



**CERTIFIED MAIL**

**TAX COLLECTOR  
TOWN OF MADISON  
P O BOX 248  
MADISON NH 03849**

Return Service Requested



7160 3901 9848 2442 6332

**RETURN RECEIPT REQUESTED**

NICKERSON HEIRS, GUY  
C/O BEATRICE SWAN, J NICKERSON  
PO BOX 473  
DAMARISCOTTA, ME 04543

UNITED STATES POSTAGE  
★ 160 PB99947280  
★ 7732 \$04.420 APR 02 04  
★ 1940 MAILED FROM ZIP CODE 03849

*Temporarily  
away*

☒ Not Deliverable As Addressed  
☐ Unable To Forward  
☐ Insufficient Address  
☐ Moved, Left No Address  
☐ Claimed - Not Known  
☐ Incorrect Street/Number  
☐ Illegible  
☐ Inadequate  
☐ No Order  
Postage Due

1st NOTICE 4.5  
2nd NOTICE 4/14  
RETURNED 4.20

04543904736004

**TOWN OF MADISON**

1923 Village Road  
PO Box 248  
Madison, NH 03849  
**Office Hours**  
M, T, W, F  
8 am - 4 pm  
603-367-9931

*Deeded 2005*

**NICKERSON HEIRS, GUY**  
**C/O BEATRICE SWAN, J NICKERSON**  
**PO BOX 473**  
**DAMARISCOTTA, ME 04543**

**OFFICE OF THE TAX COLLECTOR**  
**NOTICE OF IMPENDING LIEN**  
Thursday, April 1, 2004

In accordance with RSA 80:60, 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 **05/12/2004** during the office hours specified above, I shall EXECUTE A TAX LIEN(s) on the real estate listed. Payments received after **04/28/2004** 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          | Tax Amount      | Int/Pen        | Costs           | *Total Due       |
|-----------|-------------------|----------------------|-----------------|----------------|-----------------|------------------|
| 2003P01   | BOULDER ROAD      | 000014 000034 000000 | \$ 22.00        | \$ 1.18        | \$ 17.00        | \$ 40.18         |
| 2003P01   | BOULDER ROAD      | 000014 000035 000000 | \$ 64.00        | \$ 3.43        | \$ 2.00         | \$ 69.43         |
|           |                   |                      | <b>\$ 86.00</b> | <b>\$ 4.61</b> | <b>\$ 19.00</b> | <b>\$ 109.61</b> |

(\*Total Due Amounts as of 05/12/2004)

Collector of Taxes  
Marcia E. Shackford

**Certified Article Number**

**7160 3901 9848 2442 6332**

**SENDERS RECORD**

**TOWN OF MADISON**

TOWN CLERK – TAX COLLECTOR

P O BOX 248

MADISON, NH 03849-0248

OFFICE: 603-367-9931

FAX: 603-367-4547

E-MAIL: [clerk@madison-nh.org](mailto:clerk@madison-nh.org)

OFFICE HOURS: M, T, W, F  
8 AM – 4 PM

May 5, 2004

Ms. Beatrice Swan  
Mr. J. Nickerson  
PO Box 472  
Damariscotta, ME 04543

RE: 2003 Unpaid Property Tax and Returned Mail

Dear Ms. Swan & Mr. Nickerson:

The US Postal Service has returned as "*Unclaimed*" the Notice of Impending Lien sent to you by certified mail on April 2, 2004.

To keep you informed about the status of your unpaid 2003 Property Taxes, a copy of the above mentioned Notice of Impending Lien is enclosed.

Please contact my office if you have any questions.

Sincerely,

Marcia E. Shackford  
Tax Collector

Enc – Notice of Impending Lien  
Copy of Certified Mail Receipt

Sent First Class Mail

**TOWN OF MADISON**

TOWN CLERK – TAX COLLECTOR

P O BOX 248

MADISON, NH 03849-0248

Deeded

2005

OFFICE: 603-367-9931  
FAX: 603-367-4547  
E-MAIL: [clerk@madison-nh.org](mailto:clerk@madison-nh.org)

OFFICE HOURS: M, T, W, F  
8 AM – 4 PM

June 2, 2004

Guy Nickerson Heirs  
c/o Beatrice Swan, J. Nickerson  
PO Box 473  
Damariscotta, ME 04543

RE: Map/Lot 14:34  
Boulder Road

14:35  
Boulder Road

Dear Taxpayer:

On May 12, 2004, a lien in the amount of \$58.68 and \$77.43 was placed on your property for unpaid 2003 taxes. This is in addition to the lien placed on May 13, 2003, in the amounts of \$58.01 and \$74.06 respectively. This is a courtesy and informational letter so that you will be aware of this lien and can make plans for payment.

As of the date of the lien, interest began to accrue at the rate of 18% per annum and costs have been incurred for identifying and notifying mortgagees. **Please call this office for the total amount due, including interest and costs, BEFORE you send payment.** As always, payments in any amount are accepted throughout the year.

We wish to remind you that if the tax amounts for the 2002 lien, **plus interest and costs**, is not redeemed in full by August 5, 2005, your property will be given, by tax deed, to the Town of Madison.

**Please contact this office for the total amounts due, including interest and costs, before sending payment.** If you have any questions, please do not hesitate to call us. Thank you for your attention to this matter.

Sincerely,

Marcia E. Shackford  
Tax Collector

Enc. Summary of Activity

**TOWN OF MADISON**

1923 Village Road  
PO Box 248  
Madison, NH 03849

**Office Hours**

M, T, W, F  
8 am - 4 pm  
603-367-9931

NICKERSON HEIRS, GUY  
C/O BEATRICE SWAN, J NICKERSON  
PO BOX 473  
DAMARISCOTTA, ME 04543

Summary of Activity By Owner  
Interest Calculated As Of 06/15/2004  
Printed Wednesday, May 26, 2004

|                                            |                         |                                      |           |            |              |
|--------------------------------------------|-------------------------|--------------------------------------|-----------|------------|--------------|
| Map Lot Sub:                               | 000014 000034 000000    | Acres:                               | 1.38      | Location:  | BOULDER ROAD |
| Invoice:                                   | 2002L01-S0047           | Bill Amount:                         | \$ 58.01  | Due Date:  | 05/13/2003   |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty    | Int. Due     |
| 06/02/2003                                 | Mortgage Notice         | \$ 0.00                              | \$ 0.00   | \$ 10.00   | \$ 0.00      |
| 06/15/2004                                 | Int/Pen From 05/13/2003 | \$ 0.00                              | \$ 0.00   | \$ 0.00    | \$ 21.41     |
| Per Diem:                                  | 0.0286                  | Total Due For Invoice 2002L01-S0047: |           |            | \$ 79.42     |
| Invoice:                                   | 2003L01000052           | Bill Amount:                         | \$ 58.68  | Due Date:  | 05/12/2004   |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty    | Int. Due     |
| 05/25/2004                                 | Mortgage Notice         | \$ 0.00                              | \$ 0.00   | \$ 10.00   | \$ 0.00      |
| 06/15/2004                                 | Int/Pen From 05/12/2004 | \$ 0.00                              | \$ 0.00   | \$ 0.00    | \$ 10.98     |
| Per Diem:                                  | 0.0289                  | Total Due For Invoice 2003L01000052: |           |            | \$ 69.66     |
| Invoice:                                   | 2003P01026607           | Bill Amount:                         | \$ 22.00  | Due Date:  | 12/01/2003   |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty    | Int. Due     |
| 03/29/2004                                 | Lien Notice             | \$ 0.00                              | \$ 0.00   | \$ 17.00   | \$ 0.00      |
| 05/12/2004                                 | Lien Execution          | \$ 0.00                              | \$ 0.00   | \$ 18.50   | \$ 0.00      |
| 05/12/2004                                 | Lien Exec.              | (\$ 22.00)                           | \$ 1.18   | (\$ 35.50) | \$ 0.00      |
| Per Diem:                                  | 0.0000                  | Total Due For Invoice 2003P01026607: |           |            | \$ 0.00      |
| Total Due For Parcel 000014 000034 000000: |                         |                                      |           |            | \$ 149.08    |
| Map Lot Sub:                               | 000014 000035 000000    | Acres:                               | 1.38      | Location:  | BOULDER ROAD |
| Invoice:                                   | 2002L01-S0048           | Bill Amount:                         | \$ 74.06  | Due Date:  | 05/13/2003   |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty    | Int. Due     |
| 06/15/2004                                 | Int/Pen From 05/13/2003 | \$ 0.00                              | \$ 0.00   | \$ 0.00    | \$ 14.57     |
| Per Diem:                                  | 0.0365                  | Total Due For Invoice 2002L01-S0048: |           |            | \$ 88.63     |
| Invoice:                                   | 2003L01000053           | Bill Amount:                         | \$ 77.43  | Due Date:  | 05/12/2004   |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty    | Int. Due     |
| 05/25/2004                                 | Mortgage Notice         | \$ 0.00                              | \$ 0.00   | \$ 10.00   | \$ 0.00      |
| 06/15/2004                                 | Int/Pen From 05/12/2004 | \$ 0.00                              | \$ 0.00   | \$ 0.00    | \$ 11.30     |
| Per Diem:                                  | 0.0382                  | Total Due For Invoice 2003L01000053: |           |            | \$ 88.73     |
| Invoice:                                   | 2003P01026701           | Bill Amount:                         | \$ 64.00  | Due Date:  | 12/01/2003   |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty    | Int. Due     |
| 03/29/2004                                 | Lien Notice             | \$ 0.00                              | \$ 0.00   | \$ 2.00    | \$ 0.00      |
| 05/12/2004                                 | Lien Execution          | \$ 0.00                              | \$ 0.00   | \$ 8.00    | \$ 0.00      |
| 05/12/2004                                 | Lien Exec.              | (\$ 64.00)                           | \$ 3.43   | (\$ 10.00) | \$ 0.00      |
| Per Diem:                                  | 0.0000                  | Total Due For Invoice 2003P01026701: |           |            | \$ 0.00      |

|                  |               |                                                   |                  |
|------------------|---------------|---------------------------------------------------|------------------|
|                  |               | <b>Total Due For Parcel 000014 000035 000000:</b> | <b>\$ 177.36</b> |
| <b>Per Diem:</b> | <b>0.1322</b> | <b>Total Due For All Parcels:</b>                 | <b>\$ 326.44</b> |

# TOWN OF MADISON

1923 Village Road  
PO Box 248  
Madison, NH 03849  
**Office Hours**  
M, T, W, F  
8 am - 4 pm  
603-367-9931

*Decided 2005*

NICKERSON HEIRS, GUY  
C/O BEATRICE SWAN, J NICKERSON  
PO BOX 473  
DAMARISCOTTA, ME 04543

Summary of Activity By Owner  
Interest Calculated As Of 12/28/2004  
Printed Tuesday, December 21, 2004

|                                            |                         |                                      |           |            |               |
|--------------------------------------------|-------------------------|--------------------------------------|-----------|------------|---------------|
| Map Lot Sub:                               | 000014 000034 000000    | Acres:                               | 1.38      | Location:  | BOULDER ROAD  |
| Invoice:                                   | 2002L01-S0047           | Bill Amount:                         | \$ 58.01  | Due Date:  | 05/13/2003    |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty    | Int./Pen. Due |
| 06/02/2003                                 | Mortgage Notice         | \$ 0.00                              | \$ 0.00   | \$ 10.00   | \$ 0.00       |
| 12/28/2004                                 | Int/Pen From 05/13/2003 | \$ 0.00                              | \$ 0.00   | \$ 0.00    | \$ 27.02      |
| Per Diem:                                  | 0.0286                  | Total Due For Invoice 2002L01-S0047: |           |            | \$ 85.03      |
| Invoice:                                   | 2003L01000052           | Bill Amount:                         | \$ 58.68  | Due Date:  | 05/12/2004    |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty    | Int./Pen. Due |
| 05/25/2004                                 | Mortgage Notice         | \$ 0.00                              | \$ 0.00   | \$ 10.00   | \$ 0.00       |
| 12/28/2004                                 | Int/Pen From 05/12/2004 | \$ 0.00                              | \$ 0.00   | \$ 0.00    | \$ 16.66      |
| Per Diem:                                  | 0.0289                  | Total Due For Invoice 2003L01000052: |           |            | \$ 75.34      |
| Invoice:                                   | 2003P01026607           | Bill Amount:                         | \$ 22.00  | Due Date:  | 12/01/2003    |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty    | Int./Pen. Due |
| 03/29/2004                                 | Lien Notice             | \$ 0.00                              | \$ 0.00   | \$ 17.00   | \$ 0.00       |
| 05/12/2004                                 | Lien Execution          | \$ 0.00                              | \$ 0.00   | \$ 18.50   | \$ 0.00       |
| 05/12/2004                                 | Lien Exec.              | (\$ 22.00)                           | \$ 1.18   | (\$ 35.50) | \$ 0.00       |
| Per Diem:                                  | 0.0000                  | Total Due For Invoice 2003P01026607: |           |            | \$ 0.00       |
| Invoice:                                   | 2004P01026701           | Bill Amount:                         | \$ 24.00  | Due Date:  | 12/01/2004    |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty    | Int./Pen. Due |
| 12/28/2004                                 | Int/Pen From 12/01/2004 | \$ 0.00                              | \$ 0.00   | \$ 0.00    | \$ 0.21       |
| Per Diem:                                  | 0.0079                  | Total Due For Invoice 2004P01026701: |           |            | \$ 24.21      |
| Total Due For Parcel 000014 000034 000000: |                         |                                      |           |            | \$ 184.58     |
| Map Lot Sub:                               | 000014 000035 000000    | Acres:                               | 1.38      | Location:  | BOULDER ROAD  |
| Invoice:                                   | 2002L01-S0048           | Bill Amount:                         | \$ 74.06  | Due Date:  | 05/13/2003    |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty    | Int./Pen. Due |
| 12/28/2004                                 | Int/Pen From 05/13/2003 | \$ 0.00                              | \$ 0.00   | \$ 0.00    | \$ 21.73      |
| Per Diem:                                  | 0.0365                  | Total Due For Invoice 2002L01-S0048: |           |            | \$ 95.79      |
| Invoice:                                   | 2003L01000053           | Bill Amount:                         | \$ 77.43  | Due Date:  | 05/12/2004    |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty    | Int./Pen. Due |
| 05/25/2004                                 | Mortgage Notice         | \$ 0.00                              | \$ 0.00   | \$ 10.00   | \$ 0.00       |
| 12/28/2004                                 | Int/Pen From 05/12/2004 | \$ 0.00                              | \$ 0.00   | \$ 0.00    | \$ 18.78      |
| Per Diem:                                  | 0.0382                  | Total Due For Invoice 2003L01000053: |           |            | \$ 96.21      |
| Invoice:                                   | 2003P01026701           | Bill Amount:                         | \$ 64.00  | Due Date:  | 12/01/2003    |

| Date             | Activity       | Amount     | Int. Paid                                   | Penalty    | Int./Pen. Due  |
|------------------|----------------|------------|---------------------------------------------|------------|----------------|
| 03/29/2004       | Lien Notice    | \$ 0.00    | \$ 0.00                                     | \$ 2.00    | \$ 0.00        |
| 05/12/2004       | Lien Execution | \$ 0.00    | \$ 0.00                                     | \$ 8.00    | \$ 0.00        |
| 05/12/2004       | Lien Exec.     | (\$ 64.00) | \$ 3.43                                     | (\$ 10.00) | \$ 0.00        |
| <b>Per Diem:</b> |                | 0.0000     | <b>Total Due For Invoice 2003P01026701:</b> |            | <b>\$ 0.00</b> |

| <b>Invoice: 2004P01026702</b> |                         | <b>Bill Amount:</b> | \$ 69.00                                    | <b>Due Date: 12/01/2004</b> |                 |
|-------------------------------|-------------------------|---------------------|---------------------------------------------|-----------------------------|-----------------|
| Date                          | Activity                | Amount              | Int. Paid                                   | Penalty                     | Int./Pen. Due   |
| 12/28/2004                    | Int/Pen From 12/01/2004 | \$ 0.00             | \$ 0.00                                     | \$ 0.00                     | \$ 0.61         |
| <b>Per Diem:</b>              |                         | 0.0227              | <b>Total Due For Invoice 2004P01026702:</b> |                             | <b>\$ 69.61</b> |

**Total Due For Parcel 000014 000035 000000: \$ 261.61**

**Per Diem: 0.1628                      Total Due For All Parcels: \$ 446.19**

Please contact your mortgage company if you escrow your taxes.

**TOWN OF MADISON**

1923 Village Road  
PO Box 248  
Madison, NH 03849

**Office Hours**  
M, T, W, F  
8 am - 4 pm  
603-367-9931

Deeded 2005

**NICKERSON HEIRS, GUY**  
**C/O BEATRICE SWAN, J NICKERSON**  
**PO BOX 473**  
**DAMARISCOTTA, ME 04543**

**OFFICE OF THE TAX COLLECTOR**  
**NOTICE OF DELINQUENT TAXES**

Tuesday, February 8, 2005

All past due taxes and liens are listed below. For each, the tax and interest as of 03/11/2005 are listed. To avoid the initiation of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 03/11/2005 for all levies listed not already liened. The levies with "L" after the year were previously liened. Please contact us for the revised amount due if payment is made before or after 03/11/2005. Payments made after 02/25/2005 should be by certified check, money order, or cash to ensure the avoidance of additional charges. The interest rate is 12% APR on property tax and 18% APR on yield tax, use change tax, and tax liens.

This notice is based on Town records as of 02/08/2005. We make all reasonable and prudent efforts to ensure accuracy. If you believe our records are in error, we apologize and will promptly make corrections as notified, once verified. Please report any errors as soon as possible. Your cooperation is appreciated.

| Levy Year | Property Location | Map Lot Sub          | Tax Amount       | Int/Pen         | *Total Due       |
|-----------|-------------------|----------------------|------------------|-----------------|------------------|
| 2002L01   | BOULDER ROAD      | 000014 000034 000000 | \$ 58.01         | \$ 29.11        | \$ 87.12         |
| 2002L01   | BOULDER ROAD      | 000014 000035 000000 | \$ 74.06         | \$ 24.40        | \$ 98.46         |
| 2003L01   | BOULDER ROAD      | 000014 000034 000000 | \$ 58.68         | \$ 18.77        | \$ 77.45         |
| 2003L01   | BOULDER ROAD      | 000014 000035 000000 | \$ 77.43         | \$ 21.57        | \$ 99.00         |
| 2004P01   | BOULDER ROAD      | 000014 000034 000000 | \$ 24.00         | \$ 0.79         | \$ 24.79         |
| 2004P01   | BOULDER ROAD      | 000014 000035 000000 | \$ 69.00         | \$ 2.27         | \$ 71.27         |
|           |                   |                      | <b>\$ 361.18</b> | <b>\$ 96.91</b> | <b>\$ 458.09</b> |

(\*Total Due Amounts as of 03/11/2005)

Please note that any **2002L taxes** or prior,  
if left unpaid, will be subject to the Tax Deeding  
process as of **08/05/2005**

**LEVY YEAR TAX TYPE INFORMATION**

|                  |               |                  |
|------------------|---------------|------------------|
| A - Activity     | P - Property  | T - Timber Yield |
| G - Gravel Yield | R - Residence | U - Use Change   |
| L - Lien         | S - Sewer     | W - Water        |

**Collector of Taxes**  
**Marcia E. Shackford**

7160 3901 9848 2442 3782

**TO:** NICKERSON HEIRS, GUY  
C/O BEATRICE SWAN, J NICKERSON  
PO BOX 473  
DAMARISCOTTA, ME 04543

**SENDER:** TOWN OF MADISON

**REFERENCE:** Notice of Impending Lien  
000014 000034 000000

|                              |                      |        |
|------------------------------|----------------------|--------|
| PS Form 3800, June 2000      |                      | \$0.37 |
| RETURN<br>RECEIPT<br>SERVICE | Postage              | \$2.30 |
|                              | Certified Fee        | \$1.75 |
|                              | Return Receipt Fee   |        |
|                              | Restricted Delivery  | \$4.42 |
|                              | Total Postage & Fees |        |

US Postal Service  
**Receipt for  
Certified Mail**  
No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



|                                                                                                                                                  |  |                                                                                                                                                                                          |                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 2. Article Number                                                                                                                                |  | COMPLETE THIS SECTION ON DELIVERY                                                                                                                                                        |                                |
|                                                                                                                                                  |  | A. Received by (Please Print Clearly)                                                                                                                                                    | B. Date of Delivery<br>3-31-05 |
|                                                                                                                                                  |  | C. Signature<br>X <i>Beatrice Swan</i><br><input type="checkbox"/> Agent<br><input checked="" type="checkbox"/> Addressee                                                                |                                |
|                                                                                                                                                  |  | D. Is delivery address different from item 1?<br>If YES, enter delivery address below:<br><i>Beatrice Swan</i><br><input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                |
|                                                                                                                                                  |  | 3. Service Type <b>CERTIFIED MAIL</b>                                                                                                                                                    |                                |
| 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes                                                                                 |  |                                                                                                                                                                                          |                                |
| 1. Article Addressed to:<br>NICKERSON HEIRS, GUY<br>C/O BEATRICE SWAN, J NICKERSON<br>PO BOX <del>473</del> <i>472</i><br>DAMARISCOTTA, ME 04543 |  |                                                                                                                                                                                          |                                |
| PS Form 3811, July 2001                                                                                                                          |  | Domestic Return Receipt                                                                                                                                                                  |                                |

**TOWN OF MADISON**

1923 Village Road  
PO Box 248  
Madison, NH 03849

**Office Hours**

M, T, W, F  
8 am - 4 pm  
603-367-9931

*Decided 2005*

**NICKERSON HEIRS, GUY  
C/O BEATRICE SWAN, J NICKERSON  
PO BOX 473  
DAMARISCOTTA, ME 04543**

**OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING LIEN  
Monday, March 14, 2005**

In accordance with RSA 80:60, 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 **05/10/2005** during the office hours specified above, I shall EXECUTE A TAX LIEN(s) on the real estate listed. Payments received after **04/26/2005** 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          | Tax Amount      | Int/Pen        | Costs           | *Total Due       |
|-----------|-------------------|----------------------|-----------------|----------------|-----------------|------------------|
| 2004P01   | BOULDER ROAD      | 000014 000034 000000 | \$ 24.00        | \$ 1.26        | \$ 17.00        | \$ 42.26         |
| 2004P01   | BOULDER ROAD      | 000014 000035 000000 | \$ 69.00        | \$ 3.63        | \$ 2.00         | \$ 74.63         |
|           |                   |                      | <b>\$ 93.00</b> | <b>\$ 4.89</b> | <b>\$ 19.00</b> | <b>\$ 116.89</b> |

(\*Total Due Amounts as of 05/10/2005)

Collector of Taxes  
Marcia E. Shackford

Please be aware that CREDIT REPORTING AGENCIES now search the Registry of Deeds for recorded tax liens. When found, that information stays on your credit report for SEVEN YEARS after date of payment.

**Certified Article Number**  
**7160 3901 9848 2442 3782**  
**SENDERS RECORD**

**GALLAGHER AND STEIN**

Attorneys at Law  
P.O. Box 33 - 183 Main Street  
Damariscotta, ME 04543  
jim@gallagher-stein-law.com

James W. Gallagher  
Gordon E. Stein  
(1943 - 2004)

207-563-5828  
207-563-5149  
Fax 207-563-5819

Jennifer G. Villeneuve

May 10, 2005

TOWN OF MADISON  
**Office of the Town Clerk - Tax Collector**  
1923 Village Road  
P.O. Box 248  
Madison, NH 03849-0248

Attn.: Ms. Shackford

**RE: Tax Map 14, Lots 34 and 35, Madison, NH**  
**Warranted Owner: Heirs of Guy Nickerson**  
**Estate of John Nickerson**

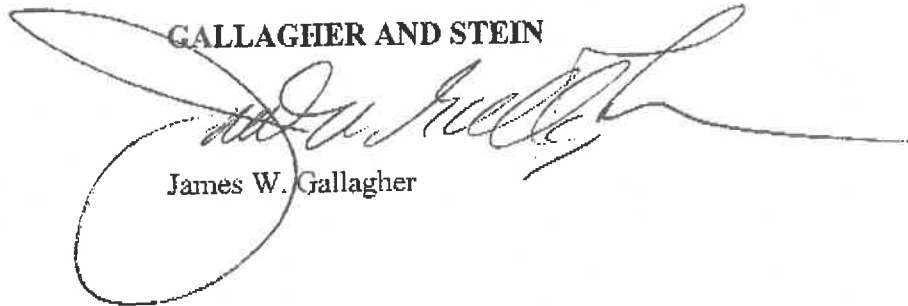
Dear Ms. Shackford:

Thank you for forwarding, to me, the Tax Lien information regarding John Nickerson. This information was addressed to my partner, Gordon E. Stein, however, Mr. Stein died in late November of last year. I have forwarded to Beatrice Swan, copies of the material that you sent and urged her to get this taken care of as quickly as possible.

If I may be of any further help, please do not hesitate to contact my office.

Sincerely yours,

**GALLAGHER AND STEIN**

  
James W. Gallagher

JWG/cas  
cc: client/file

**TOWN OF MADISON**  
OFFICE OF THE TOWN CLERK – TAX COLLECTOR  
1923 VILLAGE ROAD  
PO BOX 248  
MADISON, NH 03849-0248

OFFICE: 603-367-9931  
FAX: 603-367-4547  
E-MAIL: [clerk@madison-nh.org](mailto:clerk@madison-nh.org)

OFFICE HOURS: M, T, W, F  
8 AM – 4 PM

April 25, 2005

Gallagher and Stein  
Gordon E. Stein, Attorney  
PO Box 33  
Damariscotta, ME 04543

RE: Tax Map 14, Lots 34 and 35, Madison, NH  
Warranted Owner: Heirs of Guy Nickerson  
Your Client: Estate of John Nickerson

Dear Attorney Stein:

While researching our files, your letter dated October 9, 2001, indicating you represent the estate of the late John Nickerson, was discovered.

For this reason, enclosed please find a copy of the Notice of Impending Lien sent in care of Beatrice Swan and John Nickerson for the 2004 unpaid real estate taxes on the above mentioned lots. For your information, also enclosed is a summary of activity by owner, which shows tax liens placed on the properties for unpaid 2002 and 2003 real estate taxes. Should the 2004 real estate taxes remain unpaid as of May 10, 2005, a lien will also be executed for that year.

Please contact our office if you have any questions.

Sincerely,

Marcia E. Shackford  
Tax Collector

Enc - Notice of Impending Lien 2004  
Summary of Activity by Owner

**TOWN OF MADISON**

1923 Village Road  
PO Box 248  
Madison, NH 03849

**Office Hours**  
M, T, W, F  
8 am - 4 pm  
**603-367-9931**

**NICKERSON HEIRS, GUY**  
**C/O BEATRICE SWAN, J NICKERSON**  
**PO BOX 473**  
**DAMARISCOTTA, ME 04543**

**Summary of Activity By Owner**  
**Interest Calculated As Of 05/10/2005**  
**Printed Monday, April 25, 2005**

|                                            |                         |                                      |           |                        |               |  |
|--------------------------------------------|-------------------------|--------------------------------------|-----------|------------------------|---------------|--|
| Map Lot Sub: 000014 000034 000000          |                         | Acres:                               | 1.38      | Location: BOULDER ROAD |               |  |
| Invoice: 2002L01-S0047                     |                         | Bill Amount:                         | \$ 58.01  | Due Date: 05/13/2003   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 06/02/2003                                 | Mortgage Notice         | \$ 0.00                              | \$ 0.00   | \$ 10.00               | \$ 0.00       |  |
| 05/10/2005                                 | Int/Pen From 05/13/2003 | \$ 0.00                              | \$ 0.00   | \$ 0.00                | \$ 30.83      |  |
| Per Diem: 0.0286                           |                         | Total Due For Invoice 2002L01-S0047: |           |                        | \$ 88.84      |  |
| Invoice: 2003L01000052                     |                         | Bill Amount:                         | \$ 58.68  | Due Date: 05/12/2004   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 05/25/2004                                 | Mortgage Notice         | \$ 0.00                              | \$ 0.00   | \$ 10.00               | \$ 0.00       |  |
| 05/10/2005                                 | Int/Pen From 05/12/2004 | \$ 0.00                              | \$ 0.00   | \$ 0.00                | \$ 20.50      |  |
| Per Diem: 0.0289                           |                         | Total Due For Invoice 2003L01000052: |           |                        | \$ 79.18      |  |
| Invoice: 2004P01026701                     |                         | Bill Amount:                         | \$ 24.00  | Due Date: 12/01/2004   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 03/10/2005                                 | Lien Notice             | \$ 0.00                              | \$ 0.00   | \$ 17.00               | \$ 0.00       |  |
| 05/10/2005                                 | Int/Pen From 12/01/2004 | \$ 0.00                              | \$ 0.00   | \$ 0.00                | \$ 18.26      |  |
| Per Diem: 0.0079                           |                         | Total Due For Invoice 2004P01026701: |           |                        | \$ 42.26      |  |
| Total Due For Parcel 000014 000034 000000: |                         |                                      |           |                        | \$ 210.28     |  |
| Map Lot Sub: 000014 000035 000000          |                         | Acres:                               | 1.38      | Location: BOULDER ROAD |               |  |
| Invoice: 2002L01-S0048                     |                         | Bill Amount:                         | \$ 74.06  | Due Date: 05/13/2003   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 05/10/2005                                 | Int/Pen From 05/13/2003 | \$ 0.00                              | \$ 0.00   | \$ 0.00                | \$ 26.59      |  |
| Per Diem: 0.0365                           |                         | Total Due For Invoice 2002L01-S0048: |           |                        | \$ 100.65     |  |
| Invoice: 2003L01000053                     |                         | Bill Amount:                         | \$ 77.43  | Due Date: 05/12/2004   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 05/25/2004                                 | Mortgage Notice         | \$ 0.00                              | \$ 0.00   | \$ 10.00               | \$ 0.00       |  |
| 05/10/2005                                 | Int/Pen From 05/12/2004 | \$ 0.00                              | \$ 0.00   | \$ 0.00                | \$ 23.86      |  |
| Per Diem: 0.0382                           |                         | Total Due For Invoice 2003L01000053: |           |                        | \$ 101.29     |  |
| Invoice: 2004P01026702                     |                         | Bill Amount:                         | \$ 69.00  | Due Date: 12/01/2004   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 03/10/2005                                 | Lien Notice             | \$ 0.00                              | \$ 0.00   | \$ 2.00                | \$ 0.00       |  |
| 05/10/2005                                 | Int/Pen From 12/01/2004 | \$ 0.00                              | \$ 0.00   | \$ 0.00                | \$ 5.63       |  |
| Per Diem: 0.0227                           |                         | Total Due For Invoice 2004P01026702: |           |                        | \$ 74.63      |  |
| Total Due For Parcel 000014 000035 000000: |                         |                                      |           |                        | \$ 276.57     |  |

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|                  |               |
|------------------|---------------|
| <b>Per Diem:</b> | <b>0.1628</b> |
|------------------|---------------|

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|                                   |                  |
|-----------------------------------|------------------|
| <b>Total Due For All Parcels:</b> | <b>\$ 486.85</b> |
|-----------------------------------|------------------|

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**TOWN OF MADISON**  
OFFICE OF THE TOWN CLERK – TAX COLLECTOR  
1923 VILLAGE ROAD  
PO BOX 248  
MADISON, NH 03849-0248

OFFICE: 603-367-9931  
FAX: 603-367-4547  
E-MAIL: [clerk@madison-nh.org](mailto:clerk@madison-nh.org)

OFFICE HOURS: M, T, W, F  
8 AM – 4 PM

July 8, 2005

Guy Nickerson Heirs/Beatrice Swan  
PO Box 472treet  
Damariscotta, ME 04543

Dear Taxpayer:

On May 10, 2005, a lien was placed on your property or properties for unpaid 2004 taxes. All liens are shown on the enclosed Summary of Activity by Owner and listed after the word **INVOICE** followed by the year of the lien and the letter "L". This is a courtesy and informational letter so that you will be aware of these lien(s) and can make plans for payment.

As of the date of the lien(s), interest began to accrue at the rate of 18% per annum and costs have been incurred for identifying and notifying mortgagees. **Please call this office for the total amount due, including interest and costs, BEFORE you send payment.** As always, payments in any amount are accepted throughout the year.

According to our records, the Town of Madison has placed a lien on your property or properties for the following years' unpaid taxes:

|          | Tax Lien Year | Property or properties will be given, by tax deed,<br>to the Town of Madison if not redeemed in full by: |
|----------|---------------|----------------------------------------------------------------------------------------------------------|
| <u>X</u> | 2002L         | <b>August 5, 2005.</b>                                                                                   |
| <u>X</u> | 2003L         | <b>July 21, 2006.</b>                                                                                    |
| <u>X</u> | 2004L         | <b>July 10, 2007.</b>                                                                                    |

**Please contact this office for the total amounts due, including interest and costs, before sending payment.** If you have any questions, please do not hesitate to call us. Thank you for your attention to this matter.

Sincerely yours,

Marcia E. Shackford  
Tax Collector

Enc – Summary of Activity by Owner

**TOWN OF MADISON**

1923 Village Road  
PO Box 248  
Madison, NH 03849

**Office Hours**  
M, T, W, F  
8 am - 4 pm  
603-367-9931

**NICKERSON HEIRS, GUY**  
**C/O BEATRICE SWAN, J NICKERSON**  
**PO BOX 472**  
**DAMARISCOTTA, ME 04543**

**Summary of Activity By Owner**  
**Interest Calculated As Of 07/08/2005**  
**Printed Friday, July 8, 2005**

|                                            |                         |                                      |           |                        |               |  |
|--------------------------------------------|-------------------------|--------------------------------------|-----------|------------------------|---------------|--|
| Map Lot Sub: 000115 000026 000000          |                         | Acres:                               | 1.38      | Location: BOULDER ROAD |               |  |
| Invoice: 2002L01-S0047                     |                         | Bill Amount:                         | \$ 58.01  | Due Date: 05/13/2003   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 06/02/2003                                 | Mortgage Notice         | \$ 0.00                              | \$ 0.00   | \$ 10.00               | \$ 0.00       |  |
| 06/21/2005                                 | Deed Notice             | \$ 0.00                              | \$ 0.00   | \$ 15.00               | \$ 0.00       |  |
| 07/08/2005                                 | Int/Pen From 05/13/2003 | \$ 0.00                              | \$ 0.00   | \$ 0.00                | \$ 47.51      |  |
| Per Diem: 0.0286                           |                         | Total Due For Invoice 2002L01-S0047: |           |                        | \$ 105.52     |  |
| Invoice: 2003L01000052                     |                         | Bill Amount:                         | \$ 58.68  | Due Date: 05/12/2004   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 05/25/2004                                 | Mortgage Notice         | \$ 0.00                              | \$ 0.00   | \$ 10.00               | \$ 0.00       |  |
| 07/08/2005                                 | Int/Pen From 05/12/2004 | \$ 0.00                              | \$ 0.00   | \$ 0.00                | \$ 22.21      |  |
| Per Diem: 0.0289                           |                         | Total Due For Invoice 2003L01000052: |           |                        | \$ 80.89      |  |
| Invoice: 2004L01000040                     |                         | Bill Amount:                         | \$ 60.76  | Due Date: 05/10/2005   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 06/17/2005                                 | Mortgage Notice         | \$ 0.00                              | \$ 0.00   | \$ 23.45               | \$ 0.00       |  |
| 07/08/2005                                 | Int/Pen From 05/10/2005 | \$ 0.00                              | \$ 0.00   | \$ 0.00                | \$ 25.22      |  |
| Per Diem: 0.0300                           |                         | Total Due For Invoice 2004L01000040: |           |                        | \$ 85.98      |  |
| Invoice: 2004P01026701                     |                         | Bill Amount:                         | \$ 24.00  | Due Date: 12/01/2004   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 03/10/2005                                 | Lien Notice             | \$ 0.00                              | \$ 0.00   | \$ 17.00               | \$ 0.00       |  |
| 05/10/2005                                 | Lien Execution          | \$ 0.00                              | \$ 0.00   | \$ 18.50               | \$ 0.00       |  |
| 05/10/2005                                 | Lien Exec.              | (\$ 24.00)                           | \$ 1.26   | (\$ 35.50)             | \$ 0.00       |  |
| Per Diem: 0.0000                           |                         | Total Due For Invoice 2004P01026701: |           |                        | \$ 0.00       |  |
| Total Due For Parcel 000115 000026 000000: |                         |                                      |           |                        | \$ 272.39     |  |
| Map Lot Sub: 000115 000044 000000          |                         | Acres:                               | 1.38      | Location: BOULDER ROAD |               |  |
| Invoice: 2002L01-S0048                     |                         | Bill Amount:                         | \$ 74.06  | Due Date: 05/13/2003   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 06/21/2005                                 | Deed Notice             | \$ 0.00                              | \$ 0.00   | \$ 15.00               | \$ 0.00       |  |
| 07/08/2005                                 | Int/Pen From 05/13/2003 | \$ 0.00                              | \$ 0.00   | \$ 0.00                | \$ 43.74      |  |
| Per Diem: 0.0365                           |                         | Total Due For Invoice 2002L01-S0048: |           |                        | \$ 117.80     |  |
| Invoice: 2003L01000053                     |                         | Bill Amount:                         | \$ 77.43  | Due Date: 05/12/2004   |               |  |
| Date                                       | Activity                | Amount                               | Int. Paid | Penalty                | Int./Pen. Due |  |
| 05/25/2004                                 | Mortgage Notice         | \$ 0.00                              | \$ 0.00   | \$ 10.00               | \$ 0.00       |  |
| 07/08/2005                                 | Int/Pen From 05/12/2004 | \$ 0.00                              | \$ 0.00   | \$ 0.00                | \$ 26.11      |  |
| Per Diem: 0.0382                           |                         | Total Due For Invoice 2003L01000053: |           |                        | \$ 103.54     |  |

|                               |                         |                     |                                             |                             |                |                      |
|-------------------------------|-------------------------|---------------------|---------------------------------------------|-----------------------------|----------------|----------------------|
| <b>Invoice: 2004L01000041</b> |                         | <b>Bill Amount:</b> | \$ 82.63                                    | <b>Due Date: 05/10/2005</b> |                |                      |
| <b>Date</b>                   | <b>Activity</b>         |                     | <b>Amount</b>                               | <b>Int. Paid</b>            | <b>Penalty</b> | <b>Int./Pen. Due</b> |
| 06/17/2005                    | Mortgage Notice         |                     | \$ 0.00                                     | \$ 0.00                     | \$ 23.45       | \$ 0.00              |
| 07/08/2005                    | Int/Pen From 05/10/2005 |                     | \$ 0.00                                     | \$ 0.00                     | \$ 0.00        | \$ 25.85             |
| <b>Per Diem:</b>              |                         | 0.0407              | <b>Total Due For Invoice 2004L01000041:</b> |                             |                | <b>\$ 108.48</b>     |

|                               |                 |                     |                                             |                             |                |                      |
|-------------------------------|-----------------|---------------------|---------------------------------------------|-----------------------------|----------------|----------------------|
| <b>Invoice: 2004P01026702</b> |                 | <b>Bill Amount:</b> | \$ 69.00                                    | <b>Due Date: 12/01/2004</b> |                |                      |
| <b>Date</b>                   | <b>Activity</b> |                     | <b>Amount</b>                               | <b>Int. Paid</b>            | <b>Penalty</b> | <b>Int./Pen. Due</b> |
| 03/10/2005                    | Lien Notice     |                     | \$ 0.00                                     | \$ 0.00                     | \$ 2.00        | \$ 0.00              |
| 05/10/2005                    | Lien Execution  |                     | \$ 0.00                                     | \$ 0.00                     | \$ 8.00        | \$ 0.00              |
| 05/10/2005                    | Lien Exec.      |                     | (\$ 69.00)                                  | \$ 3.63                     | (\$ 10.00)     | \$ 0.00              |
| <b>Per Diem:</b>              |                 | 0.0000              | <b>Total Due For Invoice 2004P01026702:</b> |                             |                | <b>\$ 0.00</b>       |

|                                                   |                  |
|---------------------------------------------------|------------------|
| <b>Total Due For Parcel 000115 000044 000000:</b> | <b>\$ 329.82</b> |
|---------------------------------------------------|------------------|

|                  |        |                                   |                  |
|------------------|--------|-----------------------------------|------------------|
| <b>Per Diem:</b> | 0.2029 | <b>Total Due For All Parcels:</b> | <b>\$ 602.21</b> |
|------------------|--------|-----------------------------------|------------------|