

(8) TAX DEEDED PROPERTIES IN TUFTONBORO, NH AT ABSOLUTE AUCTION

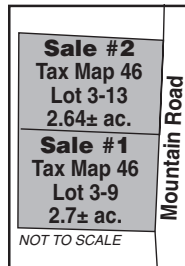
**1 HOME & 7 VACANT LOTS OF RECORD IN THE LAKE WINNIPESAUKEE REGION
SATURDAY, JUNE 23 AT 10:00 AM**

**Sale to be held at the Town House, 247 Middle Road, Tuftonboro, NH
REGISTRATION FROM 9:00 AM**



ID 18-172. We have been retained by the Town of Tuftonboro to sell at absolute auction (no minimums! no reserves!) these (8) properties which were acquired by Tax Collector's Deed. These valuable properties have a total assessed value of \$402,600.

Sale 1: Tax Map 46, Lot 3-9, Mountain Road • Vacant LDR zoned 2.7± acre lot with 205± FF along a paved road • Lot is partially cleared & gently rolling in topography • Assessed value: \$50,000. 2017 taxes: \$539.

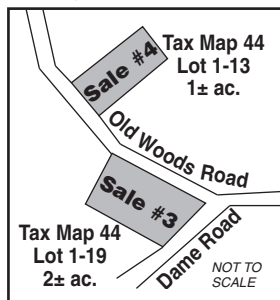


Sales 1 & 2 to be offered individually and as an entirety

partially cleared and mostly level in topography • Assessed value: \$49,900. 2017 taxes: \$537.

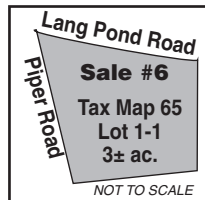
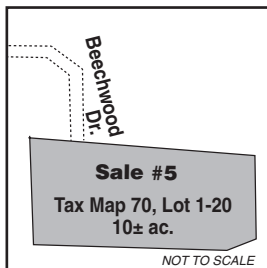
Sale 3: Tax Map 44, Lot 1-19, 4 Old Woods Road • 2-BR ranch style home in poor condition on a LDR zoned 2± acre wooded corner lot with 250± FF • Assessed value: \$89,100. 2017 taxes: \$960.

Sale 4: Tax Map 44, Lot 1-13, 7 Old Woods Road • Vacant LDR zoned 1± acre lot with 150± FF



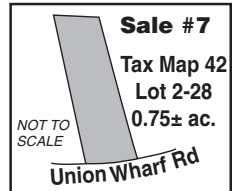
along a dirt road • Nice wooded lot is level to gently rolling in topography • Assessed value: \$37,400. 2017 taxes: \$403.

Sale 5: Tax Map 70, Lot 1-20, 17 Beechwood Drive • LDR zoned 10± acre parcel near Lower Beech Pond • Assessed value: \$68,100. 2017 taxes: \$733.

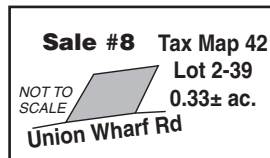


Sale 6: Tax Map 65, Lot 1-1, Lang Pond Road • Vacant LDR zoned 3± acre corner lot close to Mirror Lake • Nice wooded lot with 450± FF on Lang Pond Road is mostly level in topography • Assessed value: \$40,900. 2017 taxes: \$440.

Sale 7: Tax Map 42, Lot 2-28, Union Wharf Road • Vacant MDR zoned 0.75± acre lot with 106± FF along a paved road close to Lake Winnepesaukee • Nice level, wooded lot • Assessed value: \$46,400. 2017 taxes: \$500.



Sale 8: Tax Map 42, Lot 2-39, Union Wharf Road • Vacant LDR zoned 0.33± acre lot w/138± FF along a paved road close to Lake Winnepesaukee • Nice wooded, level lot with rustic stone wall • Assessed value: \$20,800. 2017 taxes: \$224.



PREVIEW: The lots are marked. A drive-by is recommended.
TERMS: \$2,500 deposit for each property by cash, certified check, or bank check at time of sale. An additional deposit to increase total deposit to 10% of bid price is due within 5 business days (June 29, 2018). Balance of purchase price due within 30 days from sale. Conveyance by Selectmen's Deed. **All properties sold "AS IS, WHERE IS" subject to all outstanding liens, if any.** Other terms may be announced at time of sale.

AUCTIONEER'S NOTE: Sealed Absentee Bids will be accepted. Visit our website for complete details.

10% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

All information herein is believed but not warranted to be correct. All interested parties are advised to do their own due diligence relative to the buildability/non-buildability of any lot and all matters they deem relevant.

PLOT PLANS, PHOTOS & MORE DETAILS ARE AVAILABLE ON OUR WEBSITE

James R. St. Jean
AUCTIONEERS

45 Exeter Road, Epping, NH 03042, NH Lic. #2279

603-734-4348 ■ www.jsjauctions.com



AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this _____ day of _____, 2018, by and between the Town of Tuftonboro, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 240 Middle Road, Center Tuftonboro, NH 03814 (hereinafter referred to as the “SELLER”), and the BUYER(S):_____.

Having an address of _____.

WITNESSETH: That the SELLER agrees to sell and convey, and the BUYER agrees to buy certain land with any and all improvements thereon, located in Tuftonboro, New Hampshire, known as:

Map:_____ Lot:_____ Address:_____.

PRICE: The SELLING PRICE is \$_____.

The BUYER’S DEPOSIT, receipt of which is hereby acknowledged, in the sum of \$_____.

ADDITIONAL DEPOSIT to increase total deposit to 10% of bid price is due within 5 business days from the sale (June 29, 2018) in the sum of \$_____.

The BALANCE OF THE SELLING PRICE shall be payable at closing, and tendered in cash or certified check in the amount of \$_____.

BUYER’S PREMIUM DUE: The SELLING PRICE does not include the BUYER’S PREMIUM of ten percent (10%) of the SELLING PRICE, due to the Auctioneer at closing.

SELLING PRICE \$_____ at 10 % equals BUYERS PREMIUM \$_____.

Payment of such an amount by the BUYER in accordance with the previous clause, by cash or certified check at closing, is a prior condition of the Town’s obligation to convey title. This BUYER’S PREMIUM is in addition to the SELLING PRICE and is payable directly to the Auctioneer.

DEED: The SELLER agrees to furnish, at its own expense, a duly executed SELECTMEN’S DEED, without covenants, to the property.

POSSESSION AND TITLE: The property is sold in its AS IS, WHERE IS condition, without any warranty as to its use or condition whatsoever, subject to all tenants and rights of use or possession, limitations of use by virtue of prior land use approvals and/or interests secured or inuring to the benefit of abutters, third parties or members of the general public, outstanding municipal charges for sewer, water of betterment assessments/connection or capacity charges for the same, or other matters of record which may impact the use of, or title to, the property, if any, including mortgages, equity lines of credit, liens, attachments, orders to cease and desist, and any State and Federal tax liens which have survived the Town’s acquisition of the property.

TRANSFER OF TITLE: Shall be given on or before thirty (30) days after the date of this AGREEMENT, *time being of the essence*. The place and time of TRANSFER OF TITLE shall be determined by mutual agreement. Failing such mutual agreement, the time of transfer shall be as designated by the SELLER and shall occur at Tuftonboro Town Offices, 240 Middle Road, Center Tuftonboro, NH.

AGREEMENT AND DEPOSIT RECEIPT (Cont'd)

TITLE: If the BUYER desired an examination of the title, BUYER shall pay the cost thereof, BUYER acknowledges that TITLE shall be transferred by SELECTMEN'S DEED, without covenants. DEED and BUYER'S TITLE shall be subject to matters of record and as described in the section entitled POSSESSION AND TITLE above.

LIQUIDATED DAMAGES: If the BUYER shall default in the performance of his/her obligations under this AGREEMENT, the amount of the deposit and any additional deposit given by the BUYER may, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages. In such event, all of the BUYER'S rights and interests in and to the AGREEMENT shall, without further notice or further consideration, be assigned to SELLER. Upon BUYER'S default or failure to close SELLER reserves the unqualified right to sell the property to the next highest qualified bidder. Alternatively, the SELLER may demand specific performance of this contract to which the BUYER will acquiesce, and in which instance the BUYER agrees to reimburse the SELLER its reasonable attorney's fees and costs.

PRIOR STATEMENTS: All representations, statements, and agreements heretofore made between the parties hereto are merged in the AGREEMENT, which along fully and completely expressed the respective obligations, and the AGREEMENT is entered into by each party after opportunity for investigation, neither party relying on any statements or representation not embodied in this AGREEMENT shall not be altered or modified except by written agreement signed and dated by both BUYER and SELLER.

ADDITIONAL PROVISIONS:

WITNESS: The signatures of the above-mentioned parties on the dates as noted below.

TOWN OF TUFTONBORO (SELLER)

BUYER

By: _____

By: _____

Its: _____

Its: _____

Duly authorized

Duly authorized

Date: _____

Date: _____

Witness: _____

Witness: _____

James R. St. Jean

A U C T I O N E E R S

SEALED ABSENTEE BID FORM

James R. St. Jean Auctioneers is requested by me to enter bids on the following parcels up to the price I have stated. Each bid is per lot and will be executed by St. Jean Auctioneers in a positive manner. **I understand that if my bid is successful the purchase price payable will be the total of the hammer price plus a 10% buyer's premium.** All bids are subject to the Terms and Conditions of the sale and must be accompanied by a \$2,500 per lot deposit. Said deposit must be in the form of a bank certified check. The deadline to submit executed sealed absentee bid forms & deposits is Friday, June 22, 2018 at 3pm. Any absentee bids received after this deadline will be disqualified. Forms & deposits can be mailed to the auctioneer at the address below or delivered in person to the Tuftonboro Town Offices, 240 Middle Road, Center Tuftonboro, NH, Attn. Karen Koch.

In the case of a tie with a live bid from the floor, priority will be given to the live bid. In the case of a tie with another absentee bid, priority is given to the first bid received by either St. Jean Auctioneers or The Town of Tuftonboro. Absentee bids must be received no later than 3pm Friday, June 22, 2018.

Successful absentee bidders must execute a copy of the Auction Agreement and Deposit Receipt within 3 business days from the sale. Deposits of unsuccessful absentee bidders will be returned via US Mail on Monday, June 25, 2018.

I understand that St. Jean Auctioneers executes absentee bids as a convenience for clients, and is not responsible for inadvertently failing to execute bids and for errors relating to execution of bids. On my behalf, St. Jean Auctioneers will try to purchase these lots for the lowest possible price, taking into account other bids.

<u>MAP/LOT#</u>	<u>BRIEF DESCRIPTION</u>	<u>BID AMOUNT</u>
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Signed (*Signature Required to Execute Your Bid*)

Date

OWNER INFORMATION		SALES HISTORY					PICTURE
TUFTONBORO, TOWN OF PO BOX 98 TUFTONBORO, NH 03816		Date	Book	Page	Type	Price	Grantor
		06/03/2010	2861	863	U I 50		ANTONELLI, KIMBERLI A
		01/22/2008			U I 38		ANTONELLI, MARCO
		04/18/1997	1695	906	Q I	19,000	SALVELINUS INC.
LISTING HISTORY		NOTES					
09/12/17	MMV	VACANT; CLEARED; TOPO MOSTLY ROLLING, EXCEPT POTENTIAL BLDG AREA; FLAG 06 FOR BLDG; 04/07 VACANT;1/21/08 PROBATE DOC # 2007-0113. 1/09 DELETED RVW FLAG.					
01/03/13	BJLV						
01/03/13	BJLV						
01/07/09	JS						
04/16/07	MP						
10/28/04	AGRL						
04/01/97	AM						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	TUFTONBORO ASSESSING OFFICE			
								PARCEL TOTAL TAXABLE VALUE			
Year		Building		Features		Land					
2016		\$ 0		\$ 0		\$ 50,000					
								Parcel Total: \$ 50,000			
2017		\$ 0		\$ 0		\$ 50,000					
								Parcel Total: \$ 50,000			
2018		\$ 0		\$ 0		\$ 50,000					
								Parcel Total: \$ 50,000			

LAND VALUATION															
Zone: LDR-LOW DENSITY RES		Minimum Acreage: 2.00		Minimum Frontage: 150						Site:		Driveway:		Road: PAVED	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
EXEMPT-MUNIC	2.000 ac	54,000	E	100	100	100	100		90	48,600	0	N	48,600	UND/CLR	
EXEMPT-MUNIC	0.700 ac	x 2,000	X	100					100	1,400	0	N	1,400		
2.700 ac										50,000			50,000		

[illegible]

H6-3-9
Antonelli, Kim
TO
Town of Tufonboro

Doc # 0005748 Jun 3, 2010 2:35 PM

Carm P. Anton
Register of Deeds, Carroll County

TAX COLLECTOR'S DEED

KNOWN ALL MEN BY THESE PRESENTS

That I, Jacquelyn H. Rollins, Tax Collector for the Town of TUFTONBORO, in the County of Carroll and the State of New Hampshire, for the year 2006 by the authority in me vested by the laws of the State, and in consideration of \$ 647.51 to me paid by the Town of TUFTONBORO do hereby sell and convey to the Town of TUFTONBORO, a certain tract or parcel of land situated in the Town of TUFTONBORO, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2006 to:

ANTONELLI, KIMBERLI A.

and described in the invoice books as:

Map	Lot	Sublot
000046	000003	000009

Located At MOUNTAIN ROAD

Consisting of 2.700 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 2628, Page 106.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town, in the State of New Hampshire on 05/04/2007, to have and to hold said Premises, with the appurtenances, to said Town's successors/heirs and assigns forever. And I hereby covenant with said Town, that in making this conveyance I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in manner aforesaid.

In witness whereof, I have hereunto set my hand and seal, the 2nd day of June in the year of our Lord 2010.

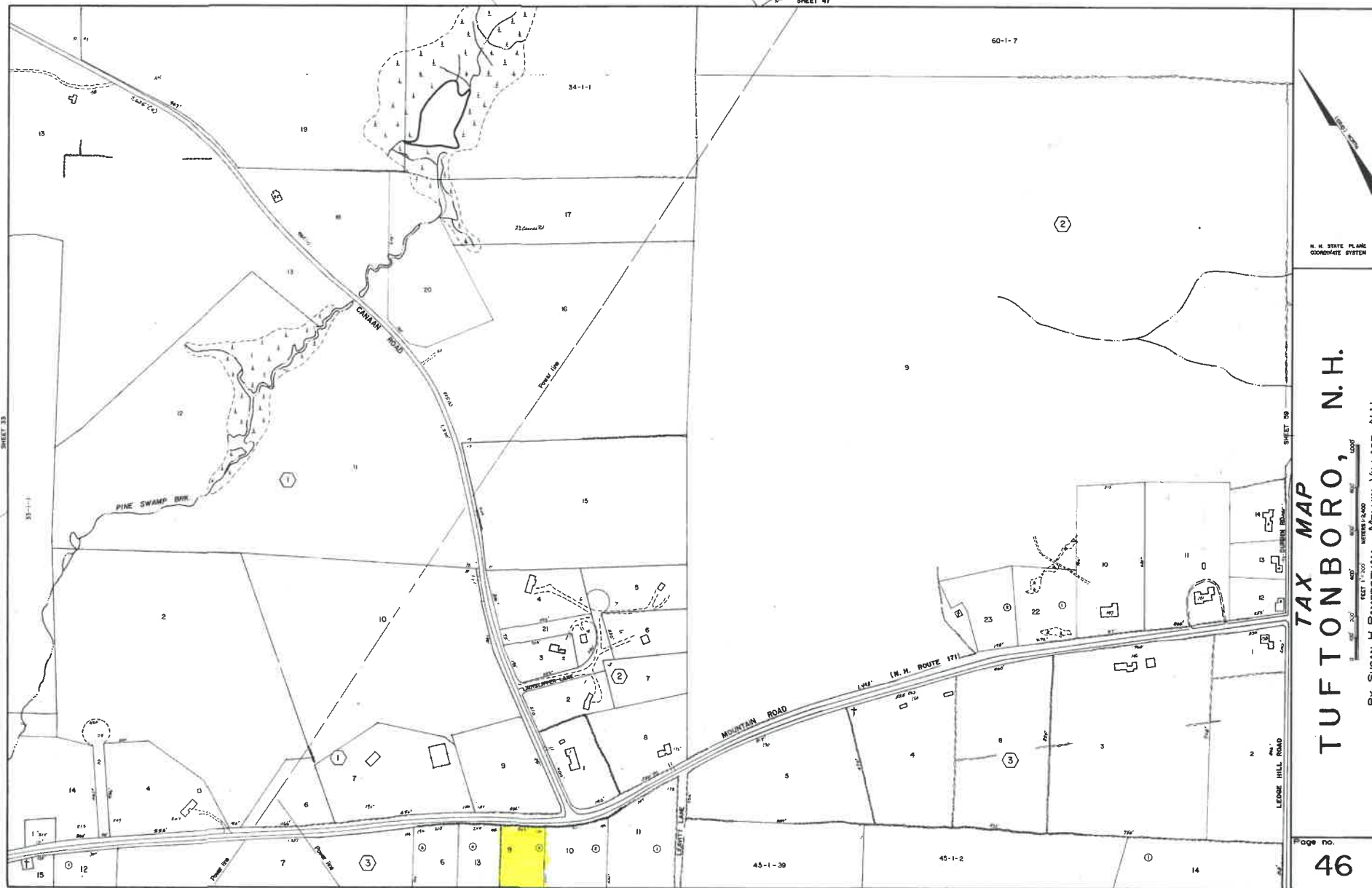
Cecelia C. Pounder
Cecelia C. Pounder, witness

Jacquelyn H. Rollins
Jacquelyn H. Rollins
TUFTONBORO
Tax Collector

State of New Hampshire, County of Carroll, On June 2, 2010
Jacquelyn H. Rollins, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

Anne H. Chapel
Notary / LP
ANNE H. CHAPEL, Notary Public
My Commission Expires March 8, 2011

EX 2861 PG 0863



N. H. STATE PL. AND
COORDINATE SYSTEM

TAX MAP TUFTONBORO, N.H.

FEET 1"=200'
METERS 1:2400

BY: SUSAN H. RAMSOTHAM MELVIN VILLAGE, N.H.

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