

# PUBLIC AUCTION

## (6) TOWN OWNED PROPERTIES IN HOOKSETT, NH 5-LOT SUBDIVISION · BARN ON 0.14± LOT · VACANT LOTS

**Saturday, April 8, 2023 at 10:00 AM**

*Registration from 9:00 AM*

**ID#23-117** · We have been retained by the Town of Hooksett to sell at PUBLIC AUCTION these (6) town-owned properties. Great opportunity for investors, builders, or abutters.

*Sale to be held at:*  
**UNDERHILL SCHOOL,  
2 Sherwood Drive, Hooksett, NH**

**SALE #1: Off Pleasant Street (Tax Map 2, Lots 33-18-3,4,5,6,7)** 5-Lot previously approved subdivision located off of Pleasant St. to be sold as an entirety. These MDR zoned lots range in size from 1.06± acres to 1.56± acres, access is via a right of way located between 49 & 51 Pleasant St. Plan Reference: MCRD Plan #12214. Total Assessed Value: \$121,400. 2022 Taxes: \$2,920. Deposit: \$10,000

**SALE #2: 16 Highland Street (Tax Map 6, Lot 63)** Vacant 0.36± acre partially wooded lot w/ 120' FF on Highland Street within the UR (Urban Residential District). Lot is irregularly shaped and is located between 12 & 18 Highland Street. Town water and sewer available. Assessed Value: \$71,800. 2022 Taxes: \$1,727. Deposit: \$5,000

**SALE #3: 78 Merrimack Street (Tax Map 5, Lot 23)**  
Vacant 6.14± acre lot located along Merrimack Street across from Lambert's Park and the Hooksett boat ramp. The lot has views of the Merrimack River, is heavily wooded and slopes up significantly from the road. The lot is zoned MDR (Medium Density Residential) and has 63.37± FF along Merrimack Street as well as frontage on Dundee Street. Assessed Value: \$74,400. 2022 Taxes: \$1,789. Deposit: \$5,000

**SALE #5: 5 Edgewater Drive (Tax Map 5, Lot 46)**  
Barn w/ loft (poor condition) on a 0.14± acre lot located just off Rt. 3A. The Industrial zoned lot is relatively flat and overlooks the Merrimack River and the Hooksett Falls. This lot abuts 7 Edgewater Road (sale #6). Assessed Value: \$22,200. 2022 Taxes: \$534. Deposit: \$2,500

**SALE #4: Merrimack Street (Tax Map 5, Lot 25-1)**  
Vacant 0.06± acre lot with 37± FF abuts 78 Merrimack Street (sale #3) is across from Lambert's Park and the Hooksett boat ramp. Lot is heavily wooded and slopes up significantly from the road and has views of the Merrimack River. Zoning is URD (Urban Residential District). Assessed Value: \$6,200. 2022 Taxes: \$149. Deposit: \$2,500

**SALE #6: 7 Edgewater Drive (Tax Map 5, Lot 47)** Vacant 0.11± acre triangular shaped MDR (Medium Density Residential) zoned lot located just off Rt. 3A offering great views of the Merrimack River and the Hooksett Falls. This lot abuts 5 Edgewater Drive (sale #5) and is lightly wooded and slopes down to the rear. Assessed Value: \$6,400. 2022 Taxes: \$154. Deposit: \$2,500



### 10% BUYER'S PREMIUM DUE AT CLOSING

**Previews:** Lots are marked and a drive-by is recommended.

**Terms:** All deposits are non-refundable and must be presented in the form of cash or bank/certified check at registration. NO PERSONAL CHECKS. Balance of purchase price along with buyer's premium due within 30 days from sale. Sales are subject to confirmation. The Town of Hooksett reserves the right to reject any and all bids. All properties sold "AS IS, WHERE IS" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

*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, AND MORE DETAILS ARE AVAILABLE ON OUR WEBSITE**



**JSJ Auctions**  
SINCE 1982



45 Exeter Road, Epping, NH 03042, NH Lic. #2279  
603-734-4348 • [www.jsjauctions.com](http://www.jsjauctions.com)

## AGREEMENT AND DEPOSIT RECEIPT

**THIS AGREEMENT** made this 8<sup>th</sup> day of April, 2023, by and between the Town of Hooksett, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 35 Main Street, Hooksett, New Hampshire 03106, (hereinafter referred to as the "SELLER"), and the BUYER \_\_\_\_\_ having an address of \_\_\_\_\_.

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

Map: \_\_\_ Lot: \_\_\_ Location: \_\_\_\_\_.

PRICE: The SELLING PRICE is \$ \_\_\_\_\_.

The BUYER'S DEPOSIT, receipt of which is hereby acknowledged, 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 \_\_\_\_\_% 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 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 or 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. Further, the Town does not in any way warranty or guarantee the availability of any municipal land use permits, including building permits, zoning approvals or any other similar permits. It shall be the responsibility of the BUYER to apply for any required permits to the appropriate departments of the Town of Hooksett.

**TRANSFER OF TITLE:** Shall be given on or before thirty (30) days after the date of this AGREEMENT. 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 Hooksett Town Offices, 35 Main Street, Hooksett, NH 03106. Time is of the essence.

**TOWN OF HOOKSETT, NH  
AGREEMENT AND DEPOSIT RECEIPT (Cont'd)**

**TITLE:** If the BUYER desires an examination of the title, BUYER shall pay the cost thereof. BUYER acknowledges that TITLE shall be transferred by 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.

**TAXES, UTILITIES:** BUYER shall be responsible for any and all taxes and utilities assessed or incurred as of \_\_\_\_\_.

**RECORDING FEES AND TRANSFER TAX:** BUYER shall be responsible for all recording fees and transfer taxes, which may be assessed with respect to this conveyance, and shall provide all necessary forms to the Town, and shall cause same to be filed as required by law.

**RISK OF LOSS:** Risk of loss from any cause shall be upon the Seller until the transfer of the property covered hereby.

**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. Further, 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 this unqualified right to sell the property to the next highest qualified bidder. Alternatively, the BUYER may demand specific performance of this contract to which the SELLER will acquiesce.

**ACKNOWLEDGES AND AGREES:** That the sale of the property as provided for herein is made on an "AS IS" condition and basis with faults, latent or patent.

**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.

**MISCELLANEOUS:** This instrument, executed in duplicate, is to be construed as a New Hampshire contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and enures to the benefit of the parties and their respective heirs, devisees, executors, administrators, successors, agents and assigns; and may be canceled, modified or amended only by a written instrument signed by both the SELLER and the BUYER.

ADDITIONAL PROVISIONS:

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

**TOWN OF HOOKSETT**

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Duly authorized

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

**BUYER**

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Duly authorized

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

201400008655 Recorded in Merrimack County, NH In the Records of Kathi L. Guay, CPO, Register  
BK: 3441 PG: 2163, 6/2/2014 10:22 AM RECORDING \$10.00 SURCHARGE \$2.00

Town of Hooksett

MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

# Know all Men by these Presents

B  
1049  
2-11

That I, Kimberly A. Blichmann Tax Collector for the Town of Hooksett, In the County of Merrimack and State of New Hampshire, for the year 2010 by the authority vested in me by the laws of the State, and in consideration of \$1,172.92

To me paid by the Town of Hooksett, a municipal corporation, located at 35 Main Street Hooksett NH. Do hereby sell and convey to the said Town of Hooksett, successors and assigns, a certain tract or parcel of land situated in the Town of Hooksett, N.H. Taxed by the Town Council/ Assessors in 2010 to Robert LaPlante

And described in the Invoice Books as:

Land Only Pleasant Street  
Map/Lot 0002-0033-0018-3  
Account Number 11965  
Serial number 4830

This deed is the result of the tax lien execution held at the Hooksett Municipal Building in the Town of Hooksett, New Hampshire, on the 16 day of May 2011.

To have and to hold the said Premises with the appurtenances to the said Town of Hooksett, successors and assigns forever. And I hereby covenant with the said Town of Hooksett 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 28<sup>th</sup> day of May, two thousand, fourteen.

*Kimberly A Blichmann*  
\_\_\_\_\_  
Kimberly A Blichmann CTC  
Tax Collector

State of New Hampshire May ss. 28, 2014  
Personally appearing Kim Blichmann above named and acknowledged the foregoing instrument to be his/her voluntary act and deed, Before me:

*Lee Ann Moynihan*  
\_\_\_\_\_  
Notary Public  
Justice of the Peace



Lee Ann Moynihan, Notary Public  
My Commission Expires June 3, 2014

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				2115 HOOKSETT, NH						
TOWN OF HOOKSETT		4	Rolling			4	Proposed	2	Suburban	Description	Code	Appraised	Assessed							
										EXM LAND	9035	24,600	24,600	<b>VISION</b>						
										<b>SUPPLEMENTAL DATA</b>										
35 MAIN STREET		Alt Prcl ID 00002 000033 0000183 SUB-DIV ACCOUNT 3238 WARD 2 PREC. INVENTO YES 03/17/09 GIS ID 97								Assoc Pid#		Total		24,600	24,600					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
TOWN OF HOOKSETT				3441	2163	06-02-2014	U	V	1,173		35	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LAPLANTE, ROBERT				3184	1071	03-18-2010	U	V	0		1A	2021	9035	24,600	2020	9035	24,600	2019	9035	24,600
LAPLANTE, ROGER A.				2261	0749	05-09-2001	U	V	0		1F									
LAPLANTE, ROGER A.				2220	0862	08-30-2000	U	V	6,400		1									
ALLARD, CLAUDETTE				1970	0296	09-29-1994	U	V	0											
												Total		24,600	Total		24,600	Total		24,600
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int											
				Total	0.00															
ASSESSING NEIGHBORHOOD												<b>APPRAISED VALUE SUMMARY</b>								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				0						
0001										Appraised Xf (B) Value (Bldg)				0						
												Appraised Ob (B) Value (Bldg)				0				
												Appraised Land Value (Bldg)				24,600				
												Special Land Value				0				
												Total Appraised Parcel Value				24,600				
												Valuation Method				C				
												Total Appraised Parcel Value				24,600				
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result			
												12-18-2020	BM			99	Vacant Land			
												06-21-2018	KL			56	Field Review			
												09-29-2008	TH			56	Field Review			
												09-15-2003	RT			60	List Letter Returned			
												11-21-2002	RK			00	Measur+Listed			
												03-20-2000	JT			43	Change Reinspection			
												01-10-1993	MC			00	Measur+Listed			
LAND LINE VALUATION SECTION																				
B	Use Co	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value				
1	9035	MUNICIPAL	MDR			43,560	SF	2.2	1.00000	1	0.25	50	1.000	PAPER LOT	0	0.55	24,000			
1	9035	MUNICIPAL	MDR			0.560	AC	4,200	1.00000	0	0.25	50	1.000		0	1,050	600			
Total Card Land Units						1.56	AC	Parcel Total Land Area: 1.56						Total Land Value		24,600				





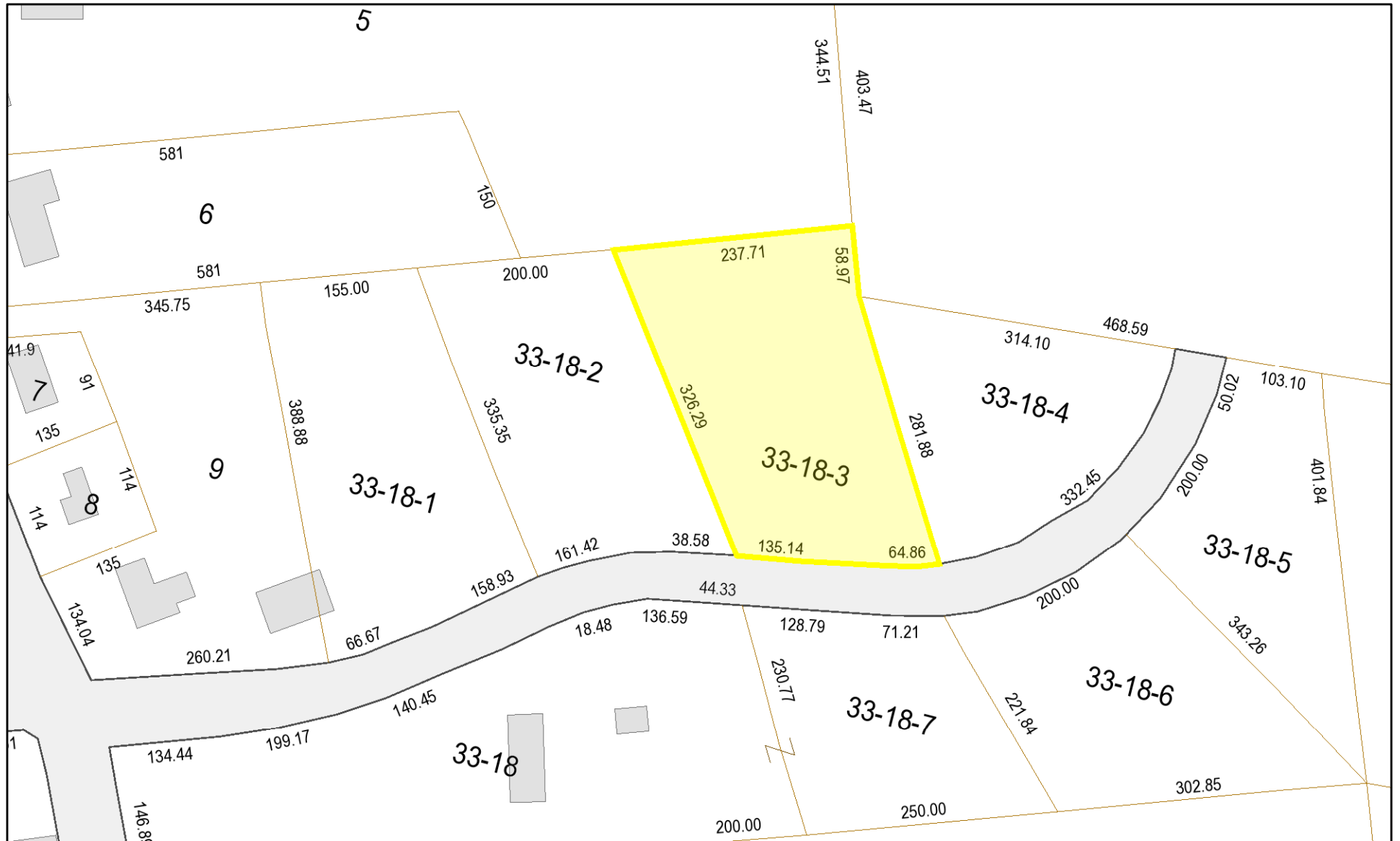
Hooksett, NH



November 28, 2022

1 inch = 137 Feet

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Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



201400008654 Recorded in Merrimack County, NH In the Records of Kathi L. Guay, CPO, Register  
BK: 3441 PG: 2162, 6/2/2014 10:22 AM RECORDING \$10.00 SURCHARGE \$2.00

Town of Hooksett

MERRIMACK COUNTY RECORDS *Kathi L. Guay*, CPO, Register

B  
10/19  
2/18/14

# Know all Men by these Presents

That I, Kimberly A. Blichmann Tax Collector for the Town of Hooksett, In the County of Merrimack and State of New Hampshire, for the year 2010 by the authority vested in me by the laws of the State, and in consideration of \$1,115.26

To me paid by the Town of Hooksett, a municipal corporation, located at 35 Main Street Hooksett NH. Do hereby sell and convey to the said Town of Hooksett, successors and assigns, a certain tract or parcel of land situated in the Town of Hooksett, N.H. Taxed by the Town Council/ Assessors in 2010 to Robert LaPlante  
And described in the Invoice Books as:

Land Only Pleasant Street  
Map/Lot 0002-0033-0018-4  
Account Number 11965  
Serial number 4830

This deed is the result of the tax lien execution held at the Hooksett Municipal Building in the Town of Hooksett, New Hampshire, on the 16 day of May 2011.

To have and to hold the said Premises with the appurtenances to the said Town of Hooksett, successors and assigns forever. And I hereby covenant with the said Town of Hooksett 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 28<sup>th</sup> day of May, two thousand, fourteen.

*Kimberly A Blichmann CTC*  
Kimberly A Blichmann CTC  
Tax Collector

State of New Hampshire May ss. 28, 2014  
Personally appearing Kim Blichmann above named and acknowledged the foregoing instrument to be his/her voluntary act and deed, Before me:

*Lee Ann Moynihan*  
Notary Public  
Justice of the Peace



Lee Ann Moynihan, Notary Public  
My Commission Expires June 3, 2014

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
TOWN OF HOOKSETT				4	Rolling			4	Proposed	2	Suburban	Description	Code	Appraised	Assessed
												EXM LAND	9035	24,100	24,100
35 MAIN STREET				<b>SUPPLEMENTAL DATA</b>											
HOOKSETT NH 03106				Alt Prcl ID 00002 000033 0000184				Assoc Pid#							
				SUB-DIV											
				ACCOUNT 3238											
				WARD 2											
				PREC.											
				INVENTO YES 03/17/09											
				GIS ID 98											
												Total	24,100	24,100	

2115  
 HOOKSETT, NH  
**VISION**

RECORD OF OWNERSHIP							BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
TOWN OF HOOKSETT							3441	2162	06-02-2014	U	V	1,115	35	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
LAPLANTE, ROBERT							3184	1071	03-18-2010	U	V	0	1A	2021	9035	24,100	2020	9035	24,100	2019	9035	24,100	
LAPLANTE, ROGER A.							2261	0749	05-09-2001	U	V	0	1F										
LAPLANTE, ROGER A.							2220	0862	08-30-2000	U	V	6,400	1										
ALLARD, CLAUDETTE							1970	0196	09-29-1994	U	V	0											
												Total	24,100	Total	24,100	Total	24,100	Total	24,100				

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	24,100
Special Land Value	0
Total Appraised Parcel Value	24,100
Valuation Method	C
Total Appraised Parcel Value	24,100

NOTES									
PER SUBDIVISION PLAN									
LOT OF RECORD									
DOES NOT MEET CURRENT									
ZONING REGULATIONS									
1999 ABATEMENT									

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										12-18-2020	BM			99	Vacant Land
										06-21-2018	KL			56	Field Review
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										11-21-2002	RK			00	Measur+Listed
										03-20-2000	JT			43	Change Reinspection
										01-10-1993	MC			00	Measur+Listed

LAND LINE VALUATION SECTION																
B	Use Co	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	9035	MUNICIPAL	MDR			43,560	SF	2.2	1.00000	1	0.25	50	1.000	PAPER LOT	0	24,000
1	9035	MUNICIPAL	MDR			0.140	AC	4,200	1.00000	0	0.25	50	1.000		0	100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	99	Vacant Land								
Model:	00	Vacant								
Grade:										
Stories:										
Occupancy										
Exterior Wall 1										
Exterior Wall 2										
Roof Structure:										
Roof Cover										
Interior Wall 1										
Interior Wall 2										
Interior Flr 1										
Interior Flr 2										
Heat Fuel										
Heat Type:										
AC Type:										
Total Bedrooms										
Total Bthrms:										
Total Half Baths										
Total Xtra Fixtrs										
Total Rooms:										
Bath Style:										
Kitchen Style:										
Location Adj										
			<b>MIXED USE</b>							
			Code	Description	Percentage					
			9035	MUNICIPAL MDL-00	100					
					0					
					0					
			<b>COST / MARKET VALUATION</b>							
			RCN		0					
			Year Built		0					
			Effective Year Built							
			Depreciation Code							
			Remodel Rating							
			Year Remodeled							
			Depreciation %							
			Functional Obsol		0					
			External Obsol		0					
			Trend Factor		1					
			Condition							
			Condition %		0					
			Percent Good							
			RCNLD		0					
			Dep % Ovr							
			Dep Ovr Comment							
			Misc Imp Ovr							
			Misc Imp Ovr Comment							
			Cost to Cure Ovr							
			Cost to Cure Ovr Comment							
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0							0

No Sketch



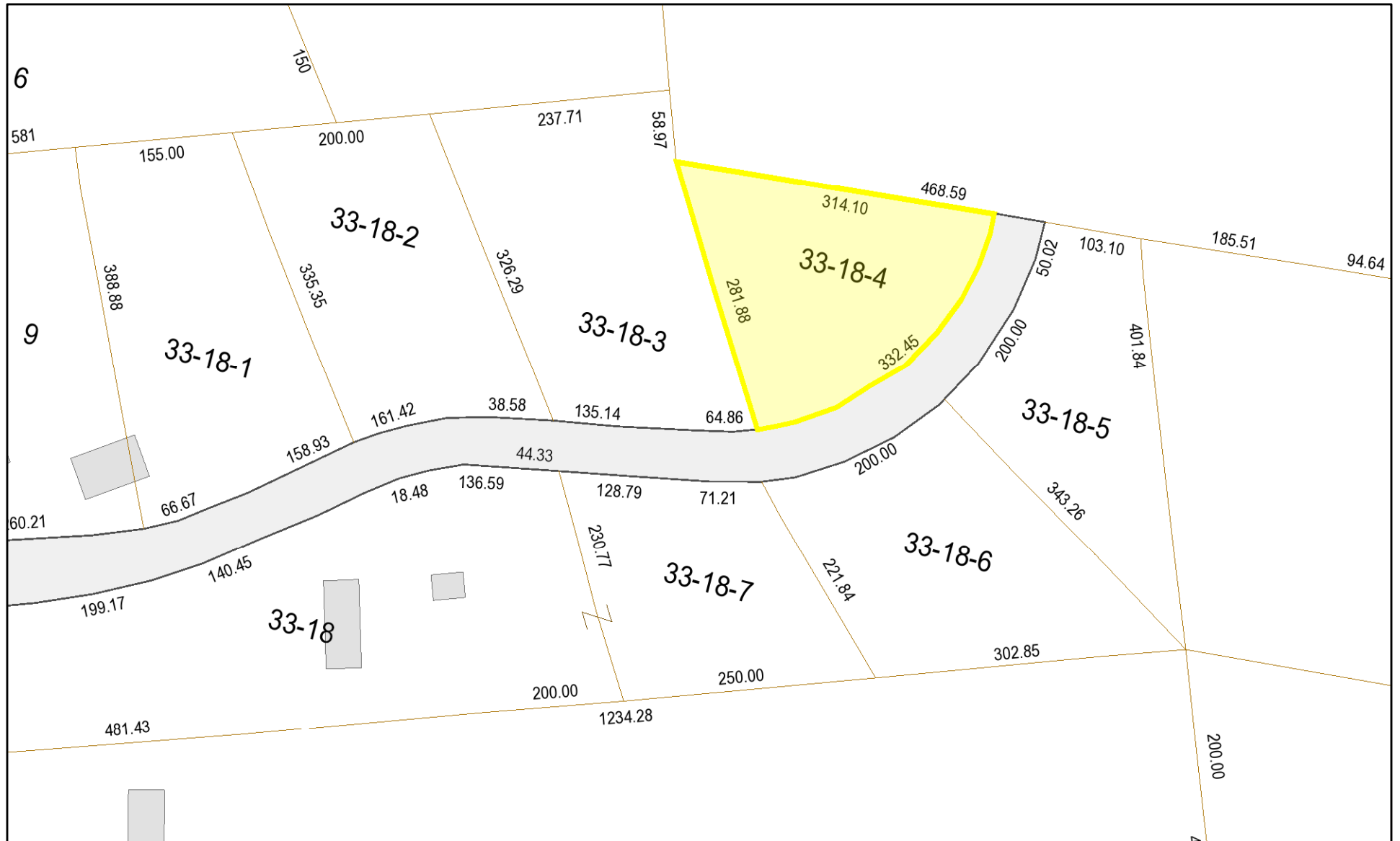
Hooksett, NH



November 28, 2022

1 inch = 137 Feet

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20140008653 Recorded in Merrimack County, NH In the Records of Kathi L. Guay, CPO, Register  
BK: 3441 PG: 2161, 6/2/2014 10:22 AM RECORDING \$10.00 SURCHARGE \$2.00

Town of Hooksett

MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

# Know all Men by these Presents

B  
10/19  
2/18

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Map/Lot 0002-0033-0018-5  
Account Number 11965  
Serial number 4830

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*Kim A Blichmann CTC*  
\_\_\_\_\_  
Kimberly A Blichmann CTC  
Tax Collector

State of New Hampshire May ss. 28, 2014  
Personally appearing Kim Blichmann above named and acknowledged the foregoing instrument to be his/her voluntary act and deed, Before me:

*Lee Ann Moynihan*  
\_\_\_\_\_  
Notary Public  
Justice of the Peace



Lee Ann Moynihan, Notary Public  
My Commission Expires June 3, 2014

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				2115 HOOKSETT, NH				
TOWN OF HOOKSETT		4	Rolling			4	Proposed	2	Suburban	Description	Code	Appraised	Assessed					
35 MAIN STREET										EXM LAND	9035	24,200	24,200	<b>VISION</b>				
HOOKSETT NH 03106																		
<b>SUPPLEMENTAL DATA</b>																		
		Alt Prcl ID 00002 000033 000018 00																
		SUB-DIV																
		ACCOUNT 3238																
		WARD 2																
		PREC.																
		INVENTO YES 03/17/09																
		GIS ID 99						Assoc Pid#										
										Total		24,200	24,200					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
TOWN OF HOOKSETT				3441	2161	06-02-2014		U	V	1,115		35	Year	Code	Assessed	Year	Code	Assessed
LAPLANTE, ROBERT				3184	1071	03-18-2010		U	V	0		1A	2021	9035	24,200	2020	9035	24,200
LAPLANTE, ROGER A.				2261	0749	05-09-2001		U	V	0		1F						
LAPLANTE, ROGER A.				2220	0862	08-30-2000		U	V	6,400		1						
ALLARD, CLAUDETTE				1970	0196	09-29-1994		U	V	0								
										Total		24,200	Total	24,200	Total	24,200	Total	24,200
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int								
				Total		0.00												
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					0			
0001										Appraised Xf (B) Value (Bldg)					0			
										Appraised Ob (B) Value (Bldg)					0			
										Appraised Land Value (Bldg)					24,200			
										Special Land Value					0			
										Total Appraised Parcel Value					24,200			
										Valuation Method					C			
										Total Appraised Parcel Value					24,200			
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result			
										12-18-2020	BM			99	Vacant Land			
										06-21-2018	KL			56	Field Review			
										09-29-2008	TH			56	Field Review			
										09-15-2003	RT			60	List Letter Returned			
										11-21-2002	RK			00	Measur+Listed			
										03-20-2000	JT			43	Change Reinspection			
										01-10-1993	MC			00	Measur+Listed			
LAND LINE VALUATION SECTION																		
B	Use Co	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
1	9035	MUNICIPAL	MDR			43,560	SF	2.2	1.00000	1	0.25	50	1.000	PAPER LOT	0	0.55	24,000	
1	9035	MUNICIPAL	MDR			0.150	AC	4,200	1.00000	0	0.25	50	1.000		0	1,050	200	
Total Card Land Units						1.15	AC	Parcel Total Land Area: 1.15						Total Land Value		24,200		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	99	Vacant Land								
Model:	00	Vacant								
Grade:										
Stories:										
Occupancy										
Exterior Wall 1										
Exterior Wall 2										
Roof Structure:										
Roof Cover										
Interior Wall 1										
Interior Wall 2										
Interior Flr 1										
Interior Flr 2										
Heat Fuel										
Heat Type:										
AC Type:										
Total Bedrooms										
Total Bthrms:										
Total Half Baths										
Total Xtra Fixtrs										
Total Rooms:										
Bath Style:										
Kitchen Style:										
Location Adj										
			<b>MIXED USE</b>							
			Code	Description	Percentage					
			9035	MUNICIPAL MDL-00	100					
					0					
					0					
			<b>COST / MARKET VALUATION</b>							
			RCN		0					
			Year Built		0					
			Effective Year Built							
			Depreciation Code							
			Remodel Rating							
			Year Remodeled							
			Depreciation %							
			Functional Obsol		0					
			External Obsol		0					
			Trend Factor		1					
			Condition							
			Condition %		0					
			Percent Good							
			RCNLD		0					
			Dep % Ovr							
			Dep Ovr Comment							
			Misc Imp Ovr							
			Misc Imp Ovr Comment							
			Cost to Cure Ovr							
			Cost to Cure Ovr Comment							
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0				0			

No Sketch



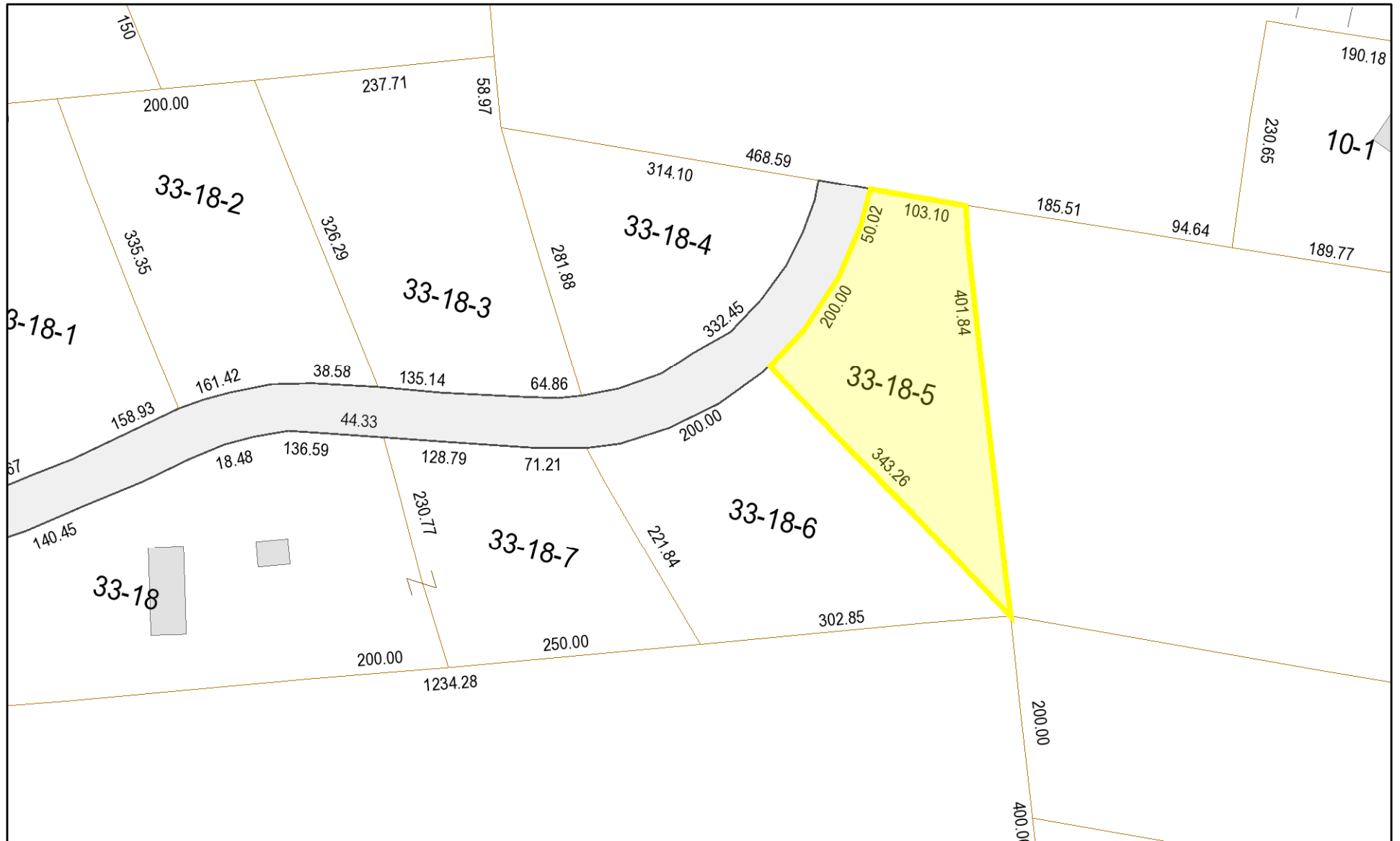
Hooksett, NH



November 28, 2022

1 inch = 137 Feet

www.cai-tech.com



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20140008652 Recorded in Merrimack County, NH In the Records of Kathi L. Guay, CPO, Register  
BK: 3441 PG: 2160, 6/2/2014 10:22 AM RECORDING \$10.00 SURCHARGE \$2.00

Town of Hooksett

MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

# Know all Men by these Presents

B  
10<sup>th</sup>  
2014

That I, Kimberly A. Blichmann Tax Collector for the Town of Hooksett, In the County of Merrimack and State of New Hampshire, for the year 2010 by the authority vested in me by the laws of the State, and in consideration of \$1,125.28

To me paid by the Town of Hooksett, a municipal corporation, located at 35 Main Street Hooksett NH. Do hereby sell and convey to the said Town of Hooksett, successors and assigns, a certain tract or parcel of land situated in the Town of Hooksett, N.H. Taxed by the Town Council/ Assessors in 2010 to Robert LaPlante

And described in the Invoice Books as:

Land Only Pleasant Street  
Map/Lot 0002-0033-0018-6  
Account Number 11965  
Serial number 4830

This deed is the result of the tax lien execution held at the Hooksett Municipal Building in the Town of Hooksett, New Hampshire, on the 16 day of May 2011.

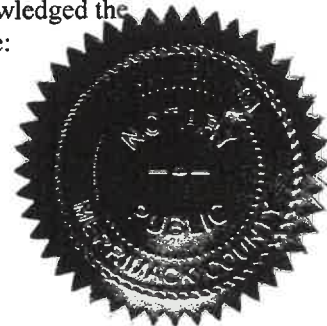
To have and to hold the said Premises with the appurtenances to the said Town of Hooksett, successors and assigns forever. And I hereby covenant with the said Town of Hooksett that in making this conveyance I have in all things complied with the law, and that I have good right, so far as that right may 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 28<sup>th</sup> day of May, two thousand, fourteen.

*Kim A Blichmann CTC*  
\_\_\_\_\_  
Kimberly A Blichmann CTC  
Tax Collector

State of New Hampshire May ss. JP ,2014  
Personally appearing Kim Blichmann above named and acknowledged the foregoing instrument to be his/her voluntary act and deed, Before me:

*Lee Ann Moynihan*  
\_\_\_\_\_  
Notary Public  
Justice of the Peace



Lee Ann Moynihan, Notary Public  
My Commission Expires June 3, 2014

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				2115 HOOKSETT, NH							
TOWN OF HOOKSETT		4	Rolling			4	Proposed	2	Suburban	Description	Code	Appraised	Assessed								
										EXM LAND	9035	24,400	24,400	<b>VISION</b>							
										<b>SUPPLEMENTAL DATA</b>											
35 MAIN STREET		Alt Prcl ID 000002 000033 000018 0 SUB-DIV ACCOUNT 3238 WARD 2 PREC. INVENTO YES 03/17/09 GIS ID 100								Assoc Pid#		Total		24,400	24,400						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
TOWN OF HOOKSETT				3441	2160	06-02-2014		U	V	1,125		35	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LAPLANTE, ROBERT				3184	1071	03-18-2010		U	V	0		1A	2021	9035	24,400	2020	9035	24,400	2019	9035	24,400
LAPLANTE, ROGER A.				2261	0749	05-09-2001		U	V	0		1F									
LAPLANTE, ROGER A.				2220	0862	08-30-2000		U	V	6,400											
ALLARD, CLAUDETTE				1970	0196	09-29-1994		U	V	0											
										Total		24,400	Total		24,400	Total		24,400	Total		24,400
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int												
				Total	0.00																
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				0							
0001										Appraised Xf (B) Value (Bldg)				0							
												Appraised Ob (B) Value (Bldg)				0					
												Appraised Land Value (Bldg)				24,400					
												Special Land Value				0					
												Total Appraised Parcel Value				24,400					
												Valuation Method				C					
												Total Appraised Parcel Value				24,400					
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result				
												12-18-2020	BM			99	Vacant Land				
												06-21-2018	KL			56	Field Review				
												02-19-2016	LM			47	Change Legal Owner				
												09-29-2008	TH			56	Field Review				
												09-15-2003	RT			60	List Letter Returned				
												11-21-2002	RK			00	Measur+Listed				
												03-20-2000	JT			43	Change Reinspection				
LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value					
1	9035	MUNICIPAL	MDR			43,560	SF	2.2	1.00000	1	0.25	50	1.000	PAPER LOT	0	0.55	24,000				
1	9035	MUNICIPAL	MDR			0.380	AC	4,200	1.00000	0	0.25	50	1.000		0	1,050	400				
Total Card Land Units						1.38	AC	Parcel Total Land Area: 1.38						Total Land Value		24,400					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	99	Vacant Land								
Model:	00	Vacant								
Grade:										
Stories:										
Occupancy										
Exterior Wall 1										
Exterior Wall 2										
Roof Structure:										
Roof Cover										
Interior Wall 1										
Interior Wall 2										
Interior Flr 1										
Interior Flr 2										
Heat Fuel										
Heat Type:										
AC Type:										
Total Bedrooms										
Total Bthrms:										
Total Half Baths										
Total Xtra Fixtrs										
Total Rooms:										
Bath Style:										
Kitchen Style:										
Location Adj										
			<b>MIXED USE</b>							
			Code	Description	Percentage					
			9035	MUNICIPAL MDL-00	100					
					0					
					0					
			<b>COST / MARKET VALUATION</b>							
			RCN		0					
			Year Built		0					
			Effective Year Built							
			Depreciation Code							
			Remodel Rating							
			Year Remodeled							
			Depreciation %							
			Functional Obsol		0					
			External Obsol		0					
			Trend Factor		1					
			Condition							
			Condition %		0					
			Percent Good							
			RCNLD		0					
			Dep % Ovr							
			Dep Ovr Comment							
			Misc Imp Ovr							
			Misc Imp Ovr Comment							
			Cost to Cure Ovr							
			Cost to Cure Ovr Comment							
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0							0

No Sketch



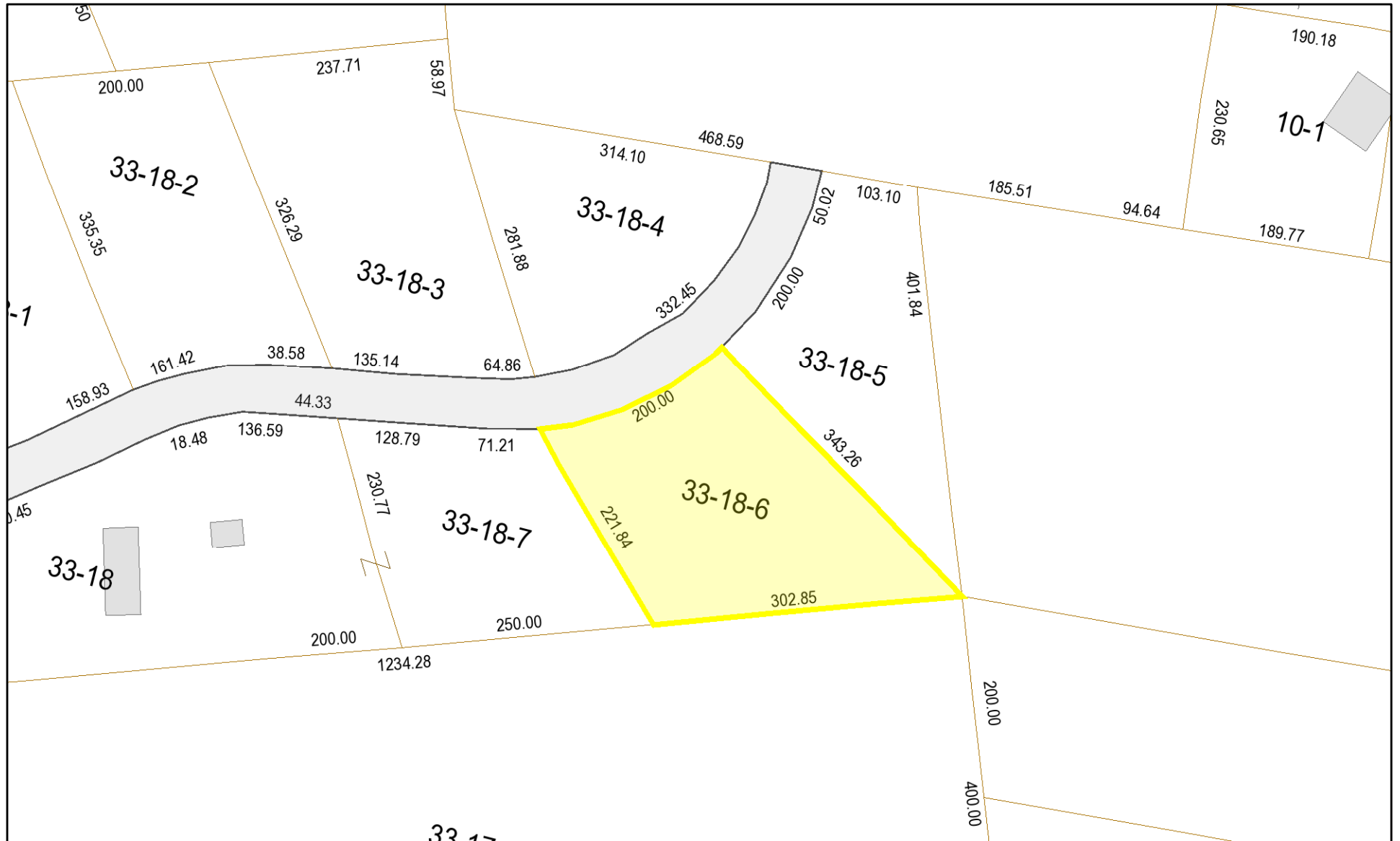
Hooksett, NH



November 28, 2022

1 inch = 137 Feet

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20140008651 Recorded in Merrimack County, NH In the Records of Kathi L. Guay, CPO, Register  
BK: 3441 PG: 2159, 6/2/2014 10:22 AM RECORDING \$10.00 SURCHARGE \$2.00

Town of Hooksett

MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

# Know all Men by these Presents

B  
10/28/11

That I, Kimberly A. Blichmann Tax Collector for the Town of Hooksett, In the County of Merrimack and State of New Hampshire, for the year 2010 by the authority vested in me by the laws of the State, and in consideration of \$1,110.29

To me paid by the Town of Hooksett, a municipal corporation, located at 35 Main Street Hooksett NH. Do hereby sell and convey to the said Town of Hooksett, successors and assigns, a certain tract or parcel of land situated in the Town of Hooksett, N.H. Taxed by the Town Council/ Assessors in 2010 to Robert LaPlante

And described in the Invoice Books as:

Land Only Pleasant Street  
Map/Lot 0002-0033-0018-7  
Account Number 11965  
Serial number 4830

This deed is the result of the tax lien execution held at the Hooksett Municipal Building in the Town of Hooksett, New Hampshire, on the 16 day of May 2011.

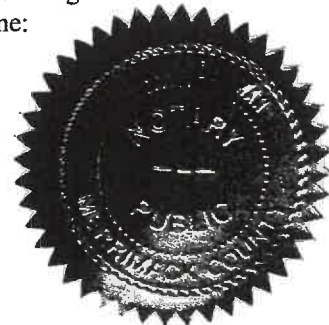
To have and to hold the said Premises with the appurtenances to the said Town of Hooksett, successors and assigns forever. And I hereby covenant with the said Town of Hooksett that in making this conveyance I have in all things complied with the law, and that I have good right, so far as that right may 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 28<sup>th</sup> day of May, two thousand, fourteen.

*Kim A Blichmann CTC*  
Kimberly A Blichmann CTC  
Tax Collector

State of New Hampshire May ss. 28, 2014  
Personally appearing *Kim Blichmann* above named and acknowledged the foregoing instrument to be his/her voluntary act and deed, Before me:

*Lee Ann Moynihan*  
Notary Public  
Justice of the Peace



Lee Ann Moynihan, Notary Public  
My Commission Expires June 3, 2014

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				2115 HOOKSETT, NH							
TOWN OF HOOKSETT		4	Rolling			4	Proposed	2	Suburban	Description	Code	Appraised	Assessed								
										EXM LAND	9035	24,100	24,100	<b>VISION</b>							
										<b>SUPPLEMENTAL DATA</b>											
35 MAIN STREET		Alt Prcl ID 00002 000033 000018 00 SUB-DIV ACCOUNT 3238 WARD 2 PREC. INVENTO YES 03/17/09 GIS ID 101								Assoc Pid#		Total		24,100	24,100						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
TOWN OF HOOKSETT				3441	2159	06-02-2014		U	V	1,110		1S	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LAPLANTE, ROBERT				3184	1071	03-18-2010		U	V	0		1A	2021	9035	24,100	2020	9035	24,100	2019	9035	24,100
LAPLANTE, ROGER A.				2261	0749	05-09-2001		U	V	0											
LAPLANTE, ROGER A.				2220	0862	08-30-2000		U	V	6,400											
ALLARD, CLAUDETTE				1970	0196	09-29-1994		U	V	0											
										Total		24,100	Total		24,100	Total		24,100	Total		24,100
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int									
				Total		0.00										<b>APPRAISED VALUE SUMMARY</b>					
														Appraised Bldg. Value (Card)				0			
														Appraised Xf (B) Value (Bldg)				0			
														Appraised Ob (B) Value (Bldg)				0			
														Appraised Land Value (Bldg)				24,100			
														Special Land Value				0			
														Total Appraised Parcel Value				24,100			
														Valuation Method				C			
										Total Appraised Parcel Value								24,100			
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result				
												12-18-2020	BM			99	Vacant Land				
												06-21-2018	KL			56	Field Review				
												02-19-2016	LM			47	Change Legal Owner				
												09-29-2008	TH			56	Field Review				
												09-15-2003	RT			60	List Letter Returned				
												11-21-2002	RK			00	Measur+Listed				
												03-20-2000	JT			43	Change Reinspection				
LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustme		Adj Unit Pric	Land Value			
1	9035	MUNICIPAL	MDR			43,560	SF	2.2	1.00000	1	0.25	50	1.000	PAPER LOT		0		0.55	24,000		
1	9035	MUNICIPAL	MDR			0.060	AC	4,200	1.00000	0	0.25	50	1.000			0		1,050	100		
Total Card Land Units						1.06	AC	Parcel Total Land Area: 1.06						Total Land Value						24,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	99	Vacant Land								
Model:	00	Vacant								
Grade:										
Stories:										
Occupancy			<b>MIXED USE</b>							
Exterior Wall 1			Code	Description	Percentage					
Exterior Wall 2			9035	MUNICIPAL MDL-00	100					
Roof Structure:					0					
Roof Cover					0					
Interior Wall 1			<b>COST / MARKET VALUATION</b>							
Interior Wall 2			RCN		0					
Interior Flr 1			Year Built		0					
Interior Flr 2			Effective Year Built							
Heat Fuel			Depreciation Code							
Heat Type:			Remodel Rating							
AC Type:			Year Remodeled							
Total Bedrooms			Depreciation %							
Total Bthrms:			Functional Obsol		0					
Total Half Baths			External Obsol		0					
Total Xtra Fixtrs			Trend Factor		1					
Total Rooms:			Condition							
Bath Style:			Condition %		0					
Kitchen Style:			Percent Good							
Location Adj			RCNLD		0					
			Dep % Ovr							
			Dep Ovr Comment							
			Misc Imp Ovr							
			Misc Imp Ovr Comment							
			Cost to Cure Ovr							
			Cost to Cure Ovr Comment							
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0							0

No Sketch



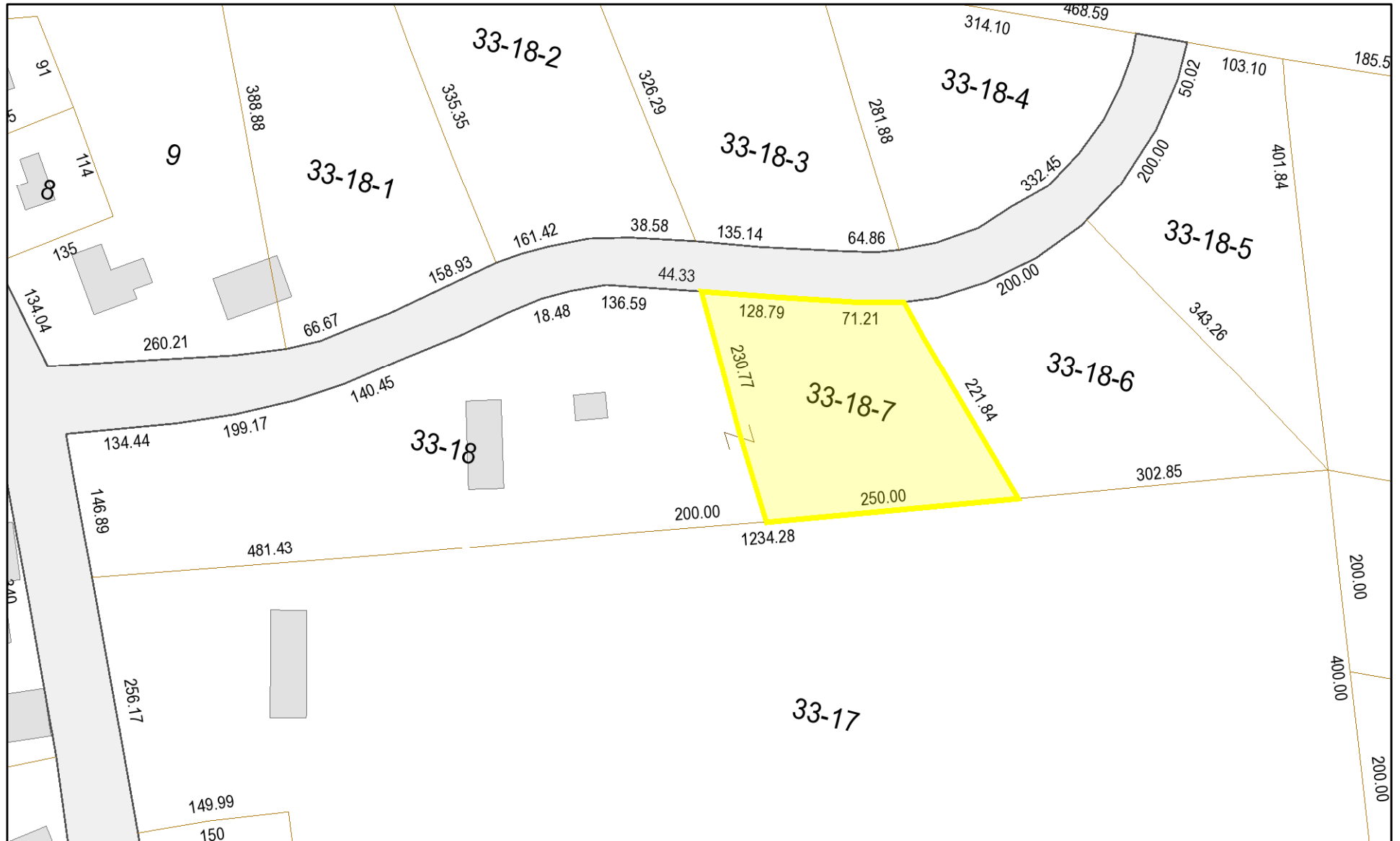
Hooksett, NH



November 28, 2022

1 inch = 137 Feet

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#12214 Recorded Sept. 30, 10:35AM 1991

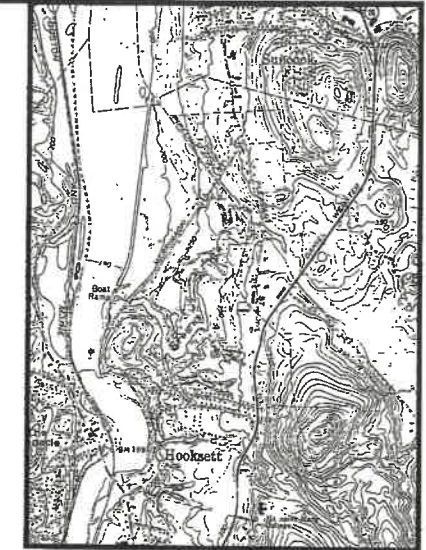
Attest: *Thomas F. Lavin*,  
Deputy Register

CURVE	ARC LENGTH	CURVE TABLE	TANGENT	CHORD
		DELTA		
C1	64.89	131°-30'-49"	275.00	64.71
C2	189.17	129°-35'-35"	387.51	189.35
C3	151.35	141°-35'-30"	307.51	151.12

LINE	BEARING TABLE	BEARING
	DISTANCE	
L1	18.46	S 83°-25'-30" N
L2	184.91	S 70°-25'-34" N

FIRE DEPARTMENT \_\_\_\_\_

PUBLIC WORKS \_\_\_\_\_



LOCUS 1"=2000'

- OWNER OF RECORD IS CLAUDETTE ALLARD 49 PLEASANT ST. HOOKSETT, N.H.
- DEED REF TO PARCEL IS BK 1365 PG 586 DATED 1/7/81
- ZONING OF PARCEL AND ALL ADJUTING PARCELS IS RESIDENTIAL - MEDIUM DENSITY
- TOTAL AREA OF PARCELS IS 13.64 ACRES.
- LOTS ARE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS
- SEPTIC SYSTEM APPROVAL # FOR LOT 2-33-18 IS 144963.
- N.H.N.S.G.P.C.C. SUBDIVISION APP. #39387
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL 2-33-18 INTO 9 LOTS.
- DENOTES DRAINAGE EASEMENT FOR DETENTION BASIN. AREA = 33,370.94 SQ. FT.
- N.H.D.D.T. DRIVE PERMIT #225-91-1
- EACH DWELLING IS TO BE EQUIPPED WITH A RESIDENTIAL SPRINKLER SYSTEM FOR FIRE PROTECTION. SYSTEM IS TO BE INSTALLED PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.
- THE EASTERLY SETBACK LIMIT OF LOT 2-33-18-8 AND THE WESTERLY SETBACK LIMIT OF LOT 2-33-18-7 ARE TO BE THE LIMITS OF A DRAIN EASEMENT.

ABUTTER LIST

2-33-3 MICHAEL & RENELLE CHAMPAGNE  
1870 HOOKSETT ROAD HOOKSETT, N.H.

1-22  
EVANGELOS E. &  
ATHENA GAROS  
60 PLEASANT ST.  
HOOKSETT, N.H.  
621/119 12/17/85

2-31  
ROBERT C. & ANNE L.  
HINCKLEY  
44 PLEASANT ST.  
HOOKSETT, N.H.  
1596/1021 9/26/86

2-5  
RICHARD KINGSTON &  
MERYL MELOY  
59 PLEASANT ST.  
HOOKSETT, N.H.  
1320/449 9/19/85  
(SEE PLAN # 5003)

2-5  
ARTHUR H. CUTLER  
61 PLEASANT ST.  
HOOKSETT, N.H.  
1382/904 8/26/80  
(SEE PLAN #5003)

2-10  
PARKER REAL ESTATE TRUST  
C. BENJAMIN BAILEY, TRUSTEE  
992 BOX 34  
ACADEMY RD.  
HOOKSETT, N.H.  
1189/390 9/19/73

2-33-1  
BRUCE N. COURTEMANCHE  
158 MERRIMACK ST.  
HOOKSETT, N.H.  
1432/011 9/29/84  
(SEE PLAN #7845)

2-33-17  
RONALD & IRENE  
DIXON  
PLEASANT ST.  
HOOKSETT, N.H.  
(SEE PLAN #7845)

- LEGEND
- LIMIT SLOPE EASEMENT
  - STONE WALL
  - BUILDING SETBACK LIMIT
  - STONE BOUND TO BE SET
  - DRILL HOLE
  - IRON PIN FND.
  - STONE BOUND FOUND
  - IRON PIN TO BE SET

SIGNATURE OF OWNER



DUVAL SURVEY INC.  
155 BENIS RD. AFD 12  
MANCHESTER, N.H.  
(603) 668-2125

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY, PERFORMED UNDER MY SUPERVISION, AND THAT IT HAS AN ERROR OF CLOSURE NO LESS THAN 1 PART IN 10,000."

*Donald E. Duval* 10-10-1990

APPROVED: TOWN OF HOOKSETT  
PLANNING BOARD

DATE April 15, 1991  
*Richard H. Applehall* TOWN

- SHEET INDEX:
- SHEET #1 BOUNDARY
  - SHEET #2 N.H.N.S. & P.C.C. PLAN
  - SHEET #3 & #4 ROAD PROFILE
  - SHEET #5 TEMP. CUL-DE-SAC PLAN
  - SHEET #6 - #8 CROSS SECTION
  - SHEET #9 & #10 CROSS SECTION CUL-DE-SAC
  - SHEET #11 EROSION CONTROL & TYPICALS

SUBDIVISION PLAN OF LAND

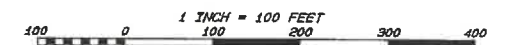
OLD MANOR

ESTATES

HOOKSETT, N.H.

1" = 100' OCTOBER 10, 1990

SHEET 1 OF 11



232	S	D	T	F	77	15
	FIELD BOOKS & PAGES					

DA 8 24.00 Duval Surveys

Return to: 396388  
ROGER A. LAPLANTE

2000 AUG 30 AM 10: 37

File # B001499

LOTS 2-33-18-3, 2-33-18-4, 2-33-18-5, 2-33-18-6 & 2-33-18-7, HOOKSETT, New Hampshire 03106

480.00

Warranty Deed

CLAUDETTE ALLARD, UNMARRIED

BK2220 PG0862

of 37 MEAD STREET, MANCHESTER, New Hampshire 03104

for consideration paid

grant to ROGER A. LAPLANTE

of 61 W. ELMWOOD AVENUE, MANCHESTER, NEW HAMPSHIRE 03103, INDIVIDUALLY

with WARRANTY covenants

FIVE CERTAIN TRACTS OR PARCELS OF LAND, WITH THE BUILDINGS THEREON, SITUATE IN HOOKSETT, COUNTY OF MERRIMACK, STATE OF NEW HAMPSHIRE, BEING SHOWN AS LOT 2-33-18-3, LOT 2-33-18-4, LOT 2-33-18-5, LOT 2-33-18-6 AND LOT 2-33-18-7 AS SHOWN ON SUBDIVISION PLAN OF LAND ENTITLED "OLD MANOR ESTATES, HOOKSETT, N.H.", SCALE: 1" = 100', DATED OCTOBER 10, 1990 AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN NO. 12214, TO WHICH PLAN REFERENCE MAY BE MADE FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY ACROSS AN UNNAMED STREET FOR INGRESS AND EGRESS TO PLEASANT STREET AS SHOWN ON SAID PLAN. THIS EASEMENT AND RIGHT OF WAY SHALL BE FOR ALL PURPOSES FOR WHICH A TOWN APPROVED ROAD ARE USED.

SUBJECT TO ANY AND ALL MATTERS AS SHOWN ON PLAN NO. 12214.

MEANING AND INTENDING TO DESCRIBE THE SAME PREMISES CONVEYED TO CLAUDETTE ALLARD, BY DEED RECORDED AT BOOK 1970, PAGE 196.

Executed this August 29, 2000.

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***** THOUSAND 4 HUNDRED AND 80 DOLLARS	
08/30/2000 441025	\$ *****480.00
VOID IF ALTERED	

*Claudette Allard*  
CLAUDETTE ALLARD

State of New Hampshire

Hillsborough, ss:

29th day of August, 2000

The foregoing was acknowledged before me this August 29, 2000 by CLAUDETTE ALLARD.

*Ann M. Duschatko* (Seal)  
Notary Public

My Commission Expires:

ANN M. DUSCHATKO, Justice of the Peace  
My Commission Expires February 18, 2003

MERRIMACK COUNTY RECORDS  
*Kath L. Gray*, Register