

**Sale of  
Tax Deeded Lands  
Lee, NH**



**Lee Select Board  
August 2018**

**Town of Lee**  
**Tax Deed Property Sale**  
**NOTICE OF SALE**

By virtue of our authority under NH RSA 80:80 (adopted March 1994), the Lee Select Board offers for sale two (2) parcels of tax deeded land. Sealed bids will be accepted until 10:00 a.m. on Wednesday, September 19, 2018, in the Offices of the Select Board, Town Hall 7 Mast Road, Lee, NH 03861 at which time they will be opened and publicly read aloud. Each bid should be in a separate sealed envelope marked **“Sale of Tax Deeded Land August 2018.”**

Further information on the conditions of sale, tax cards, bids forms, and the like is available at said offices during normal business hours. Said bid package is also available on-line at [www.Leenh.org](http://www.Leenh.org) (Click on “Sale of Property” under Bid & RFPs on the Home Page).

**Tax Deeded Parcels:**

**Parcel 1:** 64 Tamarack Road: Land of approximately 2.8 ac. identified as Tax Map 18 Lot 01-1700. For title see Strafford County Registry of Deeds Bk 2466 Pg. 773. The Town of Lee considers this to be an unbuildable lot because of extensive wet soils.

**Parcel 2:** 109 Osprey Lane: Land of approximately .21 ac. identified as Tax Map 28 Lot 01-1600. This parcel has approximately 75’ of frontage on the Lamprey River. For deed reference see Strafford County Registry of Deeds Bk 4017 Pg. 466. The Town of Lee considers this to be an unbuildable lot.

In addition to the purchase price, the successful bidder must pay all deed preparation, recording, and legal services incurred by the Town regarding the sale of the property in the amount of \$350.00. Additional legal fees incurred by the Town may apply depending upon the parcel that you acquire. The bidder is responsible for all services customarily incurred by a buyer of property, including legal services and/or the use of a closing agent.

All bidders are required to pay a bid deposit of \$350.00 in the form of cash or a bank check to assure their completion of the purchase. This deposit is applied toward the purchase price and all related expenses identified above.

Successful bidders must close on the sale within forty five (45) days of being notified that their bid has been accepted. All bids may be held for a period of forty five (45) days to evaluate them and account for certain rights of refusal.

Any questions with respect to this bid must be received in writing by mail (above address) or email ([townadministrator@Leenh.org](mailto:townadministrator@Leenh.org)) by Julie Glover, Town Administrator, no later than 12:00 p.m. on Sept.12, 2018.

The Town reserves the right to reject any and all bids and waive any minor or non-material informalities, if deemed to be in its best interests.

**Town of Lee**  
**Tax Deed Property Sale**  
**Conditions of Sale**

- 1) There is no required minimum acceptable bid.
- 2) You must use a separate bid form for each parcel you bid on.
- 3) You must submit each bid form in a separate sealed envelope.
- 4) You must submit a deposit of \$350.00, in the form of cash or a bank check (i.e. cashier's, certified, money order), with each bid. This deposit will be held for a period of up to 45 days for us to evaluate the bids and notify the parties of our decision. Deposits will be returned to all but the successful bidder after this time.
- 5) If you are informed that you are the successful bidder you will have fifteen days in which to pay the bid amount for the parcel on which you have placed a bid. This will be held until the various rights of first refusal have been exhausted and/or until the closing. At that time you will pay any final sums owed to the Town. If you do not pay the amount you bid on the parcel within said fifteen days the initial bid deposit of \$350.00 will become the property of the Town of Lee.
- 6) Abutters (i.e. those whose property lines touch upon the property line of the property being sold) who bid on a parcel will have the right of first refusal to purchase the property at the highest overall bid price that was offered. In the case of more than one abutter having bid on the property, the right of first refusal will be assigned first to the abutter who offered the highest initial bid and then in order of the highest to lowest bid of any other abutters who may have bid on the parcel.
- 7) In addition to the purchase price and a lump sum fee of \$350.00 to cover our attorney and recording costs, you must also pay the entire NH real estate transfer tax of \$15 per thousand dollars of the sale price, the recording fee for any notices of a merger of lots, and any similar closing costs of which none are currently known to exist.
- 8) The properties are being sold in "As Is" condition. The Town makes NO WARRANTY of any information contained herein. All parcels are sold without warranty as to suitability for building, the ability to gain any desired regulatory approval from the town (i.e. zoning compliance), or the absence of any environmental hazard. The properties are being sold as tax deeded properties without any warranties or guarantees regarding chain of title or condition of the real estate. Bidders are responsible for performing their own due diligence appropriate to the purchase of any real estate.
- 9) Any questions with respect to this invitation must be received, in writing by mail or email ([townadministrator@leenh.org](mailto:townadministrator@leenh.org)), by Julie Glover, Town Administrator, no later than 12:00 p.m. on September 12, 2018. Answers will be posted on the Town website no later than 4:00 p.m. on September 17, 2018. It is the responsibility of the bidders to check on-line and account for any addendum so issued.
10. The Town will provide the successful bidder with a Quit Claim Deed for the real estate and will record the deed at the Strafford County Registry of Deeds.

**Town of Lee  
Tax Deed Property Sale**

**Bid Form  
(Please Use a Separate Form for Each Parcel)**

(Please Print or Type)

Name of Bidder: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Contact Person: \_\_\_\_\_

Telephone

Cell

\_\_\_\_\_

email

Submitted herewith is my bid for Parcel # \_\_\_\_\_ Map # \_\_\_\_\_ Lot # \_\_\_\_\_:

\_\_\_\_\_

In Numbers

\_\_\_\_\_

In Words (Dollars and Cents)

This bid is accompanied by a bid deposit (cash or bank check) in the amount of \$350.00 which you may hold for forty five (45) days while you evaluate my bid. I understand that I forfeit this deposit if I do not pay to you, in addition to the foregoing, the sum I bid above within fifteen (15) days of being notified I am the apparent high bidder.

I certify, under the penalties of perjury, that (1) I have had an opportunity to view the full bid package and am aware it was my responsibility to perform my own due diligence appropriate to the purchase of real estate, (2) I am fully authorized to submit this bid, (3) that I, to the best of my knowledge and belief, have paid all local taxes, fees, assessments, betterments or other municipal charges for which I am liable.

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

**Town of Lee  
Tax Deed Property Sale**

**EXHIBIT A**  
**Tax Maps, Deeds &  
Assessment Data**  
**Parcels 1 & 2**

Map: 000028

Lot: 000001

Sub: 001600

Card: 1 of 1

109 OSPREY LANE

LEE

Printed: 08/15/2018

OWNER INFORMATION				SALES HISTORY						PICTURE							
LEE, TOWN OF  7 MAST RD  LEE, NH 03861				Date	Book	Page	Type	Price	Grantor								
				05/11/2012	4017	466	U V 44		WITHAM, ALBERT F								
				05/21/2004	2999	0879	U V 51		1 COLE, KEVIN								
				01/20/2004	2929	907	U V 51	25,000	WITHAM, ALBERT								
				07/10/2000	2213	134	Q V	6,000	BLACK BEAR REALTY								
				12/02/1998	2062	486	U V 27		WHITE, SANDRA								
LISTING HISTORY				NOTES													
07/27/15	STM	1/4-EXT		VACANT; DNPU 9X15 SHED & 3X5 SHED ON PROPERTY - BOTH IN VERY POOR COND; 75' LAMPREY RIVERFRONT 10-10 N/C													
01/18/13	SM	ADDRESS CHANGE															
10/25/10	JS	1/4 - EXT															
07/24/02	CMRL																
09/02/87	KN																
EXTRA FEATURES VALUATION														MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Lngh	x Width	Size Adj	Rate	Cond	Market Value	Notes	LEE ASSESSING OFFICE							
PARCEL TOTAL TAXABLE VALUE																	
Year	Building		Features		Land												
2016	\$ 0		\$ 0		\$ 86,500												
					Parcel Total: \$ 86,500												
2017	\$ 0		\$ 0		\$ 86,500												
					Parcel Total: \$ 86,500												
2018	\$ 0		\$ 0		\$ 86,500												
					Parcel Total: \$ 86,500												
LAND VALUATION																	
Zone: RES	Minimum Acreage: 1.95		Minimum Frontage: 250		Site:									Driveway:		Road:	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes			
EXEMPT-MUNIC	0.210 ac	57,444	E	100	100	100	100		81	46,500	0	N	46,500	UND/ACCESS			
EXEMPT-MUNIC	1.000 wf	x 40,000	X	100					100	40,000	0	N	40,000	WF			
0.210 ac										86,500		86,500					

**TAX COLLECTOR'S DEED****KNOWN ALL MEN BY THESE PRESENTS**

That I, Linda R. Reinhold, Tax Collector for the Town of LEE, in the County of STRAFFORD and the State of New Hampshire, for the year 2009 by the authority in me vested by the laws of the State, and for consideration received by the Town of LEE, located at TAX COLLECTOR'S OFFICE, 7 MAST ROAD, LEE, NH 03861, do hereby sell and convey to the Town of LEE, a certain tract or parcel of land situated in the Town of LEE, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2009 to:

**WITHAM, ALBERT F****WITHAM, JOYCE W**


and described in the invoice books as:

Map	Lot	Sublot
000028	000001	001600

**Located At 109 JENKINS LANE****Consisting of 0.210 Acres of Land, Including Any Buildings Thereon.**

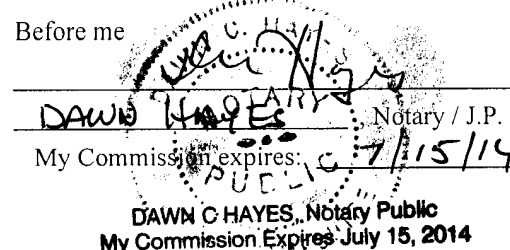
The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town, in the State of New Hampshire on 05/03/2010, to have and to hold said Premises, with the appurtenances, to said Town's successors/heirs and assigns forever. And I hereby covenant with said Town, 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.

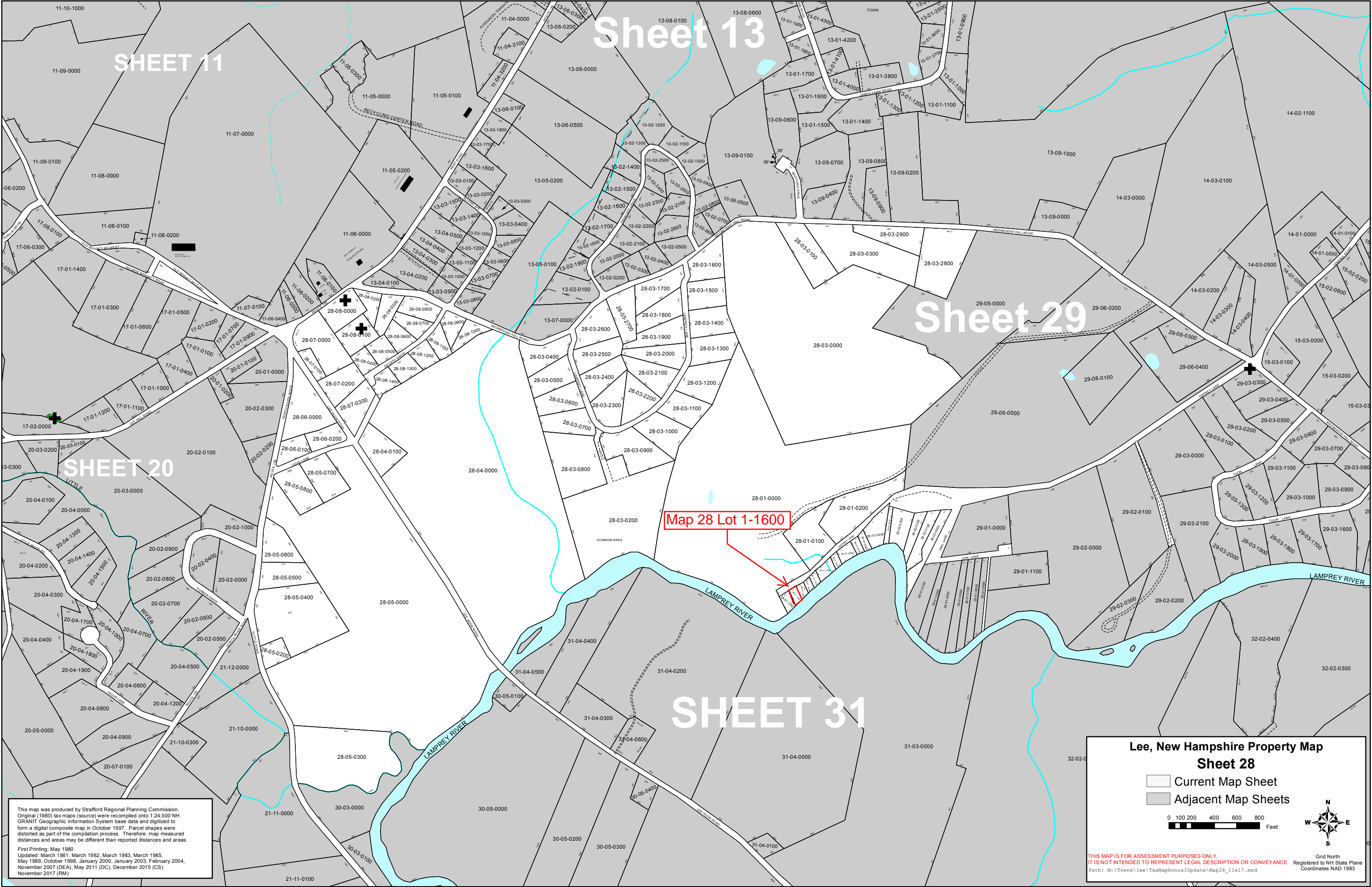
In witness whereof, I have hereunto set my hand and seal, the 9 day of May  
in the year of our Lord 2012.

  
Linda R. Reinhold  
LEE  
Tax Collector

State of New Hampshire, County of STRAFFORD, On May 9, 2012

Linda R. Reinhold, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

  
DAWN C. HAYES, Notary / J.P.  
My Commission expires: 7/15/14  
DAWN C. HAYES, Notary Public  
My Commission Expires July 15, 2014



Sheet 13

SHEET 11

Sheet 29

SHEET 20

SHEET 31

Map 28 Lot 1-1600

This map was produced by Strafford Regional Planning Commission. Original (1980) tax maps (source) were recompiled onto 1:24,000 NH GRANIT Geographic Information System base data and digitized to form a digital composite map in October 1997. Parcel shapes were distorted as part of the compilation process. Therefore, map measured distances and areas may be different than reported distances and areas.

First Printing: May 1980  
Updated: March 1981, March 1982, March 1983, March 1985,  
May 1989, October 1998, January 2000, January 2003, February 2004,  
November 2007 (DEA), May 2011 (DC), December 2015 (CS)  
November 2017 (RM)

Lee, New Hampshire Property Map

Sheet 28

Current Map Sheet

Adjacent Map Sheets

0100200400600800

Feet

N

E

S

W

Grid North  
Registered to NH State Plane  
Coordinates NAD 1983

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.  
IT IS NOT INTENDED TO REPRESENT LEGAL DESCRIPTION OR CONVEYANCE.

Path: M:\Towns\lee\TaxMapAnnualUpdate\Map28\_11x17.mxd



Map: 000018

Lot: 000001

Sub: 001700

Card: 1 of 1

64 TAMARACK ROAD

LEE

Printed: 08/15/2018

OWNER INFORMATION				SALES HISTORY				PICTURE							
LEE, TOWN OF  7 MAST RD  LEE, NH 03861				Date	Book	Page	Type	Price	Grantor						
				02/27/2002	2466	773	U V 99		GENIE CONTRACTORS						
				06/02/1995	1805	397	Q V		1 WOODRIDGE FARMS INC						
				02/03/1995	1789	159	U V 51		9,230 TAMARACK ACRES REALTY						
LISTING HISTORY				NOTES											
03/13/17 STM 1/4 VACANT 10/20/10 JS 06/27/02 CMRL 03/01/01 BHPV 08/07/87 GWH				VACANT; WOODED; THIS PARCEL TAKEN BY TAX COLLECTOR DEED; THIS IS LOT #6 - A DUPLEX LOT. 2011 NO CHANGE. 2017: NC											
EXTRA FEATURES VALUATION												MUNICIPAL SOFTWARE BY AVITAR			
Feature Type				Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	LEE ASSESSING OFFICE				
												PARCEL TOTAL TAXABLE VALUE			
Year				Building		Features		Land							
2016				\$ 0		\$ 0		\$ 87,600							
										Parcel Total: \$ 87,600					
2017				\$ 0		\$ 0		\$ 87,600							
										Parcel Total: \$ 87,600					
2018				\$ 0		\$ 0		\$ 87,600							
										Parcel Total: \$ 87,600					
LAND VALUATION															
Zone: RES				Minimum Acreage: 1.95		Minimum Frontage: 250		Site: AVERAGE Driveway: PAVED Road: PAVED							
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC		1.950 ac	85,000	F	110	100	100	100		90	84,200	0	N	84,200	UND/WDS
EXEMPT-MUNIC		0.850 ac	x 4,000	X	100					100	3,400	0	N	3,400	
		2.800 ac									87,600			87,600	

2002 FEB 27 PM 12: 53

STRAFFORD COUNTY  
REGISTRY OF DEEDS

004876

# TAX COLLECTOR'S DEED

## KNOWN ALL MEN BY THESE PRESENTS

That I, **Penelope A. Stetson**, Tax Collector for the Town of **TOWN OF LEE**, in the County of **STRAFFORD** and the State of New Hampshire, for the ye **1997** by the authority in me vested by the laws of the State, and in consideration of **\$1,244.55** to me paid by the town of **TOWN OF LEE** do hereby sell and convey to the town **TOWN OF LEE**, a certain tract or parcel of land situated in the town of **TOWN OF LEE**, New Hampshire aforesaid. Taxed by the Selectman / Assessors in Hampshire aforesaid. Taxed by the Selectman / Assessors in **1997** to:

**GENIE CONTRACTORS DBA**

AND DESCRIBED IN THE INVOICE BOOKS AS:

MAP	LOT	SUBLOT
18	1	1700

LOCATED AT: **64 TAMARACK ROAD**  
CONSISTING OF: **2.8 ACRES OF LAND, INCLUDING ANY BUILDINGS THERE ON.**

This 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 **04/27/1998**. To have and to hold the said Premises, with the appurtenances, to said Town's successors / heirs and assigns forever. And I hereby covenant with the 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.

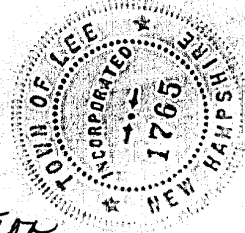
I witness whereof, I have hereunto set my hand and seal, the 8 day of February in the year of our Lord 2002

Signed Sealed and Delivered in the presence of:

Joseph P. Ford  
David T. Bayney  
Robert W. Walling

Penelope A. Stetson

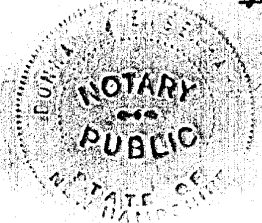
**Penelope A. Stetson**  
**TOWN OF LEE**  
**Tax Collector**



State of New Hampshire, County of **STRAFFORD**, On February 8, 2002  
**Penelope A. Stetson** the above named, Personally appearing and acknowledged the foregoing instrument to be her voluntary act and deed. Before me

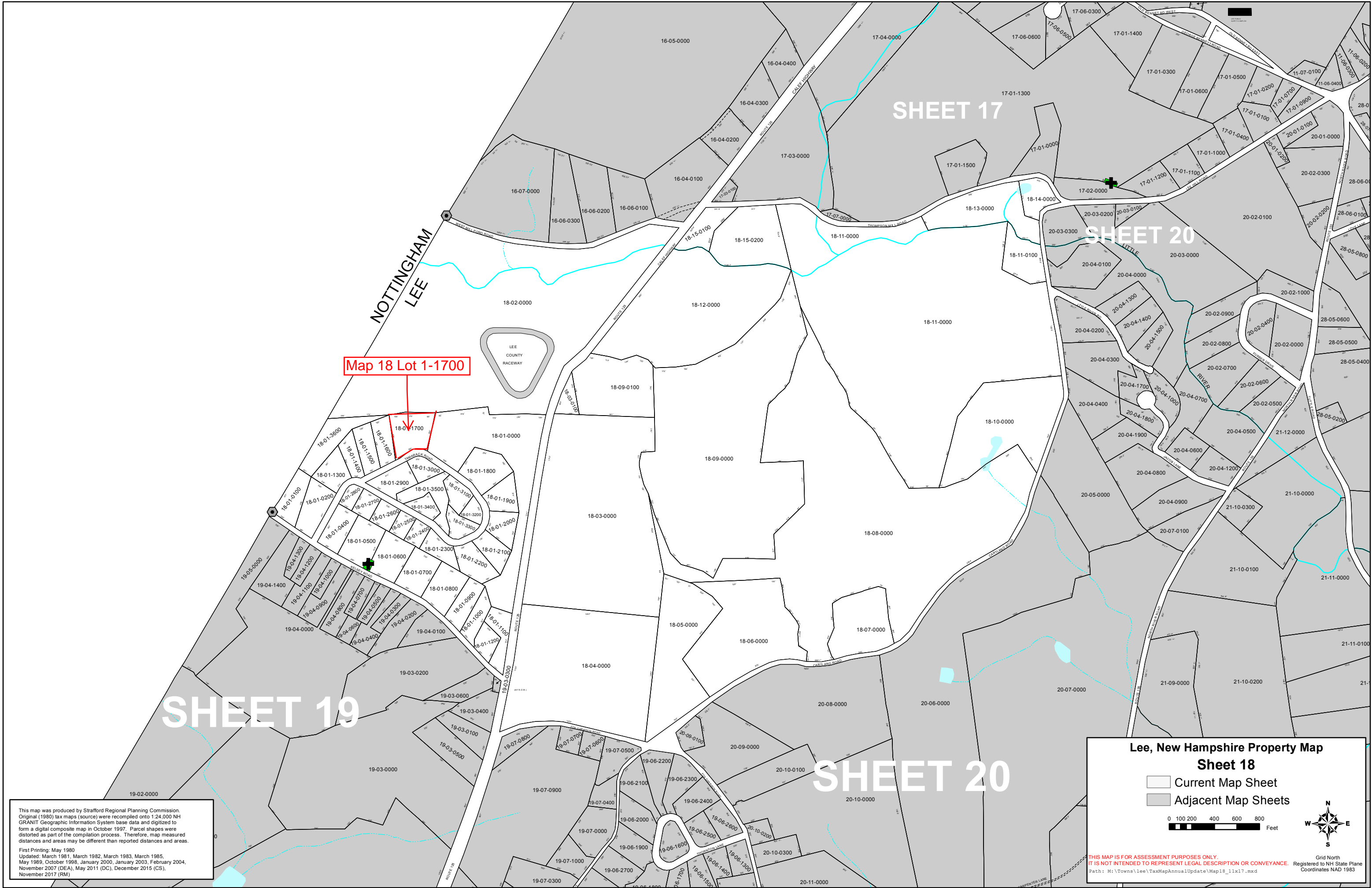
Donna F. Eisenhard  
Notary / J.P.

My Commission expires: \_\_\_\_\_



**DONNA F. EISENHARD, Notary Public**  
**My Commission Expires October 27, 2004**

BK2466PG0773



This map was produced by Strafford Regional Planning Commission. Original (1980) tax maps (source) were recompiled onto 1:24,000 NH GRANIT Geographic Information System base data and digitized to form a digital composite map in October 1997. Parcel shapes were distorted as part of the compilation process. Therefore, map measured distances and areas may be different than reported distances and areas.

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Lee, New Hampshire Property Map

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Adjacent Map Sheets

0100200400600800

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Grid North

Registered to NH State Plane

Coordinates NAD 1983