

TOWN OF BELMONT, NH
TOWN CLERK - TAX COLLECTOR
 PO BOX 310
 BELMONT, NH 03220-0310

HOURS
 MONDAY THRU FRIDAY
 7:30 AM TO 4:00 PM
 (603)267-8302

REAL ESTATE TAX BILL

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2020	003726-003726	5/8/2020	8% if paid after	7/1/2020
MAP/PARCEL	LOCATION OF PROPERTY			AREA
104-012-000-000	L/B 27 DUPONT ROAD			0.58
OWNER OF RECORD		TAX CALCULATION		
SMALL, ROY J. PO BOX 203 WINNISQUAM NH 03289-0203		1/2 Tax At 2019 Tax Rate		
		Municipal Tax Amount	439.70	
		School Tax Amount	765.34	
		Education Tax Amount	104.14	
		County Tax Amount	68.87	
		Total Tax	1,378.05	
TAX CALCULATION	ASSESSED VALUATION			
2019 Tax Rate				
Municipal 7.98	Buildings	21,000		
School 13.89	Land Value	34,100		
Education 1.89				
County 1.25				
TOTAL 25.01	NET VALUE	55,100		
		PAY THIS AMOUNT		689.03
				Estimated Tax Amt 689.03

INFORMATION TO TAXPAYERS

ADDITIONAL INFORMATION ON REVERSE SIDE OF BILL

THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF NOTICE OF TAX AND NOT AFTERWARDS, APPLY IN WRITING TO THE SELECTMEN OR ASSESSOR(S) FOR A TAX ABATEMENT.

IF YOU ARE ELDERLY, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR ARE UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. A PERMANENT APPLICATION MUST BE FILED BY APRIL 15TH PROCEEDING THE SETTING OF THE TAX RATE. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE AT 267-8300

PAYMENT POLICIES

PLEASE MAKE CHECKS OR MONEY ORDERS PAYABLE TO: TOWN OF BELMONT.

PLEASE MAIL TO: TOWN OF BELMONT, PO BOX 310 BELMONT, NH 03220-0310 .

POSTDATED CHECKS WILL NOT BE ACCEPTED AND WILL BE RETURNED TO SENDER.

IF PAYMENT OF THIS BILL IS MADE BY MAIL, AND YOU DESIRE A RECEIPT, RETURN THE ENTIRE BILL AND A SELF ADDRESSED STAMPED ENVELOPE FOR RETURN OF RECEIPTED BILL.

↑DETACH HERE↑ TO ENSURE PROPER CREDIT, PLEASE RETURN ENTIRE BOTTOM PORTION OF BILL ↑DETACH HERE↑

TOWN OF BELMONT, NH
REAL ESTATE TAX BILL

MAP/PARCEL	LOCATION OF PROPERTY	TAX YEAR	BILL NUMBER	DUE DATE
104-012-000-000	L/B 27 DUPONT ROAD	2020	003726-003726	7/1/2020

8% APR Interest Charged After
 07/01/2020 On This Bill

PAY ONLINE @ WWW.BELMONTNH.ORG



2850

SMALL, ROY J.
 PO BOX 203
 WINNISQUAM NH 03289-0203

PAY THIS AMOUNT

689.03

Fiduciary Deed

I, ROY SMALL, JR., Executor of ESTATE OF ROY JOSEPH SMALL, SR.

4th Circuit Court – Probate Division - Laconia, Docket #311-2020-ET-00224, with a mailing address of P.O. Box 76, Rollinsford, New Hampshire 03869, with the consent of the devisees of said Estate and pursuant to RSA 559:18, in consideration of the payment of One Hundred Thousand Dollars (\$100,000.00), grant to KMH REALTY CORP., a New Hampshire corporation, with a mailing address of PO Box 745, Winnisquam, New Hampshire 03220, with FIDUCIARY COVENANTS:

A certain tract or parcel of land, with the buildings thereon, situated in Belmont, County of Belknap, and State of New Hampshire, bounded and described as follows:

Beginning at an iron pin set in the ground on the easterly side of the twelve foot right of way, and being the northwesterly corner of land formerly owned by one Glines now owned by Rene LaPointe and Ellen E. LaPointe; thence running in an easterly direction along land of said Rene LaPointe and Ellen E. LaPointe one hundred seventy-eight (178) feet, more or less, to an iron pin set in the ground to land now or formerly of one Williams; thence turning and running in a northerly direction ten (10) feet, more or less, along land of said Williams to an iron pin set in the ground to land of Lawrence J. Dupont and Blanche O. Dupont as joint tenants and not as tenants in common with rights of survivorship; thence turning and running in a westerly direction one hundred seventy-eight (178) feet, more or less, along land of said Duponts to an iron pin set in the ground on the easterly side of said mentioned twelve foot right of way; thence turning and running in a southerly direction ten (10) feet; more or less, along said twelve foot right of way to the point of beginning.

Also a certain tract or parcel of land with the buildings thereon, situated in Belmont, County of Belknap and State of New Hampshire, bounded and described as follows, viz:

Commencing at the northerly point of the intersection of the road with the land of Edward Marcoux; thence running along said road in a northwesterly direction two hundred sixty-

six feet (266') to an iron pin set in the ground; thence turning and running in an easterly direction one hundred seventy-five feet (175') to an iron pin; thence turning and running southerly along the line of land of Henry Johnson and Edward Marcoux two hundred twenty-five feet (225') to the point begun at.


Meaning and intending to describe and convey the same premises conveyed to Roy J. Small by Short Form Warranty Deed of Mary M. Corriveau dated October 1, 1987 and recorded in Book 1023, Page 587, Belknap County Registry of Deeds.

Also conveying a 1989 Manufactured Housing constructed by Commodore Sandpiper CU030, 14 x 60, with Serial Number CN17939A, which manufactured housing is located on the above described premises.

Meaning and intending to describe and convey the same manufactured home conveyed to Roy J. Small by Manufactured Housing Warranty Deed of Lily Pond Manufactured Housing Inc. dated October 21, 1997 and recorded in Book 1442, Page 519, Belknap County Registry of Deeds.

This conveyance is made pursuant to RSA 559:18 and attached hereto are consents from Roy Small, Jr., Kevin Small, and Karen Houle, being the devisees of Roy Joseph Small, Sr.

This Fiduciary Deed is signed this 13th day of November, 2020.

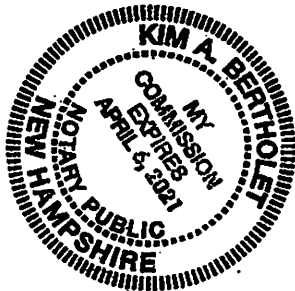


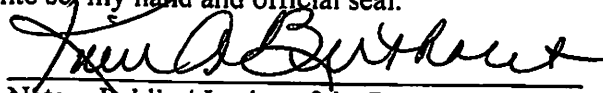
Roy Small, Jr., Executor
The Estate of Roy Joseph Small, Sr.

**STATE OF NEW HAMPSHIRE
COUNTY OF BELKNAP**

On this 13th day of November, 2020, before me, the undersigned officer, personally appeared **Roy Small, Jr., Executor of the Estate of Roy Joseph Small, Sr.**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.





Notary Public / Justice of the Peace
My Commission Expires: 4-6-2021

**CONSENT TO THE CONVEYANCE OF REAL ESTATE
RE: THE ESTATE OF ROY JOSEPH SMALL, SR.**

Roy Small, Jr., being a devisee of the Estate of Roy Joseph Small, Sr. (see 4th Circuit Court - Probate Division – Laconia, Docket No. Docket #311-2020-ET-00224) hereby consents to the sale of certain property described as 27 Dupont Road, Belmont, New Hampshire, (being the same premises conveyed to conveyed to Roy J. Small by Short Form Warranty Deed of Mary M. Corriveau dated October 1, 1987 and recorded in Book 1023, Page 587, Belknap County Registry of Deeds and by Manufactured Housing Warranty Deed of Lily Pond Manufactured Housing Inc. dated October 21, 1997 and recorded in Book 1442, Page 519, Belknap County Registry of Deeds) to KMH Realty Corp., (the Buyer) for a purchase price of One Hundred Thousand Dollars (\$100,000.00).

This Consent is signed this 13 day of November, 2020.

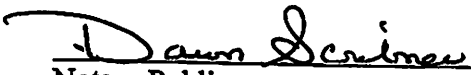


Roy Small, Jr.

**STATE OF NEW HAMPSHIRE
COUNTY OF BELKNAP**

On this 13 day of November, 2020, before me, the undersigned officer, personally appeared Roy Small, Jr., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.



Notary Public
Print Name: Dawn Scribner
Commission Expires: _____

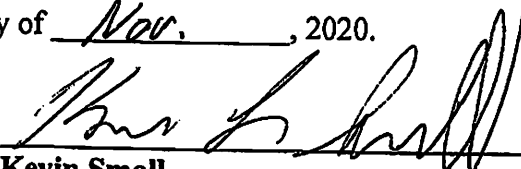
DAWN SCRIBNER, Notary Public
State of New Hampshire
My Commission Expires February 5, 2025

(Seal)

**CONSENT TO THE CONVEYANCE OF REAL ESTATE
RE: THE ESTATE OF ROY JOSEPH SMALL, SR.**

Kevin Small, being a devisee of the Estate of Roy Joseph Small, Sr. (see 4th Circuit Court - Probate Division – Laconia, Docket No. Docket #311-2020-ET-00224) hereby consents to the sale of certain property described as 27 Dupont Road, Belmont, New Hampshire, (being the same premises conveyed to conveyed to Roy J. Small by Short Form Warranty Deed of Mary M. Corriveau dated October 1, 1987 and recorded in Book 1023, Page 587, Belknap County Registry of Deeds and by Manufactured Housing Warranty Deed of Lily Pond Manufactured Housing Inc. dated October 21, 1997 and recorded in Book 1442, Page 519, Belknap County Registry of Deeds) to KMH Realty Corp., (the Buyer) for a purchase price of One Hundred Thousand Dollars (\$100,000.00).

This Consent is signed this 6 day of Nov., 2020.

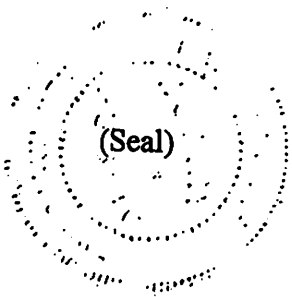



Kevin Small

**STATE OF NEW HAMPSHIRE
COUNTY OF BELKNAP**

On this 6 day of November, 2020, before me, the undersigned officer, personally appeared **Kevin Small**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.





Notary Public
Print Name: Dawn Scribner
Commission Expires: _____

DAWN SCRIBNER, Notary Public
State of New Hampshire
My Commission Expires February 5, 2025

**CONSENT TO THE CONVEYANCE OF REAL ESTATE
RE: THE ESTATE OF ROY JOSEPH SMALL, SR.**

Karen Houle, being a devisee of the Estate of Roy Joseph Small, Sr. (see 4th Circuit Court - Probate Division – Laconia, Docket No. Docket #311-2020-ET-00224) hereby consents to the sale of certain property described as 27 Dupont Road, Belmont, New Hampshire, (being the same premises conveyed to conveyed to Roy J. Small by Short Form Warranty Deed of Mary M. Corriveau dated October 1, 1987 and recorded in Book 1023, Page 587, Belknap County Registry of Deeds and by Manufactured Housing Warranty Deed of Lily Pond Manufactured Housing Inc. dated October 21, 1997 and recorded in Book 1442, Page 519, Belknap County Registry of Deeds) to KMH Realty Corp., (the Buyer) for a purchase price of One Hundred Thousand Dollars (\$100,000.00).

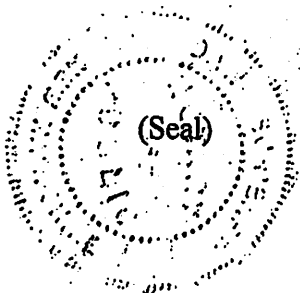
This Consent is signed this 4 day of November, 2020.

Karen Houle
Karen Houle

**STATE OF NEW HAMPSHIRE
COUNTY OF BELKNAP**

On this 4th day of November, 2020, before me, the undersigned officer, personally appeared **Karen Houle**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.



Dawn Scribner

Notary Public

Print Name: DAWN SCRIBNER

Commission Expires:

**DAWN SCRIBNER, Notary Public
State of New Hampshire
My Commission Expires February 8, 2025**