

OWNER INFORMATION		SALES HISTORY							PICTURE																																		
TOWN OF EFFINGHAM		<table> <thead> <tr> <th>Date</th><th>Book</th><th>Page</th><th>Type</th><th>Price</th><th>Grantor</th><th></th></tr> </thead> <tbody> <tr> <td>06/21/2017</td><td>3333</td><td>908</td><td>U V 50</td><td>1</td><td>VANTASSEL, RAYMOND B. II</td><td></td></tr> <tr> <td>10/29/2009</td><td>2823</td><td>0796</td><td>U V 50</td><td></td><td>TOWN OF EFFINGHAM</td><td></td></tr> <tr> <td>06/26/2009</td><td>2797</td><td>0434</td><td>U V 50</td><td>794</td><td>VANTASSEL II, RAYMOND</td><td></td></tr> <tr> <td>06/24/2003</td><td>prob</td><td></td><td>U V 81</td><td></td><td>VAN TASSEL, RAYMOND B.</td><td></td></tr> </tbody> </table>							Date	Book	Page	Type	Price	Grantor		06/21/2017	3333	908	U V 50	1	VANTASSEL, RAYMOND B. II		10/29/2009	2823	0796	U V 50		TOWN OF EFFINGHAM		06/26/2009	2797	0434	U V 50	794	VANTASSEL II, RAYMOND		06/24/2003	prob		U V 81		VAN TASSEL, RAYMOND B.	
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OWNER UNKNOWN																																											
68 SCHOOL ST																																											
EFFINGHAM, NH 03882																																											
LISTING HISTORY		NOTES																																									
09/19/16	JDVL	8/10 4-SALE REMAX 356-9444; VACANT, WOODED; 9/16 SLOPES DOWN FR RD TO LEVEL/MILD TOPO; SOME GRASSY/CLEARED @ RD FRTG;																																									
09/15/16	INSP																																										
09/16/14	JBVL																																										
10/06/10	GRHC																																										
06/20/05	KMRL																																										
EXTRA FEATURES VALUATION																																											
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	MUNICIPAL SOFTWARE BY AVITAR Town of Effingham 68 School Street Effingham, NH 03882 (603)-539-7770																																			
PARCEL TOTAL TAXABLE VALUE																																											
Year	Building		Features		Land																																						
2023	\$ 0		\$ 0		\$ 28,100		Parcel Total: \$ 28,100																																				
2024	\$ 0		\$ 0		\$ 28,100		Parcel Total: \$ 28,100																																				
2025	\$ 0		\$ 0		\$ 52,400		Parcel Total: \$ 52,400																																				
LAND VALUATION																																											
LAST REVALUATION: 2025																																											
Zone: RA RURAL AGRI	Minimum Acreage: 2.00			Minimum Frontage: 200			Site: UND/WDS Driveway: UNDEVELOPED 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	108,000	E	100	50	100	90	100 -- LEVEL	100	48,600	0 N	48,600																															
EXEMPT-MUNIC	1.900 ac	x 2,000	X	100				100 -- LEVEL	100	3,800	0 N	3,800																															
	3.900 ac									52,400		52,400																															

Map: 000401

Lot: 000009

Sub: 000000

Card: 1 of 1

NH ROUTE 25

EFFINGHAM

Printed: 11/05/2025



Doc # 1706386
06/21/2017 12:18:23 PM
B: 3333 P: 908 PAGE 1 OF 1
REGISTER OF DEEDS, CARROLL COUNTY
LISA SCOTT

Lisa Scott

TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, Deanna Amaral, Tax Collector for the TOWN OF EFFINGHAM, in the County of Carroll and the State of New Hampshire, for the year 2014 by the authority in me vested by the laws of the State, and for consideration received by the TOWN OF EFFINGHAM, located at Office of the Tax Collector, 68 School Street, Effingham, NH 03882, do hereby sell and convey to the TOWN OF EFFINGHAM, a certain tract or parcel of land situated in the TOWN OF EFFINGHAM, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2014 to:

VANTASSEL II, RAYMOND B
and described in the invoice books as:
Map: 000401 Lot: 000009 Sublot: 000000

Located At NH ROUTE 25
Consisting of 3.900 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 OF EFFINGHAM, in the State of New Hampshire on 06/02/2015, to have and to hold said Premises, with the appurtenances, to said TOWN OF EFFINGHAM's successors/heirs and assigns forever. And I hereby covenant with the said TOWN OF EFFINGHAM, 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 13 day of June in the year

of our Lord 2017.

Signed, Sealed and Delivered in the presence of:

Henry Spencer
Henry Spencer

Leonard Espie
Leonard Espie

John Meisner
John Meisner

Deanna Amaral
Deanna Amaral

Tax Collector, TOWN OF EFFINGHAM

State of New Hampshire, County of Carroll, On June 13, 2017
Deanna Amaral, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

Celine M. Bergeron
Celine M. Bergeron

My Commission expires: My Commission Expires September 18, 2018



John P. Astor
Register of Deeds, Carroll County

401/9

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that the Town of Effingham, a municipal corporation duly organized with a mailing address of 68 School Street, Effingham, New Hampshire 03882, for consideration paid, grant to Raymond B. VanTassel II with a mailing address of 13 Nutter Road, Effingham New Hampshire 03882 with QUITCLAIM COVENANTS, the following described real property situate in the Town of Effingham, County of Carroll and State of New Hampshire, to wit:

A certain tract of land situate on Route 25 (Tax Map 401-09) in Effingham, Carroll County, New Hampshire, being more particularly bounded and described as follows:

Beginning at a point on the south side of old Route 25; thence turning in an easterly direction and running 810', more or less, by old Route 25 to a State of New Hampshire right of way; thence turning in a southerly direction and running 230', more or less by said State of New Hampshire right of way to new Route 25; thence turning in a westerly direction and running 780', more or less by new Route 25 to a State of New Hampshire right of way; thence turning in a northerly direction and running 90', more or less, by said State of New Hampshire right of way to the point of beginning. Said parcel is further shown on State of New Hampshire Highway Drawing Project S-205 (1), Sheet No. 20. Said lot contains 3.3 acres, more or less, according to prior deeds and contains 3.9 acres according to the aforementioned tax map.

Meaning and intending to describe and convey all in the same premises as conveyed to the Town of Effingham by Tax Collector deed dated June 23, 2009 and recorded in Book 2797, Page 0434 at the Carroll County Registry of Deeds.

This conveyance is hereby authorized by the Effingham Board of Selectmen.

TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER STAMPS PURSUANT TO RSA 78-B:2,XVIII.

Executed by us, the Selectmen of the Town of Effingham this 20th day of October 2009.

DK2823PG 1796

SELECTMEN OF THE TOWN OF EFFINGHAM

John Meisner, Selectman

William Piekut, Selectman

Timothy Eldridge, Selectman

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

In Effingham, this 20th day of October, 2009, personally appeared JOHN MEISNER, WILLIAM PIEKUT and TIMOTHY ELDRIDGE, Selectmen of the Town of Effingham and they acknowledged the foregoing instrument by them executed to be their voluntary act and deed.

Before me,

Gwenda L. English
Gwenda L. English, Notary Public

My commission expires: 10/8/2013



BK2823PGJ797


Karen P. Anton
Register of Deeds, Carroll County

TAX COLLECTOR'S DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, Marilynn L. Maughan, Tax Collector for the Town of Effingham, County of Carroll and the State of New Hampshire, for the tax year 2006 by the authority in me vested by the laws of the State of New Hampshire, and in consideration of \$794.19 to me paid by the Town of Effingham do hereby sell and convey to the Town of Effingham, a certain tract or parcel of land situated in the Town of Effingham, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2006 to:

RAYMOND B. VANTASSEL, II

And described in the invoice book as:

Map	Lot	Sublot
000401	000009	000000

Located at NH ROUTE 25

Consisting of 3.9 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 of Effingham, New Hampshire on 05/24/2007, 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.

BK2797PG0434



Town of Effingham

Board of Selectmen

68 School Street

Effingham, New Hampshire 03882

mailed
1st class
7-17-17
CE

Notice of Offering for Sale or Conveyance Pursuant to RSA 80:89

TO: Raymond B. VanTassel II

DATE: July 18, 2017

The Town of Effingham, New Hampshire, (the Town") intends to offer for sale or conveyance, the real estate described below (the "Property"), which you may have a right to repurchase, upon the following terms:

1. The Property: The land and buildings thereon, if any, located at NH Route 25, Effingham, New Hampshire, known as Tax Map 401 Lot 9, which the Town acquired by tax deed dated June 13, 2017 recorded in the Carroll County Registry of Deeds at Book 3333 Page 0908, and which, according to the records of the Town Tax Collector, was previously owned by: Raymond B. VanTassel II.
2. Right to Repurchase: you may have a right to repurchase the Property in accordance the RSA 89:89 II, which provides in part:

Within 30 days after this notice..., any former owner of the property may give notice by certified mail, return receipt requested, of intent to repurchase the property from the municipality, and stating that such owner is ready, willing and able to pay all back taxes, interest, costs and penalty, as defined in RSA 80:90. If all such back taxes, interest, costs and penalty have not been actually tendered within 15 days of such notice of intent to repurchase, the municipality may proceed with its offering and dispose of the property without any interest by the former owner.

3. Terms of Offering: If you do not repurchase the Property, it will be offered for sale or conveyance upon the following terms:

\$1,000.00 deposit, cash or bank funds. Closing in 30 days. Property will be sold as is, where it is, without covenants, with all faults. There are no warranties regarding use, condition or title. Sold subject to immediate confirmation.

If you wish to repurchase the Property, please deliver a notice of intent to repurchase, in the form, by the method of delivery, and within the times specified by RSA 89:89 II, addressed to: The Board of Selectmen, Town of Effingham, 68 School Street, Effingham, New Hampshire 03882.

For information on the amount of back taxes, interest costs, and penalties payable to repurchase the Property, please call Claudia Lamphier at the Selectmen's Office, Town of Effingham, at 603-539-7770

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:

Raymond B Vantassel II
13 Nutt Rd
Effingham NH 03882



9590 9403 0684 5196 4786 98

7015 0640 0005 7938 3323
PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature X <i>Jeffice Kunk</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) Jeffice Kunk	C. Date of Delivery
D. Is delivery address different from item 1? If YES, enter delivery address below: No	
	

3. Service Type	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Restricted Delivery
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail Restricted Delivery <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)
4. Article Addressed to:	
5. Postage	
6. Domestic Return Receipt	

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE
Certified Mail Fee
335

Extra Services & Fees (check box and fees applicable)
 Return Receipt (hardcopy) \$ **2.75**
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postage	49
Total Postage and Fees	49
5. Postage	49
6. Total Postage and Fees	49
7. Postage	59
8. Total Postage and Fees	59

9. Postmark
Here
10. Date
JUL 17 2017

9. Postmark Here 10. Date JUL 17 2017
11. Street and Apt. No. or PO Box No. 13 Nutt Rd
12. City, State, ZIP+4® Effingham NH 03882

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions