

Town of Raymond

TAX DEEDED PROPERTY NOTICE OF SALE

By virtue of its authority under NH RSA 80:80, the Town of Raymond offers for sale a parcel of tax deeded land. **Sealed bids will be accepted until 12:00 p.m. on Friday, December 11, 2020 in the Community Development Department located at 4 Epping Street, Raymond, New Hampshire 03077.** A public opening of bids received will occur at the next regularly scheduled Board of Selectmen's meeting. During the opening of bids, each bid will be read aloud. The following is the parcel offered for sale:

1. 129 Langford Road - Tax Map 31, Lot 64, comprising 3.5 acres.

129 Langford Road

Tax Map 31, Lot 64

Owner: Town of Raymond

Prepared: November 2020

1. Parcel Street Address – 129 Langford Road

- Parcel is Identified as Tax Map 31 - Lot 64, comprising 3.5 acres.
- Parcel's assessed value: \$193,300.00
- 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 estimated amount of \$500.00.
- The successful 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 \$500.00 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 sixty (60) 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 invitation must be received, in writing by mail, fax or email no later than 12:00 p.m. on December 4th—2020. Any/all questions received, and responses, will be posted on the Town website no later than 4:00 p.m. on December 7th, 2020. It is the responsibility of the bidders to check on-line and account for any addendum so issued. Questions may be **faxed to (603) 895-7064 to Attention: Tax Deed Property Questions, mailed to Tax Deed Property Questions, Raymond Town Hall, 4 Epping Street, Raymond, NH 03077 or e-mailed to dgiberson@raymondnh.gov or sgardner@raymondnh.gov with Tax Deed Property Questions in the subject line of the e-mail.**
- If mailed, bid must be in a separate sealed envelope clearly marked "**Sale of Tax Deeded Land, Month/Year, Raymond, NH**" to protect against them being opened in error. Bid may be faxed to **(603) 895-7064, Attention: Sale of Tax Deeded Land, Month/Year, Raymond, NH,** mailed to **Sale of Tax Deeded Land, Month/Year, Raymond, NH, Raymond Town Hall, 4 Epping Street, Raymond, NH 03077** or e-mailed to **dgiberson@raymondnh.gov or sgardner@raymondnh.gov with Tax Deed Property Questions in the subject line of the e-mail.**
- Each bidder is required to note on the Bid Form their intended use of the property, i.e. owner-occupied single-family residence, absorption into an adjacent lot, etc.
- The Town reserves the right to reject any and all bids and waive any minor or nonmaterial informalities, if deemed to be in the best interests of the Town.

Conditions of Sale

- 1) There is a minimum acceptable bid of **\$82,500 (Eighty-two thousand and five-hundred Dollars)**.
- 2) You must use the bid form contained in this notice of sale.
- 3) You must submit the bid form in a sealed & clearly marked envelope.
- 4) You must submit a deposit of \$500.00, 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.
- 5) If you are informed that you are the successful bidder, you will have fifteen (15) days in which to pay the bid amount for the parcel that you have bid upon. This will be held 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 (15) days, the initial bid deposit of \$500.00 will become the property of the Town and the Town may sell to an alternate bidder.
- 6) In addition to the purchase price and a lump sum fee of \$500.00 to cover the Town's costs, you must also pay the transfer tax, the recording fee for any notices of a merger of lots, and any similar closing costs of which none are currently known to exist.
- 7) The property is being sold in "As Is" condition. The Town makes NO WARRANTY of any information contained herein. The parcel is being 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 property is being sold as a tax deeded property 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.
- 8) The Town will provide the successful bidder with a Quit Claim Deed for the real estate and will record the deed at the Rockingham County Registry of Deeds.

Town of Raymond Tax Deed Property Sale

Bid Form

(Please Print or Type)

Name of Bidder:

Address:

Contact Person:

Telephone Number:

Cell Phone Number:

--	--

E-mail Address:

Submitted herewith is my bid for land identified as Map #_____ Lot #_____:

Bid Price In Numbers: _____

Bid Price in Words (Dollars and Cents): _____

Intended use of the property

--

This bid is accompanied by a bid deposit (cash or bank check) in the amount of \$500.00 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

**129 Langford Road
Tax Map 31 – Lot 64
3.5 Acres**





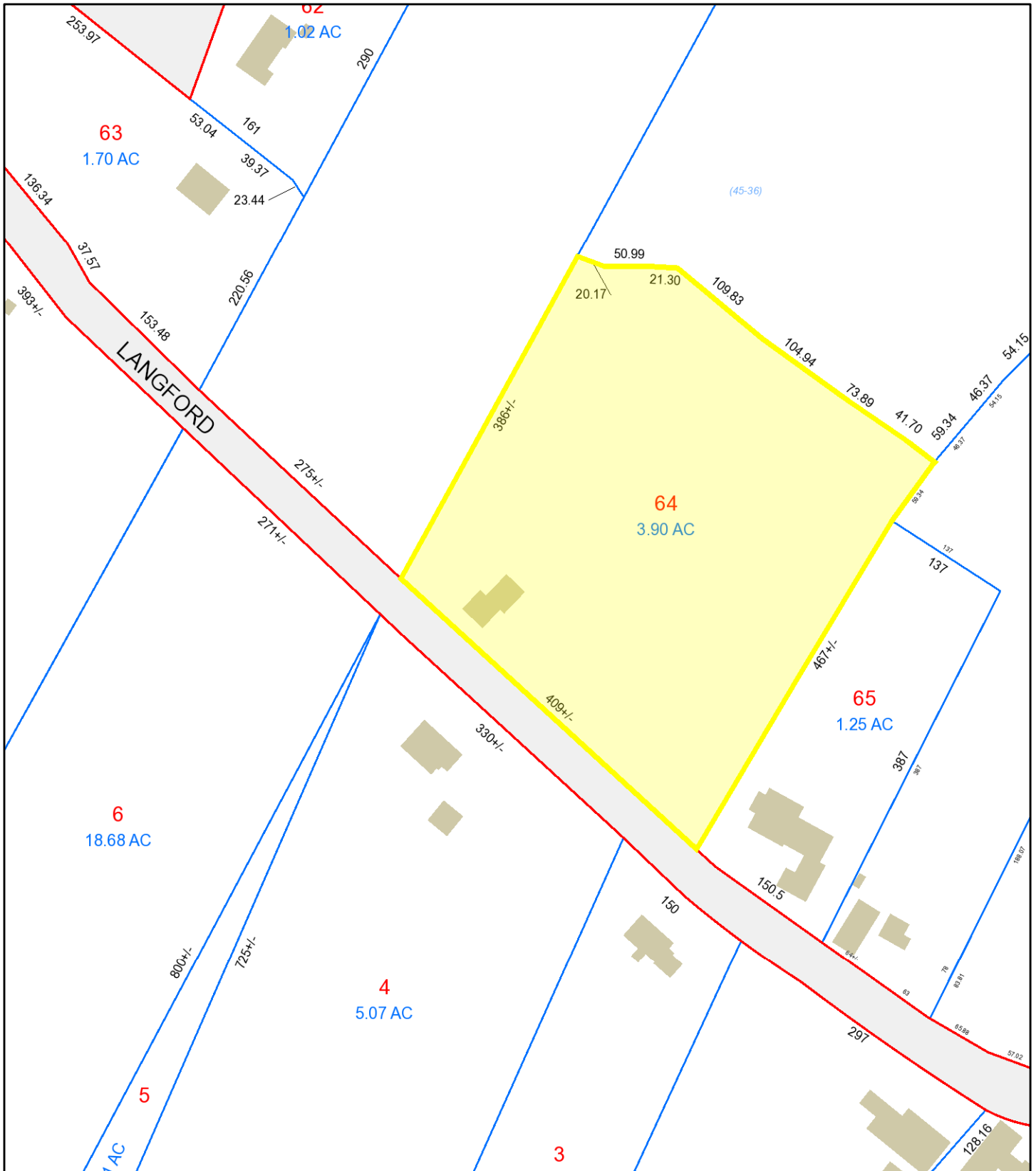


Raymond, NH

1 inch = 137 Feet



October 26, 2020



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.

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		VISION	
RAYMOND, TOWN OF		1 Level		5 Well		1 Paved		3 Rural		Description		2230	
4 EPPING STREET		8 Ledge		6 Septic						EXEMPT		RAYMOND, NH	
RAYMOND NH 03077										EXM LAND			
										9030			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			
										77,300			
										116,000			

31604

BK 5874 PG 2607

TAX COLLECTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS

That I, Sharon E. Walls, Tax Collector of the Town of Raymond, in the County of Rockingham, and State of New Hampshire, for the tax year 2012, lien date May, 9, 2013, by the authority in me vested by the laws of the state, and in consideration of \$1.00 and other valuable consideration to me paid by the Town of Raymond, located at 4 Epping Street, Raymond, NH 03077, do hereby sell and convey to the said Town of Raymond successors/heirs and assigns a certain tract or parcel of land situated in the Town of Raymond, NH, aforesaid, to have and to hold with the appurtenances forever, taxed by the Assessing Officials in 2012 to:

Nancy A. Harney, c/o Jan Stewart, 9 Hilltop Place, Banyo, Queensland 4014, Australia

Located at and described in the Raymond, NH Warrant Books as: Tax Map/Lot 031/000/064. A certain lot or parcel of land with the buildings thereon situated on the Northerly side of Langford Road in Raymond, NH, containing, by estimation, 3.5 acres.

Deeded for 100% common and undivided interest.

Meaning and intended to describe and convey the same premises conveyed to Priscilla Ann Walker and Nelson E. Walker by Quitclaim Covenants, date April 25, 1972, and recorded in the Rockingham County Registry of Deeds in Book 2134 Page 098.

This deed is the result of the tax lien execution at the Raymond Town Office Building located at 4 Epping Street in the Town of Raymond, New Hampshire on May 9, 2013, and I hereby covenant with the said Town of Raymond 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 21st day of Nov. in the year of our Lord Two Thousand and Seventeen.

Sharon E. Walls
Sharon E. Walls, Tax Collector

State of New Hampshire, Rockingham ss. Rockingham

Personally appearing, Sharon E. Walls, above-named and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me,

Kathy L. Cramer
KATHY L. CRAMER, Notary Public
State of New Hampshire
My Commission Expires June 7, 2022

2017 NOV 29 AM 9:54

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

052912