

CITY COUNCIL MEETING

AGENDA ITEM VI



CITY OF FRANKLIN
COUNCIL AGENDA REPORT
City Council meeting August 2014

From: Elizabeth Dragon – City Manager
Subject: Sale of Tax Deeded Property to Mortgage holder
30 South Sulloway Street (116-148-00) (land & building)

Recommended Motion: "I move the Franklin City Council sell 30 South Sulloway Street (116-148-00) to James Xarras- the current mortgage holder- for back taxes interest and fees due in total \$15,560.32".

Discussion: For failure to pay property taxes the above property was recently tax deeded to the City of Franklin.

Copy of mortgage on the property attached (\$114,000). We did not have a current address for the mortgage holder and as a result he missed his opportunity to redeem the property before tax deeding. Therefore, instead he is seeking to now pay all taxes and interest due to purchase the property and protect his \$114,000 mortgage interest.

The property was taken by tax deed on May 5th. The city gave notice to John & Malinda Clark regarding their right to repurchase. Sufficient time has passed and they have not come forward with the funds needed to repurchase.

The property owner (John & Malinda Clark) were served notice to vacate the property by the Sheriff's office. The property owners came to agreement to vacate by July 25th.

The city cannot sell the property until 90 days have passed from the taking of the property-the August 4th council meeting meets the 90 day requirement.

Paul Fitzgerald's office prepared all the closing documents.

If the council approves the sale of the property to the mortgage holder-I will schedule the closing sometime before week's end.

This proposed motion is contingent upon receiving all funds.

Attachments/Exhibits: 1. Property card & tax statement

Return to:
James L. Xarras
c/o Summit Management
29 Legate Hill Rd.
Sterling, Ma. 01564

Doc# 507460
Book: 2502
Page: 830 - 831
Filed & Recorded
05/14/2003 11:13:55 AM
KATHI L. GRAY, CPO, REGISTER

HERRINGHAM COUNTY REGISTRY OF DEEDS
RECORDING \$ 14.00
SURCHARGE \$ 2.08
POSTAGE \$ 0.37

Book 2502 Page 830

14.37
2-

MORTGAGE

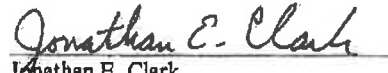
KNOW ALL PERSONS BY THESE PRESENTS, that Jonathan E. Clark and Malinda B. Clark (hereinafter called Mortgagors), for consideration paid, grant to James L. Xarras (hereinafter called Mortgagee), with Mortgage Covenants, to secure the payment of One Hundred and Fourteen Thousand and 00/100 Dollars (\$114,000.00), with ten percent (10%) interest, payable and the performance of all the agreements and conditions as provided in Note of even date, the real property described in Schedule A attached hereto.

This Mortgage is upon the statutory conditions, for any breach of which the Mortgagee shall have the remedies provided by law.

Dated this 9 day of May, 2003.



Witness



Jonathan E. Clark

Witness

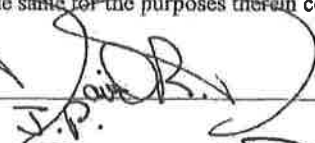


Malinda B. Clark

STATE OF NEW HAMPSHIRE

COUNTY OF BELKNAP

Personally appeared Jonathan E. Clark and Malinda B. Clark known to me or personally proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained. Before me, this 9th day of May, 2003.



David R. Dinamo
Comm. expires 2/14/06

File No: 03021216

Exhibit A - Mortgage

Two certain tracts of land, with the buildings thereon, situated in Franklin, Merrimack County, New Hampshire, bounded and described as follows:

Tract I

Beginning at a point on the southerly side of Sulloway Street in Aiken Heights Addition, at the northwest corner of land of the Greek Orthodox Church. This point of beginning is Four Hundred Fifteen (415) feet westerly from the intersection of the southerly side of Sulloway Street with the westerly side of Edwards Street; thence running southwesterly along the line of the Greek Orthodox Church property a distance of Two Hundred Five (205) feet, more or less, to an iron pin at the top of the slope;

thence turning and running westerly a distance of One Hundred Eighteen (118) feet along the top of the slope to an iron pin;

thence turning and running northeasterly a distance of One Hundred Sixty-One (161) feet to a point on the circumference of a Forty (40) foot radius turning circle at the westerly end of Sulloway Street;

thence turning and running southeasterly along the circumference of the turning circle as measured by a chord of Thirty-Five (35) feet to the point of the beginning.

Tract II

Beginning at the top of the slope at the southeast corner of land formerly of Alonzo W. and Carol B. Perry as that land existed before the Perrys added Fifteen (15) feet to their property at the top of the slope by acquiring a triangular parcel of land from the Greek Orthodox Church by deed recorded in the Merrimack County Registry of Deeds in Book 747, Page 124; thence running northwesterly along the southerly line of Tract I a distance of One Hundred Three (103) feet to the southwest corner of the Perry land;

thence turning and running South 30 degrees West extending the westerly property line of Tract I down the steep slope to a point Fifteen (15) feet upward from the foot of the slope;

thence turning and running North 21 degrees east up the slope to the point of beginning. This last described course is an extension of the easterly property line of land of the Perrys as that land existed before the above cited acquisition.

also conveyed is a right-of-way in common with other adjoining property owners over the fifteen (15) foot strip of land between the southerly line of Tract II and the foot of the steep slope.

Reference is hereby made to a deed to the mortgagor(s) of near or even date to be recorded herewith.

MERRIMACK COUNTY RECORDS

Kath. L. Gray, CPO, Register

*MK
8.0*

CITY OF FRANKLIN
316 CENTRAL STREET
FRANKLIN NH 03235

Docket Number: 201400006824
Recorded in Merrimack County, NH
Kathi L. Guay, CPO, Register
BK: 3438 PG: 2317, 5/8/2014 10:38 AM
RECORDING \$10.00
SURCHARGE \$2.00

Know all Men by these Presence

B
10.49
2-

That I, Holly A. Burbank, Tax Collector for the City of Franklin, in the County of Merrimack and State of New Hampshire, for the year **2011** by the authority in me vested by the laws of the State of New Hampshire, and in consideration of **Four Thousand Eight Hundred Seventeen Dollars and Fifty-Three Cents (\$4817.53)** to me paid by the City of Franklin successors/heirs and assigns, a certain tract of parcel of land situated in the City of Franklin, NH aforesaid. Taxed by the Assessors in **2011** to **Jonathan E. and Malinda B. Clark** and described in the Invoice Books as:

**Land and Building, 30 South Sulloway Street
Acreage: 0.960
Map 116 Lot 148-00**

This deed is the result of the tax lien execution held at City Hall in the City of Franklin, New Hampshire, on the **Fourteenth Day of March 2012**. To have and to hold the said Premises, with the appurtenances, to the said City of Franklin successors/heirs and assigns forever. And I hereby covenant with the said City of Franklin 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 **Twenty-Fourth day of April**, in the year of our Lord **Two Thousand and Fourteen**.



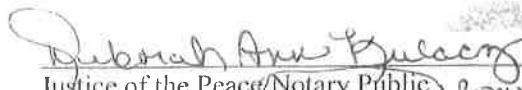
Holly A. Burbank, Tax Collector

MERRIMACK COUNTY RECORDS

 CPO, Register

State of New Hampshire, Merrimack, ss. April 24, 2014

Personally appearing Holly A. Burbank above named, and acknowledges the foregoing instrument to be her voluntary act and deed. Before me,


Justice of the Peace/Notary Public comm up 7-10-18


CITY OF FRANKLIN

316 Central Street

Franklin, NH 03235

Office Hours

Monday - Friday

8:15 AM - 5:00 PM

(603) 934-3109

**CLARK, JONATHAN E
CLARK, MALINDA B
30 SOUTH SULLOWAY STREET
FRANKLIN, NH 03235**

**OFFICE OF THE TAX COLLECTOR
SUMMARY OF ACTIVITY FOR 000116 000148 000000
Printed Monday, April 21, 2014
Interest Calculated As Of 04/24/2014**

Map Lot Sub: 000116 000148 000000

Invoice: 2011L01415898		Acres: 0.96	Location: 30 SOUTH SULLOWAY STREE		
Bill Amount: \$ 3,419.73		Due Date: 04/22/2011			
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
05/31/2011	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 29.00	\$ 0.00
02/22/2013	Other Penalty	\$ 0.00	\$ 0.00	\$ 15.20	\$ 0.00
02/22/2013	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 23.58	\$ 0.00
06/21/2013	Payment of \$52.58	\$ 0.00	\$ 0.00	(\$ 52.58)	\$ 0.00
06/21/2013	Payment of \$452.48	\$ 0.00	(\$ 452.48)	\$ 0.00	\$ 0.00
06/21/2013	CLARK, JONATHAN E	(\$ 52.58)	\$ 0.00	(\$ 52.58)	\$ 0.00
06/21/2013	CLARK, JONATHAN E	\$ 0.00	(\$ 452.48)	\$ 0.00	\$ 0.00
06/21/2013	Returned Check	\$ 0.00	\$ 0.00	\$ 29.81	\$ 0.00
06/28/2013	Payment of \$52.58	(\$ 52.58)	\$ 0.00	\$ 0.00	\$ 0.00
06/28/2013	Payment of \$29.81	\$ 0.00	\$ 0.00	(\$ 29.81)	\$ 0.00
06/28/2013	Payment of \$444.21	\$ 0.00	(\$ 444.21)	\$ 0.00	\$ 0.00
09/26/2013	Payment of \$1,053.35	\$ 0.00	(\$ 1,053.35)	\$ 0.00	\$ 0.00
09/26/2013	Payment of \$746.65	(\$ 746.65)	\$ 0.00	\$ 0.00	\$ 0.00
11/27/2013	Payment of \$81.73	\$ 0.00	(\$ 81.73)	\$ 0.00	\$ 0.00
11/27/2013	Payment of \$518.27	(\$ 518.27)	\$ 0.00	\$ 0.00	\$ 0.00
12/02/2013	Payment of \$5.31	\$ 0.00	(\$ 5.31)	\$ 0.00	\$ 0.00
12/02/2013	Payment of \$594.69	(\$ 594.69)	\$ 0.00	\$ 0.00	\$ 0.00
01/24/2014	Payment of \$40.78	\$ 0.00	(\$ 40.78)	\$ 0.00	\$ 0.00
01/24/2014	Payment of \$559.22	(\$ 559.22)	\$ 0.00	\$ 0.00	\$ 0.00
04/24/2014	Int/Pen From 01/24/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 558.18
Per Diem:	0.4936	Total Due For Invoice 2011L01415898:			\$ 1,559.08

Invoice: 2012L01439224		Acres: 0.96	Location: 30 SOUTH SULLOWAY STREE		
Bill Amount: \$ 3,441.56		Due Date: 03/14/2012			
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
04/04/2012	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 28.00	\$ 0.00
03/04/2014	Deed Notice	\$ 0.00	\$ 0.00	\$ 39.42	\$ 0.00
04/24/2014	Int/Pen From 03/14/2012	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,375.97
Per Diem:	1.6972	Total Due For Invoice 2012L01439224:			\$ 4,817.53

Invoice: 2013L01464583		Acres: 0.96	Location: 30 SOUTH SULLOWAY STREE		
Bill Amount: \$ 3,554.99		Due Date: 03/13/2013			
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
04/18/2013	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 23.58	\$ 0.00
04/24/2014	Int/Pen From 03/13/2013	\$ 0.00	\$ 0.00	\$ 0.00	\$ 737.11
Per Diem:	1.7531	Total Due For Invoice 2013L01464583:			\$ 4,292.10

Invoice: 2013L03000053		Acres: 0.96	Location: 30 SOUTH SULLOWAY STREE		
		Bill Amount: \$ 3,363.07	Due Date: 03/18/2014		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
04/16/2014	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 23.90	\$ 0.00
04/24/2014	Int/Pen From 03/18/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 85.26
Per Diem: 1.6585		Total Due For Invoice 2013L03000053:			\$ 3,448.33

Invoice: 2014S05483172		Acres: 0.00	Location: 30 SOUTH SULLOWAY STREE		
		Bill Amount: \$ 111.95	Due Date: 01/02/2014		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
12/02/2013	CLARK JONATHAN E	\$ 15.42	\$ 0.00	\$ 0.00	\$ 0.00
04/24/2014	Int/Pen From 01/02/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 4.44
Per Diem: 0.0397		Total Due For Invoice 2014S05483172:			\$ 100.97

Invoice: 2014S23000128		Acres: 0.00	Location: 30 SOUTH SULLOWAY STREE		
		Bill Amount: \$ 105.82	Due Date: 04/07/2014		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
04/24/2014	Int/Pen From 04/07/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.74
Per Diem: 0.0435		Total Due For Invoice 2014S23000128:			\$ 106.56

Invoice: 2014W05483171		Acres: 0.00	Location: 30 SOUTH SULLOWAY STREE		
		Bill Amount: \$ 87.65	Due Date: 01/02/2014		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
04/24/2014	Int/Pen From 01/02/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 4.03
Per Diem: 0.0360		Total Due For Invoice 2014W05483171:			\$ 91.68

Invoice: 2014W23000128		Acres: 0.00	Location: 30 SOUTH SULLOWAY STREE		
		Bill Amount: \$ 83.14	Due Date: 04/07/2014		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
04/24/2014	Int/Pen From 04/07/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.58
Per Diem: 0.0342		Total Due For Invoice 2014W23000128:			\$ 83.72

Total Due For Parcel 000116 000148 000000: \$ 14,499.97

Per Diem: 5.7558 Total Due For All Parcels: \$ 14,499.97

<u>LEVY YEAR TAX TYPE INFORMATION</u>		
B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water

Interest through August 4th (100 Days)
@ Per Diem =
of 5.7558

575.88

15075.85
w/s Bill + 264.53

15,340.38

CITY OF FRANKLIN

316 Central Street

Franklin, NH 03235

Office Hours

Monday - Friday

8:15 AM - 5:00 PM

(603) 934-3109

**FRANKLIN, CITY OF
316 CENTRAL STREET
FRANKLIN, NH 03235**

**OFFICE OF THE TAX COLLECTOR
SUMMARY OF ACTIVITY FOR 000116 000148 000000
Printed Thursday, July 17, 2014
Interest Calculated As Of 08/04/2014**

Map Lot Sub: 000116 000148 000000

Invoice: 2014S24000128		Acres: 0.00	Location: 30 SOUTH SULLOWAY STREE		
		Bill Amount: \$ 130.34	Due Date: 07/07/2014		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
08/04/2014	Int/Pen From 07/07/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1.50
Per Diem: 0.0536		Total Due For Invoice 2014S24000128:			\$ 131.84

Invoice: 2014W24000128		Acres: 0.00	Location: 30 SOUTH SULLOWAY STREE		
		Bill Amount: \$ 131.18	Due Date: 07/07/2014		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
08/04/2014	Int/Pen From 07/07/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1.51
Per Diem: 0.0539		Total Due For Invoice 2014W24000128:			\$ 132.69

Total Due For Parcel 000116 000148 000000: \$ 264.53

Per Diem: 0.1075 Total Due For All Parcels: \$ 264.53

LEVY YEAR TAX TYPE INFORMATION

B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN: 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS.				
		6. FILE NUMBER: FRANKLIN TO XARRAS			7. LOAN NUMBER:	
		8. MORTGAGE INS CASE NUMBER:				
C. NOTE: <i>This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.</i> 1.0 3/98 (FRANKLIN TO XARRAS.PFD/FRANKLIN TO XARRAS/2)						
D. NAME AND ADDRESS OF BUYER: James L. Xarras 66 Independence Drive Leominster, MA 01453		E. NAME AND ADDRESS OF SELLER: City of Franklin 316 Central Street Franklin, NH 03235		F. NAME AND ADDRESS OF LENDER:		
G. PROPERTY LOCATION: 30 South Sulloway Street Franklin, NH 03235 Merrimack County, New Hampshire		H. SETTLEMENT AGENT: Wescott Law, PA PLACE OF SETTLEMENT 316 Central Street Franklin, NH 03235		I. SETTLEMENT DATE: August 5, 2014		
J. SUMMARY OF BUYER'S TRANSACTION			K. SUMMARY OF SELLER'S TRANSACTION			
100. GROSS AMOUNT DUE FROM BUYER:			400. GROSS AMOUNT DUE TO SELLER:			
101. Contract Sales Price		15,340.38	401. Contract Sales Price		15,340.38	
102. Personal Property			402. Personal Property			
103. Settlement Charges to Buyer (Line 1400)		219.94	403.			
104.			404.			
105.			405.			
<i>Adjustments For Items Paid By Seller in advance</i>			<i>Adjustments For Items Paid By Seller in advance</i>			
106. City/Town Taxes	to		406. City/Town Taxes	to		
107. County Taxes	to		407. County Taxes	to		
108. Assessments	to		408. Assessments	to		
109.			409.			
110.			410.			
111.			411.			
112.			412.			
120. GROSS AMOUNT DUE FROM BUYER		15,560.32	420. GROSS AMOUNT DUE TO SELLER		15,340.38	
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:			500. REDUCTIONS IN AMOUNT DUE TO SELLER:			
201. Deposit or earnest money			501. Excess Deposit (See Instructions)			
202. Principal Amount of New Loan(s)			502. Settlement Charges to Seller (Line 1400)			
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to			
204.			504. Payoff of first Mortgage			
205.			505. Payoff of second Mortgage			
206.			506.			
207.			507.			
208.			508.			
209.			509.			
<i>Adjustments For Items Unpaid By Seller</i>			<i>Adjustments For Items Unpaid By Seller</i>			
210. City/Town Taxes	to		510. City/Town Taxes	to		
211. County Taxes	to		511. County Taxes	to		
212. Assessments	to		512. Assessments	to		
213.			513.			
214.			514.			
215.			515.			
216.			516.			
217.			517.			
218.			518.			
219.			519.			
220. TOTAL PAID BY/FOR BUYER			520. TOTAL REDUCTION AMOUNT DUE SELLER			
300. CASH AT SETTLEMENT FROM/TO BUYER:			600. CASH AT SETTLEMENT TO/FROM SELLER:			
301. Gross Amount Due From Buyer (Line 120)		15,560.32	601. Gross Amount Due To Seller (Line 420)		15,340.38	
302. Less Amount Paid By/For Buyer (Line 220)	(602. Less Reductions Due Seller (Line 520)	(
303. CASH (X FROM) (TO) BUYER		15,560.32	603. CASH (X TO) (FROM) SELLER		15,340.38	

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Buyer

James L. Xarras

Seller

City of Franklin

SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price			\$	@	%		PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
<i>Division of Commission (line 700) as Follows:</i>								
701.	\$	to						
702.	\$	to						
703.	Commission Paid at Settlement							
704.		to						
800. ITEMS PAYABLE IN CONNECTION WITH LOAN								
801.	Loan Origination Fee	%	to					
802.	Loan Discount	%	to					
803.	Appraisal Fee		to					
804.	Credit Report		to					
805.	Lender's Inspection Fee		to					
806.	Mortgage Ins. App. Fee		to					
807.	Assumption Fee		to					
808.								
809.								
810.								
811.								
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE								
901.	Interest From	to	@ \$	/day	(days)	%
902.	MIP TotIns. for LifeOfLoan	for	months	to				
903.	Hazard Insurance Premium for	years	to					
904.								
905.								
1000. RESERVES DEPOSITED WITH LENDER								
1001.	Hazard Insurance	months	@ \$	per	month			
1002.	Mortgage Insurance	months	@ \$	per	month			
1003.	City/Town Taxes	months	@ \$	per	month			
1004.	County Taxes	months	@ \$	per	month			
1005.	Assessments	months	@ \$	per	month			
1006.		months	@ \$	per	month			
1007.		months	@ \$	per	month			
1008.		months	@ \$	per	month			
1100. TITLE CHARGES								
1101.	Settlement or Closing Fee	to						
1102.	Abstract or Title Search	to						
1103.	Title Examination	to						
1104.	Title Insurance Binder	to						
1105.	Document Preparation	to						
1106.	Notary Fees	to						
1107.	Attorney's Fees	to						
	<i>(includes above item numbers:</i>)			
1108.	Title Insurance	to						
	<i>(includes above item numbers:</i>)			
1109.	Lender's Coverage	\$						
1110.	Owner's Coverage	\$						
1111.								
1112.								
1113.								
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES								
1201.	Recording Fees: Deed \$	16.49	; Mortgage \$; Releases \$		16.49	
1202.	City/County Tax/Stamps: Deed		0.00	; Mortgage				
1203.	State Tax/Stamps: Deed		116.00	; Mortgage			116.00	
1204.	LCHIP Surcharge	to	Merrimack County Registry of Deeds				25.00	
1205.	Recording Fee	to	Merrimack County Registry of Deeds				12.45	
1300. ADDITIONAL SETTLEMENT CHARGES								
1301.	Survey	to						
1302.	Pest Inspection	to						
1303.	Quitclaim Deed Fee	to	City of Franklin				50.00	
1304.								
1305.								
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)							219.94	

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.

Wescott Law, PA
Settlement Agent

DISBURSEMENTS SUMMARY / BALANCE SHEET

Buyer: James L. Xarras
Seller: City of Franklin
Settlement Agent: Wescott Law, PA
(603)524-2166
Place of Settlement: 316 Central Street
Franklin, NH 03235
Settlement Date: August 5, 2014
Property Location: 30 South Sulloway Street
Franklin, NH 03235
Merrimack County, New Hampshire

INCOMING FUNDS

James L. Xarras

15,560.32

Total Incoming Funds

15,560.32

DISBURSEMENTS

Merrimack County Registry of Deeds
Merrimack County Registry of Deeds
City of Franklin
City of Franklin
Merrimack County Registry of Deeds
Recording Fees
State Tax/Stamps

LCHIP Surcharge
Recording Fee
Quitclaim Deed Fee
Closing Proceeds
Government Charges

16.49
116.00

25.00
12.45
50.00
15,340.38
132.49

Number of checks - 5

Total Disbursements

15,560.32

QUITCLAIM DEED
Statutory Short Form

THE CITY OF FRANKLIN, a New Hampshire Municipal Corporation, with a mailing address of Memorial Hall, 316 Central Street, Franklin, Merrimack County, New Hampshire, 03235, for consideration paid, grants to **JAMES L. XARRAS**, with a mailing address of 66 Independence Drive, Leominster, Massachusetts, 01453, with **QUITCLAIM COVENANTS:**

A certain tract of land with the buildings and improvements thereon on South Sulloway Street, in Franklin, Merrimack County, New Hampshire, taxed by the Assessors in 2011 to Jonathan E. and Malinda B. Clark and described as follows:

Land & Building, 30 South Sulloway Street
Acreage: 0.960
Map 116 Lot 148-00

Meaning and intending to convey the same premises described and conveyed in Tax Collector's Deed dated April 24, 2014, recorded at the Merrimack County Registry of Deeds in Book 3438, Page 2315.

This Quitclaim Deed is given pursuant to vote authorizing this sale by the Franklin City Council on August 4, 2014.

The above property is not subject to any homestead rights of the Grantor.

This Quitclaim Deed is signed this _____ day of _____, 2104.

The City of Franklin
Kenneth Merrifield, Mayor
Duly Authorized

**STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK**

On this ____ day of _____, 2014, before me, the undersigned officer, personally appeared **KENNETH MERRIFIELD**, Mayor of the City of Franklin, 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: _____