

**NOTICE OF SALE
TAX DEEDED PROPERTIES**

NOTICE IS HEREBY GIVEN that, in accordance with the provisions of RSA 80:80 (II), the Town of Newport, by its Selectmen duly authorized, will accept sealed bids on the following parcels acquired by the Town by Tax Deed.

The parcels are:

Parcel #	Street Address	Tax Map/Lot #	Minimum Bid	Viewing Time On 8/24/2016
1	8 Central Street	114/005	\$15,000	9:00 AM
2	13 Sullivan Street	111/269	\$15,000	9:30 AM

Persons interested in purchasing any of these parcels shall submit separate sealed bids for each parcel, delivered or mailed to the office of the Town Manager, 15 Sunapee Street, Newport, NH 03773. Separate bids must be submitted for each property the bidder wishes to acquire. All bids must be submitted on the bid form attached hereto.

All bids must be received at the office of the Town Manager by 4:00 pm, August 29, 2016. The bids will be opened in public on August 29, 2016 at the Board of Selectmen's meeting at or about 6:30 pm at the Newport Town Office, 15 Sunapee Street, Newport, NH 03773. Each property will be sold to the highest qualified bidder for that property. The Town will deliver the deed and the successful bidder must pay the balance of the purchase price within thirty (30) days from the date of the bid opening or forfeit the bid deposit.

Prospective bidders may bid on any or all of the listed parcels, but each bid must be accompanied by a bank treasurer's check in the amount of \$1,000 for each property payable to the Town of Newport as a bid deposit. Bid deposit checks will be cashed and credited against the purchase price if the bid is accepted. Other checks will be returned to unsuccessful bidders. The completed bid form and the bid deposit checks must be placed in separate sealed envelopes with the property address of the parcel to which the bid applies noted on the outside of the envelope. Bids must also include adequate proof of funding or financing for the balance of the bid amount and other payments as noted below.

Each bid must be submitted on a form specified by the Town and available at the Town Office and in the "Employment & Contractor Opportunities" section of the Town's web site – www.newportnh.net. Bids must clearly state which property the bid applies to and state the amount the bidder is willing to pay for that parcel. Bidders may submit multiple bids, but each bid must be submitted in a separate sealed envelope with the required bid deposit. All bids must be unconditional, and if accepted, cannot be withdrawn.

Each property is being offered by the Town in "as is" condition with no written or implied warranties as to the condition of the property, the availability of utilities or services or any representation concerning permitted uses under the Town's land use ordinances. The Town does not guarantee that title insurance will be available for these parcels. Properties may not be entered or encroached upon without a Town escort on the date and time listed above. At closing, in addition to the amount bid, the successful bidder must pay a pro-rata share of 2016 real estate taxes computed as if the property were privately owned on April 1, 2016.

The Town will furnish deeds without covenants conveying each property subject to all existing easements and rights-of-way which existed at the time of the tax deeding. The Board of Selectmen reserves the right to reject any and all bids and to impose other conditions on the sales at the time of the bid opening. Questions should be directed to Shane O'Keefe, Town Manager, 15 Sunapee Street, Newport, NH 03773.

Town of Newport, NH
BY ITS BOARD OF SELECTMEN
August 1, 2015

**Town of Newport, NH
Tax Deed Property Sale**

Required Bid Form

(You MUST Use a Separate Form for Each Parcel on which you are bidding)

(Please Print or Type – all information must be legibly entered)

Name of Bidder: _____

Address: _____

Contact Person _____

Telephone Fax Email Address

Submitted herewith is my bid for:

PARCEL ADDRESS: _____

MAP # _____ Lot # _____

BID AMOUNT:

In Numbers: \$ _____

In Words: _____
Dollars (Whole dollars, do not include cents)

This bid is accompanied by a bid deposit (bank treasurer's check only) in the amount of \$1,000.00 which the Town may hold for thirty (30) days while it evaluates this bid. I understand that if I am determined by the Town to be the apparent high bidder the Town will cash this check and I forfeit this deposit if I do not pay to the Town, in addition to the foregoing, the sum I bid above within thirty (30) days of bid opening by the Town.

I certify, under the penalties of perjury, that: (1) I have had an opportunity to view the property 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) I have not engaged in discussions, negotiations, or collusion with any person to determine what my bid will be; and, (4) 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. Further, I acknowledge that I have been informed that there is no guarantee that title insurance will be available for this property.

Signature of Bidder

Date

TAX COLLECTOR'S DEED

KNOWN ALL MEN BY THESE PRESENTS

That I, SHANE P O'KEEFE, Tax Collector for the Town of NEWPORT, in the County of SULLIVAN and the State of New Hampshire, for the year 2012 by the authority in me vested by the laws of the State, and for consideration received by the Town of NEWPORT, located at TAX OFFICE, 15 SUNAPEE STREET, NEWPORT, NH 03773, do hereby sell and convey to the Town of NEWPORT, a certain tract or parcel of land situated in the Town of NEWPORT, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2012 to:

BALLOU JR, WILLIS H
and described in the invoice books as:

Map	Lot	Sublot
000114	005000	000000

Located At 8 CENTRAL

Consisting of 0.040 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 1038, Page 570.

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 08/23/2013, 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 2nd day of October in the year of our Lord 2015.

Signed, Sealed and Delivered in the presence of:



SHANE P O'KEEFE
NEWPORT
Tax Collector

State of New Hampshire, County of SULLIVAN, On October 2, 2015
SHANE P O'KEEFE, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me



Amy G. Spreadbury
Amy G. Spreadbury, Notary /J.P.
My Commission expires: 12/20/15



TAX COLLECTOR'S DEED

KNOWN ALL MEN BY THESE PRESENTS

That I, SHANE P O'KEEFE, Tax Collector for the Town of NEWPORT, in the County of SULLIVAN and the State of New Hampshire, for the year 2012 by the authority in me vested by the laws of the State, and for consideration received by the Town of NEWPORT, located at TAX OFFICE, 15 SUNAPEE STREET, NEWPORT, NH 03773, do hereby sell and convey to the Town of NEWPORT, a certain tract or parcel of land situated in the Town of NEWPORT, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2012 to:

DOWNING, HEIRS OF ADA
and described in the invoice books as:

Map	Lot	Sublot
000111	269000	000000

Located At 13 SULLIVAN

Consisting of 0.110 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 302, Page 517.

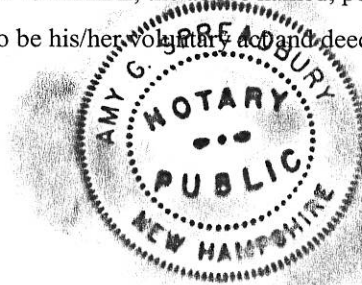
The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town, in the State of New Hampshire on 03/29/2013, to have and to hold said Premises, with the appurtenances, to said Town's successors/heirs and assigns forever. And I hereby covenant with said Town, 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.

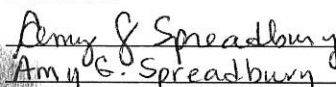
In witness whereof, I have hereunto set my hand and seal, the 2nd day of October in the year of our Lord 2015.

Signed, Sealed and Delivered in the presence of:


SHANE P O'KEEFE
NEWPORT
Tax Collector

State of New Hampshire, County of SULLIVAN, On October 2, 2015
SHANE P O'KEEFE, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me




Amy G. Spreadbury, Notary / J.P.
My Commission expires: 12/20/15

