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APR 25 2016

City of Concord, NH
**Application for Restoration of
Involuntarily Merged Lots Pursuant to RSA 674:39-aa**

CODE ADMINISTRATION

Instructions & General Information for Restoration of Involuntarily Merged Lots

In accordance with RSA 674:39-aa, any owner of a lot or parcel of land merged by municipal action for zoning, assessing, or taxation purpose prior to September 18, 2010 and without the consent of the owner may request that the lots be restored to their premerger status and all zoning and tax maps shall be updated to identify the premerger boundaries of said lots or parcels as recorded at the Merrimack County Registry of Deeds, provided:

- ✓a. The request is submitted to the Concord City Council prior to December 31, 2016.
- ✓b. No owner in the chain of title voluntarily merged his or her lots. If any owner in the chain of title by any overt act or conduct voluntarily merged his or her lots, then all subsequent owners shall be estopped from requesting restoration. The municipality shall have the burden of proof to show that any previous owner voluntarily merged his or her lots.
- c. All decisions of the Concord City Council may be appealed in accordance with the provisions of RSA 676.
- d. The restoration of the lots to their premerger status shall not be deemed to cure any non-conformity with existing local land use ordinances.
- e. In the event the request is granted, the property owner will be required to pay the filing fee to register a Notice of Lot Restoration at the Merrimack County Registry of Deeds.

The procedure for requesting the Restoration of Involuntarily Merged Lots Pursuant to RSA 674:39-aa is as follows:

1. Complete the Application for Restoration of Involuntarily Merged Lots Pursuant to RSA 674:39-aa. The form must be typed or completed in ink.
2. Attach copies of the following documents:
 - ✓a. Deed(s) for each lot or parcel.
 - b. Survey (if available).
 - c. Site plan (if available).
 - d. Approved subdivision plan (if available)
 - e. Pre-merger tax bills (if available)
 - f. If the property was obtained from an estate (inherited), attach copy of the statutory "Notice to Cities and Towns"
 - ✓g. Any other documentation that you think is pertinent

Please be advised that the restoration of involuntarily merged lots may have assessment implications and may only be developed in accordance with the Ordinances of the City of Concord. If the request is granted, the assessment of the restored lots will be effective the following April 1st.

If you have any questions, please contact the City of Concord Zoning Administrator, (603) 225-8580.

City of Concord, NH
**Application for Restoration of
 Involuntarily Merged Lots Pursuant to RSA 674:39-aa**

Applicant Information

Owner(s) Name <u>ALICIA M. MAILHOT</u>
Address/Street Number <u>2 LAWRENCE ST.</u>
City & State <u>CONCORD, NH</u> Telephone (603) <u>674-1381</u>

Current Parcel Information (use additional sheet if more than three parcels involved)*

	Parcel 1	Parcel 2	Parcel 3
Assessor's Map/Block/Lot	NOW KNOWN AS 115/2/2017		
Assessor's Tract Number(s) (if known)	GIS ID 9219		
Street Address or Address Range	2 LAWRENCE ST POSSIBLY 2-4		
Deed Reference Book/Page	B 3197 P 0081-0083 B 2296 P. 282 B. 2015 P 1082		

**Please attach a copy of the deed for each parcel. Please also attach any relevant surveys, site plans, approved subdivision plans, pre-merger tax bills or other documentation that you think is pertinent. This application must be submitted to the City Council prior to December 31, 2016. Please see the Instructions & General Information for additional details.*

Owner's Signature Alicia Mailhot Date 4/21/2016

Owner's Signature Alicia Mailhot Date 4/21/2016

Grantee

18-44
20
21-



1949.00

WARRANTY DEED

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

1 THOUSAND 9 HUNDRED AND 49 DOLLARS

MO.	DAY	YR.	AMOUNT
06	07	2010	\$ 1,949

VOID IF ALTERED

KNOW ALL MEN BY THESE PRESENTS, That, We, **Brian L. Hirst and Rosemary J. Hirst, husband and wife**, with a mailing address of 7 Sunrise Drive, Sutton, Massachusetts 01590, for consideration paid, grant to **Alicia M. Mailhot, unmarried**, with a mailing address of 2 Lawrence Street, Concord, New Hampshire 03301, with **WARRANTY COVENANTS**, the following described property:

A certain tract or parcel of land with the buildings thereon, situated in the City of Concord, County of Merrimack, State of New Hampshire, being more particularly described in Exhibit A attached hereto and made a part hereof.

Meaning and intending to describe and convey the same premises conveyed to the within grantors by Warranty Deed dated September 13, 2001 and recorded in the Merrimack County Registry of Deeds in Book 2296, Page 282.

We, Brian L. Hirst and Rosemary J. Hirst, husband and wife, hereby release any rights of homestead and all other interests therein.

Executed this 28th day of May, 2010.

Brian L. Hirst

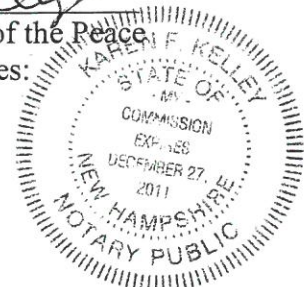
Rosemary J. Hirst

STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack

May 28th, 2010

Personally appeared the above, Brian L. Hirst and Rosemary J. Hirst, known to me or satisfactorily 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, Karen F. Kelley
Notary Public/Justice of the Peace
My Commission expires:



I, Alicia M. Mailhot, hereby certify that all additional provisions to the Purchase and Sales Agreement dated April 20, 2010, as amended, have been met to my satisfaction.

Executed this 28th day of May, 2010.

Alicia M. Mailhot 5/28/10
Alicia M. Mailhot

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

May 28, 2010

Personally appeared the above, Alicia M. Mailhot, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before Me,

Karen F. Kelley
Notary Public/Justice of the Peace
My Commission expires;



Exhibit A

Two certain tracts of land, with the buildings thereon, situate on Lawrence Street, so-called, in said Concord, County of Merrimack and State of New Hampshire, bounded and described as follows:

A certain tract of land with the buildings located two hundred (200) feet westerly of the South Pembroke Road on the Concord Plans in said Concord, bounded and described as follows:

Beginning at an iron pipe driven in the ground at the southwest corner of land now or formerly of Margaret J. Bennie; thence westerly one hundred (100) feet by the north line of a proposed street; thence northerly on a line parallel with the South Pembroke Road one hundred (100) feet to land now or formerly of one Landry; thence easterly by said Landry land one hundred (100) feet to the northwest corner of said Bennie land; thence south by said Bennie land one hundred (100) feet to the bound begun at.

Also another certain tract of land with the buildings thereon located one hundred (100) feet westerly of the South Pembroke Road on the Concord Plains in said Concord, bounded and described as follows:

Beginning at an iron pipe driven in the ground at the southwest corner of land now or formerly of Joseph Modano; thence westerly one hundred (100) feet by the north line of a proposed street; thence northerly on a line parallel with South Pembroke Road one hundred (100) feet to land of one Landry; thence easterly by said Landry land one hundred (100) feet to the northwest corner of said Modano land; thence southerly one hundred (100) feet to the bound begun at.

MERRIMACK COUNTY RECORDS

Kathi L. Gray CPO, Register

144
246
200

1357.00 WARRANTY DEED

Robert J. Clancy, single, of 2 Lawrence Street, Concord, New Hampshire 03301, for consideration paid grant to Brian L. and Rosemary J. Hirst, married, of Two Forge Lane, Sutton, Massachusetts 01590, as joint tenants with rights of survivorship, with warranty covenants, two certain tracts of land, with the buildings thereon, situate on Lawrence Street, so-called, in said Concord, N.H., bounded and described as follows:

A certain tract of land with the buildings located two hundred (200) feet westerly of the South Pembroke Road on the Concord Plains in said Concord, bounded and described as follows:

Beginning at an iron pipe driven in the ground at the southwest corner of land now or formerly of Margaret J. Bennie; thence westerly one hundred (100) feet by the north line of a proposed street; thence northerly on a line parallel with the South Pembroke Road one hundred (100) feet to land now or formerly of one Landry; thence easterly by said Landry land one hundred (100) feet to the northwest corner of said Bennie land; thence south by said Bennie land one hundred (100) feet to the bound begun at.

Also another certain tract of land with the buildings thereon located one hundred (100) feet westerly of the South Pembroke Road on the Concord Plains in said Concord, bounded and described as follows:

Beginning at an iron pipe driven in the ground at the southwest corner of land now or formerly of Joseph Modano; thence westerly one hundred (100) feet by the north line of a proposed street; thence northerly on a line parallel with South Pembroke Road one hundred (100) feet to land of one Landry; thence easterly by said Landry land one hundred (100) feet to the northwest corner of said Modano land; thence southerly one hundred (100) feet to the bound begun at.

Begin the premises known as 2 Lawrence Street, Concord, N.H. and being the same premises conveyed to Robert J. Clancy by fiduciary deed of Robert D. Branch, administrator of the Estate of George J. Bourassa, dated March, 1996 and recorded in the Merrimack County Registry of Deeds, at Book 2015, Page 1082.

Witness my hand this 13th day of September, 2001.

Robert J. Clancy
Robert J. Clancy

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

THOUSAND 3 HUNDRED AND 57 DOLLARS

09/17/2001 498799 \$ 1357.00


VOID IF ACHIEVED

Compliments of:
GREAT EAST TITLE SERVICES
1-800-641-1811

ACKNOWLEDGMENT

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this the 18th day of September, 2001, before me, the undersigned officer, personally appeared Robert J. Clancy, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

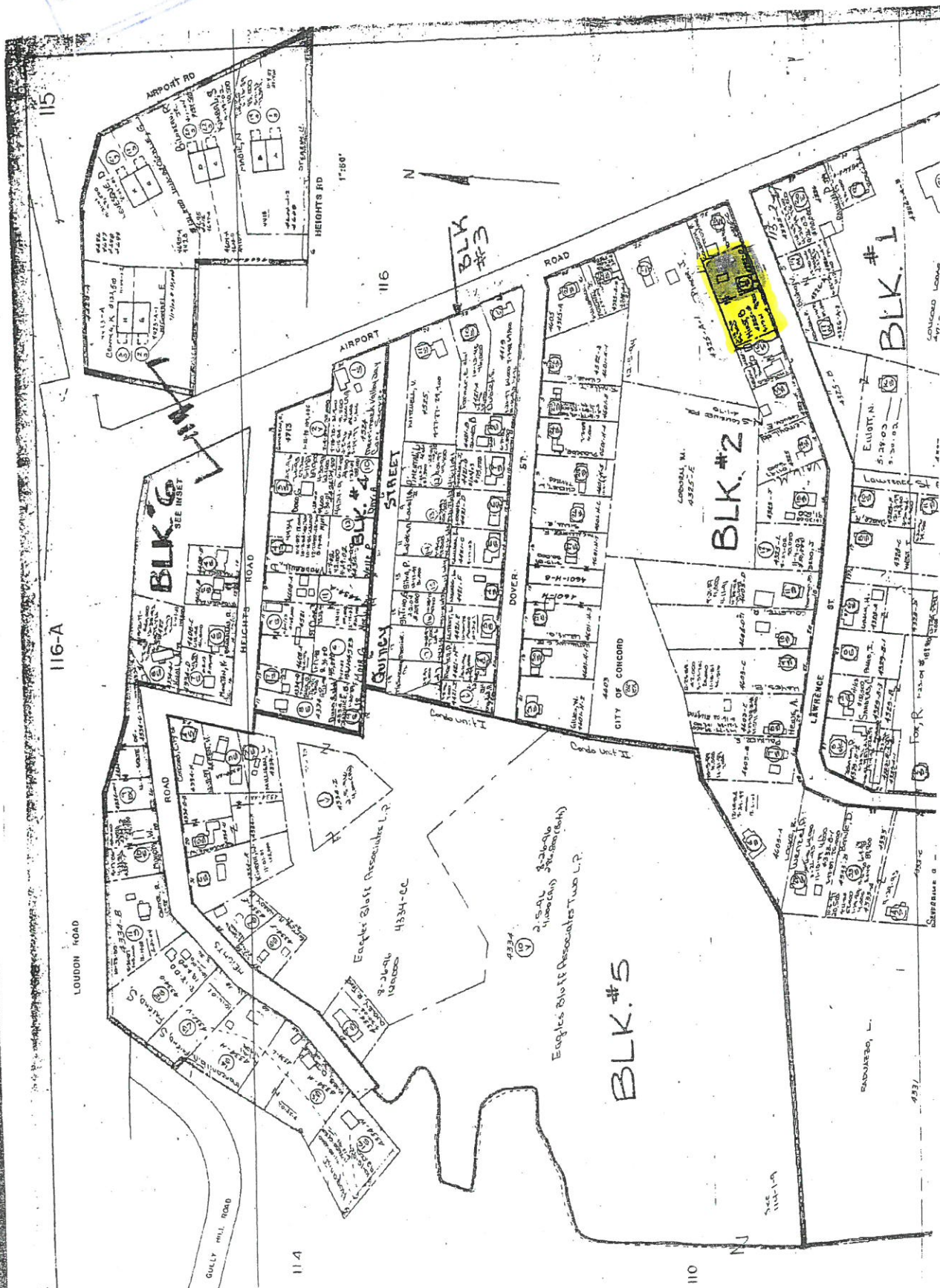

Notary Public/Justice of Peace

Roy Weddleton
Commission Expires 12/12/05



MERRIMACK COUNTY RECORDS
Kathie L. Gray, Register

Completed at
GREAT EAST FINANCIAL
1-888-624-1000



115

116-A

114

110