

**NOTICE OF SALE BY SEALED BID**

The Town of Barrington, as owner of a certain property acquired by Tax Collector's Deed hereby provides notice of sale by sealed bid. This sale includes a property including land and building located at 130 Small Road in Barrington, NH, Map & Lot# 107-0010.

A copy of the bid package, including the General Bid Information and an Official Bid Form for this property is available at the Barrington Town Hall at 333 Calef Highway in Barrington, NH or online at [www.barrington.nh.gov](http://www.barrington.nh.gov). Call 603-664-9007 for more information

All sealed bids must be received in the Selectmen's Office no later than 12:00 noon on Monday, June 23<sup>rd</sup>, 2014, with the map and lot number clearly labeled on the sealed envelope.

***The Selectmen reserve the right to reject any and all bids.***

TAX DEEDED PROPERTY SALE  
BID INFORMATION

The Town of Barrington will accept sealed bids for the sale of a specific parcel of land and building as described below. All sealed bids must be received by the Town of Barrington on the attached "Official Bid Form" **no later than 12:00 Noon on June 23<sup>rd</sup>, 2014**, local time. Submissions must be clearly marked: "TAX DEEDED PROPERTY BID"

Map/ Lot	Address	Type of Property	Registry of Deeds Book/Page	Current Assessment	Minimum Bid
107-0010	130 Small Rd	Residential	3580-0307	\$206,700.00	N/A

**General Requirements:**

1. Bidders can bid on one or more properties on the same bid.
2. All bids shall be submitted on the "Official Bid Form" in a sealed envelope marked "TAX DEEDED PROPERTY BID" and marked with the name, address and phone number of the person submitting the bid.
3. All bids must be received by the Town of Barrington, PO Box 660, 333 Calef Highway (Rte 125), Barrington, NH 03825 by **12:00 Noon on June 23<sup>rd</sup>, 2014**. Bids received after the specified date and time will be returned.
4. Bid offers shall remain valid for 30 days.
5. All bids must include bid security in the amount of 10% of the bid amount by bank certified check or money order made payable to "Town of Barrington". No personal checks or cash will be accepted.
6. Sealed bids will be opened and publicly read aloud at the Barrington Selectmen's Meeting on June 23<sup>rd</sup>, 2014.
7. Following the date on which the bids have been opened the town shall formally notify a party that they are the high bidder and that the town accepted their bid. This notification shall be in writing and the bidder shall have thirty (30) days from the date of this written notification to submit full payment in the form of bank certified check or money order made payable to "Town of Barrington". Again, no personal checks or cash will be accepted.

**Failure to submit full payment within these thirty (30) days will result in the bidder forfeiting their right to the property and the forfeiture of the ten percent (10%) bid security submitted with the bid.**

8. The town will provide the successful bidder(s) with a Quit Claim Deed for the real estate acquired. The town will have the deed recorded at the Strafford County Registry of Deeds.
9. Bid deposits will be returned to all unsuccessful bidders following the execution of a quitclaim deed to the successful bidder. Should the successful bidder default and forfeit the bid, the property will then be offered to the next highest bidder.
10. The properties are being offered as a result of being tax deeded by the Town of Barrington and are being sold "As Is" and without any warranties or guaranties regarding the chain of title or condition of the real estate.
11. All property sold will be subject to any easement, restriction or condition contained in the deed to the property.
12. Taxes for the current year will be prorated from the date of the deeding and will be billed to the new owner(s).
13. In the case of a tie bid the town will determine the high bidder by the toss of a coin.
14. The Town of Barrington reserves the right to accept or reject any and/or all bids or any part thereof, to waive any formality in the process, and to accept the bid considered to be in the best interest of the town. Failure to submit all information called for may be sufficient grounds for disqualification. The Town of Barrington reserves the right to cancel this bid request at any time, for any reason.

Viewing:

Prospective bidders who wish to inspect subject properties will be required to sign a liability release in order to gain access to any of the properties for sale.

**TOWN OF BARRINGTON  
TAX DEEDED PROPERTY SALE  
OFFICIAL BID FORM**

*(Bids must be submitted on this bid form and must be received in the Town of Barrington on or before **12:00 Noon on June 23<sup>rd</sup>, 2014**)*

Town of Barrington  
TAX DEED PROPERTY BID  
PO Box 660  
333 Calef Highway (Rte 125)  
Barrington, NH 03825

The undersigned has carefully examined the property and bid information and binds himself/herself to the bid offer submitted below;

<b>Map/Lot</b>	<b>Address</b>	<b>Minimum Bid</b>	<b><u>Bid Amount</u></b>
107-0010	130 Small Road	N/A	<div style="border: 1px solid black; width: 100%; height: 20px;"></div>

I understand the information provided in the Town of Barrington Tax Deeded Property Sale packet, which I acknowledge receipt of by signing below. Specifically, I understand that the tax deeded properties listed above will be sold "AS IS". I also understand that the town will provide a Quitclaim Deed, without any warranties or guaranties of title, and without title insurance. I further understand the requirements for the deadline, the bid security payment and the payment of the balance due, should I be the successful bidder on any of the above properties,

Respectfully submitted,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email Address