

## Chalet/Area Road Unmerge Norm Daigle

Parcel ID's	Address	Current Owner	Date of unmerge/common owner Deed	size	Comment	Notes Area of Tax Card
254-019-000	58 Chalet Dr	Daigle	2005 2242 0681	.43 acres	Vacant lot	UNMERGED FROM #26 2006 9-29-2005 LOTS 19 & 26 TO BE UNMERGED PER COPIES OF DEEDS IN SOURCE FILE 07-06 PER PLANNING DEPT ADDRESS CHANGED FROM AREA ROAD TO 58 CHALET DR.
254-026-000	31 Area Road	Migdalski	2005 deed for the unmerged parcel to Migdalski 2254-0696	.36 acres	House built in 1978. Daigles did the unmerge sold house kept vacant lot to build	UNMERGED FROM #19 2006

Summary of my(BAichinger) conversation with Norm Daigle October 30<sup>th</sup> 2008

Norm Daigle was the owner of 254-026-000 and 254-019-000. These parcels were merged and indicate that in the assessors data base. I know Norm since he worked on my house. Norm took ownership of 3 parcels. One from the mother and then another from the kids. The kids lot was the one that had 2 parcels in it. He took the single deed describing the two parcels down to David Andrade. David told him to go up to the Assessors office. The Assessor was not there so he left this information with Marsha McGinley. Marsha gave the information to Wil. Wil called Norm and Norm went down to the town hall to meet with Wil. Wil did not want to unmerge the parcels saying that one was too small. Norm drew out a plot plan showing how he could fit a house on it. Wil reluctantly agreed and gave him the second tax id. This occurred in July of 2006.

**John AYER**

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**From:** mmcginley [mmcginley@gilfordnh.org]

**Sent:** Friday, July 21, 2006 4:02 PM

**To:** jayer@gilfordnh.org

**Subject:** Unmerged parcel - Area Road

Hi John,

Just a note to remind you to issue a new street address.

Parcel # 254-026-000 was "unmerged" to become two separate parcels as follows:

✓ Parcel # 254-026-000 - 31 Area Road

Parcel # 254-019-000 - Area Road

Per/Kari at DPW the driveway for Lot 019-000 is off of Chalet Drive, therefore, a new street address is needed for this parcel. As soon as I receive authorization from you as Planning Director to change the address I will change the address in our Univers and BMSI systems.

Thank you!

Marsha A. McGinley  
Assessing Technician

7/24/2006

**Sent:** Monday, July 24, 2006 9:00 AM  
**To:** mmcginley@gilfordnh.org  
**Cc:** jhayes@gilfordnh.org  
**Subject:** RE: Unmerged parcel - Area Road

Please note the new lot is on Chalet Drive, not Area Road. The new, unmerged lot addresses are as follows:

Parcel # 254-026.000 – 31 Area Road (No change)

Parcel # 254-019.000 – 58 Chalet Drive (New)

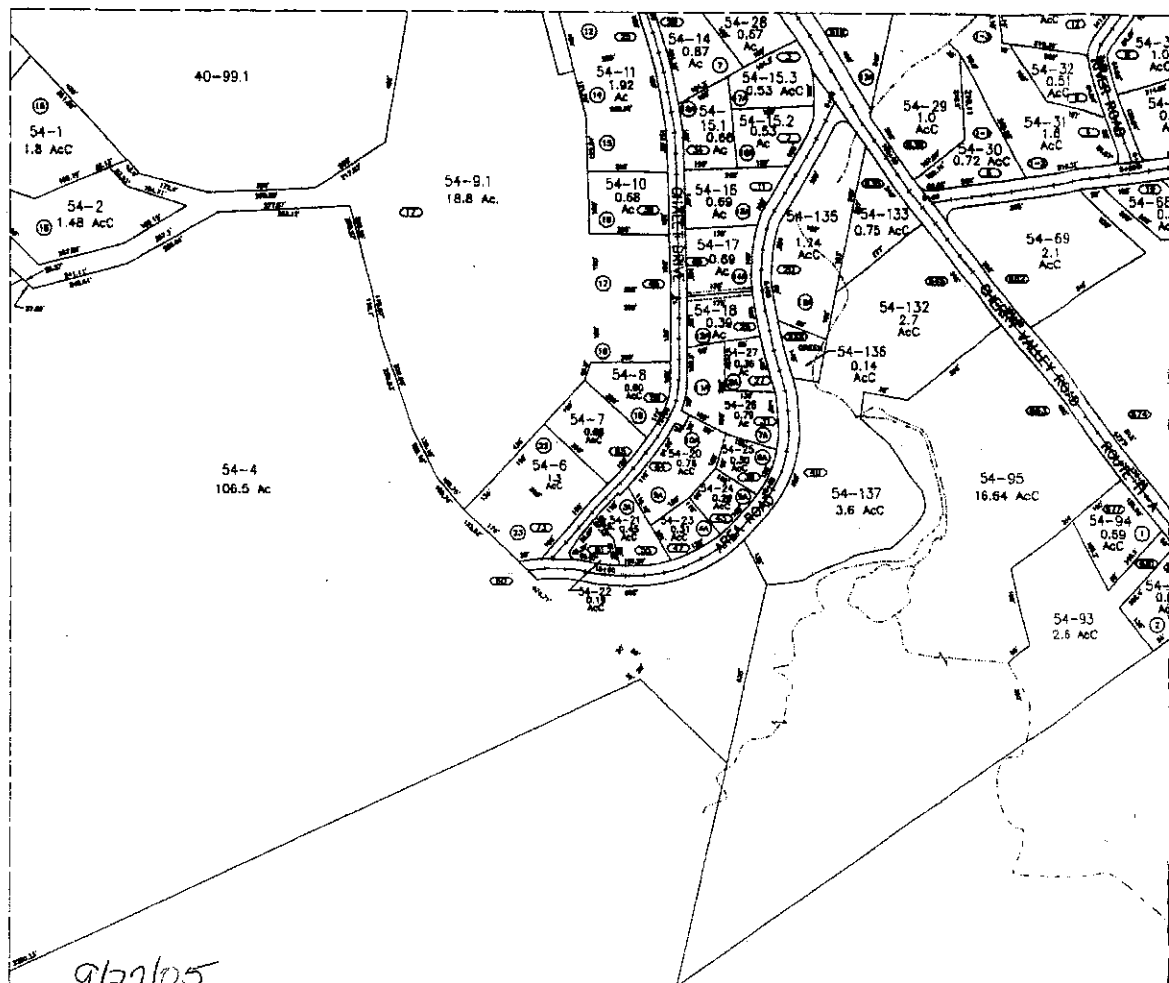
change address + N/A  
✓✓ Univer's  
✓✓ Bwsi

I will prepare a memo to circulate to the various departments and entities that need to know.

- John

JOHN B. AYER, AICP  
DIRECTOR OF PLANNING AND LAND USE  
TOWN OF GILFORD  
GILFORD, NH 03249  
603-527-4727 PHONE  
603-527-4731 FAX

✓✓ Carol Kari s/a/b/c  
✓✓ Sent John's email ~  
Kari



9/27/05

Norman Daigle (a builder) stopped in to inquire about 2 lots that were merged. (see attached maps)

254-027-000 (subdivision lot # 8A)

254-026-000 (subdivision lots 7A & 11A)

The two lots were merged unknowingly to the property owner. (the lots were in the same name)

Lot 254-027-000 was not merged into 254-026-000 because ownership was in the "Kid's" names

— Can we unmerge the 2 lots?  
— What do we need in order to accomplish that?

9/27/05 1) Daigle will request to unmerge after 2nd issue APR 06

Pls call Norman Thurs.  
@ 455-8603

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

CARTOGRAPHIC ASSOC. INC.

PROFESSIONAL GIS CONSULTANTS

MUNICIPAL MAPPING - GIS - PUBLIC WORKS INFORMATION MANAGEMENT  
11 PLEASANT STREET, P.O. BOX 267, LITTLETON, NEW HAMPSHIRE 03561  
(603)444-8768 - 1(800)332-4540 - FAX (603)444-1366 - WWW.CAI-NH.COM

LEGEND

AREA SURVEYED ..... Ac  
AREA CALCULATED ..... Ac  
MATCH LINE .....  
WATER .....

08/25/06 2:58:37 PM

RESIDENTIAL PROPERTY RECORD CARD

GILFORD, NEW HAMPSHIRE

EFFECTIVE DATE OF VALUE: April 1, 2006

58 CHALET DR		MAP/LOT: 254-019-000	ZONING: LR	LIVING UNITS:	CLASS: R - 130	CARD # 1 OF 1
CURRENT OWNER/ADDRESS DAIGLE, NORMAN R JR & CAROL E		LAND DATA: TYPE	SIZE	INFLUENCE FACTORS	%	LAND VALUE
124 SALT MARSH POND RD GILFORD NH 03249		PRIMARY	0.430	SHAPE/SIZE	-25	41,200
DEED BOOK: DEED PAGE: DEED DATE:		TOT. ACRE	0.430	TOTAL LAND VALUE:		41,200

NBHD ID: 103.00  
- ASSESSMENT INFORMATION -  
PRIOR 41,200 ✓  
CURRENT 41,200  
LAND BUILDING TOTAL  
- DATA COLLECTION INFORMATION -  
20060816 JP ENTRY + SIGN  
UNIMPROVED  
ENTRY + SIGN

Sale info not verified by assessor's office

SALES DATA:

Date	Type	Price	Valid	Date	#	Amount	Purpose
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PERMIT DATA:

ADDITION DATA:

Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A					00
B					00
C					00
D					00
E					00
F					00
G					00
H				0	00

DRELLING DATA:

Style: NONE  
Story Ht.  
Attic:  
Walls:  
Bedrooms:  
Total Rooms:  
Full Baths:  
Half Baths:  
Add'l Fixtures:  
Total Fixtures:  
Basement:  
Fin Bsmt. Living Area:  
Basement Rec Room Area:  
Heating System:  
Heating Type:  
TOTAL FIREPLACES: /  
Basement Garage (# cars)  
Ground Flr Area:  
Total Living Area:  
Quality Grade:  
Condition:  
Marketability:  
Year Built:  
Eff. Year Built:  
Unfinished Area:  
Unheated Area:

COST APPROACH COMPUTATIONS

Base Price  
Plumbing  
Additions  
Unfin. Area  
Basement  
Attic  
Heat/AC Adj.  
FBLA  
Rec Rm  
Fireplace  
Bsmt. Gar.  
SUBTOTAL  
Grade Factor  
C & D factor  
TOTAL RCN  
% Good  
Market Adj.  
TOTAL RCNLD

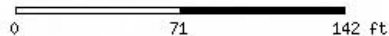
OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value
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VALUE FLAG: 5

NOTES:  
UNMERGED FROM #26 2006

OUTBUILDING TOTAL:



Return to (L.P.)

Laurie S. Perreault  
Attorney At Law  
✓ Hollis Village Marketplace  
PO Box 1109  
Hollis, NH 03049

RECEIVED

2005 NOV 14 PM 1:00

521494

REGISTRY OF DEEDS  
BELKNAP COUNTY

Registrar

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****3 THOUSAND 3 HUNDRED AND 74 DOLLARS	
NO. DAY YR	AMOUNT
11/14/2005	630297 \$ ****3374.00
VOID IF ALTERED	

### Warranty Deed

I, Emily J. Vance, Trustee of The E. J. Vance Trust No. 1, under declaration of trust dated November 25, 1991,

of 7415 Hurstborne Green Drive, Charlotte, North Carolina 28277

for consideration paid, grant to Norman R. Daigle<sup>Jr.</sup> and Carol E. Daigle, husband and wife,

of 124 Saltmarsh Pond Road, Gilford, NH 03249 with WARRANTY COVENANTS, as Joint Tenants with Rights of Survivorship, the following described premises:

Two certain tracts or parcels of land as follows:

Tract 1: A certain tract or parcel of land situated in Gilford, County of Belknap, State of New Hampshire, being Lot #11A as shown on plan titled "Plan of Chalet Village of Belknap Mtn., Inc. and adjoining Lots, Gilford, N. H., December 1969, Scale: 1" = 100' " recorded in the Belknap County Registry of Deeds, bounded and described as follows:

Beginning at a point on the easterly side line of Chalet Road, so-called, at the boundary line between Lot #12A as shown on said plan and the lot herein conveyed; thence running S 14° 39' W along said Chalet Road a distance of one hundred fifty and nine tenths feet (150.9') to a point; thence turning to the left and running in a southeasterly direction a distance of twenty feet (20') to a point at the boundary line between Lot #10A as shown on said plan and the lot herein conveyed; thence continuing along said Lot #10A a distance of one hundred feet (100') to a point at the boundary of Lot #7A as shown on said plan; thence turning to the left and running in a northeasterly direction along said Lot #7A and Lot #8A as shown on said plan a distance of two hundred twenty feet (220') to a point at the boundary of said Lot #12A; thence turning to the left and running in a westerly direction along said Lot #12A a distance of ninety-five feet (95') to a point at the easterly sideline of Chalet Road, being the point beginning.

DK2242PG0681

The said premises are conveyed subject to and with benefit of easements, restrictions, agreements and rights of way of record, if any there be, insofar as the same are in force and applicable.

Meaning and intending to convey the same premises conveyed to Emily J. Vance, Trustee of The E. J. Vance Trust No. 1 from Emily J. Vance by deed dated January 27, 1992 and recorded with the Belknap Registry of Deeds on March 24, 1992 at Book 1204 Page 24.

Tract 2: A certain tract or parcel of land, together with buildings thereon, if any, being Lot #7A as shown on plan titled "Plan of Chalet Village of Belknap Mtn., Inc. and adjoining lots, Gilford, N.H. December, 1969, Scale: 1" = 100', " recorded in the Belknap County Registry of Deeds, bounded and described as follows:

Beginning at a point on the westerly side of a fifty foot (50') right-of-way, a/k/a Area Road, so-called, at the boundary of the lot herein conveyed and Lot #8A as shown on said plan; thence running in a northwesterly direction along said Lot #8A a distance of one hundred thirty feet (130') to a point at Lot #11A as shown on said plan; thence turning to the left and running in a southwesterly direction along said Lot #11A a distance of one hundred feet (100') to a point at the boundary of the lot herein conveyed and Lot #6A as shown on said plan; thence turning to the left and running in a southeasterly direction along said Lot #6A a distance of one hundred twenty-five (125') to a point on the westerly side of said Area Road; thence turning to the left and running in a generally northeasterly direction along the westerly sideline of said Area Road a distance of one hundred forty feet (140') to the point of beginning.

The said premises are conveyed subject to and with benefit of easements, restrictions, agreements and rights of way of record, if any there be, insofar as the same are in force and applicable.

Meaning and intending to convey the same premises conveyed to Emily J. Vance, Trustee of The E. J. Vance Trust No. 1 from Emily J. Vance by deed dated January 27, 1992 and recorded with the Belknap Registry of Deeds on March 24, 1992 at Book 1204 Page 22.

**THIS IS NOT HOMESTEAD PROPERTY.**

BK2242PG0682



Witness my hand(s) this 9th <sup>November</sup> day of ~~October~~, 2005.

**The E. J. Vance Trust No. 1**

Emily J. Vance, Trustee  
Emily J. Vance, Trustee

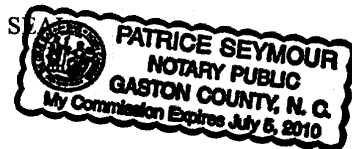
State of North Carolina

County of Mecklenburg

On the 9th <sup>November</sup> day of ~~October~~, 2005, before me, personally appeared Emily J. Vance, to me known or proven to be the party executing the foregoing instrument, and she acknowledged herself to be the Trustee of The E. J. Vance Trust No.1, and acknowledged said instrument, by her executed, to be her free act and deed.

Patrice Seymour  
Notary Public:  
My Commission Expires:

Patrice Seymour  
Printed/Typed Name



BK2242P60683

**Trust Certificate**  
**THE E. J. VANCE TRUST NO. 1**

The undersigned trustee, as trustee under the **THE E. J. VANCE TRUST NO. 1**, created under a trust agreement dated November 25, 1991, hereby states pursuant to RSA 564-A:7 that she has full and absolute power in said trust agreement to convey any or all interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

Executed this 9th day of November, 2005.

THE E. J. VANCE TRUST NO. 1

Emily J. Vance, Trustee  
Emily J. Vance, Trustee

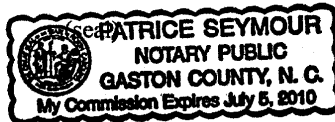
State of North Carolina  
County of Mecklenburg

The foregoing instrument was acknowledged before me this 9th day of November, 2005, by Emily J. Vance, Trustee of THE E. J. VANCE TRUST NO. 1.

Patrice Seymour  
Notary Public

Patrice Seymour  
Typed/Printed name

My Commission Expires:



DK2242PG0684

RECEIVED

2005 DEC 19 PM 12:41

Return to:  
Wojtek M. Migdalski  
Elizabeth Kessel-Migdalski  
5 Anthony Avenue  
Manchester, MA 01944

*Rachel M. Normandin*  
REGISTRY OF DEEDS  
BELKNAP COUNTY  
*Registrar*

523735

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****3 THOUSAND 2 HUNDRED AND 70 DOLLARS	
MO DAY YR 12/19/2005	752700 \$ ****3270.00
VOID IF ALTERED	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, We, Norman R. Daigle, Jr. and Carol E. Daigle, husband and wife of 124 Saltmarsh Pond Road, Town of Gilford, County of Belknap, State of New Hampshire 03249

FOR CONSIDERATION PAID, GRANTS TO, Wojtek M. Migdalski and Elizabeth Kessel-Migdalski, of 5 Anthony Avenue, Town of Manchester, Commonwealth of Massachusetts 01944

WITH WARRANTY COVENANTS, as joint tenants with rights of survivorship

A certain tract or parcel of land, together with the buildings thereon, if any, being Lot #7A as shown on plan entitled "Plan of Chalet Village of Belknap Mtn., Inc. and adjoining lots, Gilford, NH, December, 1969, Scale: 1"-100'," recorded in the Belknap County Registry of Deeds, bounded and described as follows:

Beginning at a point on the westerly side of a fifty foot (50') right-of-way, a/k/a Area Road, so-called, at the boundary of the lot herein conveyed and Lot #8A as shown on said plan, thence running in a northwesterly direction along said Lot #8A a distance of one hundred thirty feet (130') to a point at Lot #11A as shown on said plan;

thence turning to the left and running in a southwesterly direction along said Lot #11A a distance of one hundred feet (100') to a point at the boundary of the lot herein conveyed and Lot #6A as shown on said plan;

thence turning to the left and running in a southeasterly direction along said Lot #6A a distance of one hundred twenty-five feet (125') to a point on the westerly side of said Area Road;

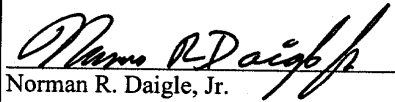
thence turning to the left and running in a generally northeasterly direction along the westerly sideline of said Area Road a distance of one hundred forty feet (140') to the point of beginning.

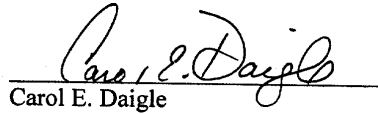
BK2254PG0696

Meaning and intending to convey the same premises conveyed to the within Grantors by deed of Emily J. Vance Trustee of the E.J. Vance Trust No. 1, dated November 9, 2005, as recorded in the Belknap County Registry of Deeds at Volume 2242, Page 681.

The within property is not the homestead of the within Grantors.

IN WITNESS WHEREOF, We have hereunto set our hands this 16<sup>th</sup> day of December, 2005

  
Norman R. Daigle, Jr.

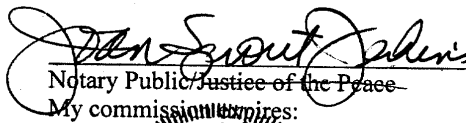
  
Carol E. Daigle

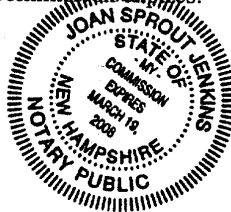
STATE OF NEW HAMPSHIRE  
COUNTY OF BELKNAP

On this, the 16<sup>th</sup> day of December, 2005, then personally appeared Norman R. Daigle, Jr. and Carol E. Daigle, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the foregoing for the purposes therein contained as their free act and deed.

Before me,

SEAL

  
Notary Public/Justice of the Peace  
My commission expires:



BK2254 PG0697