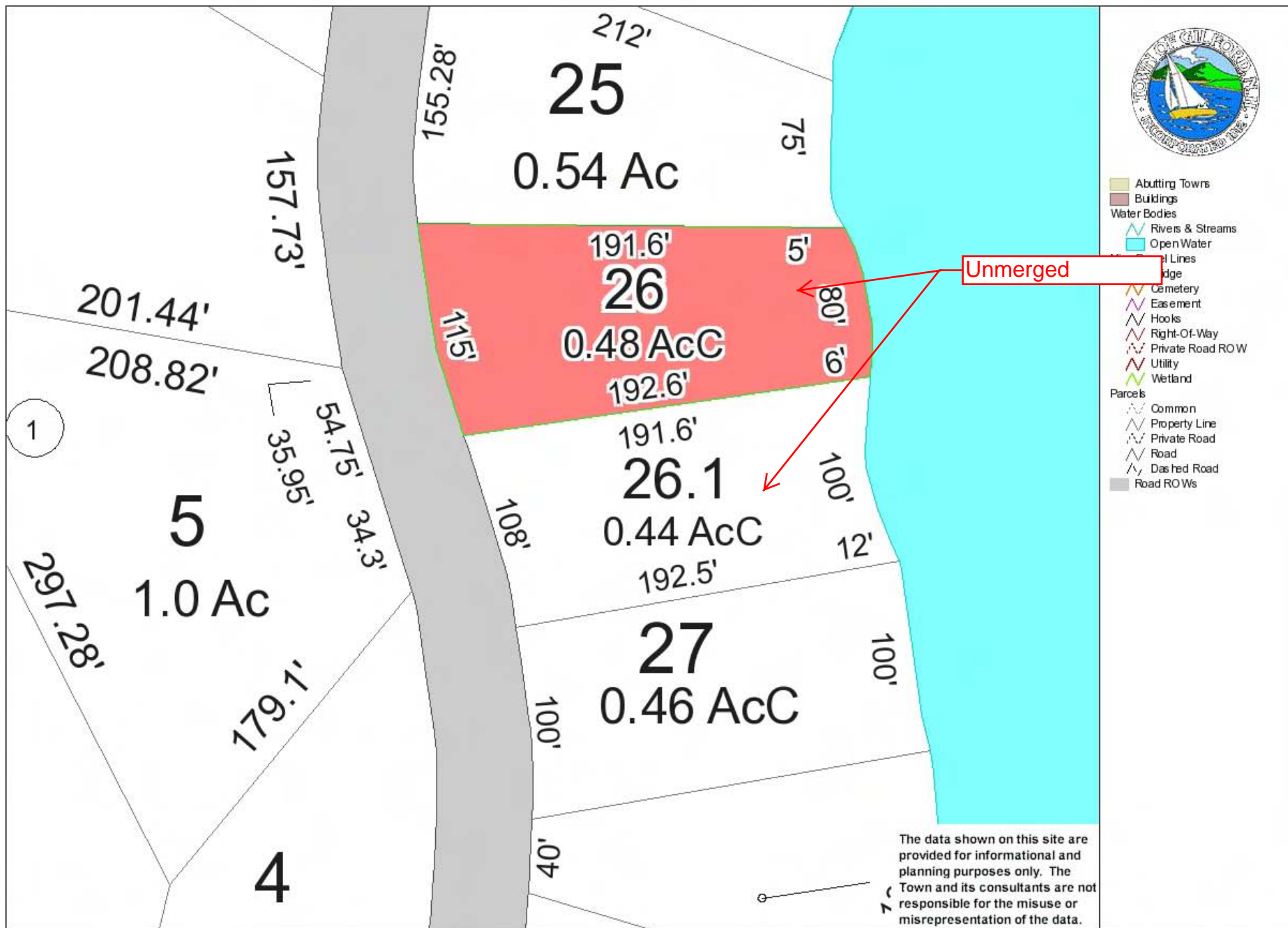


Dockham Shore Road Unmerge Lambert Property

Parcel ID's	Address	Current Owner	Date of unmerge/common owner Deed	size	Comment	Notes Area of Tax Card
223-025-000	31 Dockham Shore Road	Lambert Trust		.54 acres	1965 cottage	ROW FOR 223-026 & 023
223-026-000	23 Dockham Shore	Lambert (2 owners)	2005 1685 988 2001. This deed shows 2 tracts in common ownership. Prior to that Patricia Lambert receives ½ interest via probate second ½ interest in 1978 via deed 761 160. Prior to that it was in common ownership back to 1936 0224 0089	.48 acre 80' on the lake, 115' on the road Deed 1685 988 2001	Pat Wood handled this one House built in 1936	COMMON DRIVEWAY THRU 223-025; PREVIOUSLY ASSESSED AS ONE PARCEL WITH .92 ACRES & 1 WF - TRACT II TRANSFERED, REVEALING A PREVIOUS MERGER OF THE 80 LF OF 2 TRACTS IN ERROR AT SOME UNKNOWN POINT IN THE PAST.
223-026-001	21 Dockham Shore	Lambert (checkerboarded after the unmerge)	2005 2225 86 deed Just Tract II to checkerboard after the unmerge	.44 acre 100' on the lake, 108' on the road VACANT LOT	On the market for just under 1Million	TRACT II - SEPARATELY ASSESSED FOR 2006; FOR SALE THIS WAS A 'MERGED' LOT NOT PREVIOUSLY ASSESSED APART FROM - 9/07 PARCEL 223-26. TRANSFER OF THE PRESENT PARCEL REVEALED PREVIOUS ERROR OF MERGER - SEPARATELY ASSESSED FOR 2006

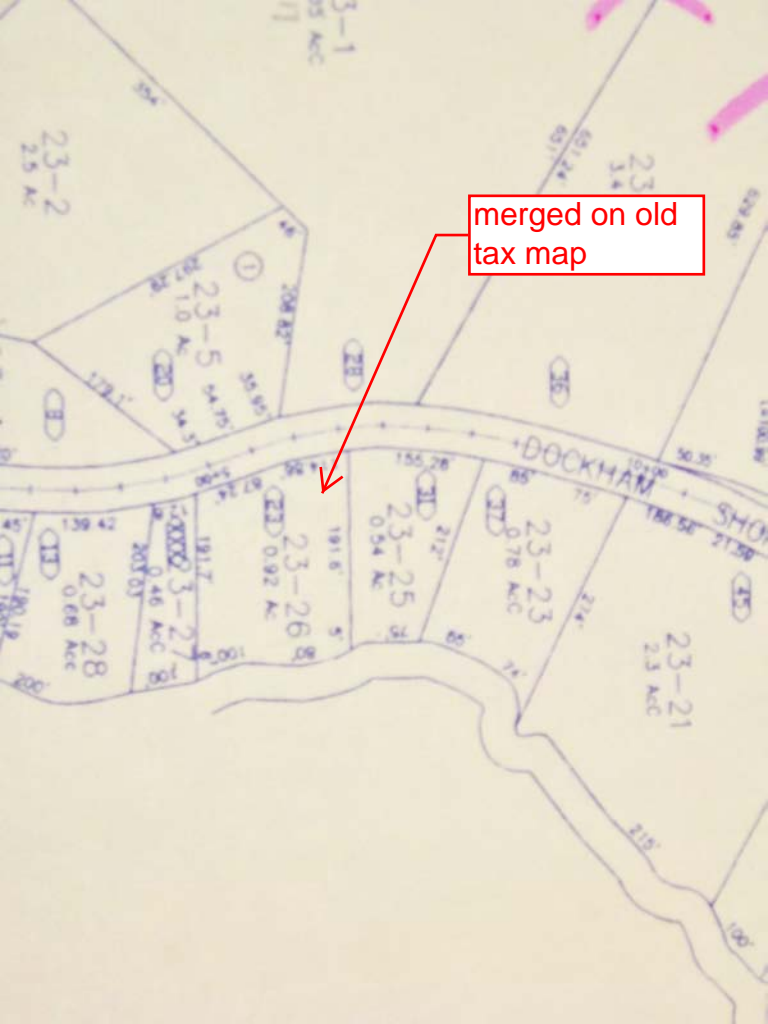


- Abutting Towns
- Buildings
- Water Bodies
 - Rivers & Streams
 - Open Water
- Parcel Lines
 - Edge
 - Cemetery
 - Easement
 - Hooks
 - Right-Of-Way
 - Private Road ROW
 - Utility
 - Wetland
- Parcels
 - Common
 - Property Line
 - Private Road
 - Road
 - Dashed Road
 - Road ROWs



0 60 120 ft

merged on old
tax map



CASSIDY LAW OFFICE, PLLC

COPY

FOURTEEN SOUTH STREET
CONCORD, NEW HAMPSHIRE
03301-4293

JAMES M. CASSIDY

OCT 03 2006

TELEPHONE
603-225-6627

TOWN OF GILFORD, NH
ALFRED

FACSIMILE
603-227-9602

September 29, 2006

Town Clerk/Tax Collector
47 Cherry Valley Road
Gilford, NH 03249

Dear Sir or Madam:

I am writing this letter at the request of my client, Patricia T. Lambert, of 109 Donna Road, Holliston, Massachusetts 01746.

On or about May 15, 2006, Ms. Lambert received two tax bills on property in the Town of Gilford. One bill for land and buildings 31 Dockham Shore Road, 0.52 acres, for property owned by herself as Trustee of her revocable trust. She also received a bill for land and buildings at 23 Dockham Shore Road, consisting of 0.94 acres, with a map and parcel number listed as 223-026.000.


Owner Unmerge

However, on September 29, 2005, a deed was recorded in Belknap County Registry of Deeds at Book 2225, Page 86 in which Elizabeth A. L. Lambert conveyed to Patricia T. Lambert her interest in and to an undeveloped lot of land located on Dockham Road, Gilford, New Hampshire with a shore frontage of about 100 feet. This lot had previously been owned jointly by Elizabeth A. L. Lambert and her mother, Patricia T. Lambert as recorded in Belknap County Registry of Deeds, Book 1685, Page 988. I expected that Patricia Lambert would received a separate bill for that 100 foot lakefront lot in her own name, and a separate bill for an adjacent 80 foot lakefront lot which she owns jointly with her daughter, Elizabeth A. L. Lambert.

Would you please advise whether this was in error and whether in future, there will be three tax bills issued, one in the name of Elizabeth and Patricia Lambert for the 80 foot lakefront lot (Belknap County Registry of Deeds, Book 1685, Page 988), one for the 100 foot lakefront lot in the name of Patricia Lambert (Belknap County Registry of Deeds, Book 2225, Page 86), and one for the property owned by her as Trustee (Belknap County Registry of Deeds, Book 2102, Page 688).

Thank you for your assistance.

Very truly yours,


James M. Cassidy

Needs the Tax ID
number to sell the
vacant lot currently
on the market

JMC:ncb

cc: Patricia Lambert

00023 DOCKHAM SHORE RD.		MAP/LOT: 223-026-000	ZONING: SFR	LIVING UNITS: 1	CLASS: RI-101	CARD # 1 OF 1
CURRENT OWNER/ADDRESS LAMBERT, PATRICIA T 109 DONNA RD HOLLISTON MA 01746			LAND DATA: TYPE: LINEAR FT WF 180 SIZE: 0.920 TOPOGRAPHY: TOPOGRAPHY RESTRICTION: -10 %: -10 LAND VALUE: 373,500 354,960		NBHD ID: 111.00 ASSESSMENT INFORMATION - PRIOR: 651,800 CURRENT: 728,460 LAND BUILDING TOTAL: 31,700 683,500 763,260	
DEED BOOK: 2225 DEED PAGE: 0086 DEED DATE: 20050929			TOT. ACRE: 0.920		TOTAL LAND VALUE: 728,460	
- DATA COLLECTION INFORMATION - 19920715 JS ENTRY + SIGN 19920715 JS ENTRY + SIGN 19980921 WC ENTRY + SIGN						

State info not verified by assessor's office

SALES DATA:

Date	Type	Price	Valid Date	#	Amount	Purpose
20050929	LAND + BLDG		38			
19781201						

PERMIT DATA:

DEELLING DATA:

Style: COTTAGE
Story Ht. 1.00
Attic: NONE
Halls: FRAME
Bedrooms: 2
Total Rooms: 4
Full Baths: 1
Half Baths: 2
Add'l Fixtures: 4
Total Fixtures: 4
Basement: PIER/SLAB
Fin Bsm't. Living Area:
Basement Rec Room Area:
Heating System: GAS
Heating Type: BASIC
TOTAL FIREPLACES: 1
Basement Garage (# cars)
Ground Flr Area: 600
Total Living Area: 600
Quality Grade: D-
Condition: FAIR
Marketability: FR
Year Built: 1936
Eff. Year Built:
Unfinished Area:
Unheated Area:

COST APPROACH COMPUTATIONS

Base Price: 86,180
Plumbing: -1,340
Additions: 7100
Unfin. Area: -11,930
Basement: -11,930
Attic: -11,930
Heat/AC Adj.: -11,930
FBLA: -11,930
Rec Rm: -11,930
Fireplace: -11,930
Bsm't. Gar.: -11,930
SUBTOTAL: 80,010
Grade Factor: 0.70
C & D factor: 56,010
TOTAL RCN: 0.60
% Good: 0.60
Market Adj.:
TOTAL RCNLD: \$33,600

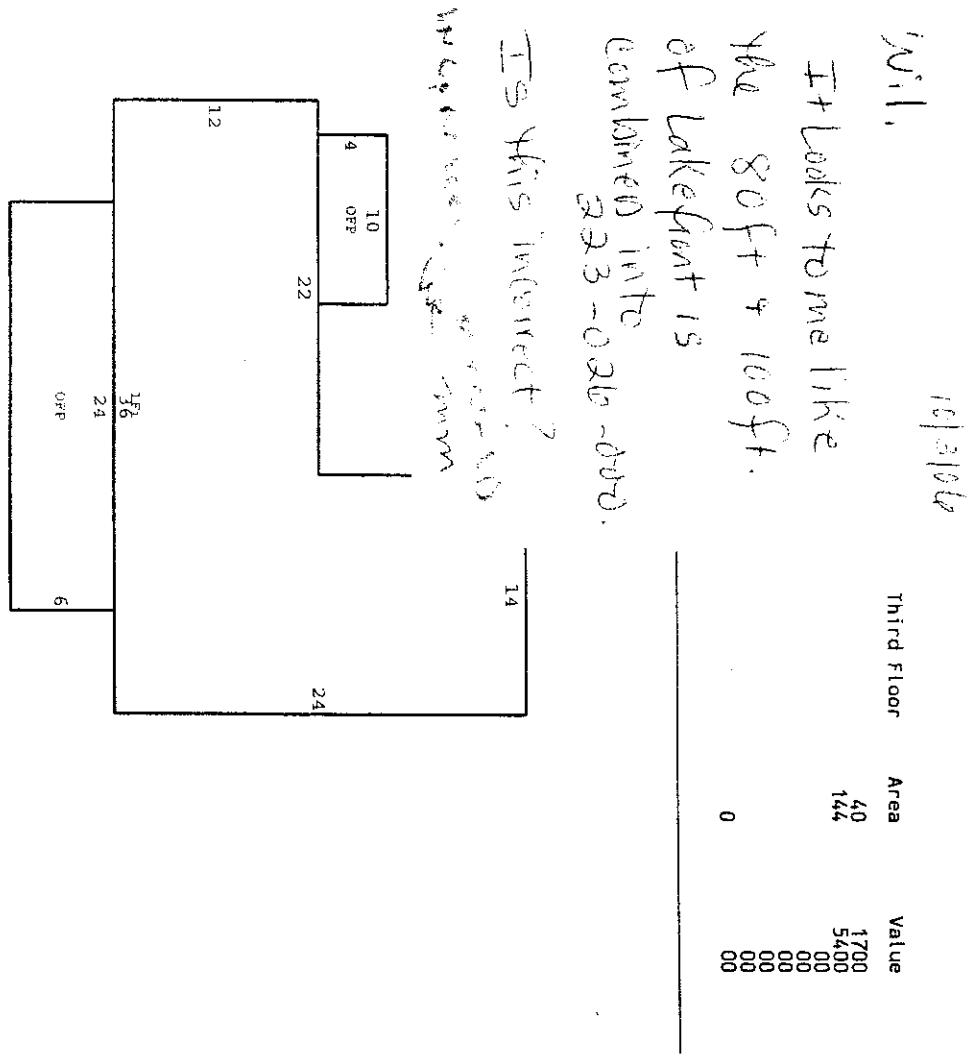
OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value
RC2	1	1985	10	10	C	C	G	\$920
RS1	1	1985	10	10	C	C	G	\$230

VALUE FLAG: 5

NOTES:

OUTBUILDING TOTAL: \$1,200



114808

WARRANTY DEED

Patricia T. Lambert, of Holliston, Massachusetts, for consideration paid, grants to Patricia T. Lambert and Elizabeth A. L. Lambert of 109 Donna Road, Holliston, Massachusetts 01746, with WARRANTY covenants to the said Patricia T. Lambert and Elizabeth A. L. Lambert, as joint tenants with rights of survivorship, the following:

Two certain tracts or parcels of land, with the buildings thereon, located on Dockham Shore Road, in Gilford, County of Belknap, State of New Hampshire, bounded and described as follows:

TRACT I: Beginning at an iron pin driven in the ground at a point one hundred feet (100.00') northerly measured on said road, from the iron pin at the northwesterly corner of land now or formerly of Del A. Bolduc, as said road was surveyed and laid out December, 1933; thence running on a course of South eighty degrees fifteen minutes East (S 80° 15' E) on other land of said grantor a distance of one hundred ninety-two and six tenths feet (192.6') to an iron pin driven in the ground near the shore of Lake Winnepesaukee; thence continuing on the same course a distance of six feet (6.00') to said lake; thence running northerly on the shore of said lake to a point eighty feet (80.00') from the last described pin measured on a course of North fourteen degrees thirty-six minutes East (N 14° 36' E); thence running on a course of North seventy degrees ten minutes West (N 70° 10' W) about five feet (5.00') to said pin; thence continuing on the same course a distance of one hundred ninety-one and six tenths feet (191.6') on other land of said grantor to an iron pin driven in the ground on the easterly side of said road; thence running southerly on said road by a circular curve to the left having a radius of five hundred ninety-one and seventy-eight hundredths feet (591.78') a distance of one hundred fifteen feet (115.00') to the point of beginning.

Hereby intending to convey a lot of land having a width of eighty feet (80.00') on the shore of the lake and one hundred fifteen feet (115.00') on the road, and being the second lot northerly from the said Bolduc lot.

GRANTEE'S MAILING ADDRESS: 104 DONNA ROAD
HOLLISTON, MA 01746

TRACT II:

A certain lot of land, with any buildings thereon, situate on the shore of Lake Winnepesaukee, in the Town of Gilford, County of Belknap and State of New Hampshire, bounded and described as follows:

Beginning at an iron pin driven in the ground at the northwesterly corner of land now or formerly of Del A. Bolduc; thence running northerly on the highway laid out through land of the grantor in December, 1933, one hundred feet (100.00') to an iron pin driven in the ground at the southwesterly corner of land of the said grantee; thence running on a course of South eighty degrees fifteen minutes East (S 80° 15' E) a distance of one hundred ninety-one and six tenths feet (191.6') to an iron pin driven in the ground near the shore of said lake; thence continuing on the same course about six feet (6.00') to said lake; thence running southerly on the shore of said lake a distance of one hundred feet (100.00') to the northeasterly corner of said Bolduc land which is a point on the shore of the lake opposite an iron pin driven in the ground at a point one hundred feet (100.00') measured on a course of South twelve degrees thirty-seven minutes West (S 12° 37' W) from last described pin; thence running on a course of North eighty-one degrees zero minutes West (N 81° 00' W) a distance of twelve feet (12.00') to said iron pin; thence continuing on the same course a distance of one hundred ninety-two and five tenths feet (192.5') to the point of beginning.

Also a right-of-way in common, with others, over land now or formerly of Matthias Kimball from the Town of Gilford Road running along Dockham Shore, so-called, to the shore of Lake Winnepesaukee, said right-of-way to be 46 feet in width, adjoining the southerly side of land of one Miller with the right to use the shore for bathing purposes.

Meaning and intending to describe and convey the same premises conveyed to Patricia P. Lambert by deed of Patricia P. Lambert dated June 24, 1994 and recorded in Belknap County Registry of Deeds, Book 1301, Page 743. The correct middle initial of the Grantor is "T".

This is a non-contractual transfer.

This is not homestead property of the Grantor.

EXECUTED this 24th day of September, 2001.

Patricia T. Lambert
Patricia T. Lambert

BK 1685 PG 0989

STATE OF NEW HAMPSHIRE
COUNTY OF *MERRIMACK*

On this the *24* day of *Septmbr*, 2001, before me, the undersigned officer, personally appeared Patricia T. Lambert, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and seal.

John M. Cassidy
Notary Public - Justice of the Peace
John M. Cassidy

My commission expires:

8/18/2004

RECEIVED

2001 SEP 26 PM 2:42
Rachel M. Forman
REGISTRY OF DEEDS
BELKAP. COUNTY
Registrar

Refunds:
Patricia
Lambert
109 Donna
Road
Holliston,
MA
01746

518185

RECEIVED

2005 SEP 29 PM 2:57
Rachel M. Normandin
REGISTRY OF DEEDS
BELKNAP COUNTY
Registrar

WARRANTY DEED

Elizabeth A. L. Lambert, unmarried, of Boston, County of Suffolk, Commonwealth of Massachusetts, for consideration paid, grants to her mother, Patricia T. Lambert, unmarried, of 109 Donna Road, Holliston, Massachusetts 01746, with WARRANTY covenants, to the said Patricia T. Lambert, all of her right, title and interest in and to the following:

A certain tract or parcel of land, with any buildings thereon, situated on the shore of Lake Winnepesaukee, and located on Dockham Shore Road, Gilford, County of Belknap, State of New Hampshire, bounded and described as follows:

Beginning at an iron pin driven in the ground at the northwesterly corner of land now or formerly of Del A. Bolduc; thence running northerly on the highway laid out through land of the grantor in December, 1933, one hundred feet (100.00') to an iron pin driven in the ground at the southwesterly corner of land of the said grantee; thence running on a course of South eighty degrees fifteen minutes East (S 80° 15' E) a distance of one hundred ninety-one and six tenths feet (191.6') to an iron pin driven in the ground near the shore of said lake; thence continuing on the same course about six feet (6.00') to said lake; thence running southerly on the shore of said lake a distance of one hundred feet (100.00') to the northeasterly corner of said Bolduc land which is a point on the shore of the lake opposite an iron pin driven in the ground at a point one hundred feet (100.00') measured on a course of South twelve degrees thirty-seven minutes West (S 12° 37' W) from last described pin; thence running on a course of North eighty-one degrees zero minutes West (N 81° 00' W) a distance of twelve feet (12.00') to said iron pin; thence continuing on the same course a distance of one hundred ninety-two and five tenths feet (192.5') to the point of beginning.

Subject to easement from Patricia Lambert to New Hampshire Water Supply and Pollution Control Commission, recorded in Belknap County Registry of Deeds, Book 786, Page 413.

BK2225PG0086

Also a right-of-way in common, with others, over land now or formerly of Matthias Kimball from the Town of Gilford Road running along Dockham Shore, so-called, to the shore of Lake Winnepesaukee, said right-of-way to be 46 feet in width, adjoining the southerly side of land of one Miller with the right to use the shore for bathing purposes.

Meaning and intending to describe and convey all of Grantors' interest in Tract II in the deed from Patricia T. Lambert to Patricia T. Lambert and Elizabeth A. L. Lambert dated September 24, 2001, and recorded in Belknap County Registry of Deeds, Book 1685, Page 988.

This is a non-contractual transfer.

This is not the homestead property of the Grantor, Elizabeth A. L. Lambert.

Executed this 17 day of September, 2005.

Elizabeth A. L. Lambert
Elizabeth A. L. Lambert

STATE OF NEW HAMPSHIRE
COUNTY OF

On this the 17 day of September, 2005, before me, the undersigned officer, personally appeared Elizabeth A. L. Lambert, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and seal.

Jacqueline E. Dow
Notary Public - Justice of the Peace
My commission expires: **JACQUELINE E. DOW, Notary Public**
My Commission Expires February 12, 2009

