

June, 2020

Proposal for Purchase of Town Owned Land

Manchester Drive: U14-101 & U14-102

Submitted by:

Brendan McGuire
15 Manchester Drive
Littleton, MA 01460
bmcguire15@gmail.com
(978) 337-2895

Proposal For Purchase of Town Owned Land

Presented by Brendan McGuire

TABLE OF CONTENTS

REAL PROPERTY REQUEST FORM.....	1
PROPERTY INFORMATION	
PROPERTY RECORD CARDS	
<i>Patriot Properties U14-101</i>	2
CAI U14-101.....	3
<i>Patriot Properties U14-102</i>	4
CAI U14-102.....	5
PREVIOUS ASSESSMENTS	
U14-101	6
U14-102	7
MAPS	
<i>Littleton Assessors Map</i>	8
CAI Satellite Map	9
HISTORICAL DEED DOCUMENTS	
U14-101	
<i>Deed - Smadbeck to Tobin (1932)</i>	10
<i>Tax Taking - Tobin to Town of Littleton (1939)</i>	12
<i>Tax Taking Redemption - Town of Littleton to Tobin (1940)</i>	13
<i>Deed - Tobin to White (1940)</i>	14
<i>Deed - White to White (1982)</i>	15
<i>Deed - White to Littleton (2011)</i>	19
U14-102	
<i>Deed - Smadbeck to Sheerin (1927)</i>	22
<i>Tax Taking - Sheerin to Town of Littleton (1984)</i>	23
<i>Tax Foreclosure - Sheerin to Town of Littleton (1986)</i>	24
POLICIES AND PROCEDURES	
TOWN POLICY & PROCEDURE – SALE OF TOWN OWNED PROPERTY.....	25
MGL CH 60, § 77B – MANAGEMENT, SALE, OR LEASE BY MUNICIPALITIES; LAND ACQUIRED THROUGH FORECLOSURE OR UNDER SEC. 80; NOTICE.....	29
MGL CH 30B § 16 – REAL PROPERTY; DISPOSITION OR ACQUISITION	31
MGL CH 44, § 63A – SALES OF PUBLIC LAND; PAYMENT OF TAXES.....	33



Town of Littleton
Real Property Request Form

Requestor Information: Name of Requestor Brendan McGuire

Address 15 Manchester Drive Home Phone (978) 337-2895

Littleton, MA 01460 Work Phone _____

_____ E Mail bmcguire15@gmail.com

Land Address Manchester Drive lots U14-101 & U14-102 Assessor's Map and Lot Number U14-101 & U14-102

Littleton, MA 01460 Acres/Sq. Feet 0.15152 acres/6,600 sq ft & 0.25253 acres/11,000 sq ft

_____ Assessed Value of Property \$ \$7,300 / \$152,100

Any Structures on the Property Yes _____ No x

If Yes, Describe the type and condition of each structure

Tax Status of Property (please indicate any back taxes owed)

U14-101 was granted to Littleton in 2011 in lieu of tax foreclosure and taxes owed.

U14-102 was taken in 1984 for non-payment of 1983 taxes and subsequently foreclosed in 1986. Including interest and expenses, total amount due was \$121.34

Description of Parcel (topography, natural features, water resources etc.)

Unmaintained wooded parcels

Current Use

None

Intended Use Expansion of side yard

Nature of Requested Disposition (do you want an easement or do you wish to purchase the property?)

Purchase

Please attach any additional information you may have regarding the property and your intended use of the property.

Signature B

Date: 6/1/2020

Unofficial Property Record Card - Littleton, MA

General Property Data

Parcel ID **U14 101 0**
Prior Parcel ID --
Property Owner **LITTLETON TOWN OF**
Mailing Address **PO BOX 1305**
City **LITTLETON**
Mailing State **MA** Zip **01460**
ParcelZoning **R**

Account Number
Property Location **MANCHESTER DR**
Property Use **MUN VAC**
Most Recent Sale Date **2/2/2012**
Legal Reference **58412-240**
Grantor **WHITE ERIC E,**
Sale Price **0**
Land Area **0.152 acres**

Current Property Assessment

Card 1 Value Building Value **0** Xtra Features Value **0** Land Value **7,300** Total Value **7,300**

Building Description

Building Style
of Living Units **0**
Year Built **N/A**
Building Grade
Building Condition **N/A**
Finished Area (SF) **N/A**
Number Rooms **0**
of 3/4 Baths **0**

Foundation Type
Frame Type
Roof Structure
Roof Cover
Siding
Interior Walls **N/A**
of Bedrooms **0**
of 1/2 Baths **0**

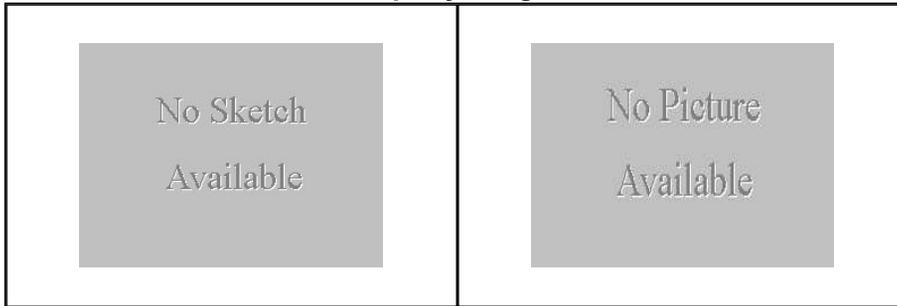
Flooring Type **N/A**
Basement Floor **N/A**
Heating Type **N/A**
Heating Fuel **N/A**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **0**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.152 acres of land mainly classified as MUN VAC with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

CAI Property Card

Town of Littleton, MA



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: MANCHESTER DR ACRES: 0.15152 PARCEL ID: U14 101 0 LAND USE CODE: 930 CONDO COMPLEX: OWNER: LITTLETON TOWN OF CO - OWNER: MAILING ADDRESS: PO BOX 1305 LITTLETON, MA 01460 ZONING: R PATRIOT ACCOUNT #: 1844	BUILDING STYLE: UNITS: 0 YEAR BUILT: 0 FRAME: EXTERIOR WALL COVER: ROOF STYLE: NA ROOF COVER: NA
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 2/2/2012 BOOK & PAGE: 58412-240 SALE PRICE: SALE DESCRIPTION: INVOLVED GOV SELLER: WHITE ERIC E,	INTERIOR WALL: FLOOR COVER: HEAT TYPE: FUEL TYPE: PERCENT A/C: 0 # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 0 FINISHED BUILDING AREA: 0 BASEMENT AREA: 0 # OF PRINCIPAL BUILDINGS: 0	
ASSESSED VALUES	
LAND: 7,300 YARD: 0 BUILDING: 0 TOTAL: \$7,300	
SKETCH	PHOTO
<p>NO SKETCH AVAILABLE</p>	<p>NO PHOTO AVAILABLE</p>



Unofficial Property Record Card - Littleton, MA

General Property Data

Parcel ID **U14 102 0**
Prior Parcel ID --
Property Owner **LITTLETON TOWN OF**

Mailing Address **PO BOX 1305**

City **LITTLETON**
Mailing State **MA** Zip **01460**
ParcelZoning **R**

Account Number

Property Location **MANCHESTER DR**
Property Use **MUN V TT**
Most Recent Sale Date **10/31/1990**
Legal Reference **20900-117**
Grantor **SHEERIN THOMAS W**
Sale Price **0**
Land Area **0.253 acres**

Current Property Assessment

Card 1 Value Building Value **0** Xtra Features Value **0** Land Value **152,100** Total Value **152,100**

Building Description

Building Style
of Living Units **0**
Year Built **N/A**
Building Grade
Building Condition **N/A**
Finished Area (SF) **N/A**
Number Rooms **0**
of 3/4 Baths **0**

Foundation Type
Frame Type
Roof Structure
Roof Cover
Siding
Interior Walls **N/A**
of Bedrooms **0**
of 1/2 Baths **0**

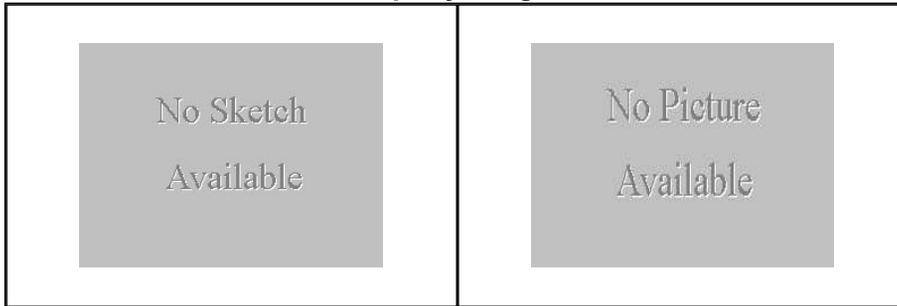
Flooring Type **N/A**
Basement Floor **N/A**
Heating Type **N/A**
Heating Fuel **N/A**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **0**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.253 acres of land mainly classified as MUN V TT with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

CAI Property Card

Town of Littleton, MA



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: MANCHESTER DR ACRES: 0.25253 PARCEL ID: U14 102 0 LAND USE CODE: 936 CONDO COMPLEX: OWNER: LITTLETON TOWN OF CO - OWNER: MAILING ADDRESS: PO BOX 1305 LITTLETON, MA 01460 ZONING: R PATRIOT ACCOUNT #: 1845	BUILDING STYLE: UNITS: 0 YEAR BUILT: 0 FRAME: EXTERIOR WALL COVER: ROOF STYLE: NA ROOF COVER: NA
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 10/31/1990 BOOK & PAGE: 20900-117 SALE PRICE: SALE DESCRIPTION: FORCLOSURE SELLER: SHEERIN THOMAS W	INTERIOR WALL: FLOOR COVER: HEAT TYPE: FUEL TYPE: PERCENT A/C: 0 # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 0 FINISHED BUILDING AREA: 0 BASEMENT AREA: 0 # OF PRINCIPAL BUILDINGS: 0	
ASSESSED VALUES	
LAND: 152,100 YARD: 0 BUILDING: 0 TOTAL: \$152,100	
SKETCH	PHOTO
<p>NO SKETCH AVAILABLE</p>	<p>NO PHOTO AVAILABLE</p>



Previous Assessments

Year	Code	Building	Yard Items	Land Value	Square Feet	Special Land	Total
2020	930 - MUN VAC	0	0	7,300	0.15	0.00	7,300
2019	930 - MUN VAC	0	0	6,300	0.15	0.00	6,300
2018	930 - MUN VAC	0	0	6,300	0.15	0.00	6,300
2017	930 - MUN VAC	0	0	6,000	0.15	0.00	6,000
2016	930 - MUN VAC	0	0	6,000	0.15	0.00	6,000
2015	930 - MUN VAC	0	0	5,200	0.15	0.00	5,200
2014	930 - MUN VAC	0	0	5,200	0.15	0.00	5,200
2013	930 - MUN VAC	0	0	5,200	0.15	0.00	5,200
2012	132 - UNDEV	0	0	5,800	0.15	0.00	5,800
2011	132 - UNDEV	0	0	5,800	0.15	0.00	5,800
2010	132 - UNDEV	0	0	5,800	0.15	0.00	5,800
2009	132 - UNDEV	0	0	6,700	0.15	0.00	6,700
2008	132 - UNDEV	0	0	7,800	0.15	0.00	7,800
2007	132 - UNDEV	0	0	8,000	0.15	0.00	8,000
2006	132 - UNDEV	0	0	6,100	0.15	0.00	6,100
2005	132 - UNDEV	0	0	5,000	0.15	0.00	5,000
2004	132 - UNDEV	0	0	4,500	0.15	0.00	4,500
2004	132 - UNDEV	0	0	3,800	0.15	0.00	3,800
2003	132 - UNDEV	0	0	3,800	0.15	0.00	3,800
2002	132 - UNDEV	0	0	2,900	0.15	0.00	2,900
2001	132 - UNDEV	0	0	2,900	0.15	0.00	2,900
2000	132 - UNDEV	0	0	2,500	0.15	0.00	2,500
1999	132 - UNDEV	0	0	2,200	0.15	0.00	2,200
1998	132 - UNDEV	0	0	2,200	0.15	0.00	2,200
1997	132 - UNDEV	0	0	2,000	0.15	0.00	2,000
1996	132 - UNDEV	0	0	2,000	0.15	0.00	2,000
1995	132 - UNDEV	0	0	2,000	0.15	0.00	2,000
1994	130 - LAND	0	0	2,800	6,600.00	0.00	2,800
1993	130 - LAND	0	0	2,800	0.15	0.00	2,800

Previous Assessments

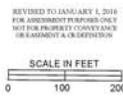
Year	Code	Building	Yard Items	Land Value	Square Feet	Special Land	Total
2020	936 - MUN V TT	0	0	152,100	0.25	0.00	152,100
2019	936 - MUN V TT	0	0	131,800	0.25	0.00	131,800
2018	936 - MUN V TT	0	0	131,800	0.25	0.00	131,800
2017	936 - MUN V TT	0	0	125,000	0.25	0.00	125,000
2016	936 - MUN V TT	0	0	125,000	0.25	0.00	125,000
2015	936 - MUN V TT	0	0	108,100	0.25	0.00	108,100
2014	936 - MUN V TT	0	0	108,100	0.25	0.00	108,100
2013	936 - MUN V TT	0	0	108,100	0.25	0.00	108,100
2012	936 - MUN V TT	0	0	120,000	0.25	0.00	120,000
2011	936 - MUN V TT	0	0	120,000	0.25	0.00	120,000
2010	936 - MUN V TT	0	0	120,000	0.25	0.00	120,000
2009	903 - MUNICPL	0	0	138,500	0.25	0.00	138,500
2008	903 - MUNICPL	0	0	162,200	0.25	0.00	162,200
2007	903 - MUNICPL	0	0	165,600	0.25	0.00	165,600
2006	903 - MUNICPL	0	0	126,700	0.25	0.00	126,700
2005	903 - MUNICPL	0	0	104,800	0.25	0.00	104,800
2004	903 - MUNICPL	0	0	94,600	0.25	0.00	94,600
2004	903 - MUNICPL	0	0	78,200	0.25	0.00	78,200
2003	903 - MUNICPL	0	0	78,200	0.25	0.00	78,200
2002	903 - MUNICPL	0	0	60,100	0.25	0.00	60,100
2001	903 - MUNICPL	0	0	60,100	0.25	0.00	60,100
2000	903 - MUNICPL	0	0	52,700	0.25	0.00	52,700
1999	903 - MUNICPL	0	0	45,700	0.25	0.00	45,700
1998	903 - MUNICPL	0	0	45,700	0.25	0.00	45,700
1997	903 - MUNICPL	0	0	42,200	0.25	0.00	42,200
1996	903 - MUNICPL	0	0	42,200	0.25	0.00	42,200
1995	903 - MUNICPL	0	0	42,200	0.25	0.00	42,200
1994	903 - MUNICPL	0	0	30,100	11,000.00	0.00	30,100
1993	903 - MUNICPL	0	0	30,100	0.25	0.00	30,100

PROPERTY MAP
LITTLETON
 MASSACHUSETTS



LEGEND

ADJUTING MAP NO. 17	BOUNDARY	---
PARCEL NUMBER 1-28	RIGHT OF WAY	---
STREET ADDRESS NO. 131	WETLAND	--- (Green)
LOT DIMENSION (FEET) 244.78	WATER BODY	--- (Blue)
COMMON OWNERSHIP	STREAM	--- (Blue)
DEVELOPMENT NUMBER		

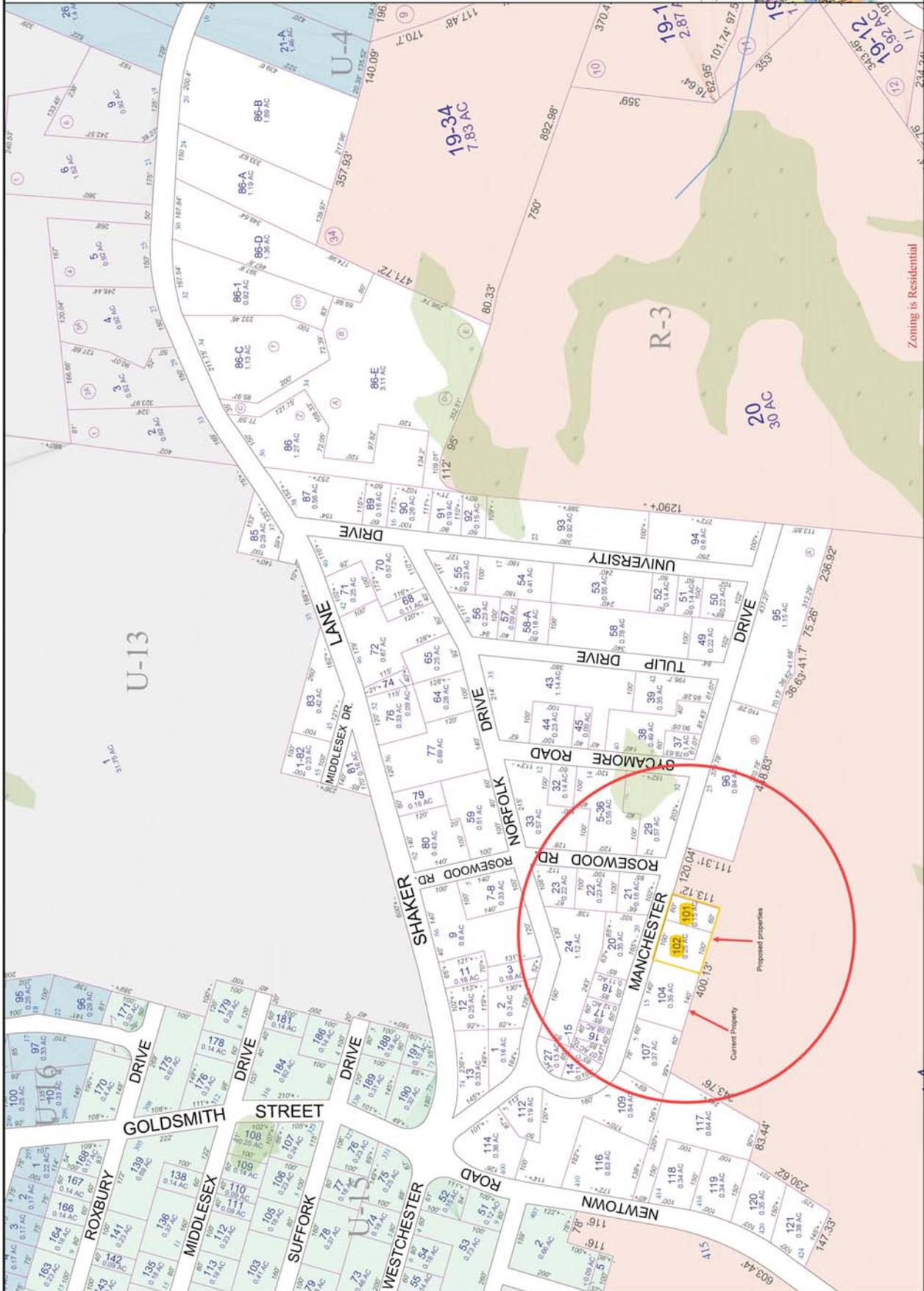


Revised to January 1, 2014
 FOR ADJUSTMENT PURPOSES ONLY
 NOT FOR PROPERTY COVENANTS OR
 FOR EASEMENT A/R DEPOSITION

John E. O'Donnell & Associates
 632 Highland Road
 New Bedford, MA 01945
 www.jedonnell.com



U-14



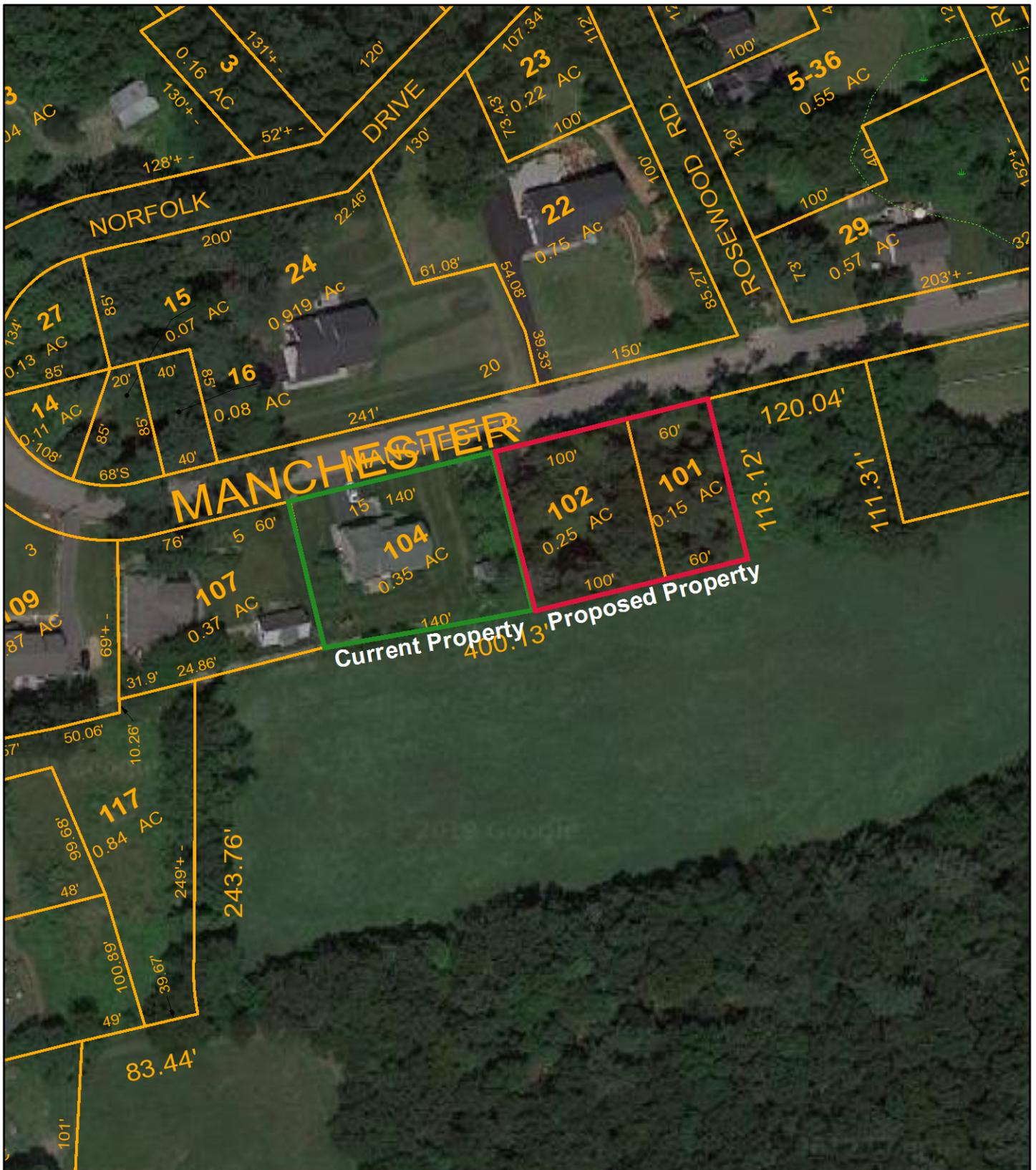


Manchester Dr and Surrounding Area

Littleton, MA



1 inch = 100 Feet



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

I, Warren Smadbeck of the City, County and State of New York, for consideration paid, (not exceeding \$100.00) grant to Rose Tobin of 228 Luxenburg Street, Fitchburg, Massachusetts with QUITCLAIM COVENANTS the land in LITTLETON, Middlesex County, Massachusetts, described as follows: Lot Nos:- 3772 and 3773 as designated and shown on a plan entitled "Map 'B' of Long Lake, Town of Littleton, Middlesex County, Massachusetts", duly recorded with Middlesex South District Deeds on the 14th day of October, 1925, in Book of Plans No. 362. Plan 27. The premises are hereby conveyed subject to and with the benefit of the rights and privileges to maintain poles and wires for electric lights and telephones and water mains in the streets and ways, as shown on said plan, to be used in common by the owners of lots on said plan, and their heirs and assigns. The premises are subject to the following restrictions: There shall not be erected or maintained on the granted premises without the written consent of the grantor herein named, any slaughter house, smith shop, forge, furnace, steam engine, brass foundry, nail, iron or other foundry, any manufactory of gunpowder, glue, varnish, vitriol or turpentine or for the tanning, dressing or preparing of skins, hides or leather, or for carrying on any noxious, dangerous or offensive trade; all toilet outhouses shall be suitably screened and equipped with septic or chemical tanks; no part of said premises shall be used for any insane, inebriate, or other asylum, or place of burial, or for any structure other than a dwelling together with the usual out buildings appurtenant to said dwelling including a private garage for said dwelling; not more than one dwelling house shall be erected on any one lot. Said premises shall never be sold, leased to or occupied by any other than a member of the Caucasian Race. Subject to 1932 taxes. I, Madeline Smadbeck, wife of said grantor release to said grantee all rights of DOWER AND HOMESTEAD and other interests therein. WITNESS our hands and seals this 9th day of July, 1932. Warren Smadbeck (seal) Madeline Smadbeck (seal) STATE OF NEW YORK County of New York ss. New York, July 9th, 1932. Then personally appeared the above named Warren Smadbeck and Madeline Smadbeck, his wife, and acknowledged the foregoing instrument to be their free act and deed, before me. Margaret Marquette A Commissioner of Deeds for Massachusetts in New York. (Official seal) My Commission Expires August 18, 1934. - - - - - Middlesex ss. July 21, 1932. 4h. 27m. P.M. Rec'd & Recorded.

SMADBECK
to
TOBIN

358

SMADBECK

to

TOBIN

5663

359

I, Warren Smadbeck of the City, County and State of New York, for consideration paid, not exceeding \$100.00 grant to Rose Tobin of 228 Lunenburg Street, of Fitchburg, Massachusetts with QUITCLAIM COVENANTS the land in LITTLETON, Middlesex County, Massachusetts, described as follows: Lot No. 3774 as designated and shown on a plan entitled "Map 'B' of Long Lake, Town of Littleton, Middlesex County, Massachusetts", duly recorded with Middlesex South District Deeds on the 14th day of October,

1925, in Book of Plans No. 362. Plan 27. The premises are hereby conveyed subject to and with the benefit of the rights and privileges to maintain poles and wires for electric lights and telephones and water mains in the streets and ways, as shown on said plan, to be used in common by the owners of lots on said plan, and their heirs and assigns. The premises are subject to the following restrictions: There shall not be erected or maintained on the granted premises without the written consent of the grantor herein named, any slaughter house, smith shop, forge, furnace, steam engine, brass foundry, nail, iron or other foundry, any manufactory of gunpowder, glue, varnish, vitriol or turpentine or for the tanning, dressing or preparing of skins, hides or leather, or for carrying on any noxious, dangerous or offensive trade; all toilet outhouses shall be suitably screened and equipped with septic or chemical tanks; no part of said premises shall be used for any insane, inebriate, or other asylum, or place of burial, or for any structure other than a dwelling together with the usual out buildings appurtenant to said dwelling including a private garage for said dwelling; not more than one dwelling house shall be erected on any one lot. Said premises shall never be sold, leased to or occupied by any other than a member of the Caucasian Race. Subject to the 1932 taxes. I, Madeline Smadbeck, wife of said grantor release to said grantee all rights of DOWER AND HOMESTEAD and other interests therein. WITNESS our hands and seals this 2nd day of August 1932. Warren Smadbeck (seal) Madeline Smadbeck (seal) STATE OF NEW YORK County of New York ss. New York, August 2nd, 1932. Then personally appeared the above named Warren Smadbeck and Madeline Smadbeck, his wife, and acknowledged the foregoing instrument to be their free act and deed, before me. Margaret Marquette A Commissioner of Deeds for Massachusetts in New York (Official seal) My Commission Expires August 18, 1934.

Middlesex ss. Aug. 23, 1932. 1h. 51m. P.M. Rec'd & Recorded.

6409
208

TOWN OF
LITTLETON

to

WHITE

REL. &c.

6409

209

THE COMMONWEALTH OF MASSACHUSETTS

Town of Littleton OFFICE OF THE TREASURER

I, Wm. Channing Brown, Treasurer of the Town of Littleton, acting on its behalf, hereby certify that Irving E. White, residing at 120 Ashburnham Hill Rd., Fitchburg, Mass. and claiming to be the holder of an interest in the land hereinafter described which was taken by said town for non-payment of the 1936 and 1937 taxes assessed thereon to Rose Tobin, has on this 29th day of June, 1940, pursuant to the provisions of General Laws (Ter.Ed.) Chapter 60, Section 62, as amended, redeemed said land from the title thereto held by said town under an instrument of taking dated August 29, 1939, and recorded in the Middlesex, South District, Registry of Deeds, Book 6324, Page 20, by paying to me as Treasurer as aforesaid the amount of Eighteen and $\frac{80}{100}$ dollars, and I hereby acknowledge satisfaction of the tax for which the said land was taken.

DESCRIPTION OF LAND Lots Nos. 3772 to 3774, inclusive on a plan of Warren Smadbeck. Recorded with Middlesex County, South District, Registry of Deeds in Book of Plans No. 362, Plan No. 27 Supposed to contain about 3/20 acre. Wm. Channing Brown, Treasurer for the Town of Littleton (Corporate seal) THE COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. July 1st, 1940. Then personally appeared the above named Wm. Channing Brown and acknowledged the execution of the foregoing instrument to be his free act and deed as Treasurer of the Town of Littleton before me, George E. Ford Notary Public (Notarial seal) My commission expires April 27, 1945. - - - - -

Middlesex ss. July 9, 1940. 9h. 45m. A.M. Rec'd & Recorded.

I, Rose Tobin of Fitchburg, Worcester County, Massachusetts being unmarried, for consideration paid, grant to Irving E. White of 120 Ashburnham Hill Road, Fitchburg, Mass. with QUITCLAIM COVENANTS the land in LITTLETON, Middlesex County, Massachusetts, described as follows: Lots No. 3772 and 3773 on a plan of Warren Smadbeck Recorded with Middlesex County, South Dist. Registry of Deeds in Book of Plans No. 362 Plan No. 27 conveyed to me by said Warren Smadbeck and Madeline his wife July 9, 1932, and Recorded in said Registry July 21, 1932 Book 5656 Page 599. Also lot No. 3774 on plan of said Smadbeck, as above noted, conveyed to me by said Smadbeck and wife August 2, 1932 and recorded in said Registry of Deeds August 23, 1932, Book 5663 Page 358. The three lots supposed to contain about 3/20 acre. WITNESS my hand and seal this 29th day of June 1940. Rose Tobin (seal) COMMONWEALTH OF MASSACHUSETTS Middlesex ss. June 29, 1940 Then personally appeared the above named Rose Tobin and acknowledged the foregoing instrument to be her free act and deed, before me, Wm. Channing Brown Notary Public (Notarial seal) My Commission expires Dec. 8, 1946.

TOBIN
to
WHITE

Middlesex ss. July 9, 1940. 9h. 45m. A.M. Rec'd & Recorded.

6409-209

BK 14722 P6536

17 25

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 601

I, IRVING E. WHITE

of 43 Upland Avenue, Lunenburg, Worcester County, Massachusetts

~~XXXXXXXXXX~~ for consideration paid, ~~XXXXXXXXXXXXXXXXXXXX~~

grants to ERIC E. WHITE

of 119 Beaman Road, Princeton, Worcester County, with quitclaim covenants MA

the land in Littleton, Middlesex County, Massachusetts, described as follows:

[Description and encumbrances, if any]

Lots No. 3772 and on a plan of Warren Smadbeck recorded with Middlesex County, South Dist. Registry of Deeds in Book of Plans No. 362 Plan No. 27 conveyed to Rose Tobin by said Warren Smadbeck and Madeline his wife July 9, 1932, and recorded in said Registry July 21, 1932 Book 5656 Page 599. Also lot No. 3774 on plan of said Smadbeck, as above noted, conveyed to Rose Tobin by Said Smadbeck and wife August 2, 1932 and recorded in said Registry of Deeds August 23, 1932 Book 5663, Page 358.

The three lots supposed to contain about 3/20 acre.

For my title see Instrument and Certificate of Redemption of Tax Title from the Town of Littleton to Irving E. White, said Instrument being dated July 1, 1940 and recorded in the Middlesex Southern District Registry of Deeds, Book 6409, Page 208.

ALSO BEING the same premises conveyed to me by deed of Rose Tobin said deed dated June 29, 1940 and recorded in the Middlesex Southern District Registry of Deeds in Book 6409, Page 209.

Consideration is the sum of \$1.00

Witness my hand and seal this 8th day of September 1982

Irving E. White
IRVING E. WHITE

The Commonwealth of Massachusetts

WORCESTER

ss.

September 9, 19 82

Then personally appeared the above named IRVING E. WHITE

and acknowledged the foregoing instrument to be my free act and deed, before me

Philip Salny
Notary Public — ~~XXXXXXXXXXXX~~

My commission expires

PHILIP SALNY
MY COMMISSION EXPIRES
MARCH 31, 1989

(*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

PROPERTY ADDRESS: Lot No. 3772 Littleton, Middlesex County, Massachusetts
FP-9-82 PM 2:13 289K**25.00



2012 00022174

Bk: 58412 Pg: 243 Doc: AFF

Page: 1 of 3 02/02/2012 10:30 AM

AFFIDAVIT OF SCRIVENER'S ERROR

Pursuant to the requirements of Massachusetts General Laws, Chapter 183, Section 5B, I, Eric E. White, of 43 Lake Drive, Westminster, Massachusetts, 01473, having personal knowledge of the facts stated herein, hereby depose and state as follows:

1. I am the owner of certain property located on Manchester Drive in Littleton, Massachusetts (the "Property").
2. The Property was conveyed to me by deed of Irving E. White dated September 8, 1982 and recorded in the Middlesex South District Registry of Deeds in Book 14722, Page 536 (the "1982 Deed").
3. The 1982 Deed contains the following description of the Property:

Lots No. 3772 and on a plan of Warren Smadbeck recorded with Middlesex County, South Dist. Registry of Deeds in Book of Plans No. 362 Plan No. 27 conveyed to Rose Tobin by said Warren Smadbeck and Madeline his wife July 9, 1932, and recorded in said Registry July 21, 1932 Book 5656 Page 599. Also lot No. 3774 on plan of said Smadbeck, as above noted, conveyed to Rose Tobin by Said Smadbeck and wife August 2, 1932 and recorded in said Registry of Deeds August 23, 1932 Book 5663, page 358.

The three lots supposed to contain about 3/20 acre.

4. Due to inadvertency and mistake, the property description in the 1982 Deed does not contain a reference to Lot No. 3773 on the referenced plan. The property description should have referred to Lot 3773, and stated as follows:

Lots No. 3772 and 3773 on a plan of Warren Smadbeck recorded with Middlesex County, South Dist. Registry of Deeds in Book of Plans No. 362 Plan No. 27 conveyed to Rose Tobin by said Warren Smadbeck and Madeline his wife July 9, 1932, and recorded in said Registry July 21, 1932 Book 5656 Page 599. Also lot No. 3774 on plan of said Smadbeck, as above noted, conveyed to Rose Tobin by Said Smadbeck and wife August 2, 1932 and recorded in said Registry of Deeds August 23, 1932 Book 5663, page 358.

The three lots supposed to contain about 3/20 acre.

5. The 1982 Deed was meant to, and in fact did, include Lot 3773 as part of the premises being conveyed.

Subscribed to under penalties and pains of perjury this 15 day of Nov, 2011.

Eric E. White
Eric E. White

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

On this 15th day of December, 2011, before me, the undersigned Notary Public, personally appeared the above named Eric E. White and proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness know to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose.

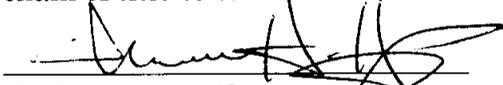
Lisa M. Cudak
Notary Public:
My Commission expires: 8-17-18



LISA M. CUDAK
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 17, 2018

CERTIFICATE OF ATTORNEY

I, Christopher H. Heep, Esq., hereby certify that the statements set forth above in this Affidavit of Scrivener's Error are relevant to the title of the real estate more particularly described therein and will be of benefit and assistance in clarifying the chain of title to said land.

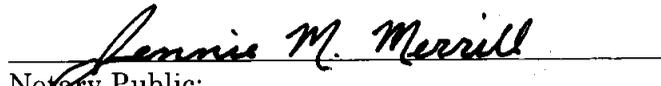


Christopher H. Heep
Miyares and Harrington, LLP
50 Leonard Street • Suite Three
Belmont, MA 02478

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

On this 31st day of January, 2012, before me, the undersigned Notary Public, personally appeared the above named Christopher H. Heep and proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness know to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose.



Notary Public:
My Commission expires:





Bk: 58412 Pg: 240 Doc: DEED
Page: 1 of 3 02/02/2012 10:30 AM

QUITCLAIM DEED

I, Eric E. White, of 43 Lake Drive, Westminster, Massachusetts, 01473,

in lieu of a tax title foreclosure, pursuant to *M.G.L. c.60, §77C*,

hereby grant to the Town of Littleton, a Massachusetts municipal corporation with offices at 37 Shattuck Street, Littleton, Massachusetts (hereinafter "Grantee"),

with QUITCLAIM COVENANTS,

the land in Littleton, Middlesex County, Massachusetts, described as follows:

Lots No. 3772 and 3773 on a plan of Warren Smadbeck recorded with Middlesex County, South Dist. Registry of Deeds in Book of Plans No. 362 Plan No. 27 conveyed to Rose Tobin by said Warren Smadbeck and Madeline his wife July 9, 1932, and recorded in said Registry July 21, 1932 Book 5656 Page 599. Also lot No. 3774 on plan of said Smadbeck, as above noted, conveyed to Rose Tobin by Said Smadbeck and wife August 2, 1932 and recorded in said Registry of Deeds August 23, 1932 Book 5663, Page 358.

The three lots supposed to contain about 3/20 acre.

Being the same premises conveyed to me by deed dated September 8, 1982 and recorded in the Middlesex South District Registry of Deeds in Book 14722, Page 536.

At the Special Town Meeting of the Town of Littleton held November 14, 2011, it was voted unanimously, under Article 9 of the warrant thereof, to accept this deed pursuant to *M.G.L. c.60, §77C*.

Manchester Drive, Littleton, MA

3
K3

In witness whereof, the undersigned has hereunto set his hand and seal on this 15 day of Nov 2011.

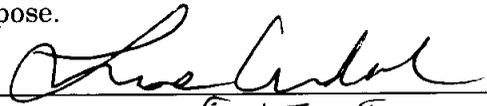


Eric E. White

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

On this 15th day of December, 2011, before me, the undersigned Notary Public, personally appeared the above named Eric E. White and proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness know to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose.



Notary Public: 8-17-18

My Commission expires:



LISA M. CUDAK
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 17, 2018

Accepted by a majority vote of the Board of Selectmen of the Town of Littleton this 9 day of January 2012

Board of Selectmen of the Town of Littleton

[Signature]
James Karr, Chairman

[Signature]
Joseph Knox, Vice-Chairman

[Signature]
Gregg Champney

[Signature]
Alexander McCurdy
[Signature]
Ted Doucette

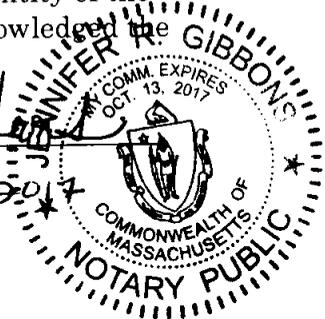
COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

On this 9 day of January 2012, before me, the undersigned Notary Public, personally appeared the above named James Karr, Joseph Knox, Gregg Champney and Ted Doucette

and proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness know to me who knows the above signatory, or my own personal knowledge of the identity of the signatories, to be the persons whose names are signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose.

[Signature]
Notary Public:
My Commission expires: 10-13-2014



I, Warren Smadbeck, of the City, County and State of New York, for consideration paid, grant to Thomas W. Sheerin and Helen I. Sheerin of 81 Trowbridge Street, of Arlington, State of Massachusetts, with QUITCLAIM COVENANTS the land in LITTLETON, Middlesex County, Massachusetts, described as follows: Lots Nos:- 3767, 3768, 3769, 3770 and 3771 as designated and shown on a plan entitled "Map "B" of Long Lake, Town of Littleton, Middlesex County, Massachusetts", duly recorded with Middlesex South District Deeds on the 14th day of October, 1925, in Book of Plans #362,-Plan #27. The premises are hereby conveyed subject to and with the benefit of the rights and privileges to maintain poles and wires for electric lights and telephones and water mains in the streets and ways as shown on said plan, to be used in common by the owners of lots on said plan, and their heirs and assigns. The premises are also conveyed subject to the following restrictions: There shall not be erected or maintained on the granted premises without the written consent of the grantor herein named, any slaughter house, smith shop, forge, furnace, steam engine, brass foundry, nail, iron or other foundry, any manufactory of gunpowder, glue, varnish, vitriol or turpentine or for the tanning, dressing or preparing of skins, hides or leather, or for carrying on any noxious, dangerous or offensive trade; all toilet outhouses shall be suitably screened and equipped with septic or chemical tanks; no part of said premises shall be used for any insane, inebriate, or other asylum, or place of burial, or for any structure other than a dwelling for people of the Caucasian Race together with the usual out buildings appurtenant to said dwelling including a private garage for said dwelling; not more than one dwelling house shall be erected on any one lot. I, Madeline Smadbeck, wife of said grantor, release to said grantees all rights of DOWER AND HOMESTEAD and other interests therein. WITNESS our hands and seals this 16th day of October, 1927. Warren Smadbeck (seal) Madeline Smadbeck (seal). STATE OF NEW YORK. County of New York ss. New York, March 16th, 1927. Then personally appeared the above named Warren Smadbeck and Madeline Smadbeck and acknowledged the foregoing instrument to be their free act and deed, before me, Edith L. Brazeau, A Commissioner of Deeds for Massachusetts in New York. (Official seal) My Commission expires July 15th, 1928. - - - - -

Middlesex ss. April 4, 1927. 12h. 43m. P.M. Rec'd & Recorded.

5080

519

SMADBECK

to

SHEERIN, et al

5080

520

10.00
100 RE
TR
02/12/85 10:25

BK 16009PG437

[THIS INSTRUMENT NOT VALID UNLESS RECORDED WITHIN 60 DAYS OF THE DATE OF TAKING]
STATE TAX—FORM 301 INSTRUMENT OF TAKING

THE COMMONWEALTH OF MASSACHUSETTS

Littleton
NAME OF CITY OR TOWN

OFFICE OF THE COLLECTOR OF TAXES

I, Arthur D. Crory, Collector of Taxes for
the City of Littleton, pursuant and subject to the provisions
of General Laws, Chapter 60, Sections 53 and 54, hereby take for said city the following
described land:

DESCRIPTION OF LAND

[The description must be sufficiently accurate to identify the premises and must agree with the notice of taking. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.]

Helen I. Sheerin
Land being Lot 3787-3771 Man-
chester Drive and more fully de-
scribed in a deed recorded in the
Middlesex South District Reg-
istry of Deeds Book 2800 Page
219

Said land is taken for non-payment of taxes as defined in Section 43 of said Chapter 60
assessed thereon to Helen I. Sheerin

for the year 1983, which were not paid within fourteen days after demand therefor made upon
Helen I. Sheerin on June 25, 1984, and now
remain unpaid together with interest and incidental expenses and costs to the date of taking in the
amounts hereinafter specified, after notice of intention to take said land given as required by law.

19 <u>83</u> TAXES REMAINING UNPAID	\$ <u>83.80</u>
INTEREST TO THE DATE OF TAKING	<u>19.60</u>
INCIDENTAL EXPENSES AND COSTS TO THE DAY OF TAKING	<u>17.94</u>
SUM FOR WHICH LAND IS TAKEN	\$ <u>121.34</u>

WITNESS my hand and seal this 20th day of December, 1984
(DATE OF TAKING)

Arthur D. Crory, Collector of Taxes for the City of Littleton

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. December 20 1984

Then personally appeared the above named Arthur D. Crory
and acknowledged the foregoing instrument to be his free act and deed as Collector of Taxes,
before me, Mary E. Cray
My commission expires May 1990 Notary Public - Justice of the Peace

Received and entered with _____ at _____ o'clock and _____ minutes _____ M.

Book _____, Page _____ Document No. _____ Certificate of Title No. _____

Attest: _____ Register

10.00
RE 1194
TR 04:40
06/24/86

U14-101

BK 17132 FG 541

D10-

No. 78797 T.L.

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

TO ALL WHOM IT MAY CONCERN:

Town of Littleton

hereby give notice that, on the 20th day of June 19 86, it
filed in said Court a petition against* Thomas W. Sheerin and Helen I. Sheerin

to foreclose a tax lien acquired under a certain tax deed (or deeds) from the Collector of Taxes for the
~~City~~ (or Town) of Littleton, in the County of Middlesex and
said Commonwealth, to ^{it} dated Dec. 20, 1984, and recorded with Mx. So. Dist. Reg. of Deeds
in Book 16009 Page 437 said deed (or deeds) covers a certain parcel of land
situated in Littleton in the County of Middlesex and said
Commonwealth, which is described as follows:

Land being Lot 3767-3771 Manchester Drive and more fully
described in a deed recorded with Middlesex South District Registry
of Deeds Book 5080, Page 519. Supposed to contain about .25 acre.

TOWN OF LITTLETON

By Thomas A. Arrison

Thomas A. Arrison
Town Treasurer

*Name all respondents as in petition.



Town of Littleton Sale of Town Owned Property Policy & Procedure

Scope:

This policy establishes a set of procedures for responding to requests for the lease, sale or other disposition of Town-owned land. This policy applies to:

1. land disposition requests made by private individuals or organizations;
2. land disposition recommendations initiated by the Town;
3. the sale of tax foreclosed property; and
4. the sale land of low value according to applicable MA General Laws (MGL).

Purpose:

This policy is intended to establish those procedures under which the Town will act in considering the disposition of any parcel of Town-owned land. This policy establishes procedures to:

1. Provide a clear understanding and uniform method for reviewing land disposition requests;
2. To ensure that decisions involving land disposition are well considered and address the concerns and needs of all relevant Town Departments and Boards;
3. To provide a mechanism for public input in the decision process.

Procedures:

This policy shall apply to all departments of the Town of Littleton.

The Town shall establish a Land Sale Committee consisting of the Town Administrator and/or Assistant Town Administrator, the Building Commissioner, Planning Board representative, Town Assessor, Town Treasurer and a representative of the Conservation Commission, the Park & Recreation Commission, the Highway Department, and the Light & Water Department. The Town Administrator or the Assistant Town Administrator shall chair the committee. The committee shall meet as necessary to review applications for purchase and/or review parcels owned by the Town for possible sale to the public and to recommend its findings to the Board of Selectmen.

Sale of Town-Owned Land (non-tax foreclosures)

- 1) All requests for the purchase of Town-owned real property shall be directed to the Town Administrator.
- 2) The requestor must complete a Real property Request Form (attachment A), which provides information relative to the property in question, including its intended use.
- 3) The completed form shall be forwarded to members of the Land Sale Committee and a public meeting shall be scheduled to review the application and parcel in question.

Town of Littleton Sale of Town Owned Land Policy & Procedures

- 4) Committee members shall consult with their respective Boards, as appropriate, as part of the review process.
- 5) If recommending a parcel be made available for sale to the public, the Committee shall complete the Real Property Request Form for each parcel under review.
- 6) The Town Administrator shall notify abutting property owners and any other individuals and/or organizations with interest in said property (see attachment B). The letter shall invite public comment in response to the disposition request and shall establish a reasonable time period for the receipt of any comments.
- 7) The Committee's recommendation to the Board of Selectmen shall include;
 - a. A description of the property including its current use and any structures;
 - b. The assessed (or appraised) value of the property and recommended sales price (if any);
 - c. All current and foreseeable public uses of the property;
 - d. Whether the property is appropriate for park and recreation or conservation purposes, in accordance with Section 35-3 of the Littleton Town Code;
 - e. Other identified advantages and disadvantages of disposition;
 - f. A recommended action. If a sale is to be recommended, an in-lieu of tax payment should be calculated to satisfy any property tax implications.
- 8) In making a recommendation, the Committee shall consider the following:
 - a. Current and foreseeable Town or other public use of the property;
 - b. Financial impact to the Town upon disposition or retention of property;
 - c. Impact of sale and proposed use of the property on the abutting land owners and surrounding neighborhood;
 - d. Alternatives to title transfer such as easements or lease;
 - e. Environmental impact of proposed or current use;
 - f. Restrictions that may be placed upon the property prior to sale, such as conservation restrictions, public access easements etc.
- 9) The Town Administrator shall present the Committee's recommendation to the Board of Selectmen.
- 10) The Board of Selectmen shall hold a public hearing before acting on the Committee's recommendation. Notice of the meeting should be given to the requestor (if any), abutting property owners and any other individuals or organizations with interest in the property.
- 11) The sale of property shall be governed under the property disposition process established by the Uniform Procurement Act, MGL Ch 30B (see below).

Sale of Town-Owned Land – Tax Foreclosures

The Town may from time to time consider the sale of property foreclosed upon by the Town for unpaid property taxes. This process is intended to:

- A. Derive revenue to the Town from the sale of property;
- B. Place the foreclosed property back onto the tax rolls;

Town of Littleton Sale of Town Owned Land Policy & Procedures

C. Bring the foreclosure process to final closure.

- 1) On an annual basis the Town Treasurer shall compile a listing of Town owned foreclosed property to the Land Sale Committee.
- 2) The Committee shall consider each parcel according to the guidelines specified above.
- 3) A listing of tax foreclosed property that will be recommended for sale should be sent to the Board of Selectmen.
- 4) Tax foreclosed property made available for sale by the Board of Selectmen may be disposed of by either MGL Ch 30B (Uniform Procurement Act) or by Ch 60 section 77B; Public Auction.

Procedures for Public Auction

Note – What follows is a summary of the applicable provisions of MGL Ch 60, § 77B. Prior to selling the property, the Committee and the Board of Selectmen shall review the statute and relevant provisions of the Littleton Town Code to ensure compliance with all relevant provisions, including those not specifically referenced herein and those that may be amended from time to time.

- 1) The Board of Selectmen may appoint a custodian who shall have care, custody, management and control of all property acquired by the Town by tax foreclosure. The custodian may sell such property at a public auction provided that the custodian complies with the requirements of MGL Ch 60 § 77B.
- 2) Proper notice must be given to the owner of record immediately prior to the acquisition of the property by the Town by registered mail at least 14 days prior to the auction. Similar notice must be posted in two or more convenient and public places in the Town. The notice of sale must include several legal requirements in addition to the requirements of Ch 60.
 - a. Title 5 Notice of Inspection
 - b. Auction procedures or specific terms, conditions or restrictions with respect to the sale of the property or properties.
- 3) After the sale of the property at auction the Treasurer shall execute and deliver a Treasurer's Deed, which transfers title from the Town to the purchaser. The Treasurer shall record the Deed within 15 days of the auction. The recording expense shall be paid by the purchaser.
- 4) A pro forma tax must be included in the Treasurer's Deed, in accordance with the provisions of MGL Ch 44 § 63A.
- 5) The purchaser must supply an Arson/Tax delinquency statement, in accordance with MGL Ch 60 § 77B and a Disclosure Statement required by MGL Ch 7 § 40.

Procedures for Sale under Uniform Procurement Act

Note – What follows is a summary of the applicable provisions of the *Uniform Procurement Act*, MGL Ch 30B, § 16. Prior to selling the property, the Committee shall review the statute to ensure compliance with all relevant provisions, including those not specifically referenced herein and those that may be amended from time to time.

Town of Littleton Sale of Town Owned Land Policy & Procedures

- 1) Any applicable Town Meeting votes have been taken to authorize a sale of property. The Town shall not sell land acquired by Town Meeting vote unless authorized by Town Meeting.
- 2) Value of Property has been determined;
 - a. By appraisal
 - b. By the assessed value of the property as long as the assessment
 - i. Is current
 - ii. The property is assessed at 100% of value
 - iii. The assessment was determined through valid procedures.
- 3) If the property is in excess of \$25,000, the Town must solicit proposals by advertising at least once per week for 2 consecutive weeks in a local newspaper. The last publication must occur at least 8 days prior to the day the proposals are to be opened. The parcels description, terms and requirements of the sale and the time and place for the submission of proposals must be included.
- 4) If the property contains more than 2,500 square feet the advertisement must also be published in the Central Register published by the Secretary of State.
- 5) The advertising requirement may be waived in a declared emergency as long as the reason for the emergency is published in the Central Register at the earliest opportunity.
- 6) Proposals are opened publicly at the designated time and place. The selected buyer and the amount of the transaction must be published in the Central Register.
- 7) The purchaser should also supply the Town with the pro-forma tax obligation, an Arson/Tax delinquency statement and disclosure Statement described above.

Sale of property taken by Land-of Low Value

Once a property deemed to be Land of Low Value has been issued an Affidavit to Foreclose by the Commissioner of Revenue, the Town has four years to hold a public auction to dispose of the property. The Affidavit to Foreclose must be filed at the Registry of Deeds. Sale of Land of Low Value parcels are governed under MGL Ch 60 §§ 79, 80, 80A, 80B, and 80C. The Committee shall review parcels taken by the Land of Low Value process to establish any Town need or uses. If the Town decides to retain the property, a Treasurer's Deed must be issued and filed. The disposition of Land of Low Value must be by public auction, following the procedures outlined above.

Part I	ADMINISTRATION OF THE GOVERNMENT
Title IX	TAXATION
Chapter 60	COLLECTION OF LOCAL TAXES
Section 77B	MANAGEMENT, SALE, OR LEASE BY MUNICIPALITIES; LAND ACQUIRED THROUGH FORECLOSURE OR UNDER SEC. 80; NOTICE

Section 77B. The mayor of any city or the selectmen of any town which holds property acquired by foreclosure of tax titles or acquired under section eighty may appoint a custodian who shall have the care, custody, management and control of all property heretofore or hereafter so acquired by said city or town. The custodian shall serve during the pleasure of the mayor or selectmen and shall receive as his compensation, if any, a sum fixed by the mayor or by the selectmen.

The custodian, acting on behalf of the city or town, may, notwithstanding any provision of law, ordinance or by-law inconsistent herewith, sell at public auction any such property, first sending a notice thereof as herein provided to the owner of record immediately prior to the acquisition by the city or town of the title to such property. Such notice shall contain a description of the property to be sold sufficient to identify it, shall state the date, time and place appointed for the sale thereof and the terms and conditions of such sale, and shall be sent by registered mail to the address of such owner as appearing upon the records of the assessors of the city or town, at least fourteen days before such sale. The custodian shall also, not less than fourteen days before such appointed date, post a similar notice in two or more convenient and public places in the city or town. Failure to send or to post a notice as herein provided, or any insufficiency in the notice sent or posted, shall not invalidate the title to any property sold hereunder. The custodian may reject any and all bids at such sale or any adjournment thereof if in his opinion no bid is made which approximates the fair value of the property, and he may adjourn the sale from time to time for such periods as he deems expedient, giving notice thereof at the time and place appointed for the sale or for any adjournment thereof. After any such sale and upon payment by the purchaser to the city or town of the amount of a bid accepted by the custodian, the treasurer of said city or town shall, on its behalf, execute and deliver any instrument necessary to transfer the title of the city or town to any such property sold under this section. This section shall not be construed to prevent a city or town from disposing of such property under section three of chapter forty, or in any other manner authorized by law.

Any officer or board which executes a deed to convey property acquired by a city or town by foreclosure of a tax title or under section eighty, shall not execute such deed to any person unless such person has submitted to said board or officer a statement signed under the pains and penalties of perjury that neither he nor any person who would gain equity in the property as a result of such conveyance has ever been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire, or of a crime involving the fraudulent filing of a claim for fire insurance; or is delinquent in the payment of real estate taxes to the city or town in which the property is being sold, or if delinquent, that a pending application for abatement of such tax, or a pending petition before the appellate tax board or the county commissioners has been filed in good faith. If there is more than one grantee of such deed, each grantee must file such statement, and no such deed shall be valid unless it contains a recitation that the board or officer granting the deed has received such statement.

If the custodian is of the opinion that a sale of any such property is not immediately practicable, the custodian, acting on behalf of the city or town, may, subject to the approval of the mayor or the selectmen, notwithstanding any provision of law, ordinance or by-law inconsistent herewith, lease such property for a term not exceeding three years, and may on behalf of the city or town execute and deliver such lease.

The custodian, subject to appropriation, may employ one or more assistants as may be necessary for the proper performance of his duties. Such assistants shall receive as compensation such amounts as may be approved by the mayor or by the selectmen.

Part I ADMINISTRATION OF THE GOVERNMENT

Title III LAWS RELATING TO STATE OFFICERS

Chapter UNIFORM PROCUREMENT ACT

30B

Section 16 REAL PROPERTY; DISPOSITION OR ACQUISITION

Section 16. (a) If a governmental body duly authorized by general or special law to engage in such transaction determines that it shall rent, convey, or otherwise dispose of real property, the governmental body shall declare the property available for disposition and shall specify the restrictions, if any, that it will place on the subsequent use of the property.

(b) The governmental body shall determine the value of the property through procedures customarily accepted by the appraising profession as valid.

(c) A governmental body shall solicit proposals prior to:

(1) acquiring by purchase or rental real property or an interest therein from any person at a cost exceeding \$35,000; or

(2) disposing of, by sale or rental to any person, real property or any interest therein, determined in accordance with paragraph (b) to exceed \$35,000 dollars in value.

(d) The governmental body shall place an advertisement inviting the submission of proposals in a newspaper with a circulation in the locality sufficient to inform the people of the affected locality. The governmental body shall publish the advertisement at least once a week for two consecutive weeks. The last publication shall occur at least eight days preceding the day for opening proposals. The advertisement shall specify the geographical area, terms and requirements of the proposed transaction, and the time and place for the submission of proposals. In the case of the acquisition or disposition of more than twenty-five hundred square feet of real property, the governmental body shall also cause such advertisement to be published, at least thirty days before the opening of proposals, in the central register published by the state secretary pursuant to section twenty A of chapter nine.

(e) The governmental body may shorten or waive the advertising requirement if:

(1) the governmental body determines that an emergency exists and the time required to comply with the requirements would endanger the health or safety of the people or their property; provided, however, that the governmental body shall state the reasons for declaring the emergency in the central register at the earliest opportunity; or

(2) in the case of a proposed acquisition, the governmental body determines in writing that advertising will not benefit the governmental body's interest because of the unique qualities or location of the property needed. The determination shall specify the manner in which the property proposed for acquisition satisfies the unique requirements. The governmental body shall publish the determination and the reasons for the determination, along with the names of the parties having a beneficial interest in the property pursuant to section forty J of chapter seven, the location and size of the property, and the proposed purchase price or rental terms, in the central register not less than thirty days before the governmental body executes a binding agreement to acquire the property.

(f) Proposals shall be opened publicly at the time and place designated in the advertisement. The governmental body shall submit the name of the person selected as party to a real property transaction, and the amount of the transaction, to the state secretary for publication in the central register.

(g) If the governmental body decides to dispose of property at a price less than the value as determined pursuant to paragraph (b), the governmental body shall publish notice of its decision in the central register, explaining the reasons for its decision and disclosing the difference between such value and the price to be received.

(h) This section shall not apply to the rental of residential property to qualified tenants by a housing authority or a community development authority.

(i) Acquisitions or dispositions of real property or any interest therein pursuant to this section between governmental bodies and the federal government, the commonwealth or any of its political subdivisions or another state or political subdivision thereof shall be subject to subsections (a), (b) and (g).

Part I ADMINISTRATION OF THE GOVERNMENT**Title VII** CITIES, TOWNS AND DISTRICTS**Chapter 44** MUNICIPAL FINANCE**Section** SALES OF PUBLIC LAND; PAYMENT OF TAXES**63A**

Section 63A. Whenever in any fiscal year a town, which term, as used in this section, shall include a city, shall sell any real estate, the board or officer executing the deed therefor in the name and behalf of the town shall, as a condition precedent to the power to deliver such deed, receive from the grantee as a payment in lieu of taxes allocable to the days ensuing in said fiscal year after the date of such deed, a sum which shall be equal to such portion of a pro forma tax computed as hereinafter provided as would be allocable to the days aforesaid if such pro forma tax were apportioned pro rata according to the number of days in such fiscal year; provided, however, that whenever the said real estate shall be sold between January second and June thirtieth of the fiscal year, the town shall also receive an additional amount equal to the entire pro forma tax computed as hereinafter provided and allocable as a payment in lieu of taxes for the next succeeding fiscal year. Such pro forma tax shall be computed by applying the town's tax rate for the fiscal year of the sale, or, if such rate is not known, the town's tax rate for the fiscal year next preceding that of the sale, to the sale price after crediting any exemption to which, if the deed had been executed and delivered on January first of such next preceding fiscal year, the grantee would have been entitled under section five of chapter fifty-nine. A recitation in the deed that there has been full compliance with the provisions of this section shall be conclusive evidence of such fact. Sums received under this section shall not be subject to section sixty-three of this chapter or to section forty-three of chapter sixty, but shall be credited as general funds of the town.