https://www.laconiadailysun.com/opinion/letters/we-can-provide-some-background-for-the-need-for-gilmanton/article_62afec7b-164c-5e36-86d2-529425c5a258.html

We can provide some background for the need for Gilmanton Article 30

ed@laconiadailysun.com   Mar 2, 2018

To The Daily Sun,

At the upcoming Town Meeting, we recommend Gilmanton voters approve of the Warrant Article 30 authorizing the town to convey a deed to Graham Wilson and Gina Sapiro confirming their ownership of part of Tax Parcel 420-73. The warrant article explains the circumstances, but we wanted voters to have more information.

We owned the parcel in question for eight years, from 1999 to 2007, and believed that we had good and clear title to the land. It consists of backland between two class six roads, with a beaver pond, wetlands and trees. The tax maps from many years back to the present, and our own title search, showed the land to be in private ownership. We used the land and paid taxes on it based on that assumption. In 2007, we sold the land to Graham and Gina. Only when they had the land surveyed many years later for the purpose of placing a conservation easement on it did they discover that there were questions as to whether the land was properly described in prior conveyances. The town had taken the land for failure to pay taxes in 1997, and when it conveyed the land back to our prior owner, David Ladd, the deed description was insufficient to identify this land as part of the conveyance. The problem may have originated with a faulty deed description in 1955. Mr. Ladd harvested timber on the land, then sold it to us in 1999. All of us paid taxes on the land believing that we owned it, as confirmed by the tax maps. The quitclaim deed now sought from the town will correct that earlier error and allow them to complete the conservation easement.

We understand that the selectmen have been advised that they need a town vote to authorize the conveyance and urge you to support the warrant article.

John Funk & Deb Chase

Gilmanton Corners