

DAY OF CLOSING-PURCHASE

PRE-CLOSING & PARTY INFORMATION		
Print Lender Documents	<input checked="" type="checkbox"/> BUYER(S)/BORROWER(S): Jeffrey W. Roberts, Manager of Granite Reality LLC	
Print HLaw Documents	<input checked="" type="checkbox"/> BUYER'S AGENT/AGENCY: Four Seasons Sotheby's International Real Estate / lewisforjohnson	
Recording Sheet	<input checked="" type="checkbox"/> BUYER'S ATTORNEY:	
MA Documents	<input checked="" type="checkbox"/> LOAN OFFICER/LENDER: /CASH	
MA Notary Clauses	<input checked="" type="checkbox"/> SELLER(S): Richard Yospin, Trustee of the Richard Yospin Family Trust	
CD-57s/PA-34	<input checked="" type="checkbox"/> LISTING AGENT/AGENCY: Four Seasons Sotheby's International Real Estate / Margaret Weathers	
HELOC Closeout	PROPERTY ADDRESS: 338 East Washington Road, Bradford, NH 03221	
Copy Package(s)	PROCESSOR: Rebecca Russo	
Print Checks	SELLER'S ATTORNEY: Alex Garcia <i>algr</i>	
OG Wire Verification	AT CLOSING	
Blank Checks-IOLTA	Taxes	Last Paid (Bill Date): Period Covered: Paid at Closing (Bill Date): <i>12/19</i> Paid By: Period Covered: <i>7/20</i> Next Due:
Blank Checks-Recording	<i>\$22,001.00</i>	Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual <input checked="" type="checkbox"/> <i>11,375.00 @ close</i>
	Identification (2 IDs Required)	<i>Collect</i>
	Blue Ink Required	<i>NA</i>
	Lender Funding	Collect <input type="checkbox"/> Received
	Buyer/Borrower Funds	Collect <input checked="" type="checkbox"/> Received <i>12/10</i>
	Seller Funds	Collect <input type="checkbox"/> Received
	EMD	Collect From: <input checked="" type="checkbox"/> LA <input type="checkbox"/> BA <input type="checkbox"/> SA <input checked="" type="checkbox"/> Received <input type="checkbox"/> Retained <i>12/12</i>
	Collect at Closing-Other	<i>Dud - Margaret Jacobs</i>
		<i>No Mky Aff.</i>
		<i>Need Sellers SS#</i>
	Obtain instructions for delivery of proceeds (\$25 per wire)	<i>Seller to bring wire Inst to Close</i> <i>Wire</i> <i>\$ 1,012,322.07</i>
POST-CLOSING		
Deposit Funds Bank Account:	Enterprise Bank <input checked="" type="checkbox"/>	***Verified Escrow Account (Post Closer Initials)
Recording	<input checked="" type="checkbox"/> E-Record <input type="checkbox"/> Physical	<i>Merrimack</i>
Notes to Post-Closer		<i>24 Hour Package</i> <i>\$ payoffs</i>

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SDNY_GM_00012691

EFTA_00123334

EFTA01268604



PLEASE FAX RECORDING INFORMATION TO 603-434-7226

REGISTRY Merrimack

SELLER(S) Richard Yospin, Trustee of the
Richard Yospin Family Trust

BUYER(S) Granite Reality LLC

PROPERTY ADDRESS 338 East Washington Road
Bradford, NH 03221

Lender: CASH
MERS: Y or N
Purchase Price: \$1,070,750.00
Loan Amount: \$.00
Date of Closing: 12/13/2019
Bank Account: Enterprise Bank
****Verified Escrow Account**
 _____ (Post Closer Initials)
Tax Stamps: 16,062.00
Processor: Rebecca Russo
Underwriter: Stewart Title
Guaranty Company
Lender's Premium: \$.00
Owner's Premium: \$2,537.00
Variable? Y or N
Condo? Y or N
PUD? Y or N
Plot Plan? Y or N
Construction Holdback? Y or N
Subordinate Mortgage? Y or N
Lender:
MERS: Y or N
Loan Amount:
Mortgage Date:
Recording Date:

Recorder please hold until:

RUNDOWN FROM _____ **Recorded by:** _____

Pre E-Record Update Through: _____ **Date Recorded:** _____

Post E-Record Update Through: _____

DOCUMENT	TIME	INSTRUMENT #	BOOK	PAGE
<i>Dud</i>				

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BEDFORD, NH 264 South River Road 03110
CONCORD, NH Capital Plaza, 57 North Main Street Suite 104, 03301
HAMPTON, NH 58 Westcourt Road 03842
KEENE, NH 265 Washington Street 03431
NEW LONDON, NH 9 Newport Road PO Box 800, 03257
WINDHAM, NH 25 Indian Rock Rd. #9 PO Box 719, 03087
NORWICH, VT 316 Main Street, Suite 201 PO Box 15, 05055
ANDOVER, MA 300 Rockstone Square Suite 201, 01810

Outgoing Wire Record File Number: 2019-2700

Date: December 13, 2019
Payee: Richard Yospin, Trustee of the Richard Yospin Family Trust
Amount: \$1,012,322.07
Escrow Account: Enterprise Bank
Escrow Bank Account #: 446017
Buyer/Borrower Name: Granite Reality LLC
Seller Name: Richard Yospin, Trustee of the Richard Yospin Family Trust
Property Address: 338 East Washington Road, Bradford, NH 03221
Remarks: Seller Proceeds

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EFTA_00123336

EFTA01268606



Attorneys

- Jacqueline M. Hudkins
- Resene T. Harroun
- Morgan D. Jones
- Laura M. Tomascilo
- Richard G. Anderson*
- Harrita L. Pritz
- John P. Rob
- Dennis P. Vachon*
- Cynthia M. O'Neil*
- Greg Recki*

- Admitted to Practice in NH & MA
- Admitted to Practice in VT & MA
- Admitted to Practice in MA & RI
- Admitted to Practice in NH & VT
- Admitted to Practice in NH
- Admitted to Practice in MA
- * Of counsel

IF YOU ARE EXPECTING TO RECEIVE PROCEEDS AND WOULD LIKE YOUR PROCEEDS WIRED, PLEASE COMPLETE THIS FORM IN ITS ENTIRETY

PLEASE NOTE THAT A WIRE FEE OF \$50.00 WILL APPLY

This form must be filled out in its entirety to ensure a timely wire. Hudkins Law is unable to transmit a wire unless all of the data fields on this form have been completed and verified.

Name of Wire recipient: _____
 Phone Number where you may be reached on the date of the expected wire: _____

Name of Receiving Bank	
ABA Routing Number of Receiving Bank (9 digit number) *This may not be the routing number listed on the bottom of your checks. Please call your bank to verify the number used to receiving an incoming wire*	
Address of Receiving Bank	Street:
	City/State/Zip:
Phone Number of Receiving Bank	
Account Number	
Name(s) on Your Account	
Address Associated with Your Account (Physical Address; not P.O. Box)	Street:
	City/State/Zip:
If Applicable, Provide Additional Instructions Here. Example: "For Further Credit to" or "For the Benefit of"	

By signing this form, I hereby acknowledge that the information is correct and accurate and I agree to the wire fee of \$50.00. I further agree to verify this information by telephone or in person on the date of the wire transmission.

I understand that the receiving bank may charge an incoming wire fee to my account.

Hudkins Law PLLC hereby reserves the right to initiate a "test" wire for a nominal amount to confirm the accuracy of these wiring instructions. I agree to cooperate with the verification of receipt of said "test" wire.

Signature _____ Date _____ Signature _____ Date _____
 Internal Use Only: _____
 Telephone Verification by _____ Date/Time: _____
 In Person Verification by _____ Date/Time: _____

- | | | | |
|---|--|---|--|
| WINDHAM, NH
603-434-1770
25 Indian Rock Road,
PO Box 719, 03087 | CONCORD, NH
603-434-1770
Capital Plaza, 57 North Main Street,
Suite 104, 03301 | NEW LONDON, NH
603-526-2660
9 Newport Road,
PO Box 600, 03257 | KEENE, NH
603-357-1007
265 Washington Street,
03431 |
| | | NORWICH, VT
802-649-9200
316 Main Street, Suite 201,
PO Box 15, 05055 | ANDOVER, MA
978-248-0111
300 Brickstone Square,
Suite 201, 01810 |

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Rebecca Russo

From: Enterprise Bank: Wire Servicing Dept. <WireServicing@ebtc.com>
Sent: Thursday, December 12, 2019 1:24 PM
To: Processing
Subject: Incoming Wire Transfer Notification

Your wire transfer on 12/12/19, in the amount of \$994,279.12, was received from GRANITE REALTY LLC. Contact ENTERPRISE BANK at (877) 671-2265 if you have any questions regarding this transaction. Refer to wire sequence number 37362295 in your inquiry.

Credited to account ending with 017
Wire Fee: \$0.00

Sending FI: 011500120 CITIZENS BANK, N.A
OMAD: 20191212GMQFMP0101328012121323
IMAD: 20191212A1B7A41C001668

Originator Address:
C/O NUTTER MCLENNEN & FISH LLP
155 SEAPORT BLVD
BOSTON MA 022102698

Originator to Beneficiary Information:
ATTN: JEN MARSHALL

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Rebecca Russo

From: Margie Weathers <margaret.weathers@fourseasonssir.com>
Sent: Tuesday, December 10, 2019 10:20 AM
To: Rebecca Russo
Subject: Re: 338 East Washington Road
Attachments: Addendum PRICE REDUCTION.pdf

Rebecca- The price has been reduced to \$1,070,750.00 I am not sure why you were not notified.

The commission is \$50,287.50 to FSSIR.

My apologies for this, not my clients.

See attached addendum

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Margaret Weathers
Broker Associate
Four Seasons Sotheby's International Realty
259 Main Street
New London, NH 03257
Margaret.Weathers@FourSeasonsSIR.com
Margaret.Weathers@SothebysRealty.com
o: 603.526.4050 c: 603.491.9998
[Explore the New London Lake Sunapee Region](#)

[Four Seasons Sotheby's Living Magazine](#)



SDNY_GM_00012696

It seems to me that the natural world is the greatest source of excitement; the greatest source of visual beauty; the greatest source of intellectual interest. It is the greatest source of so much in life that makes life worth living."

David Attenborough

The major problems in the world are the result of the difference between how nature works and the way people think."
Gregory Bateson

2019-2700 R



Attorneys
Jacqueline M. Hudkins
Bernice L. Price
Bernice L. Price
Gordon M. O'Hall
Morgan D. Jones
John P. Robb
Laura M. Iversen
Beth P. Voth

Audited or Practiced in VT & MA
Audited or Practiced in VT & ND
Audited or Practiced in VT & NY
Audited or Practiced in VT
Audited or Practiced in NH
Audited or Practiced in MA
* Or examined

TAX INFORMATION SHEET

Tax Collector Name & Phone Number: Bradford T. Hall Date Called: _____
938-5900 Spoke to: _____
Owners: Richard Family Trust
Borrowers/Buyers: Granik Realty
Property Address: 338 East Washington
Parcel ID: 000009-000029-0000 Map _____ Lot _____

Assessed Value: \$ _____ Tax Rate: \$ _____ @ _____ %
TOWN/CITY TAXES

DUE DATES: 7/1 12/1
 Annual Semi-Annual Quarterly

Date: 2/14 \$ 10,626 Paid Due
Date: 12/19 \$ 11,375 Paid Due
Date: _____ \$ _____ Paid Due
Date: _____ \$ _____ Paid Due

2 acres are
taxed on

Next Due: _____ Annual Amount (Prorations) \$ 27,001 Actual Estimated

Annual Amount (Escrows) \$ _____ Actual Estimated
154 acres INCU

Outstanding Taxes: \$ _____ Current Use N Y- (est. penalty)
Interest to: \$ _____ Exemptions N Y- (annual)
Per Diem: \$ _____ Credits N Y- (annual)
Total: \$ _____ Assessments/ Betterments N Y- (annual)

Well/Town Water/Private Company Ph: Private
Septic/Town Sewer/Private Company Ph: Private

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EFTA_00123340

EFTA01268610

Outgoing Wire Record File Number: 2019-2700

Date: December 13, 2019
Payee: Merrimack County Registry of Deeds|Transfer Taxes
Amount: \$16,062.00
Escrow Account: Enterprise Bank
Escrow Bank Account #: 446017
Buyer/Borrower Name: Granite Reality LLC
Seller Name: Richard Yospin, Trustee of the Richard Yospin Family Trust
Property Address: 338 East Washington Road, Bradford, NH 03221
Remarks: State Tax/Stamps Deed: 16,062.00

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SDNY_GM_00012698

EFTA_00123341

EFTA01268611