

From: [REDACTED]
To: [REDACTED]; [File Opening](#); [REDACTED]
Cc: [REDACTED]
Subject: RE: Marshal/338 Washington Rd, Bradford, NH FW:
Date: Monday, November 25, 2019 1:27:52 PM
Attachments: [image002.jpg](#)
[image003.jpg](#)

Exactly. This type of query requires some nosing around with Qs...it pays to be up on the local gossip and read the local papers. I'll put him on it.

Regards,

[REDACTED]

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Celebrating 13 Years of Service

[REDACTED]

Attorney at Law-Admitted to Practice in NH and MA

[REDACTED]

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From: [REDACTED] <[REDACTED]>
Sent: Monday, November 25, 2019 1:16 PM
To: [REDACTED] <[REDACTED]>; File Opening <[REDACTED]>; [REDACTED] <[REDACTED]>
Cc: [REDACTED] <[REDACTED]>
Subject: RE: Marshal/338 Washington Rd, Bradford, NH FW:

I guess the difference being that the zoning opinions are limited to the review of the file for the property address. In this case, we would be reviewing the minutes for anything in the vicinity of the property, and we will not have a good way to narrow down what is/what is not in the vicinity. Great idea to send Jeff; maybe they can tell him what minutes would be relevant. I think the minutes themselves are online.

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SDNY_GM_00012801

EFTA_00123444

EFTA01268648

Regards,

[REDACTED]

Attorney at Law-Licensed in NH & MA
Managing Director, Real Estate Title & Legal

[REDACTED]

cid:image001.jpg@01D59F21.2536E770



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From: [REDACTED] <[REDACTED]>

Sent: Monday, November 25, 2019 1:13 PM

To: [REDACTED] <[REDACTED]>; File Opening <[REDACTED]>;
[REDACTED] <[REDACTED]>

Cc: [REDACTED] <[REDACTED]>

Subject: Re: Marshal/338 Washington Rd, Bradford, NH FW:

I can send Jeff to Bradford to inquire? It is somewhat like the Qs we ask when we do zoning opinions. I can also have him ask for 6 months of meeting minutes and I can read in car en route to Quebec!

Regards,

[REDACTED]

[REDACTED]

Attorney at Law
Admitted to Practice in NH and MA

[REDACTED]

Office Locations

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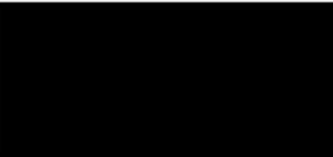
From: [REDACTED] <[REDACTED]>
Sent: Monday, November 25, 2019 12:39:56 PM
To: [REDACTED] <[REDACTED]>; File Opening <[REDACTED]>;
[REDACTED] <[REDACTED]>
Cc: [REDACTED] <[REDACTED]>
Subject: RE: Marshal/338 Washington Rd, Bradford, NH FW:

[REDACTED] and I discussed. He will be the contact person from Title on this. I will be assisting in the background. We definitely need an extension to DD period; I would recommend 12/6. I will order out title as a super rush now that we have the P&S with the appropriate address. Note that there appear to be two tax cards/property assessment cards related to the property. Pricing you suggested in last email is ok, except maybe specify review of planning board meeting minutes be hourly since we have no idea how long that will take. Also, we need to better define the scope of what we are looking for in the meeting minutes. As you said, since we will not be conducting title searches on the neighbors, we will not conclusively know the neighboring owner's names. We will need some idea how to identify matters that are "in the vicinity." It may be that we just need to send them all meeting minutes with proposed businesses, changes within the Town.

Regards,

[REDACTED]

Attorney at Law-Licensed in NH & MA
Managing Director, Real Estate Title & Legal



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EFTA_00123446

EFTA01268650

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From: [REDACTED] <[REDACTED]>

Sent: Monday, November 25, 2019 12:07 PM

To: File Opening <[REDACTED]>; [REDACTED] <[REDACTED]>

Subject: FW: Marshal/338 Washington Rd, Bradford, NH FW:

See attached. Effective date of P&S is marked on P&S as 11/19 even though seller did not sign until 11/20. They only allowed for 10 days for title DD. I need to know if I should push back and ask for an extension of title DD

Regards,

[REDACTED]

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From: [REDACTED] <[REDACTED]>

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SDNY_GM_00012804

EFTA_00123447

EFTA01268651

Sent: Monday, November 25, 2019 11:55 AM

To: [REDACTED] <[REDACTED]>

Subject: Re: Marshal/338 Washington Rd, Bradford, NH FW:

Hi [REDACTED],

Wonderful news!! I am so happy that they contacted you to handle the closing & title search! I have attached the P&S Closing is set for the 13th of December.

Warmest regards,

[REDACTED]

On Mon, Nov 25, 2019 at 11:36 AM [REDACTED] <[REDACTED]> wrote:

Good morning and Good News!

Steve Marshal reached out to me and I connected by phone with [REDACTED] [REDACTED]. They would like us to handle title/closing and also a few extra ancillary items. Hoping you can send me the P&S so that we may get started as I know they want to close asap.

Thank you for this wonderful referral [REDACTED]!

Regards,

[REDACTED]

Attorney at Law

Admitted to Practice in NH and MA

[REDACTED]



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From: Steve Marshal <steveandjenmarshal@gmail.com>

Sent: Monday, November 25, 2019 11:10 AM

To: [REDACTED] <[REDACTED]>

Subject:

Hi [REDACTED], your name was given to me by [REDACTED] from Sotheby's. I am trying to purchase a house in Bradford and am hoping you can help?

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SDNY_GM_00012805

EFTA_00123448

EFTA01268652

I am looking to close quickly and hope you will be able to help with the title search and all other related legal questions
Please confirm that you are available and able to help
Thank you
Steve Marshal

--

[REDACTED]

Four Seasons Sotheby's International Realty
259 Main Street
New London, NH 03257
Mobile: [REDACTED]
Office: [REDACTED]

[REDACTED]

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