

From: [REDACTED]
To: [Steve Marshal](#)
Cc: [REDACTED]
Subject: RE: Purchase of 338 East Washington Road, Bradford, NH
Date: Wednesday, November 27, 2019 8:27:37 AM
Attachments: [image001.jpg](#)

Our pleasure!

Regards,

FRAUD ALERT: DO NOT WIRE FUNDS unless you have called our firm to verify wire instructions. Even if an email appears as if it was generated by this firm or a party to your transaction, CALL US at [REDACTED] to verify the information before transmitting your funds.

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From: Steve Marshal <[REDACTED]>

Sent: Wednesday, November 27, 2019 8:20 AM

To: [REDACTED] <[REDACTED]>

Subject: Re: Purchase of 338 East Washington Road, Bradford, NH

Terrific. Our e mails crossed. We will be out of pocket for the rest of the day but will connect again later and will review what you send

Again, thank you for the quick turn around

On Wed, 27 Nov 2019 at 08:01, [REDACTED] <[REDACTED]> wrote:

Good morning Steve,

I am pleased to confirm that we have completed our title examination and also our due diligence with the Town of Bradford. Attorney [REDACTED], copied here, will be sending you his analysis by the end of the day today. You still have until Saturday November 30th to complete a satisfactory

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review of our findings. I am pleased to confirm that we have not discovered any red flags or concerns but you should review our materials to make sure that you are comfortable with the nature of the title to this property.

Since your funds are still protected by the Paragraph 15 Title Due diligence contingency for 10 days from the Effective Date of November 20th, I am comfortable advising you to release your second deposit.

More to follow later today from [REDACTED]...

Regards,

[REDACTED]

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From: Steve Marshal <[REDACTED]>

Sent: Wednesday, November 27, 2019 7:48 AM

To: [REDACTED] <[REDACTED]>

Subject: Re: Purchase of 338 East Washington Road, Bradford, NH

Good morning [REDACTED]

The seller of 338 Washington St seems to be tricky to deal with and i understand that [REDACTED] from Sothebys told you that he was not willing to extend the deadline to 6th Dec as you requested. [REDACTED] told me though that you have completed all of the due diligence and that all the information that is needed can be sent today? I just want to confirm that that is correct in which case we can release the rest of the deposit. Please confirm.

Also we have the insurance in place. And i will send back the engagement letter to you today if you can confirm that all the die diligence is complete

Our lawyers have left for Thanksgiving already so appreciate you being able to turn everything so

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fast

Look forward to hearing from you

Thank you

Steve

On Mon, 25 Nov 2019 at 13:24, [REDACTED] <[REDACTED]> wrote:

Dear Mr. Marshal,

Please see attached for our engagement letter outlining our services and fees to handle your upcoming purchase of 338 East Washington Road, Bradford, NH.

I believe I've captured all of the items that [REDACTED] reviewed with my by telephone. I noted in the P&S that personal property will be conveyed with the real estate and therefore I recommend a bill of sale be drafted so you will not have any impediments to registering or selling these items.

The effective date of the P&S is November 20th with a 10 day contingency for title due diligence pursuant to paragraph 15 which expires on Saturday November 30th. Our office is closed Thursday and Friday for the Thanksgiving holiday. Accordingly, we recommend an extension to the title due diligence through at least December 6th. If the seller does not allow, we can certainly still complete the due diligence for informational purposes but you would not have the ability to terminate and receive your deposit funds back if you were not satisfied with our findings.

I'm including Attorney [REDACTED] on this email as he will be handling the majority of your title due diligence with the collaboration of other members of our real estate title practice.

Please let us know if you have any questions or additional areas of interest with respect to this property that we may handle for you.

Regards,

[REDACTED]

Attorney at Law

Admitted to Practice in NH and MA

[REDACTED]

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From: Steve Marshal <[REDACTED]>

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?

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

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