

**Hudkins Law PLLC
REGISTER OF ACCOUNTING**

File Number: [REDACTED]
 Borrower Name: Granite Reality LLC
 Property Address: [REDACTED] Bradford, NH 03221
 Trust Account: Enterprise Bank

Actuals – Main Trust Account

DEPOSITS

Date	Number	Type	Payor/Payee	Status	Cleared Date	Amount
12/12/2019	GRANITE REALITY	WIRE	Granite Reality LLC	Cleared		\$994,279.12
12/12/2019	1049929	CFUNDS	Four Seasons Sothebys International Real Estate	Cleared		\$100,000.00
Total Deposits						\$1,094,279.12

DISBURSEMENTS

Date	Number	Type	Payor/Payee	Status	Cleared Date	Amount
12/13/2019		WIRE	Merrimack County Registry of Deeds Transfer Taxes	Cleared		\$16,062.00
12/13/2019		WIRE	[REDACTED] Trustee of the [REDACTED]	Cleared		\$1,012,322.07
12/13/2019	[REDACTED]	CHECK	Four Seasons Sothebys International Real Estate	Cleared		\$50,287.50
12/13/2019	[REDACTED]	CHECK	Law Office of Margaret A. Jacobs	Cleared		\$350.00
12/13/2019	[REDACTED]	CHECK	Bradford Tax Collector	Cleared		\$11,375.00
12/13/2019	[REDACTED]	CHECK	Stewart Title Guaranty Company	Cleared		\$507.40
12/13/2019	[REDACTED]	CHECK	Hudkins Law PLLC	Cleared		\$3,329.60
12/13/2019	[REDACTED]	CHECK	Hudkins Law PLLC - Registry	Cleared		\$45.55
Total Disbursements						(\$1,094,279.12)
Escrow File Balance						(.00)

VOIDS, EXPECTED RECEIPTS, ETC.

Date	Number	Type	Payor/Payee	Status	Cleared Date	Amount
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From: Enterprise Bank: Wire Servicing Dept. <[REDACTED]>
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 REALITY LLC. Contact ENTERPRISE BANK at [REDACTED] if you have any questions regarding this transaction. Refer to wire sequence number [REDACTED] in your inquiry.

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

Sending FI: [REDACTED] CITIZENS BANK, N.A
OMAD: [REDACTED]
IMAD: [REDACTED]

Originator Address:
C/O NUTTER MCLENNEN & FISH LLP
[REDACTED]
BOSTON MA 022102698

Originator to Beneficiary Information:
ATTN: J [REDACTED]

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BAR HARBOR
BANK & TRUST

P.O. BOX 400
82 MAIN STREET
BAR HARBOR, ME 04609

REMITTER:

[REDACTED] - GRANITTE

DATE 12/10/19

PAY TO THE
ORDER OF

HUDKINS LAW PLLC

EXACTLY **100,000 AND 00/100 DOLLARS

\$ 100,000.00

CASHIERS CHECK

THE PURCHASE OF AN INDEMNITY BOND WILL BE REQUIRED BEFORE ANY
CASHIER'S CHECK OF THIS BANK WILL BE REPLACED OR REFUNDED IN THE
EVENT IT IS LOST, MISPLACED, OR STOLEN.

AUTHORIZED SIGNATURE

 Security features included. Details on back.

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Outgoing Wire Record

File Number: [REDACTED]

Date: December 13, 2019

Payee: [REDACTED] Trustee of the [REDACTED]

Amount: \$1,012,322.07

Escrow Account: Enterprise Bank

Escrow Bank Account #: [REDACTED]

Buyer/Borrower Name: Granite Reality LLC

Seller Name: [REDACTED] Trustee of the [REDACTED]

Property Address: [REDACTED] Bradford, NH 03221

Remarks: Seller Proceeds

*MB
sent on
12/13*



Kayla Grimme

From: Molly Betancourt
Sent: Monday, December 16, 2019 10:46 AM
To: Kayla Grimme
Cc: Tammy Mello-Pontes
Subject: FW: Outgoing Wire Transfer Notification



Hi Kayla,

See below for the Seller proceeds wire confirmation for the Granite Realty file.

Molly

-----Original Message-----

From: Enterprise Bank: Wire Servicing Dept. <[REDACTED]>
Sent: Monday, December 16, 2019 10:20 AM
To: Molly Betancourt <[REDACTED]>
Subject: Outgoing Wire Transfer Notification

Your wire transfer on 12/16/19, in the amount of \$1,012,322.07, was successfully sent to [REDACTED], at ROCKLAND TRUST.

Contact ENTERPRISE BANK at [REDACTED] if you have any questions regarding this transaction. Refer to wire sequence number [REDACTED] in your inquiry.

Debited from account number ending with 017
Wire Fee: \$0.00

OMAD: [REDACTED]
IMAD: [REDACTED]

[REDACTED] Seller proceeds
[REDACTED], Trustee
[REDACTED], Bradford
Hudkins Law [REDACTED]

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HUDKINS LAW
HUDKINS TITLE

Attorneys

- Jocelyne M. Hudkins
- Keith T. Haroon
- Margaret Q. Jenks
- Laura H. Yonemitsu
- Richard G. Anderson
- Martha L. Pizzo
- John P. Rob
- Daniel P. Vachon
- Cecelia H. O'Hall
- Greg Rocki
- Admitted to Practice in NH & MA
- Admitted to Practice in VT & MA
- Admitted to Practice in MA & VT
- Admitted to Practice in NH & VT
- Admitted to Practice in MA
- Of counsel

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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: [REDACTED]
Phone Number where you may be reached on the date of the expected wire: [REDACTED]

Name of Receiving Bank	Rockland Trust Co.
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*	[REDACTED]
Address of Receiving Bank	Street: [REDACTED] City/State/Zip: Newton, MA 02460
Phone Number of Receiving Bank	[REDACTED]
Account Number	[REDACTED]
Name(s) on Your Account	[REDACTED]
Address Associated with Your Account (Physical Address; not P.O. Box)	Street: [REDACTED] City/State/Zip: [REDACTED]
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: [REDACTED] Date: 12/13/19
Signature: _____ Date: _____

Internal Use Only:

Telephone Verification by _____ Date/Time: _____
In Person Verification by gmh & crosby Date/Time: _____

WINDHAM, NH	CONCORD, NH	NEW LONDON, NH	KEENE, NH	NORWICH, VT	ANDOVER, MA
PO Box 719, 03087	Suite 104, 03301	PO Box 600, 03257	03431	PO Box 15, 05055	Suite 201, 01810

HUDKINS LAW

IOLTA Account
9 Newport Road
New London, NH 03257

Enterprise Bank

12/13/2019

Pay Three Hundred Fifty and 00/100 Dollars

\$*****350.00

TO THE ORDER OF
Law Office of Margaret A. Jacobs
45 Lyme Road, Suite 209
Hanover NH 03755
[Redacted]
Bradford, NH 03221

Jaylin M. Hudkins
Void after 90 days
SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

Borrower: Granite Reality LLC

Paid To The Order Of:
Law Office of Margaret A. Jacobs

Date:
12/13/2019

Check No.:

Amount Of This Check:
\$*****350.00

File No.:
Buyer: Granite Reality LLC
Seller:
Property: [Redacted] Bradford, NH 03221
Settlement Date: 12/13/2019
Disbursement Date: 12/13/2019
Charge Detail:
Other Payoff

350.00

Paid To The Order Of:

Date:

Check No.:

Amount Of This Check:

SENT BY
Kaufa Co.

2019-2700



HUDKINS LAW
HUDKINS TITLE

Attorneys

- Jacquelin H. Hudkins
- Brian T. Morson
- Morgan D. Jones
- Loree M. Tomasko
- Richard G. Anderson
- Martha L. Fritz
- Cecelia M. O'Hall
- John P. Rob
- Derek P. Vetter

• Admitted to Practice in NH & MA
 • Admitted to Practice in VT & ME
 • Admitted to Practice in WA & RI
 • Admitted to Practice in NH & VT
 • Admitted to Practice in ME
 • Admitted to Practice in MA
 • Of counsel

R

TAX INFORMATION SHEET

[Redacted]

Date Called: _____
Spoke to: _____

accord - [Redacted]

Owners: [Redacted]

Borrowers/Buyers: Granite Realty

Property Address: [Redacted]

Parcel ID: [Redacted]

Tap _____ Lot _____

Assessed Value: \$ _____ Tax Rate: \$ _____ @ _____ %

TOWN/CITY TAXES

DUE DATES: 7/1 12/1

Annual Semi-Annual Quarterly

2 acres are taxed on

Date: 7/1 \$ 10,626 Paid Due
 Date: 12/19 \$ 11,375 Paid Due
 Date: _____ \$ _____ Paid Due
 Date: _____ \$ _____ Paid Due

Next Due: _____ Annual Amount (Prorations) \$ 22,001 Actual Estimated
 Annual Amount (Escrows) \$ _____ Actual Estimated

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

154 acres incv

THIS CHECK IS VOID WITHOUT A BLUE, BURGUNDY & GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

HUDKINS LAW
IOLTA Account
New London, NH 03257

Enterprise Bank

12/13/2019

Pay Eleven Thousand Three Hundred Seventy-Five and 00/100 Dollars

\$****11,375.00

TO: Bradford Tax Collector
 THE: PO Box 607
 ORDER: 93 West Main Street
 OF: Bradford NH 03221
 2019-2700 [Redacted], Bradford, NH 03221
 Buyer: Granite Realty LLC

Jaylin M. Hudkins
 Void after 90 days
 SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

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"/>	
Recording Sheet	<input checked="" type="checkbox"/>	BUYER'S AGENT/AGENCY: Four Seasons Sotheby's International Real Estate/Jennifer Johnson <i>alhr</i>
MA Documents	<input checked="" type="checkbox"/>	
MA Notary Clauses	<input checked="" type="checkbox"/>	BUYER'S ATTORNEY:
CD-57s/PA-34	<input checked="" type="checkbox"/>	
HELOC Closeout	<input checked="" type="checkbox"/>	LOAN OFFICER/LENDER: /CASH
Copy Package(s)	<input checked="" type="checkbox"/>	
Print Checks	<input checked="" type="checkbox"/>	SELLER(S): [REDACTED] Trustee of the [REDACTED] [REDACTED]
OG Wire Verification		
Blank Checks-IOLTA		LISTING AGENT/AGENCY: Four Seasons Sotheby's International Real Estate/Margaret Weathers <i>alhr</i>
Blank Checks-Recording		
		PROPERTY ADDRESS [REDACTED] Bradford, NH 03221
		PROCESSOR: Rebecca Russo
		SELLER'S ATTORNEY: Alex Garcia <i>alhr</i>
AT CLOSING		
Taxes	Last Paid (Bill Date): Period Covered: Paid at Closing (Bill Date): 12/19 Paid By: Period Covered: Next Due: 7/20	<input type="checkbox"/> Quarterly <input checked="" type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual 11,375.00 @ close
Identification (2 IDs Required)	Collect	
Blue Ink Required		
Lender Funding	N/A	<input type="checkbox"/> Collect <input type="checkbox"/> Received
Buyer/Borrower Funds	\$994,279.12	<input type="checkbox"/> Collect <input checked="" type="checkbox"/> Received 12/12
Seller Funds		<input type="checkbox"/> Collect <input type="checkbox"/> Received
EMD	\$100,000.00	Collect From: <input checked="" type="checkbox"/> LA <input type="checkbox"/> BA <input type="checkbox"/> SA <input checked="" type="checkbox"/> Received <input type="checkbox"/> Retained 12/12
Collect at Closing-Other	Deed - Margaret Jacobs No Mtg Agg. * * * Nud Sellers SS # * Seller to bring wire Inst to Close	
Obtain instructions for delivery of proceeds (\$25 per wire)	Wire	\$1,012,322.07
POST-CLOSING		
Deposit Funds	Enterprise Bank <input checked="" type="checkbox"/>	***Verified Escrow Account (Post Closer Initials)
Bank Account:	<input checked="" type="checkbox"/> Record <input type="checkbox"/> Physical	Merrimack
Recording		<input type="checkbox"/> 24 Hour Package X payoffs
Notes to Post-Closer		



Recorder please hold until:

PLEASE FAX RECORDING INFORMATION TO [REDACTED]

REGISTRY Merrimack

SELLER(S) [REDACTED]

BUYER(S) Granite Realty LLC

PROPERTY ADDRESS [REDACTED]
Bradford, NH 03221

Lender: CASH
MERS: Y or N
Purchase Price: \$1,070,750.00
Loan Amount: \$0.00
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: \$0.00
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:

RUNDOWN FROM 12/13 Recorded by: Molly
Pre E-Record Update Through: 12/13 Date Recorded: 12/13
Post E-Record Update Through: 12/20

DOCUMENT	TIME	INSTRUMENT #	BOOK	PAGE
<u>Deed</u>	<u>3:04</u>	<u>201900023556</u>	<u>3658</u>	<u>2315</u>

E-recording Report of Recorded Documents
Itemized Fee View

Prepared for: Hudkins Law PLLC (NHTWFE)
Cost center: NHTWFE
Report generated: 12/13/2019 01:07 PM MST

Documents Recorded		TYPE	PG	ENTRY	RECORD DATE	SF	AMT	TOTAL	PROCESSED
Merrimack County, NH									
Dec 13, 2019									
4	Granite Reality LLC	DEED - DEED	3		12/13/2019 03:04 PM EST	4.00	18.00	22.00	12/13/2019
4						0.00	2.00	2.00	12/13/2019
						0.00	25.00	25.00	12/13/2019
						0.00	16,062.00	16,062.00	12/13/2019
						4.00	16,107.00	16,111.00	
						4.00	16,107.00	16,111.00	
						4.00	16,107.00	16,111.00	
Totals for Merrimack County, NH									

Recording Fee Totals

COUNTY	RECORD DATE	SF	AMT	TOTAL
Merrimack County, NH	12/13/2019	4.00	16,107.00	16,111.00
Totals for Merrimack County, NH		4.00	16,107.00	16,111.00
Total of All Recording Fees		4.00	16,107.00	16,111.00

Document Count: 1
Package Count: 1

Questions Contact:
Simplifile Support 800.460.5657, option 3
5072 North 300 West
Provo, UT 84604

HUDKINS LAW

IOLTA Account
9 Newport Road
New London, NH 03257

Enterprise Bank

12/13/2019

Pay Fifty Thousand Two Hundred Eighty-Seven and 50/100 Dollars

\$****50,287.50

TO Four Seasons Sothebys International Real Estate
THE 259 Main Street
ORDER New London NH 03257
OF [REDACTED] Bradford, NH 03221
Borrower: Granite Reality LLC

@closing

Void after 90 days

Paid To The Order Of:
Four Seasons Sothebys International Real Estate

Date:
12/13/2019

Check No.:
[REDACTED]

Amount Of This Check:
\$****50,287.50

File No.: [REDACTED]
Buyer: Granite Reality LLC
Seller: [REDACTED]
Property: [REDACTED] Bradford, NH 03221
Settlement Date: 12/13/2019
Disbursement Date: 12/13/2019
Charge Detail:
Commission

50,287.50

Paid To The Order Of:
Four Seasons Sothebys International Real Estate

Date:
12/13/2019

Check No.:
[REDACTED]

Amount Of This Check:
\$****50,287.50

File No.: [REDACTED]
Buyer: Granite Reality LLC
Seller: [REDACTED]
Property: [REDACTED] Bradford, NH 03221
Settlement Date: 12/13/2019
Disbursement Date: 12/13/2019
Charge Detail:
Commission

50,287.50

HUDKINS LAW

IOLTA Account

New London, NH 03257

Enterprise Bank

12/13/2019

Pay Eleven Thousand Three Hundred Seventy-Five and 00/100 Dollars

\$****11,375.00

TO Bradford Tax Collector
THE PO Box 607
ORDER 93 West Main Street
OF Bradford NH 03221
Buyer: Granite Reality LLC

KG

Void after 90 days

Paid To The Order Of:
Bradford Tax Collector

Date:
12/13/2019

Check No.:

Amount Of This Check:
\$****11,375.00

File No.:
Buyer: Granite Reality LLC
Seller:
Property: Bradford, NH 03221
Settlement Date: 12/13/2019
Disbursement Date: 12/13/2019
Charge Detail:

Payoff - Bradford Tax Collector - Taxes Due 12/17

11,375.00

Paid To The Order Of:
Bradford Tax Collector

Date:
12/13/2019

Check No.:

Amount Of This Check:
\$****11,375.00

File No.:
Buyer: Granite Reality LLC
Seller:
Property: Bradford, NH 03221
Settlement Date: 12/13/2019
Disbursement Date: 12/13/2019
Charge Detail:

Payoff - Bradford Tax Collector - Taxes Due 12/17

11,375.00

HUDKINS LAW

IOLTA Account

New London, NH 03257

Enterprise Bank

12/13/2019

Pay Five Hundred Seven and 40/100 Dollars

\$*****507.40

TO Stewart Title Guaranty Company
THE NH
ORDER
OF
Buyer: Granite Reality LLC

KG/TP

Void after 90 days

Paid To The Order Of:
Stewart Title Guaranty Company

Date:
12/13/2019

Check No.:

Amount Of This Check:
\$*****507.40

File No.:
Buyer: Granite Reality LLC
Seller:
Property:
Settlement Date: 12/13/2019
Disbursement Date: 12/13/2019
Charge Detail:
Title Insurance

507.40

HUDKINS LAW

IOLTA Account
[Redacted]
New London, NH 03257
[Redacted]

Enterprise Bank

[Redacted]
[Redacted]
12/13/2019

Pay Three Hundred Fifty and 00/100 Dollars

\$*****350.00

TO Law Office of Margaret A. Jacobs
THE [Redacted]
ORDER Hanover NH 03755
OF [Redacted]
Borrower: Granite Reality LLC
[Redacted] Bradford, NH 03221

KG

Void after 90 days

Paid To The Order Of:
Law Office of Margaret A. Jacobs

Date:
12/13/2019

Check No.:
[Redacted]

Amount Of This Check:
\$*****350.00

File No.: [Redacted]
Buyer: Granite Reality LLC
Seller: [Redacted]
Property: [Redacted] Bradford, NH 03221
Settlement Date: 12/13/2019
Disbursement Date: 12/13/2019
Charge Detail:
Other Payoff

350.00

Paid To The Order Of:
Law Office of Margaret A. Jacobs

Date:
12/13/2019

Check No.:
[Redacted]

Amount Of This Check:
\$*****350.00

File No.: [Redacted]
Buyer: Granite Reality LLC
Seller: [Redacted]
Property: [Redacted] Bradford, NH 03221
Settlement Date: 12/13/2019
Disbursement Date: 12/13/2019
Charge Detail:
Other Payoff

350.00