

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 Sothebys International Real Estate/Jennifer Johnson <i>albr</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] Trust
OG Wire Verification		
Blank Checks-IOLTA		LISTING AGENT/AGENCY: Four Seasons Sothebys International Real Estate/Margaret Weathers <i>albr</i>
Blank Checks-Recording		
		PROPERTY ADDRESS: [REDACTED], Bradford, NH 03221
		PROCESSOR: Rebecca Russo
		SELLER'S ATTORNEY: Alex Garcia <i>albr</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	NA	<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	<input type="checkbox"/> 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 Aff. <i>★ ★</i> Need Sellers SS# <i>★</i> 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 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		<input type="checkbox"/> 24 Hour Package <i>★ payoffs</i>

Outgoing Wire Record

File Number: [REDACTED]

Date: December 13, 2019

Payee: [REDACTED], Trustee of the [REDACTED] [REDACTED] Trust

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] [REDACTED] Trust

Property Address: [REDACTED], Bradford, NH 03221

Remarks: Seller Proceeds



HUDKINS LAW
HUDKINS TITLE

Attorneys

■ Jacqueline M. Hudkins
 ■ Reemo T. Haroun
 ■ Morgan D. Jones
 ■ Laura M. Tomasello
 ■ Richard G. Anderson

■ Martha L. Prizio
 ■ John P. Rob
 ■ Dennis P. Vochon
 ■ Candice M. O'Neil
 ■ Greg Rocki

■ 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

25 Indian Rock Road,
 PO Box 719, 03087

CONCORD, NH

Capital Plaza, 57 North Main Street,
 Suite 104, 03301

NEW LONDON, NH

9 Newport Road,
 PO Box 800, 03257

KEENE, NH

265 Washington Street,
 03431

NORWICH, VT

316 Main Street, Suite 201,
 PO Box 15, 05055

ANDOVER, MA

300 Brickstone Square,
 Suite 201, 01810

Rebecca Russo

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

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 <[REDACTED]>
Sent: Tuesday, December 10, 2019 10:20 AM
To: Rebecca Russo
Subject: Re: [REDACTED]
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

Margaret Weathers
Broker Associate
Four Seasons Sotheby's International Realty
259 Main Street
New London, NH 03257

[REDACTED]
o: [REDACTED] c: [REDACTED]
[Explore the New London Lake Sunapee Region](#)

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



"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



HUDKINS LAW
HUDKINS TITLE

Attorneys

• Jacqueline M. Hudkins
• Reena T. Haroon
• Morgan D. Jones
• Laura M. Yarnozello
• Richard G. Andersen
• Martin L. Prizio
• Cecelia M. O'Mail
• John P. Reb
• Dennis P. Vachon

• 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 NH
• Admitted to Practice in MA
• Of course!

R

TAX INFORMATION SHEET

Tax Collector Name & Phone Number:

Bradford T. Hall
account - [REDACTED]

Date Called: _____

Spoke to: _____

Owners:

Richard Family Trust

Borrowers/Buyers:

Granik Realty

Property Address:

[REDACTED]

Parcel ID:

[REDACTED]

Map _____

Lot _____

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

TOWN/CITY TAXES

DUE DATES: 7/1 12/1

Annual Semi-Annual Quarterly

2 acres are taxed on

Date: <u>7/1</u>	\$ <u>10,626</u>	<input checked="" type="checkbox"/> Paid <input type="checkbox"/> Due
Date: <u>12/19</u>	\$ <u>11,375</u>	<input type="checkbox"/> Paid <input checked="" type="checkbox"/> Due
Date: _____	\$ _____	<input type="checkbox"/> Paid <input type="checkbox"/> Due
Date: _____	\$ _____	<input type="checkbox"/> Paid <input type="checkbox"/> Due

Next Due: _____

Annual Amount (Prorations) \$ 22,001 Actual Estimated

Annual Amount (Escrows) \$ _____ Actual Estimated

154 acres INCU

Outstanding Taxes: \$ _____	Current Use	N	<input checked="" type="checkbox"/> Y-	\$ _____ (est. penalty)
Interest to: \$ _____	Exemptions	<input checked="" type="checkbox"/> N	<input type="checkbox"/> Y-	\$ _____ (annual)
Per Diem: \$ _____	Credits	<input checked="" type="checkbox"/> N	<input type="checkbox"/> Y-	\$ _____ (annual)
Total: \$ _____	Assessments/ Betterments	N	<input type="checkbox"/> Y-	\$ _____ (annual)

Well/Town Water/Private Company Ph: Private

Septic/Town Sewer/Private Company Ph: Private

Outgoing Wire Record

File Number: [REDACTED]

Date: December 13, 2019

Payee: Merrimack County Registry of Deeds|Transfer Taxes

Amount: \$16,062.00

Escrow Account: Enterprise Bank

Escrow Bank Account #: [REDACTED]

Buyer/Borrower Name: Granite Reality LLC

Seller Name: [REDACTED]

Property Address: [REDACTED], Bradford, NH 03221

Remarks: State Tax/Stamps Deed: 16,062.00