

From: [REDACTED] >

To: "[REDACTED]" >

Cc: [REDACTED] >

Subject: Overview of the title to 338 East Washington Road

Date: Wed, 27 Nov 2019 16:06:47 +0000

Importance: Normal

Attachments: Property_card.pdf; Current_deed.pdf; Plan_No._5083.pdf; Current_Use_1375-730.pdf; Current_Use_1898-122.pdf; Capture_from_Tax_Map.JPG

Inline-Images: image001.jpg

Good morning, Steve,

I am writing to you with an overview of the title to 338 East Washington Road, Bradford, New Hampshire.

Pursuant to Paragraph 15 of the Purchase and Sale Agreement, you have 10 days from the effective date of the P&S to notify the Seller if you are not satisfied with the review of easements, covenants and restrictions of record.

In this case, there were no issues revealed by the title search which could present an impediment to marketability or insurability. I have included some documents for your information and records:

1. The current property card from the town.
2. The current deed conveying the property from Donald A. Jackson and Juanita W. Jackson, dated December 14, 2017 and recorded in the Merrimack County Registry of Deeds at Book 3580, Page 2552. This deed refers to lots on a plan numbered Plan #5083.
3. The plan recorded as Plan #5083.
4. A file showing a portion of the relevant tax map.
5. A notice showing Current Use Taxation in the name of Robert C. Hayes, recorded on July 30, 1980, in the Merrimack County Registry of Deeds at Book 1375, Page 730;
6. An approved Application for Current Use Taxation in the name of Donald Jackson, dated October 19, 1992, and recorded in the Merrimack County Registry of Deeds at Book 1898, Page 122.

Pursuant to our search of the records in the Registry of Deeds, and information provided by the Town of Bradford, a portion of the property is currently subject to "Current Use Taxation." Current Use Taxation typically reduces the amount of property taxes owed to the town. In return, the land owner is restricted from subdividing or improving the land "in current use." In the event the property is improved or subdivided, the Town of Bradford may require that a portion or the entirety of the property be removed from current use. Further, if at any time the property is taken out of current use, the Town of Bradford may assess a penalty in the form of an additional property tax.

Please also note that the title examination and this title overview do not address matters which would be revealed by a new plot plan or survey of the premises, nor does it include a review of zoning records not recorded in the Registry of Deeds.

If you would like to discuss any aspect of this search in further detail or have questions about title to the property, please do not hesitate to email me back suggesting a good time for us to speak.

Thank you!

Ted

Regards,


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



Celebrating 13 Years of Service

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