

**From:** [REDACTED] >  
**To:** [REDACTED] >, File Opening <[REDACTED]>, [REDACTED] >  
**Cc:** [REDACTED] >

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

**Date:** Mon, 25 Nov 2019 17:47:25 +0000

**Importance:** Normal

**Inline-Images:** image001.jpg; image002.jpg

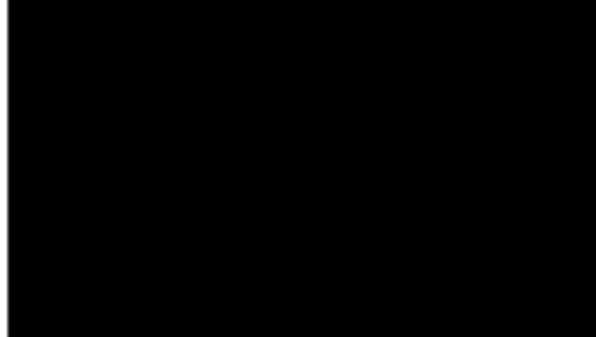
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Also, note that the P&S addendum calls for personal property to be transferred. Will a bill of sale be required? Are any of these items requiring transfer of title such that we will need VINs or other identifiers? If yes, that should probably be built into the welcome letter/pricing and Realtors should start gathering that info.

Regards,

[REDACTED]

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



*Celebrating 13 Years of Service*

Locations: Bedford, NH – Concord, NH – Hampton, NH – Keene, NH – New London, NH – Windham, NH – Norwich, VT – Andover, MA

Mailing Address For All Correspondence: P.O. BOX 719, Windham, NH 03087

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**From:** [REDACTED] >  
**Sent:** Monday, November 25, 2019 12:40 PM  
**To:** [REDACTED] >; File Opening <[REDACTED]>; [REDACTED] >  
**Cc:** [REDACTED] >

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

Ted 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,

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

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**From:**  >

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

**To:** File Opening < >;  >

**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,

Jackie

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Attorney at Law-Admitted to Practice in NH and MA

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**From:** [REDACTED] >

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

**To:** [REDACTED] >

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

Hi Jackie,

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] > wrote:

Good morning and Good News!

Steve Marshal reached out to me and I connected by phone with [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

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**From:** Steve Marshal <[steveandjenmarshal@gmail.com](mailto:steveandjenmarshal@gmail.com)>

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

**To:** [REDACTED] >

**Subject:**

Hi Jackie, 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

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

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