

From: [REDACTED] >

To: [REDACTED] >, [REDACTED] >

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

Date: Mon, 25 Nov 2019 18:16:17 +0000

Importance: Normal

Inline-Images: image001.jpg; image002.jpg

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Great!

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 1:01 PM

To: [REDACTED] >; [REDACTED] >

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

Fyi below. I have asked for 12/6

Regards,

[REDACTED]  
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[REDACTED]  
Attorney at Law-Admitted to Practice in NH and MA  
[REDACTED]

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**From:** [REDACTED] <[REDACTED]>

**Sent:** Monday, November 25, 2019 12:52 PM

**To:** [REDACTED] >

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

Hi [REDACTED],

I just double checked and I made a clerical error on the effective date when I updated the pdf. The effective date Margie and signatures set forth was 11/20/19. I have attached an updated copy. Although this only gives an extra day that happens to be Sunday, I don't think that is enough time either given the questions/opinions they are asking. I am not sure how the seller would feel about an extension. At the last moment, I was asked by Margie to shorten the due diligence and inspection period by 5 days so that everything could be expedited. How many days for an extension should we ask for so you have time to answer those questions?

On Mon, Nov 25, 2019 at 12:36 PM [REDACTED] > wrote:

Thank you [REDACTED]! We will commence our title due diligence immediately as I've noted that the effective date of the P&S was 11/19 (even though seller did not sign until 11/20?) and we only have 10 days for title due diligence. The buyer would like us to provide an opinion and research with respect to easements/covenants on the subject property and they would also like to learn about the rules for hunting on the property. Additionally, they would like us to check with the Town of Bradford planning board to see if there are any pending applications for anyone in the vicinity to build something that would impact their peaceful enjoyment of the property. Ten days from 11/19 is Friday and we are closed Thursday and Friday this week so I'm keeping my fingers crossed but not quite sure that we can have this all completed by tomorrow. I hate to ask for an extension but I really think we need one...not for the closing but for the paragraph 15 due diligence...Before we ask, what do you think the chances of the seller granting may be?

Regards,

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**From:** [REDACTED] <[REDACTED]>  
**Sent:** Monday, November 25, 2019 11:55 AM  
**To:** [REDACTED] >  
**Subject:** Re: Marshal/338 Washington Rd, Bradford, NH FW:

Hi [REDACTED],  
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 his wife [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**

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**From:** Steve Marshal <[REDACTED]>  
**Sent:** Monday, November 25, 2019 11:10 AM  
**To:** [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

--  
[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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--  
[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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