

**BRAGDON, BARON &
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Located at The Holbrook House

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Stephen B. Bragdon
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Elana S. Baron

Peter W. Heed, *Of Counsel*

September 1, 2023

Carroll D. Stubbs
Jayne Stacy
19 Gilbo Avenue
Keene, NH 03431

Re: 19 Gilbo Avenue, Keene, New Hampshire

Dear Carroll and Jayne:

On Tuesday, August 15, 2023 at 8:00 a.m., our office completed a limited examination of record title to real property in Keene, Cheshire County, State of New Hampshire, described in the Warranty Deed from Penny Lane Realty, LLC to ANRW, LLC, dated November 18, 2019, recorded November 19, 2019 at Volume 3089, Page 934 of the Cheshire County Registry of Deeds. This examination was limited in that we reviewed records from the date of the owner's title insurance policy No. 5011400-2626130e issued on November 19, 2019 to August 15, 2023. As you recall, we ran title at that time because you were buying the property and we found the title be marketable at that point.

In our review of properly indexed records in the Cheshire County Registries of Deeds and Probate for the periods running from November 19, 2019 through August 15, 2023 at 8:00 a.m., we found only the defects in record title set forth below, and it is our opinion that, as of the conclusion of our search, ANRW, Inc., held marketable title to the property subject to the following comments and qualifications (we anticipate you would satisfy matters 1-8 by paying off your current balances upon sale):

1. Mortgage Deed of ANRW, LLC to Savings Bank of Walpole, in the original principal amount of \$150,000.00, dated November 18, 2019, recorded November 19, 2019 at Volume 3089, Page 938 of the Cheshire County Registry of Deeds.
2. Assignment of Rents and Leases of ANRW, LLC to Savings Bank of Walpole, dated November 18, 2019, recorded November 19, 2019 at Volume 3089, Page 949 of the Cheshire County Registry of Deeds.

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September 1, 2023

3. Mortgage, Assignment of Rents, Security Agreement, and Fixture Filing of ANRW, LLC to Granite State Economic Development Corporation, in the principal amount of \$125,000.00, dated November 18, 2019, recorded November 19, 2019 at Volume 3089, Page 974 of the Cheshire County Registry of Deeds.

4. Commercial Mortgage Deed of ANRW, LLC to Savings Bank of Walpole, in the principal amount of \$180,000.00), dated November 18, 2019, recorded November 19, 2019 at Volume 3089, Page 985 of the Cheshire County Registry of Deeds.

5. Assignment of Rents and Leases of ANRW, LLC to Savings Bank of Walpole, dated November 18, 2019, recorded November 19, 2019 at Volume 3089, Page 996 of the Cheshire County Registry of Deeds.

6. Notice of Real Estate Lease by and between ANRW, LLC and Fletcher Stubbs, Inc., dated November 18, 2019, recorded November 19, 2019 at Volume 3089, Page 1003 of the Cheshire County Registry of Deeds.

7. Third Party Lender Agreement by and between Savings Bank of Walpole, Granite State Economic Development Corporation, ANRW, Inc. and Fletcher Stubbs, LLC, recorded March 12, 2020 at Volume 3102, Page 654 of the Cheshire County Registry of Deeds.

8. Assignment of Mortgage, Assignment of Rents, Security Agreement, and Fixture Filing of ANRW, LLC to Granite State Economic Development Corporation, recorded March 12 2020 at Volume 3102, Page 665 of the Cheshire County Registry of Deeds.

9. The right of access and the rights to maintain certain structural foundations and pilasters as set forth in Book 1167, Page 206 of the Cheshire County Registry of Deeds.

10. Any and all adverse matters, if any, shown or disclosed on plan recorded in Plan Cabinet 9, No. 62 of the Cheshire County Registry of Deeds.

11. Restriction that the Boston & Maine Railroad, it's successors and assigns, shall never be liable to the owner of the premises for any damage caused by fire either communicated directly or indirectly by or from locomotive engines upon the railroad operated by the Boston & Maine Railroad or otherwise.

12. Whatever rights and obligations pertaining to any land area south of the east-west boundary line between Parcels 1 and 2 and west of the north-south boundary line between Parcels 2 and 3 extended as shown on the plan recorded in Plan Cabinet 7, No. 195.

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13. Subject to all rights of way, easements, conditions and restrictions of record.

14. Record title is subject to the following matters which cannot be determined from an examination of properly recorded and properly indexed documents in the Cheshire County Registries of Deeds and Probate:

- a. Any state of facts which would be revealed by an actual view of the premises and/or an accurate survey thereof.
- b. Such mechanics, tax or other liens as may exist, none of which are recorded.
- c. Any laws, regulations or ordinances of the State of New Hampshire, City of Keene, or any other governmental authority which might affect use or development of the premises.
- d. Liens, whether presently existing or hereafter arising on account of any indebtedness or liability to the State of New Hampshire pursuant to the provisions of R.S.A. 147-B (Hazardous Waste Cleanup Fund) not disclosed by public records.
- e. The rights, if any, of persons in possession which are not on record.

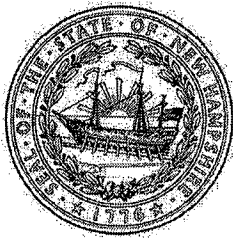
This limited title opinion is provided to you for your use and is not intended for use by any third parties or buyers who will need to conduct their own title search and due diligence.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam P. Kossayda', written over a horizontal line.

Adam P. Kossayda

APK/sbc



State of New Hampshire
Department of State

David M. Scanlan
Secretary of State



Liens Filing Search Result Report
August 15, 2023

Date Searched: 08/15/2023 12:15:33 PM

Search Criteria: Filing Status: UNLAPSED

Searched by: 71779

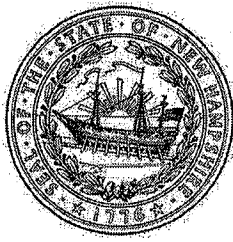
Include Records: IACA Standard Search Logic

Filing Chains: 0

Organization Name: ANRW, LLC

Good Through Filing Date: 08/14/2023 04:30PM

No filings were found that match the given criteria.



State of New Hampshire
Department of State

A handwritten signature in black ink, appearing to read "D. Scanlan".

David M. Scanlan
Secretary of State

Liens Filing Search Result Report

August 15, 2023



Date Searched: 08/15/2023 12:18:19 PM

Searched by: 71779

Filing Chains: 0

Good Through Filing Date: 08/14/2023 04:30PM

Search Criteria: Filing Status: UNLAPSED

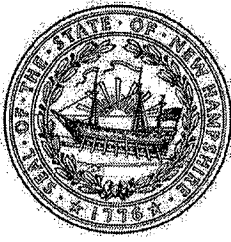
Include Records: IACA Standard Search Logic

Last Name: STACEY

First Name: JAYNE

Middle Name:

No filings were found that match the given criteria.



State of New Hampshire
Department of State

David M. Scanlan
Secretary of State



Liens Filing Search Result Report
August 15, 2023

Date Searched: 08/15/2023 12:14:33 PM

Searched by: 71779

Filing Chains: 1

Good Through Filing Date: 08/14/2023 04:30PM

Search Criteria: Filing Status: UNLAPSED

Include Records: IACA Standard Search Logic

Organization Name: FLETCHER STUBBS, INC.

Filing Chain #: 1 Lapse Date: 11/21/2024 04:30:00 PM
Original File #: 1911220002264 Lien Type: UCC Lien Index

File #: 1911220002264 Filing Date: 11/21/2019 4:30:00 PM Filing Type: Initial Financing Statement Page Count: 1

Debtor(s):

Name	Type	Address
FLETCHER STUBBS INC	Organization	19 GILBO AVENUE,KEENE,NH,03473,USA

Secured Parties:

Name	Type	Address
SAVINGS BANK OF WALPOLE	Organization	84 MARLBORO STREET, PO BOX 744,Keene,NH,03431,USA

UCC FINANCING STATEMENT
 FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
 Lisa J Ryan

B. E-MAIL CONTACT AT FILER (optional)

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

Savings Bank of Walpole
 84 Marlboro Street
 PO Box 744
 Keene, NH 03431

Filed
 Date Filed: 11/21/2019 04:30:00 PM
 Filing Number: 1911220002264
 Page Count: 1
 William M. Gardner
 Secretary of State
 State of New Hampshire

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here and provide the Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME
 Fletcher Stubbs Inc

OR

1b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
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1c. MAILING ADDRESS

CITY	STATE	POSTAL CODE	COUNTRY
Keene	NH	034731	USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here and provide the Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME

OR

2b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
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2c. MAILING ADDRESS

CITY	STATE	POSTAL CODE	COUNTRY
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3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME
 Savings Bank of Walpole

OR

3b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
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3c. MAILING ADDRESS

CITY	STATE	POSTAL CODE	COUNTRY
Keene	NH	03431	USA

4. COLLATERAL: This financing statement covers the following collateral:

All inventory, equipment, accounts (including but not limited to all health-care insurance receivables), chattel paper, instruments (including but not limited to all promissory notes), letter-of-credit rights, letters of credit, documents, deposit accounts, investment property, money, other rights to payment and performance, and general intangibles (including but not limited to all software and all payment intangibles); all attachments, accessions, accessories, fittings, increases, tools, parts, repairs, supplies, and commingled goods relating to the foregoing property; and all additions, replacements and substitutions for all or any part of the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property; all records and data and embedded software relating to the foregoing property; and all equipment, inventory and software to utilize, create, maintain and process any such records and data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned or hereafter acquired or whether now or hereafter subject to any rights in the foregoing property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing property; whether any of the foregoing is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing.

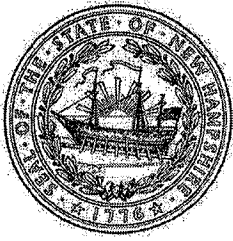
5. Check only if applicable and check only one box: Collateral is held in a Trust (see UCC1Ad, item 17 and instructions) being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:
 Public Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:
 Agricultural Lien Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:
 800204034, 800204018, 800204026



State of New Hampshire
Department of State

David M. Scanlan
Secretary of State



Liens Filing Search Result Report

August 15, 2023

Date Searched: 08/15/2023 12:16:31 PM

Searched by: 71779

Filing Chains: 0

Good Through Filing Date: 08/14/2023 04:30PM

Search Criteria: Filing Status: UNLAPSED

Include Records: IACA Standard Search Logic

Last Name: STUBBS

First Name: CARROLL

Middle Name:

No filings were found that match the given criteria.