

Phone- 603-798-4540

Fax- 603-798-4540

Email- planning-zoning@loudonnh.org

Contiguous Lots/Voluntary Merger RSA 674:39-a

Attached you will find an application that must be completed by the landowner. It is very important that **all** sections be completed in full. If applicable, the mortgage company or bank must sign the section entitled Consent by Mortgagees.

When this application has been completed, please deliver it to the Planning office along with the appropriate fee. The Planning Board members will address the application at the next scheduled meeting. If the form is complete, the Board members will sign it and the original will be brought to the Registry of Deeds in Concord, New Hampshire. The Registry of Deeds will record the merger and then return the paperwork to the Planning office. Copies will be made for the Planning office files and a copy will be distributed to the Selectmen's office. The Planning office will then send the recorded document back to the landowner.

There is a \$30.00 fee for a voluntary lot merger. This includes the cost of recording at the Merrimack County Registry of Deeds.

If you have any questions regarding this process please feel free to contact the office at the above phone number or email address.

Sincerely,

Danielle Bosco
Administrative Assistant

Revised 11/9/06

**Return recorded copy to:
Town of Loudon
Planning Board Office
55 South Village Rd Suite 4
Loudon, NH 03307**

NOTICE OF LOT MERGER

The undersigned, as owner of the parcels listed below, requests that the following parcels be merged and hereafter be treated as a single tract or parcel of land for all purposes, in accordance with RSA 674:39-a:

1. Name of Record Owners(s) (must be identical for all parcels):

2. Mailing address of owners:

3. Location of Parcels:

Town: _____ County: _____

4. Existing parcels to be consolidated:

Parcel 1

a. Tax Map and Lot # _____

b. Location _____
(Street address or physical location)

c. Title Reference _____
(Book and Page or Probate number, and grantor)

Parcel 2

a. Tax Map and Lot # _____

b. Location _____
(Street address or physical location)

c. Title Reference _____
(Book and Page or Probate number, and grantor)

(Attach additional sheet if necessary)

5. Tax Map and Lot of New Parcel:

The parcel created by this merger shall be referred to in the Town Tax Records as
Map ____ Lot ____.

6. Certification of Owner: By executing this notice, the undersigned certifies that:

- a. The merger of these parcels will not create a violation of any ordinance or regulation;
- b. The lots are in common ownership;
- c. All owners have signed this application; and
- d. All persons or entities holding mortgages on any of the parcels have signed this application.

Upon the recording of a copy of this Notice of Lot Merger in the Merrimack County Registry of Deed, the parcels or tracts shall be deemed to be consolidated, and any attempted conveyance or encumbrance of any of the parcels separately shall be void unless prior approval for subdivision is obtained from the Town of Loudon Planning Board.

Dated this ____ day of _____, _____

Signature

Printed name

Signature

Printed name

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this ____ day of _____, _____

by _____.

Justice of the Peace/Notary Public
My Commission expires: _____

Consent by Mortgagees

The undersigned hold mortgages or other interests in one or more of the parcels and consent to the merger of the parcels:

Mortgage 1:

a. Name and address of mortgagee: _____

b. Tax Map and Lot of Parcel subject to mortgage: _____

c. Title Reference of Mortgage: Book _____, Page _____.

Signature of Mortgagee Representative

Printed Name of Mortgagee Representative

Mortgage 2:

a. Name and address of mortgagee: _____

b. Tax Map and Lot of Parcel subject to mortgage: _____

c. Title Reference of Mortgage: Book _____, Page _____.

Signature of Mortgagee Representative

Printed Name of Mortgagee Representative

(Attach additional sheet if necessary)

Endorsed By Town of Loudon Planning Board

Date: _____

