

Phone- 603-798-4540

Fax- 603-798-4540

Email- [planning-zoning@loudonnh.org](mailto: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. **All sections must 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 telephone phone number or email address above. Office hours are Monday – Thursday, 8:00-4:00 and Tuesday evenings from 5:00-9:00.

Sincerely,

Kelly Pedersen  
Administrative Assistant

**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 the 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:** \_\_\_\_\_

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