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,

Karen Hayes
Administrative Assistant
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)
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  ______________________________________________________

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: __________________________

________________________________________
________________________________________
________________________________________
________________________________________

Endorsed By Town of Loudon Planning Board       Date: __________________________