

**LAW OFFICE OF
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ATTORNEY'S LETTER OF TITLE INSURANCE

July 26, 2023

Peter Brown, Esquire
Brown Legal PLLC
10 Liberty Square, 6th floor
Boston, MA 02109

Re: Title Insurance Offered by Old Republic Title Insurance Company
67 Elliott Ave.
Dracut, MA

Dear Attorney Brown,

I write to confirm that I am an authorized agent of Old Republic Title Insurance Company. I have analyzed the title history for the following property and confirm that a traditional Title Insurance Policy can be issued on the property located at 67 Elliott Ave., Dracut, MA presently held in the name of the Town of Dracut by virtue of a Final Judgment of Tax Taking recorded with the Middlesex North County Registry of Deeds in Book 37888, Page 124, subject to the following items:

1. None

Any other matters of title have either expired by time or are "wiped-out" by virtue of Notice of Proceedings of the above referenced Judgment. A Draft Title Commitment to be provided upon request.

Please let the Buyer/Winning Bidder at the auction know that my office is willing to issue them a title insurance policy, as well handle the closing and act as settlement agent for their purchase of the aforementioned property from the town.

If you have any questions or need any additional information, please don't hesitate to contact me at the number above at any time.

Sincerely,


Gregory V. Janian, Esq.