

# FIORE & HAMBURGER

Attorneys at Law  
2 Gina Way  
BOXFORD, MA 01921

Tel 978/352-2700

Fax 978/352-2715

CELL 978/500-2715

EMAIL [fioreandhamburger@gmail.com](mailto:fioreandhamburger@gmail.com)

EMAIL [scot.hamburger@gmail.com](mailto:scot.hamburger@gmail.com)

WEB [FHattorneys.com](http://FHattorneys.com)

*Serving MA Legal & MA, ME, RI, VT & NH Real Property  
The Land Use, Title, Finance, Business & Family Lawyers*

+ Olivia G. Fiore  
Scot Hamburger  
+ LL.M. Taxation

## ATTORNEY'S LETTER OF TITLE INSURANCE

Andrew G. Fanno, Esquire  
D'Ambrosio Brown LLP  
185 Devonshire Street, 10<sup>th</sup> Floor  
Boston, MA 02110

January 29, 2018

Re: Title Insurance Offered By First American Title Insurance Company  
87 Putnam Street, Winthrop, MA, Tax Parcel ID: Parcel 80, Map 29  
Receivership Petition, East Boston District Court, 1705CV000089, Winthrop v. Veilleux, et als.

Dear Attorney Fanno,

I write to confirm that I am an authorized agent of First American Title Insurance Company. I have analyzed the title history for the following property and confirm that a traditional Title Insurance Policy can be issued re the above referenced property based upon a Final Court Order and Affidavit of Compliance by Receiver, in favor of a petition by the City of Winthrop, and/or Receiver, to issue a Title in the name of Receiver, Neighborhood Construction Services, filed with the Suffolk County Registry of Deeds, subject to the following items correctly indexed thru January 28, 2018:

**NOTE: REDEMPTION is required to remove the following:**

1. Real Estate Tax Taking, Book 56218 Page 217, CITY OF WINTHROP TAX COLLECTOR;

**NOTE: Final COURT ORDER/JUDGEMENT with AFFIDAVIT OF COMPLIANCE by RECEIVER regarding Compliance with said ORDER to be filed with a new Deed to the ultimate 3<sup>rd</sup> Party - End Buyer.**

Any other matters of title have either Expired by time or are Discharged, Released, Terminated or Satisfied. A Draft Title Commitment to be provided upon request.

Sincerely,

*Scot Hamburger*

Scot Hamburger, BBO No. 558125