

The Law Office of John Riff

John L. Riff, IV, Esquire

104 Main Street, Suite 4
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Lancaster, New Hampshire 03584

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May 13, 2026

Lane & Bentley, P.C.
Attn: Howard B. Lane, Jr., Esq.
PO Box 472
Keene, NH 03431

RE: In the Matter of Kathryn Scoville and Charles Blanchard
Docket Number: 649-2019-DM-00065

Dear Attorney Lane:

I represent Charles Blanchard. I believe that you are aware that my client and your client William Kelly, entered into an agreement to transfer land to Mr. Blanchard in exchange for Mr. Blanchard's share of the farm. Unfortunately, the property that Mr. Kelly conveyed to Mr. Blanchard is encumbered by a Conservation Easement, and was not conveyed correctly to Mr. Blanchard.

Now the New Hampshire Fish and Game Department, which has oversight of the Conservation Easement, wants to proceed with legal action to nullify the transactions, which means that Mr. Blanchard's conveyance of his twenty-five percent (25%) of the farm will also be nullified.

Fortunately, Fish and Game gave us until August 1, 2026, to find a mutually agreeable resolution before the State of New Hampshire Attorney General gets involved. Therefore, in order to resolve this I propose that our clients agree to one of the following options:

1. Your client conveys Map 8, Lot 98 to my client in exchange for my client conveying Map 8, Lot 72 and 105 back to your client.
2. Your client conveys Map 8, Lot 73 and 73-1 to my client.

Please discuss this with your client and then give me a call to discuss.

Very truly yours,



John L. Riff, IV, Esquire

JLR/jlr
cc: Client

LANE & BENTLEY, P.C.
ATTORNEYS AT LAW
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KEENE, NEW HAMPSHIRE 03431

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HOWARD B. LANE, JR.
MICHAEL P. BENTLEY

HOWARD B. LANE
(1929-1981)

June 3, 2026

John L. Riff, IV, Esq.
104 Main Street, Suite 4
PO Box 229
Lancaster, NH 03584

Dear Attorney Riff:

I have reviewed your letter with Bill Kelly and your proposals are not acceptable as the value of the land you are seeking is substantially more than the value of the land Mr. Blanchard received in exchange for his interest in Kelly Scoville.

Mr. Kelly would, however, be willing to sell Map 8 Lots 73 and 73-1 together with Lot 72 now owned by Mr. Blanchard and pay Mr. Blanchard the per acre amount received for the 3 lots for his 5.5 acres so he would get the advantage of the per acre value of Lots 73 and 73-1 which I understand is substantially greater than Lot 72.

Another possibility would be to have Lot 72 appraised and sell it back to Mr. Kelly.

Let me know if either of these suggestions have any merit.

Very truly yours,

Howard B. Lane, Jr.

HBLJr:jpl

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**VIA: Email; and
U.S. First Class Mail**

July 28, 2026

Lane & Bentley, P.C.
Attn: Howard B. Lane, Jr., Esq.
PO Box 472
Keene, NH 03431

**RE: In the Matter of Kathryn Scoville and Charles Blanchard
Docket Number: 649-2019-DM-00065**

Dear Attorney Lane:

I have reviewed your letter dated June 3, 2026, and discussed this offer with my client. My client would like to know what the sale price being offered is.

Please contact me to discuss this matter as soon as possible.

Very truly yours,



John L. Riff, IV, Esquire

JLR/jlr

cc: Client

From: [Tammy Croteau](#)
To: [Harding, Charlotte](#); [McDowell, Brendan](#)
Subject: Fwd: GB
Date: Thursday, July 30, 2026 4:12:27 PM

EXTERNAL EMAIL WARNING! This email originated outside of the New Hampshire Executive Branch network. Do not open attachments or click on links unless you recognize the sender and are expecting the email. Do not enter your username and password on sites that you have reached through an email link. Forward suspicious and unexpected messages by clicking the Phish Alert button in your Outlook and if you did click or enter credentials by mistake, report it immediately to helpdesk@doit.nh.gov!

This is the email that William would like Howard Lane to send to Riff.

----- Forwarded message -----

From: **Tammy Croteau** <tammycroteau@gmail.com>
Date: Tue, Jul 28, 2026 at 10:32 AM
Subject: GB
To: howardlane com <HowardLane@laneandbentley.com>, Hubby
<williamkelly5920@gmail.com>

Good Morning Howard,

As per our conversation this morning, here are the proposals we could make to Mr. Blanchard so he can choose one of them to settle this as soon as possible.

- #1. Sell the entire Easement #6 for 3000.00 an acre and once sold we will write a check for Mr. Blanchard's part of the sale.
- #2. Mr. Blanchard sign his piece over to Kelly Family Farm and we give him a lifetime lease of lot 72 with the farm paying all taxes on the property. In the event of his death his children will have the opportunity to purchase the entire #6 if they so choose.
- #3. Mr. Blanchard exchange lot 72 for lot 106 and we will pay the fee to do this.

I hope this is correct in the wording. The one thing for you to check is to make sure I have all the lot numbers correct.

Thank you,
Tammy Kelly

Charlotte Harding sent this email for us to send over all the offers and any that we are going to make to Cord today (the deadline).

Brendan.M.McDowell@livefree.nh.gov

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July 29, 2026

John L. Riff, IV, Esq.
104 Main Street, Suite 4
PO Box 229
Lancaster, NH 03584

Dear Attorney Riff:

The land has been appraised at \$3,000.00 per acre so the three parcels would be offered for sale at \$81,900.00 and in the event of a sale, Mr. Blanchard would receive \$16,500.00.

I understand that our respective clients will probably see each other at the Cheshire Fair this weekend and hopefully be able to discuss a resolution.

Very truly yours,

Howard B. Lane, Jr.

HBLJr:jpl

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HOWARD B. LANE, JR.
MICHAEL P. BENTLEY

HOWARD B. LANE
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August 4, 2026

John L. Riff, IV, Esq.
104 Main Street, Suite 4
PO Box 229
Lancaster, NH 03584

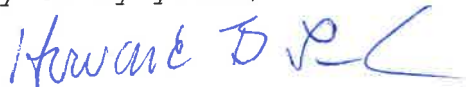
Dear Attorney Riff:

Although our respective clients did meet at the Cheshire Fair, they were unable to reach any agreement. Mr. Blanchard did however propose that Lots 73 and 73-1 be deeded to him with the Kelly Farm to receive the rental income derived from the land which I understand is \$3,000.00 per year for a period of 5 years.

Along those lines, Kelly Farm would consider transferring the land to Mr. Blanchard with an agreement that Kelly Farm would receive the rental income for a period of 15 years which would be secured by a mortgage to be discharged at the end of 15 years.

The land is worth \$3,000.00 per acre or \$63,500.00 and Kelly Farm would in effect be selling the property to Mr. Blanchard for FMV which he would be paying for with the rental income.

Very truly yours,



Howard B. Lane, Jr.

HBLJr:jpl