JJ Manning AUCTIONEERS

**PROPERTY** INFORMATION PACKAGE #25-2084

### **REAL ESTATE AUCTION**

1,848+/- SF, 3-BEDROOM, 2.5-BATH HOME ON .4+/- ACRE Auction to Facilitate Relocation

### 29 COUNTRY WAY, KINGSTON, MA

### Wednesday, June 25 at 11am On-site Open House: Wednesday, June 18 (11am-1pm)

MA Auc. Lic. #111



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# JJManning AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.







May 19, 2025

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer this impeccable maintained 1,848+/- sf., 3-bedroom, 2.5-bath home on .4+/- acre located at 29 Country Way, Kingston, MA. The property is on Rt 27 across from 100+/- acre nature sanctuary providing access to Silver Lake. Near regional middle & high schools, Bay Circuit Trails, 4.5+/- mi to MBTA train station, 6+/- mi to Gray's Beach, 9+/- mi to historic Plymouth. Easy access to Rt 3, 3A, 44 just 14+/- mi to Rt 24, I-495.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property to facilitate relocation. Their decision allows you to set the market price for this magnificent home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Wednesday, June 25, 2025 at 11:00am on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$25,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at **auctions@jjmanning.com** or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE President



# **TERMS & CONDITIONS**

## **REAL ESTATE AUCTION**

### 1,848+/- SF, 3BR, 2.5BA HOME ON .39+/- AC. Auction to Facilitate Relocation

### 29 COUNTRY WAY, KINGSTON, MA

### Wednesday, June 25 at 11am On-site Open House: Wednesday, June 18 (11am-1pm)

MA Auc. Lic. #111

<u>Terms of Sale:</u> 10% deposit of which Twenty-Five Thousand Dollars (\$25,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, June 27, 2025. Balance in 36 days.

<u>A.</u> Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

<u>B.</u> Closing will take place on Thursday, July 31, 2025 (36 days from the auction) unless otherwise agreed upon by Seller, in writing.

<u>C.</u> A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

<u>D.</u> The property is being sold "as is, with all faults". We encourage you to attend the Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

 $\underline{F}$ . Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

<u>G.</u> The property is <u>NOT</u> being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.

# JJ Manning AUCTIONEERS BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:	
Bid Price: Add 10% Buyer's Premium:	\$100,000.00 \$10,000.00
Contract sales price:	\$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

This 25th day of June 2025

### 1. PARTIES AND MAILING ADDRESSES

Jennifer White hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

### 2. DESCRIPTION

The land with the buildings thereon known as 29 Country Way, Kingston, MA.

### 3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.

#### 4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

#### 5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE The agreed purchase price for said premises	isdollars, of which
\$	have been paid as a deposit this day and
\$	are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by 4:00 pm ET on Friday, June 27, 2025 as the additional deposit

- \_are to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s)
- \$\_\_\_\_\_ TOTAL

### 7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on Thursday, July 31, 2025 (36 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

### 8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

### 9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this

agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

Buyer's Initials:

### 10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

### 11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial

### 12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

### 13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

### 14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

### 15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

### 16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

### 17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

### 18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

### 19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

### 20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

### 21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

### 22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

### 23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

### 24. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed as is.

### 25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

BUYER
BUYER
Buyer's Attorney (Name)
Buyer's Attorney (Firm)
Buyer's Attorney's Address (Street or P.O. Box)
Buyer's Attorney's Address (City, State & Zip Code)
Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

# 1,848± SF 3 BR, 2.5 BA HOME BUILT IN 2018 29 Country Way, Kingston, MA Impeccably Maintained by Single Owner On .4± Acre Across from Conservation



On Rt 27 across from 100± acre nature sanctuary providing access to Silver Lake. Near regional middle & high schools, Bay Circuit Trails, 4.5± miles to MBTA train station, 6± miles to Gray's Beach, 9± miles to historic Plymouth. Easy access to Rt 3, 3A & 44. 14± miles to Rt 24 & I-495.



# **AUCTION:** Wednesday, June 25 at 11am On-site

### RE Tax Assessment: \$728,400

**Site:** .4± fenced acre at the corner of Country Way & Pembroke St/Rt 27

Garage: 240± sf attached, 1-car

**1**<sup>st</sup> **FI:** Living room, family room, kitchen/dining area, granite counters, eat-at island & slider to 120± sf back deck, mudroom, tile half BA with laundry hookups

**2<sup>nd</sup> FI:** Master suite, 2 more BR with walk-in closets, 1 more BA with tub

**Design:** 1,848± sf Colonial with vinyl siding, hardwood floors & upscale finishes (floorplans online) **Basement:** 864± sf full, unfinished walk-out **HVAC:** New system 2023 - gas-fired forced hot air & central a/c

Sewer: Private septic installed as Title 5 in 2018 Other: Town water, gas, 220V electric, Xfinity Home prewired, generator ready Parcel ID: Map 1 Block 7

Open House: Wednesday, June 18 (11am-1pm)

#### Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, June 27, 2025. Balance due at closing by July 31, 2025. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

#### Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

#### Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

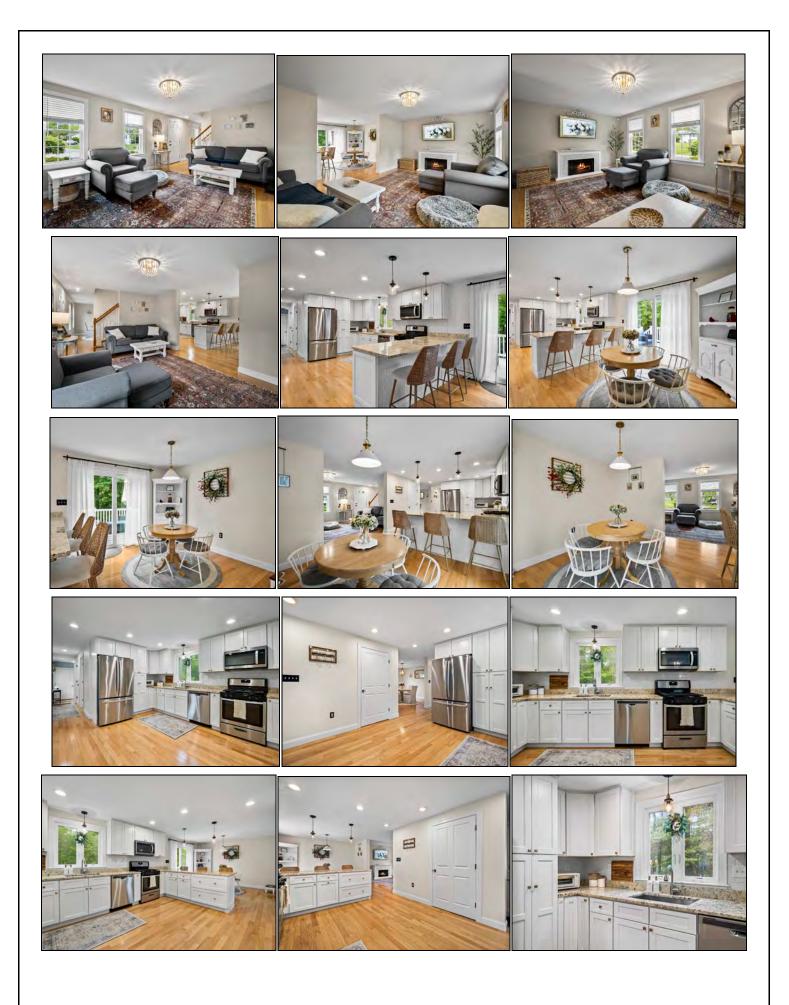
# Auction Sale to Facilitate Seller Relocation



MA Auc Lic 111 • MA Broker Lic 5850 Brochure 1839 • Ref 25-2084

# PHOTO GALLERY 29 COUNTRY WAY., KINGSTON, MA



























# PROPERTY INFORMATION 29 COUNTRY WAY, KINGSTON, MA

Auction: Wednesday, June 25 at 11am On-site

Auction Sale to Facilitate Relocation Impeccably Maintained by Single Owner 1,848+/- sf 3 BR, 2.5 BA Home Built in 2018 On .4+/- Acre Across from Conservation

Open House: Wednesday, June 18 (11am-1pm)

On Rt 27 across from 100+/- acre nature sanctuary providing access to 640+/- acre Silver Lake. Near regional middle & high schools, Bay Circuit Trails with 230+/- mi of multi-use pathways, 4.5+/- mi to Halifax & 6.5+/- mi to Kingston MBTA train stations, 6+/- mi to Gray's Beach, 9+/- mi to historic Plymouth. Easy access to Rt 3, 3A & 44. 14+/- mi to Rt 24 & I-495.

RE TAX ASSESSMENT (2025): \$728,400 (\$207,000 land & \$521,400 bldg.)

SITE: .4+/- fenced acre

FRONTAGE: 113.03 +/- ft on Country Way, 128.03 on Pembroke St/Rt 27, plus 38.30+/- ft corner arc

DRIVEWAY: Paved with parking for 2+/- cars

FENCING: New in 2021 – privacy in front & 6' black chain in back

YEAR BUILT: 2018 (10/19/18 Certificate of Occupancy)

GARAGE: 240+/- sf attached, 1-car

FOUNDATION: Poured concrete [old MLS states new construction home built on existing poured concrete foundation]

**EXTERIOR WALLS: Vinyl siding – light blue** 

**ROOF:** Asphalt shingle

GUTTERS: Yes WINDOWS & DOORS: Insulated double-hung, EcoShield by Kasson & Keller; insulated doors as well

DECK: 120+/- sf composite deck with vinyl rails off kitchen/dining area with slider access

GROSS LIVING AREA: 1,848+/- sf

DESIGN: 2-story Colonial with vinyl siding, hardwood floors & upscale finishes

**BEDROOMS: 3** 

BATHS: 2.5 (2 full, 1 half)

FLOORPLANS: In Property Info Package

**FEATURES:** Hardwood floors throughout 1<sup>st</sup> Fl with tile in bathrooms, updated lighting fixtures, granite mailbox post

1ST FL: Living room; family room; kitchen/dining area with ceiling height cabinets, granite counters, stainless steel appliances including GE 27.0 Cu Ft refrigerator (extended warranty 2023-2028), eat-at island & slider to deck; mudroom; tile half BA with laundry (Electrolux front-load washer & dryer)

2ND FL: Master suite with walk-in closet & full BA, 2 more BR both with walk-in closets, 1 more BA with tub

**BASEMENT: 864+/- sf full, unfinished walk-out** 

HVAC: New system 2023 - gas-fired forced hot air & central a/c with 2 wireless thermostats (Trane H.E. 2 Stage Furnace – 12/18/2023 10 yr warranty on functional parts & 99 yr warranty on heat exchanger)

WATER: Town

SEWER: Private septic installed as Title 5 in 2018

OTHER: Gas, 220V electric, Xfinity Home prewired, upgraded USB outlets in kitchen/family room/primary BRs, generator ready with 30 amp breaker & transfer switch

SEWER: Private septic installed as Title 5 (cert compliance 6/25/2018)

**OTHER UTILITIES: Electric (220 volts), gas** 

FEMA FLOOD ZONE: X, Non-hazard (Panel 25023C0218K 7/6/21)

**RE TAXES: \$9,447.35** 

**DEED REF.: Plymouth County 50664-48** 

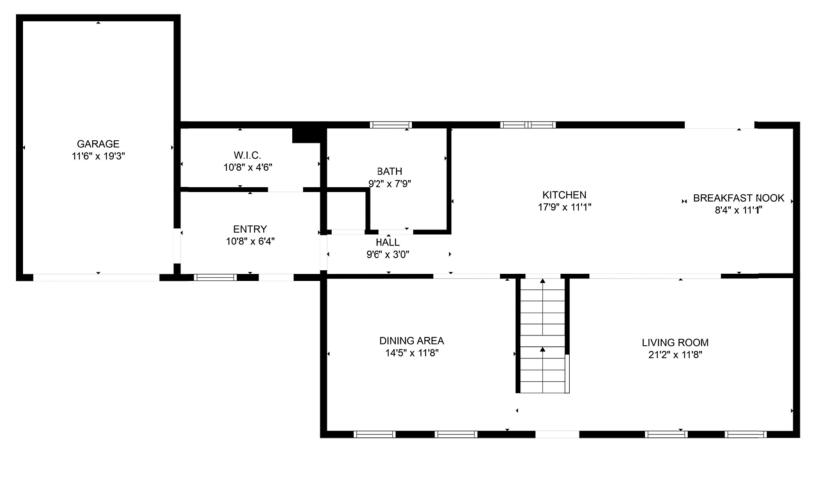
**ZONING: R-40** 

PARCEL ID: Map 1 Block 7

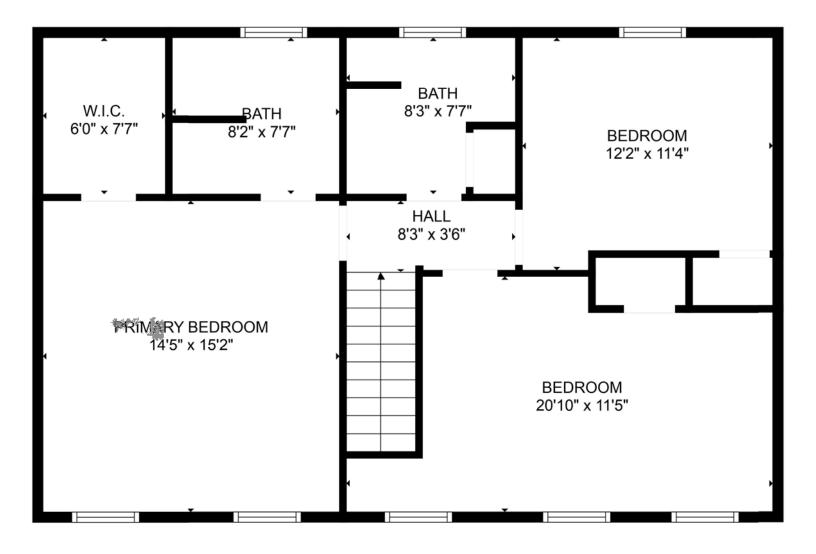


FLOOR 1

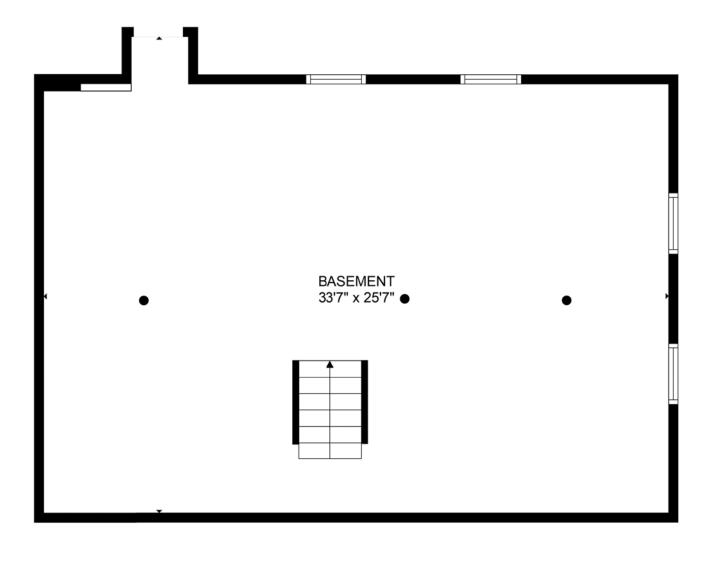
TOTAL: 1766 sq. ft BELOW GROUND: 0 sq. ft, FLOOR 2: 945 sq. ft, FLOOR 3: 821 sq. ft EXCLUDED AREAS: BASEMENT: 784 sq. ft, GARAGE: 222 sq. ft



TOTAL: 1766 sq. ft BELOW GROUND: 0 sq. ft, FLOOR 2: 945 sq. ft, FLOOR 3: 821 sq. ft EXCLUDED AREAS: BASEMENT: 784 sq. ft, GARAGE: 222 sq. ft



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	Bk: 50664 Pg: 48
	BK. 50004 Pg. 46
	2018 00107502
	Bk: 50664 Pg: 48 Page: 1 of 2 Recorded: 12/21/2018 03:20 PM
	ATTEST: John R. Buckley, Jr. Register Plymouth County Registry of Deeds
	Phymouth County Hegistry of Decos
	CANCELLED SACHUSETTS EXCISE TAX
	Date: 12/21/2018 03:20 PM
	Otri# 120795 01773 Doc# 00107502 Fee: \$2,143.20 Cons: \$469,900.00
	QUITCLAIM DEED
	WEST LIGHT DEVELOPMENT, INC., a Massachusetts corporation having a principal place
	of business at 6 Commerce Way, Carver, MA 02330, for full consideration paid of Four Hundred Sixty-Nine Thousand Nine Hundred and no/100 (\$469,900.00) dollars paid, grants to
	JENNIFER WHITE, of 29 Country Way, Kingston, MA 02364,
	With Quitclaim Covenants:
	The land in Kingston, Plymouth County, Massachusetts, together with buildings thereon,
	situated on the Northeasterly side of Pembroke Street and the Northwesterly side of
	Country Way, being Lot No. 84 on plan of "Westerly Village, August 27, 1954" recorded
	as plan #808 of 1954. Said Lot No. 84 is bounded and described as follows:
	Southwesterly by said Pembroke Street, one hundred twenty-eight and three hundredths
	(128.03) feet;
<	Northwesterly by land of Charles Bouchard et ux as shown on said plan, ninety-seven
-	and fifty-nine hundredths (97.59) feet;
	Northeasterly by Lot No. 83 on said plan, one hundred fifty (150) feet;
2	Southeasterly by said Country Way, one hundred thirteen and three hundredths (113.03)
	feet;
	Southerly by the junction of said Pembroke Street and Country Way, thirty-eight and
	thirty hundredths (38.30) feet.
	For title see Deed to West Light Development, Inc., dated June 6, 2018, recorded at Plymouth
	Deeds in Book 49893, Page 84.
	The Grantor certifies that this conveyance does not constitute the sale or transfer of all or
	substantially all of the grantor's assets within the Commonwealth of Massachusetts and the
	conveyance does constitute a sale or transfer in the ordinary course of the grantor's business.
	PROPERTY ADDRESS: 29 Country Way, Kingston, MA 02364
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IN WITNESS whereof, the said WEST LIGHT DEVELOPMENT, INC. has caused its corporate name to be hereto subscribed and its corporate execution hereof, this <u>21st</u> day of <u>December</u>, 2018 by Vittorio M. Artiano, Jr., President and Treasurer

WEST LIGHT/DEVELOPMENT, INC. Bv: mano, Jr., Vittotio M

President and Treasurer

### COMMONWEALTH OF MASSACHUSETTS

On this  $21^{\circ}$  day of <u>December</u>, 2018, before me, the undersigned notary public, personally appeared Vittorio M. Artiano, Jr., in his above-stated capacities, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, on behalf of West Light Development, Inc.

Notary Public: Amy Arnill My commission expires: June 27, 2019

AMY AVERILL Notary Public COMMONWEALTH OF MASSACHUSETTS My Commission Expires June 27, 2019



 $14609 \\ 10 \ 187$ 

**Building Permit # 7388** 

MAP 1 LOT 7

# TOWN OF KINGSTON BUILDING DEPARTMENT CERTIFICATE OF OCCUPANCY

THIS CERTIFICATE CERTIFIES THAT THE BUILDING OR STRUCTURE LOCATED ON THE FOLLOWING PROPERTY HAS BEEN INSPECTED AND MAY BE OCCUPIED IN ACCORDANCE WITH PROVISIONS OF ARTICLE ONE OF THE MASSACHUSETTS STATE BUILDING CODE AND THE KINGSTON ZONING BYLAW.

LOCATED AT: 29 Country Way

TYPE OF BUILDING: Residential

USE GROUP: R 3

**CONSTRUCTION TYPE: 5B** 

Date: October 19, 2018



Jason Silva Kingston Building Inspector

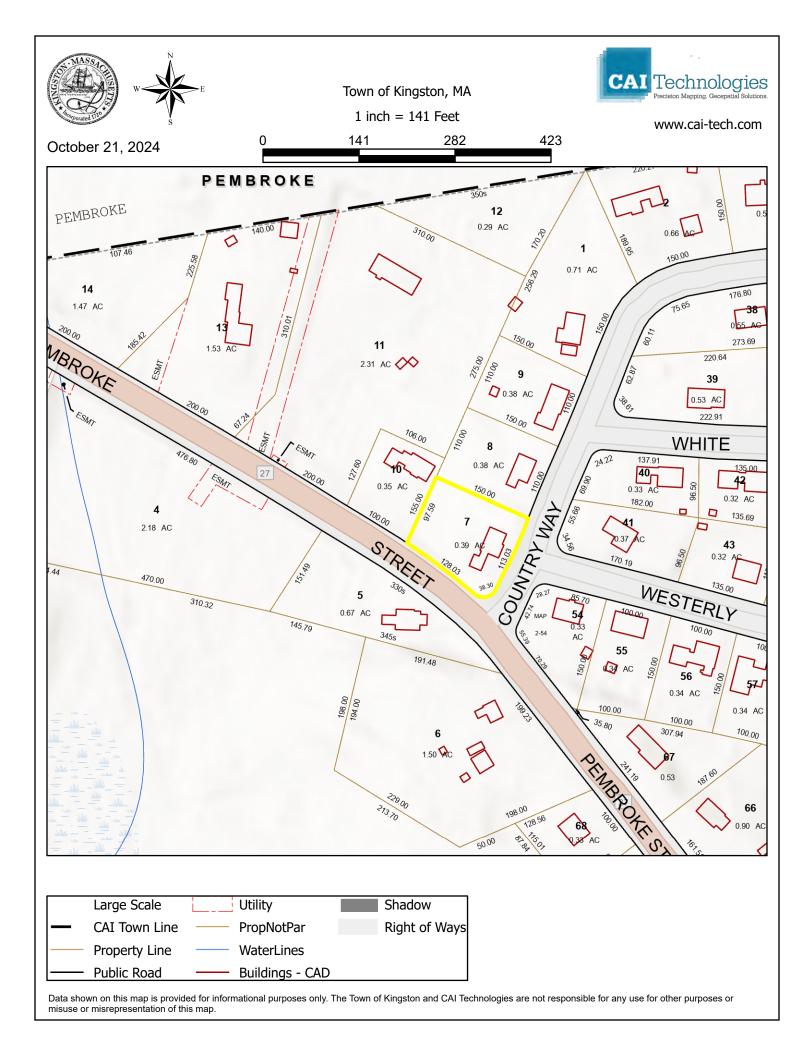
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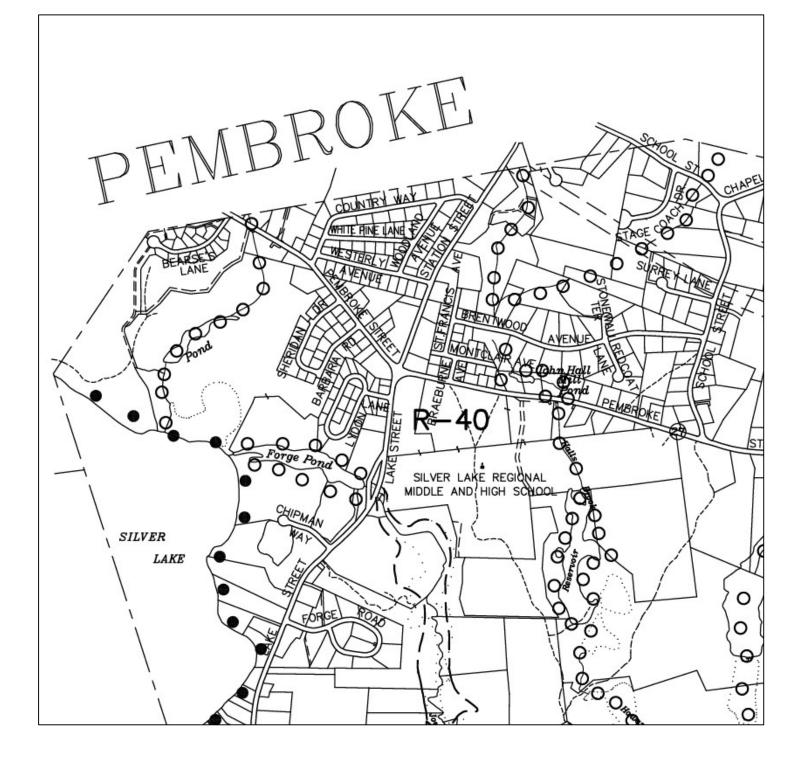
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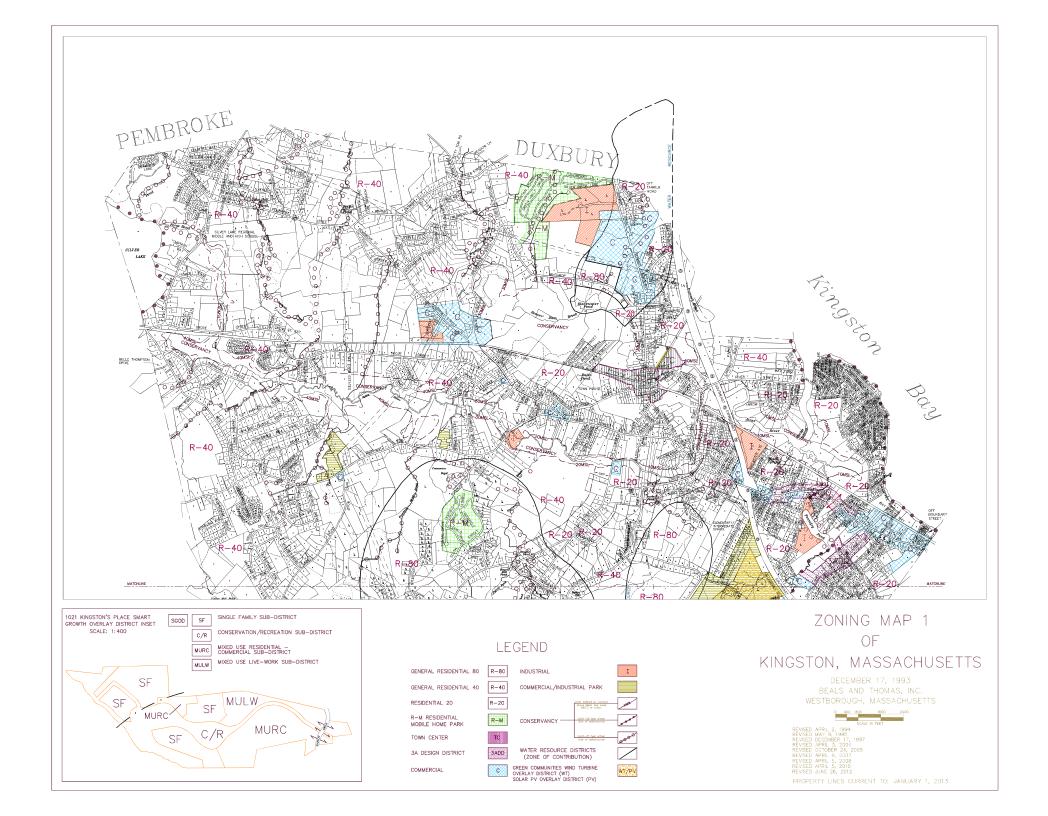




Data shown on this map is provided for informational purposes only. The Town of Kingston and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



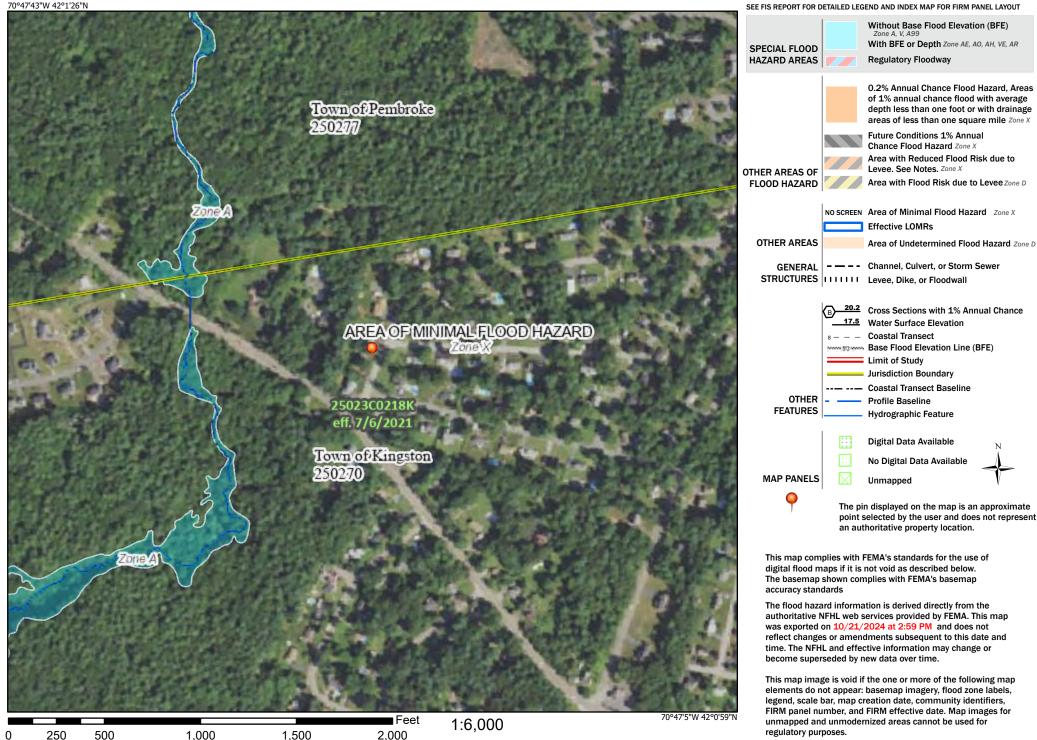




# National Flood Hazard Layer FIRMette



### Legend



Basemap Imagery Source: USGS National Map 2023

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Contraction of the second	TOWN OF KINGSTON OFFICE OF THE COLLECTOR	FY 2025 AC	TUAL	per \$1000 \$ 12.97	\$ 12.97 \$ 12.97	\$ 12.97	
	26 EVERGREEN ST.	REAL ESTATE T	AX BILL	PARCEL NUMBER	0001-0007		
Contraction of the second	KINGSTON, MA 02364 000001 0000210		Jacob Harrison	BILL NUMBER	APRIL PROFESSION AND AND AND AND AND AND AND AND AND AN	5505	
Area: 0.3	190 Acres	CLASS: 1010		CUSTOMER NUMBER:	and the second	Carlos Antonio de las com	
1	GE: 50664/0048	DEED DATE:12/21/2018		COSTOMER NOMBER.	A CONTRACT OF A CONTRACT OF	7,000	
	I: 29 COUNTRY WY		Land Value Building Value		\$52	1,400	
LUCATION	er of Record 01/01/2024: WHITE J	ENNIFER	Total Value		\$72	8,400	
			Total Special A	ssessments			
COP	5-DIGIT 02364 WHITE JENNIFER		Real Estate Tax	k FY 2025		47.35	
5	29 COUNTRY WY		CPA Tax FY 2		2	\$0.00	
	KINGSTON, MA 02364-1024	իկնուկվիրիմնկիվվ	Abatement / E: Total Tax & A		\$9,	528.85	
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I I	Phone: Office of the Collector:	(781) 585-0507	Third Quarter Fourth Quarte			,583.05	
	Office of the Assessor: Office Hours: Mon., Wed. Thurs., 8	:00am - 4:30pm	Fourth Quarte	1 Tax			
	Tues., 8:00 AM - 6:0	0 PM, Fri., 8:00am - 11:30 AM	and a second second				
ToP	Pay your bill online go to: w	ww.kingstonma.gov	c1.00/	mum will accrue on overdue pa	vments until payment is ma	ade.	
			Interest at a rate of 14% per ar		ISSUE DATE:		
4	Collector of Taxes Kenneth G. Moalli	WHITE JENNIFER 29 COUNTRY WY					
YMENT COUPUN #42 REAL ESTATE TAX	Based on assessments as of January 1, 2024, y for the fiscal year beginning July 1, 2024 and e	our Real Estate Tax nding June 30, 2025		Bill Numb		505	
AX	on the parcel of real estate described below is	as follows:	Faur	Parcel: h Quarter Tax due	a character and the search	\$2,583.0	
	LOCATION: 29 COUNTRY W	Y	and the second second				
	Area: 0.390 Acres	CLASS: 1010 DEED DATE:		h Quarter Lien		\$0.0	
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R H		of Kingston		MAY	1,2025		
2		tment 2600					
E		Box 986535		\$2,	,583.04		
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	Collector of Taxe			I	SSUE DATE: 1	2/31/20	
*	Kenneth G. Moal	KINGSTON MA 02364		Bill Num		505	
	Based on assessments as of January 1, 2024, for the fiscal year beginning July 1, 2024 and	your Real Estate Tax ending June 30, 2025		Parcel:	and the state of the	04.000	
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**Casey Heating and Air Conditioning Inc** 1 A Marion Drive Units 1 & 2 Carver, MA 02330





Presented to: Jennifer White 29 Country Way Kingston, MA 02364	Job # Job Name Invoice # Technician Issue Date Payment Terms Due Date	20961 Sales Lead I-20961-1 Ryan Springhetti Dec 20 2023 Upon Receipt Dec 20 2023
Customer Contact: M: (781) 588-8107 E: jenniferwht3@gmail.com		Service Location: 29 Country Way Kingston, MA 02364

DESCRIPTION QTY PRICE Trane Gas Furnace 97% 2 Stage 0.97899 \$9,323.00 Equipment S9V2B060U3VS AHRI 10591637 **AFUE 97%** \$9,323.00 Subtotal \$0.00 Taxes \$9,323.00 Total

Payments/Credits	
12/20/2023 - Check #181052	\$9,323.00

Remaining Balance	\$0.00
Remaining Balance	\$0.00

### **Invoice Notes:**

Install Trane gas furnace in place of the existing furnace Install drain pan underneath furnace with emergency shut off Connect to the existing ductwork Connect to the existing electrical system Connect to the existing gas line Connect to the existing PVC intake pipe Install new exhaust vent pipe with approved material Install new condensate pump with neutralizer and drain line Install according to local codes and manufacturers guidelines Leave existing furnace on site for insurance company Pull required permits Start up system and show owner tutorial

Trane offers 10 year parts and a limited lifetime heat exchange warranty

If this proposal is accepted in the year 2023 this system will qualify for an interest-free 84 month loan

50% due for down payment 50% due upon completion of installation

### **Customer Approval:**

□ I agree to the terms and conditions of this invoice, and that the goods and or services referenced have been provided to my satisfaction.

Rebates:		
Name	Description	Amount
Mass Save		1,000.00
Federal Tax Credit		600.00

### **Contract Terms:**

Payment is due upon receipt of this invoice. Any discrepancies should be reported immediately. Late payments may incur additional fees / charges. Failure to comply may result in the withholding of future goods / services.

Please leave us a Google Review at :

https://search.google.com/local/writereview?placeid=ChIJKzga1A2O5lkRcfS7DwhqmSg



### Limited Warranty #35256523

Congratulations, your Limited Warranty registration was successfully submitted.

Please retain Proof of Purchase for your Product(s) (i.e., invoice) to verify limited warranty for any future claims.

For complete Limited Warranty terms and conditions, please refer to the Limited Warranty document that accompanied your product(s) or contact your installing dealer for assistance.

### Registrations completed on or after August 1, 2011:

A transfer option is available for a \$99 fee provided the limited warranty transfer is complete and the transfer fee is paid in full within ninety (90) days from the date of closing on the sale of the residence. The subsequent purchaser will retain either: (1) the balance of the base limited warranty term, if any, as measured from the Commencement Date; or (2) if the Product(s) was registered in accordance with the terms, the balance of the registered limited warranty term as measured from the Commencement Date. Transferability restrictions may vary by state. Please check the limited warranty document that accompanied your Product(s) for details.

### Installation Information:

jennifer white 29 Country Way Kingston, MA 02364-1024 7815888107 jenniferwht3@gmail.com

### System1

**FURNACE (Model# S9V2B060U3VSADA) (Serial# 23364S0LKG) (Residential Extended)** Functional Parts : Term End Date is 12/18/2033 (10 Years)

Heat Exchanger : Term End Date is 12/18/2122 (99 Years)

Trane Limited Warranty Customer Service Number 1-855-260-2975



### Tripp Construction Enterprises Inc.

(339) 206-1011 harkins8228@yahoo.com



### INVOICE

BILL TO 29 Country Club Way Kingston, MA SHIP TO 29 Country Club Way Kingston, MA

INVOICE # 1273 DATE 05/05/2021 DUE DATE 06/04/2021 TERMS Net 30

DATE         SERVICE         DESCRIPTION         OTY         RATE         AMOUNT           4.5+1.5 holliston panel         4.5+1.5 holliston panel         4         190.00         760.00           5x539 white vinyl end post         8         36.00         288.00           5x5 nantucket post cap         8         8.50         68.00           6x5 holliston gate         2         330.00         660.00           6x4 holliston gate         1         310.00         310.00           Bag of cement         12         5.00         60.00           Installation/business expense         1         950.00         950.00           approx 180 linear ft of 6 ft chain-link with tension wire         3         37.19         111.57           Vinyl hinge set         3         37.19         111.57           Vinyl drop rod         1         40.38         40.38           Vinyl latch         2         25.50         51.00							
panel       5x5x9 white vinyl end post       8       36.00       288.00         5x5 nantucket post cap       8       8.50       68.00         6x5 holliston gate       2       330.00       660.00         6x4 holliston gate       1       310.00       310.00         Bag of cement       12       5.00       60.00         Installation/business expense       1       950.00       950.00         approx 180 linear ft of 6 th chain-link with tension wire       3       37.19       111.57         Vinyl hinge set       3       37.19       111.57         Vinyl latch       2       25.50       51.00	DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT	
post       5x5 nantucket post       8       8.50       68.00         6x5 holliston gate       2       330.00       660.00         6x4 holliston gate       1       310.00       310.00         Bag of cement       12       5.00       60.00         Installation/business       1       950.00       950.00         expense       1       5,040.00       5,040.00         6 ft chain-link with tension wire       3       37.19       111.57         Vinyl hinge set       3       37.19       111.57         Vinyl drop rod       1       40.38       40.38         Vinyl latch       2       25.50       51.00				4	190.00	760.00	
cap       2       330.00       660.00         6x5 holliston gate       1       310.00       310.00         Bag of cement       12       5.00       60.00         Installation/business       1       950.00       950.00         expense       1       5,040.00       5,040.00         6 t chain-link with tension wire       3       37.19       111.57         Vinyl hinge set       3       37.19       111.57         Vinyl drop rod       1       40.38       40.38         Vinyl latch       2       25.50       51.00		-		8	36.00	288.00	
6x4 holliston gate       1       310.00       310.00         Bag of cement       12       5.00       60.00         Installation/business       1       950.00       950.00         expense       1       5,040.00       5,040.00         6 ft chain-link with tension wire       1       5,040.00       5,040.00         Vinyl hinge set       3       37.19       111.57         Vinyl drop rod       1       40.38       40.38         Vinyl latch       2       25.50       51.00				8	8.50	68.00	
Bag of cement       12       5.00       60.00         Installation/business       1       950.00       950.00         expense       1       5,040.00       5,040.00         6 ft chain-link with tension wire       3       37.19       111.57         Vinyl hinge set       3       37.19       111.57         Vinyl drop rod       1       40.38       40.38         Vinyl latch       2       25.50       51.00		6x5 holliston gate	$\langle \rangle \rangle$	2	330.00	660.00	
Installation/business       1       950.00         expense       1       5,040.00         approx 180 linear ft of       1       5,040.00         6 ft chain-link with       3       37.19         tension wire       3       37.19         Vinyl hinge set       3       37.19         Vinyl drop rod       1       40.38         Vinyl latch       2       25.50         PAYMENT       8,338.95         DMUMOE DUE       1		6x4 holliston gate	$\searrow$	1	310.00	310.00	
expense       1       5,040.00       5,040.00         6 ft chain-link with tension wire       1       5,040.00       5,040.00         Vinyl hinge set       3       37.19       111.57         Vinyl drop rod       1       40.38       40.38         Vinyl latch       2       25.50       51.00		Bag of cement		12	5.00	60.00	
6 ft chain-link with tension wire         Vinyl hinge set       3       37.19       111.57         Vinyl drop rod       1       40.38       40.38         Vinyl latch       2       25.50       51.00				1	950.00	950.00	
Vinyl drop rod         1         40.38         40.38           Vinyl latch         2         25.50         51.00           PAYMENT         8,338.95         8,338.95		6 ft chain-link with		1	5,040.00	5,040.00	
Vinyl latch         2         25.50         51.00           PAYMENT         8,338.95           DM MNOF DUE         1.00		Vinyl hinge set		3	37.19	111.57	
PAYMENT 8,338.95		Vinyl drop rod		1	40.38	40.38	
		Vinyl latch		2	25.50	51.00	
BALANCE DUE \$0.00			PAYMENT			8,338.95	
			BALANCE DUE			\$0.00	

No. 17-55	THE COMMONWEALTH OF MASSACHUSETTSFee 2150.00KingstonBOARD OF HEALTH
Description of Work:	CERTIFICATE OF COMPLIANCE
The undersigned hereby ce	rtify that the Sewage Disposal System; Constructed (), Repaired (), Upgraded (), Abandoned ()
at <u>29 Countr</u> has been installed in acc plans relating to applicat	ordance with the provisions of 310 CMR 15.00 (Title 5) and the approved design plans/as-built
Installer Designer: The issuance of this of	Inspector Hundle Date 6-25-18 ertificate shall not be construed as a guarantee that the system will function as designed. ATE OF COMPLIANCE DEP APPROVED FORM 5/96





Silver Lake Sanctuary, Barse's Ln, Kingston, MA 02364, USA Kingston Conservation: 781 585-0537 https://sites.google.com/view/kingstonconservation/silver-lake-sanctuary

Owned By: Town of Kingston

DIRECTIONS

TRAIL MAP

Silver Lake Sanctuary is a lakeside property in Kingston with more than a mile of trails through the woods and along the shore, including a section of the <u>Bay Circuit Trail</u>. Check with Kingston Town Hall for possible fishing permits.

Silver Lake is one of the Great Ponds of Massachusetts. Defined as a natural body of water larger than 10 acres, a Great Pond is held in trust by the state for public use.

HUNTING: Hunting is allowed, in season, by licensed persons in compliance with Massachusetts law. Please be sure to understand <u>state</u> and <u>local</u> hunting guidelines before proceeding. Non-hunters, be mindful of hunting seasons, and wear bright orange if you're entering the property during those times. Hunting is not permitted on Sundays.

FISHING ADVISORY: It's important to know that some of our freshwater fisheries are contaminated with mercury, PFAS and/or other concerning substances. The Massachusetts Department of Public Health maintains an <u>online database</u> with up-to-date advisories regarding fish consumption, sorted by location. We recommend you consult this valuable resource when planning a fishing excursion.

### FEATURES

The Patuxet, members of the Wampanoag tribe, made their home in the area now known as Duxbury, Kingston and Plymouth. Numerous artifacts have been found throughout the region surrounding the Jones River. To learn more about local Native American tribes, we encourage you to interact with their members. The <u>Mashpee</u> Wampanoag and the <u>Herring</u> Pond Wampanoag share information on their websites.

In the 1700s, Silver Lake (known as Jones River Pond at the time) was a source of iron ore. About 3,000 tons were removed from the lake bottom! Silver Lake received its current name in the early 1800s as part of a promotion for selling ice harvested there. Ice harvesting extended from 1805-1870. Prior to 1898, it was also a destination for recreation, with visitors traveling by train from Boston to enjoy it.

In 1898, state legislation allowed the City of Brockton to adopt Silver Lake as its water supply. The Town of Kingston fought this ruling, but ultimately accepted a settlement of \$17,000 for damages to its own water supply system. In recent years, Brockton's reliance on Silver Lake as a water source has increased, which unfortunately has made a negative impact on the lake's water quality and ecological health.

The property also supported a 20th century cranberry growing operation, from as early as 1935 to the 1990's. Some vestiges remain, including reservoirs, ditches and a small pump house. Residential development increased significantly since the 1970's.





Most of the land within Silver Lake Sanctuary was purchased by the Town of Kingston in 1997, with help from the state Self-Help Program and the City of Brockton, who purchased a Conservation Restriction on the original 91.4 acres of the property. Now with additional acreage, the sanctuary offers a half mile of lake frontage.

### TRAIL DESCRIPTION

From the parking area, there are two trails that lead to different parts of the same loop. To the left, the trail leads up a steep incline, to a ridge that overlooks the lake. Continue along the ridge to the right, up and down some rolling hills, and you will soon arrive at a designated overlook area, with a bench. Just before this is one of two main paths down to the lake shore. If you continue past the overlook, you'll come to another path to the lake shore. Or continue on the trail to the right, which leads past a pumping station and around a retired cranberry bog, eventually back to the parking area.

An additional trail loop begins at the red barn (in the parking area). Continue along the path immediately to the right of the barn. It leads past some wetlands and ponds once used for cranberry farming, and through woods and wetlands with additional views of Silver Lake, returning eventually to the parking area. Altogether the distance is about 1.3 miles.

The <u>Bay Circuit Trail</u> extends through this property, from Sheridan Drive to the parking area, and then by a dirt driveway to Route 27, heading toward Pembroke.

### HABITATS AND WILDLIFE

According to the Town of Kingston, Silver Lake is a remnant of the Glacial Lake Taunton. It is the 12th largest natural lake in the Commonwealth. The colonial period brought changes from the 18th to 19th centuries, including the construction of water-powered sawmill, forge, anchor works, nail and tack factories where the Jones River exits the lake.

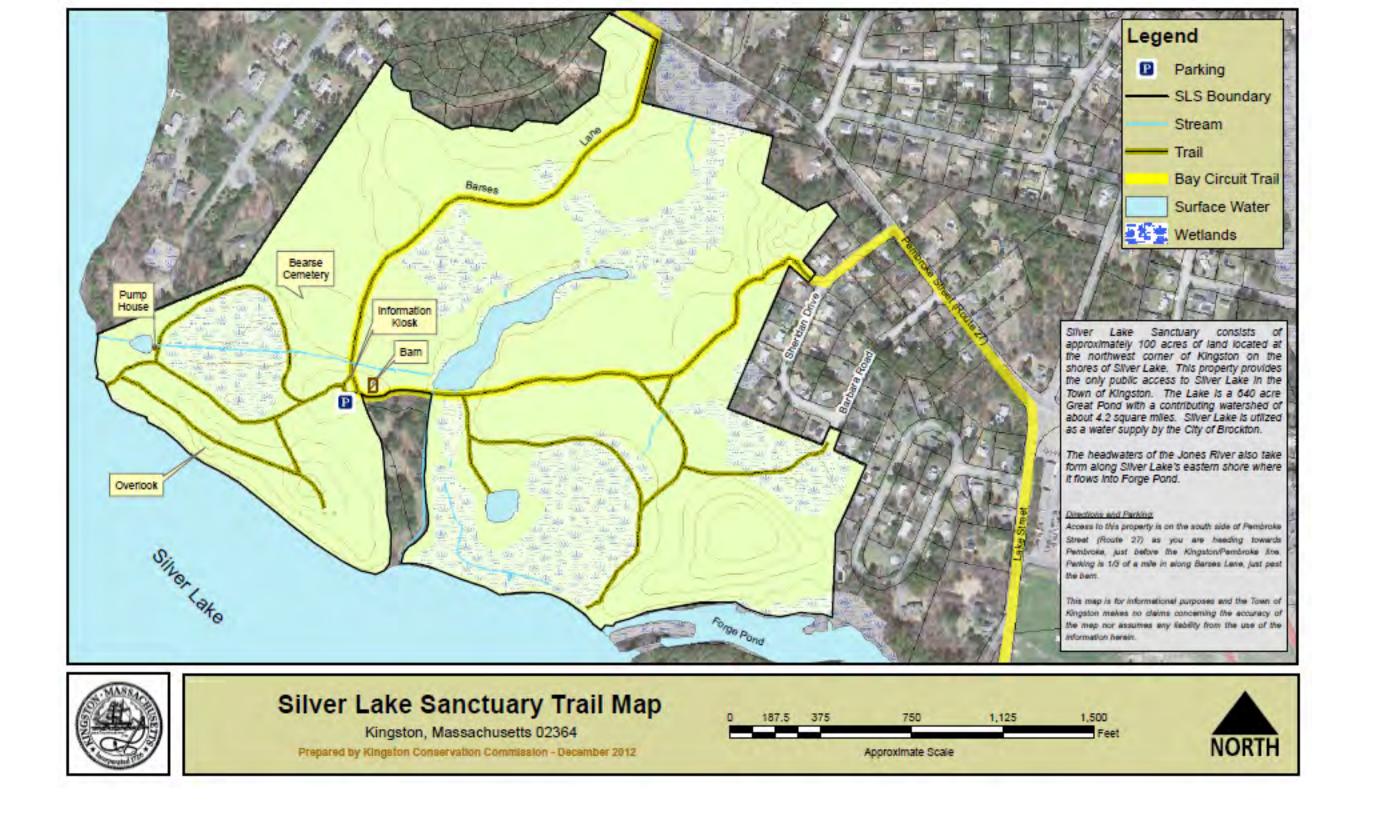
The forest here is primarily pine, maple, white oak, red and oak and birch. Five species of freshwater mussels are found here, especially the Eastern Pond Mussel. Look for mussel shells along the shores. Endangered species often observed here include eastern box turtle, bald eagle, Mystic Valley amphipod, tidewater bucket, and pink tickseed.

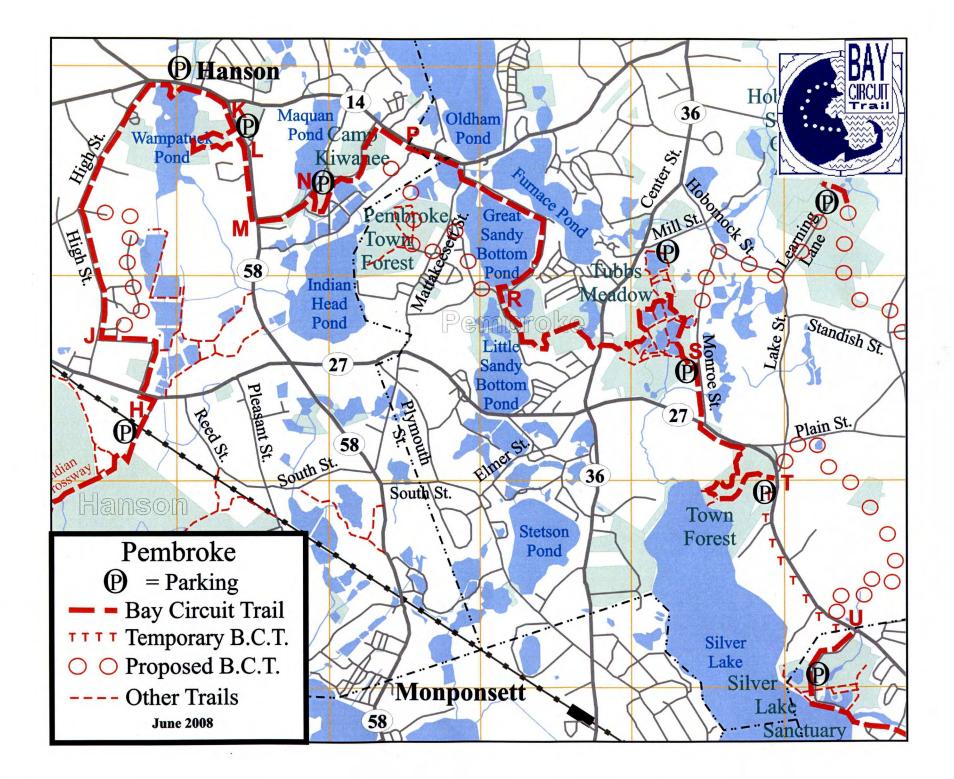
The 640-acre Silver Lake occupies portions of 4 towns: Pembroke, Kingston, Plympton and Halifax. With a maximum depth of 80 feet, it is the principal water supply for Brockton, Whitman and Hanson. Fed by groundwater, as well as seasonal diversions from Monponsett Pond in Halifax and Furnace Pond in Pembroke, it is a major headwater for the Jones River. The Jones River flows for 7.5 miles through Kingston, and drains into the Atlantic Ocean at Kingston Bay. Follow the Jones River Watershed Association for more information.

Historic Site: No
Park: No
Beach: No
Boat Launch: No
Lifeguards: No
Size: 99 acres
Hours: Dawn to Dusk
Parking: Limited parking at the end of Barses
Lane (5-10 vehicles).
Cost: Free
Trail Difficulty: Easy, Medium

### Facilities:

Benches. Pet waste receptacle. **Dogs:** Dogs are permitted but must remain on leash at all times. Please clean up after your pet. **Boat Ramp:** No **ADA Access:** No **Scenic Views:** Yes **Waterbody/Watershed:** Silver Lake (Jones River watershed)





Map 13 – Pembroke BAY CIRCUIT TRAIL route (n North to South (here, actually west to east)

(map dated May 2008)

### Pembroke:

Trail is blazed with occasional white rectangular markers placed high on trees, utility poles, or stakes. Offset double blazes indicate a turn in the direction of the upper blaze. The BCT logo is used where the trail crosses a road and as a confidence marker.

### P 42°03'37" 70°50'26"

- 0.0 From the Town Line of Hanson/Pembroke follow Maquan St southeast. There is a large cranberry bog on the right side of the road. Cross
  - Mattakeesett St. *Pizza shop and convenience store about 100 yards to the left if food or drink are needed.* Turn right on Mattakeesett St and proceed to Phillips Rd, about 100 yds.

### 42°03'30" 70°50'07"

0.38 Turn left onto Phillips Rd (E/SE). Great Sandy Bottom Pond, on the right, is a reservoir for Rockland/Abington waterworks. On the left is **Furnace Pond**, used for swimming, boating, fishing and ice skating. Bear right onto Ridge Ave, which becomes a dirt road bordered by woods. The pavement starts again as the road crosses a small stream.

### R 42°02'55" 70°49'52"

1.46 Bear left at the intersection with Glenwood Rd and proceed S/SE where there are nice views of old cranberry buildings and bogs. Little Sandy Bottom Pond can be seen in the distance. Take the left fork and continue as the road becomes bordered by woods.

### 42°02'40" 70°49'45"

1.77 At the top of the hill turn left onto a rutted dirt road. Cross the paved road (Sandy Ln) and continue on the old logging road. When you can see the brick school, look for the path to the left and follow it. Turn right at the intersection and follow the wooden electric poles behind Bryantville Elementary School. At the bottom of the steep hill, turn right and follow the bog road around a left curve and out to Center St (Rte 36).

42°02'38" 70°49'12"

2.44 Walk to the far left side of the opening onto the street by the mail box. Cross Center St and enter the paved driveway briefly. In about 20 feet, step off onto the dirt path on the right. *Please stay within the narrow corridor* of marked path until you climb the hill as the public way closely skirts private property between two houses in this area. The path passes between some rock outcrops and makes a couple of sharp turns as it goes over the hill and down to **Tubb's Meadow**, an area of old cranberry bogs and ponds.

### 42°02'39" 70°48'59"

2.69 Turn left on the bog road and follow it to the cut-through on the left, which leads out to a large sandy area. A stone ring, of unknown origin, is located here. Its spokes accurately point north, south, east and west. The BCT follows the bog road to the left and continues around the perimeter of the open area. Many species of birds live here. Watch for ducks, swans, Canadian Geese and Great Blue Herons.

When the path crosses a cement culvert, turn left and shortly thereafter, continue on the main trail as it bears right (south). Continue on main trail past the pump house on the right.

- At the next intersection, bear left, keeping the water on the right. Continue straight to the large Y fork and bear left away from the water.
- At the next intersection turn left. After a very short distance follow the primary trail as it bears right. Continue to the fork and follow the path on the right down the hill, past the red pump house and around to the left where it enters the main parking area for **Tubb's Meadow Preserve** (P=10).

### S 42°02'32" 70°48'34"

3.72 Exit the parking area, turn right onto Monroe St (S) and proceed to School St (Rte 27) and turn left. Before the top of the hill, look on the right for two white posts with a low connecting chain, entrance to Veterans Commemorative Town Forest.

### 42°02'10" 70°48'17"

4.27 Enter the **Veterans Commemorative Town Forest** at the white posts. Follow the trail to a T junction and turn right. The trail follows the top of a glacial esker until the first very obvious side trail. Take this trail, which cuts back sharply to the right, down to the bottom of the esker and then parallel to it.

At the T intersection turn right. At the next T turn left.

When the trail offers a Y junction, follow the main trail to the left. (Detour onto the right trail for a beautiful overlook of Silver Lake just a short walk up and to the left of the trail. Silver Lake is a reservoir for Brockton and is a beautiful, peaceful body of water with no boating or swimming allowed. Bald eagles have been seen in the area).

Continuing on the main trail, at the T intersection the BCT (main trail) goes left. (A short detour right goes to another view of the lake and offers a bench.)

- Continuing on the main trail, bear right at the Y and go down the hill.
- Very quickly come upon the next intersection and bear left. Follow the trail up the hill.
- Near the top, take the right fork and proceed on the wider path. Proceed straight past intersecting trails on the right and left.

At the Y take the left leg and follow it for a distance out to the main entrance and parking (P=10+) where you will exit the Veterans Commemorative Memorial Forest.

### T 42°02'00" 70°48'04"

- A temporary trail from this point to the Kingston town line has been blazed along School Street (Rte 27). The Pembroke BCT Committee is working to establish an off-road route.
- 5.25 Turn right onto School St. (Rte 27) and head south. *Caution:* There are fairly wide shoulders on both sides of the street, but traffic can be heavy and fast.

### U 42°01'16" 70°47'36"

6.2 The Town line of Pembroke/Kingston is the end of the BCT in Pembroke. The Kingston trail starts just ahead on the right. Barse's Lane is the access road to the **Silver Lake Sanctuary**.

### Map 13 – The JEWELS

### Pembroke:

Willow Brook Farm Preserve (Wildlands Trust) - trails thru varied habitats including old cranberry bog and a red cedar grove. Observation tower for views of swamp and Herring Brook. Parking on Barker St (Rte 14) southwest of Rte 53.

**Hobomock School area** - Wide paths running through a densely wooded area, including a historic cart path marked on early maps. Old fieldstone walls crisscross the property. Best hiked as a linear path, starting at the parking lot at the very end of Learning Lane (off Hobomock St). Main trail marked with painted white blazes; many unmarked and unmapped side trails.

**Veteran's Commemorative Town Forest** - This beautiful pine forest nestles on the shores of Silver Lake. Many trails crisscross this hilly preserve and occasionally offer lovely views of the peaceful reservoir. Parking at the main entrance on Rte. 27 near the Pembroke Community Middle School.

**Tubb's Meadow Preserve** - 125 acres of diverse habitat including old cranberry bogs, dirt roads, a large reservoir, unaltered wetlands and acres of oak and pine uplands. It is home to many animals and birds. Two parking areas are located off Mill St. near Center St. and off Monroe St.

### Map 13 - FOR MORE INFORMATION

### maps and trail guides:

Relevant USGS topo maps are 7.5 x 7.5 Whitman, Bridgewater, Hanover, and Plimpton

*land and water protection organizations:* **Pembroke Conservation Commission** – 100 Center St. Pembroke 02359 781-293-3844

Wildlands Trust of Southeastern Massachusetts - A non-profit land conservation organization founded in Plymouth in 1973. Works with private landowners on gifts of beloved land, conservation restrictions, and (rarely) purchases land. The Trust now owns or holds conservation restrictions on more than 140 properties, protecting over 4,500 acres of land in 26 communities and growing. Membership applications on line at www.wildlandstrust.org POBox 2282, Duxbury MA 02331 781-934-9018

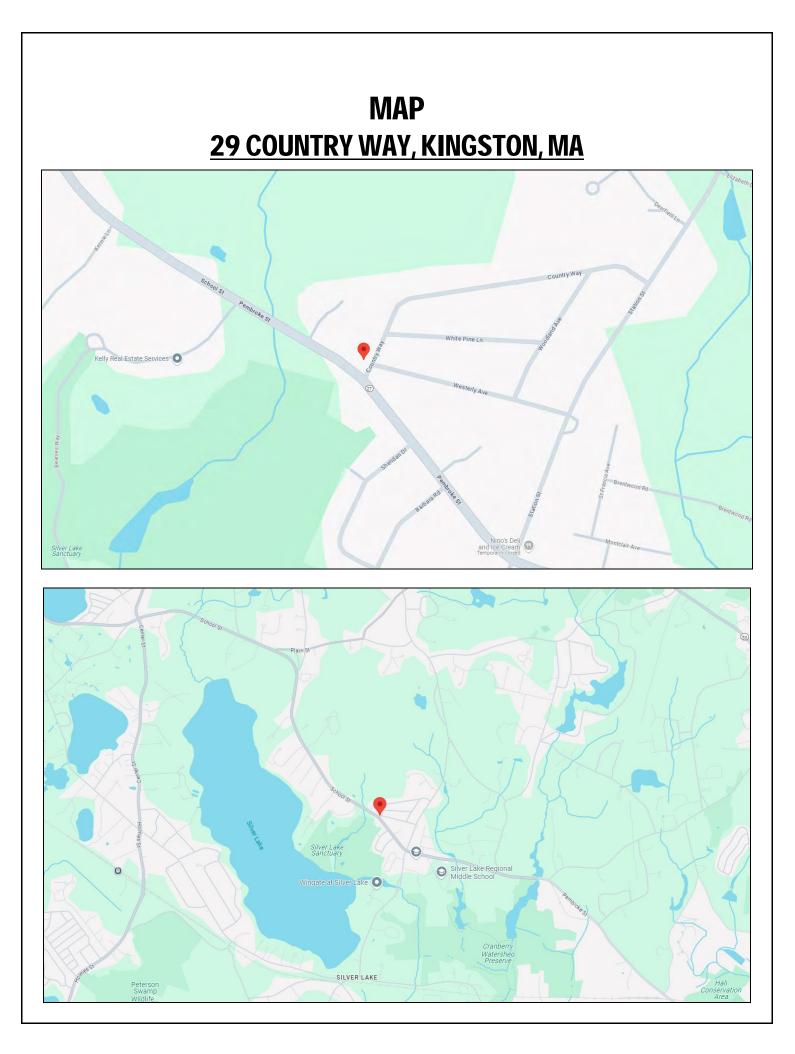
Mass. Division of Fisheries and Wildlife – manages Burrage Pond WMA www.mass.gov/dfwele/

**Pembroke Watershed Association** – Mission is to educate the public and to restore and preserve the ponds of Pembroke for clean and safe recreational use. Events and photos on website. www.pembroke ponds.org P.O. Box 368 Pembroke, MA 02359-0368

North and South Rivers Watershed Assn – river and stream protection and activities. Events and membership info on-line www.nsrwa.org POBox 43 Norwell 02061 781-659-8168

**Charles River Wheelmen** - very active group of bicyclists that lead rides of varying lengths throughout BC area. Excellent website lists rides, membership & other info www.crw.org

The **Bay Circuit Alliance** headquarters is located in the Moor and Mountain store at 3 Railroad St., Andover, across the tracks from the converted old RR station. 978-470-1982 <baycircuit@juno.com> www.baycircuit.org





THANK YOU FOR REVIEWING THE ENTIRE PROPERTY INFORMATION PACKAGE. WE LOOK FORWARD TO SEEING YOU AT THE AUCTION. IF YOU HAVE ANY QUESTIONS PLEASE DON'T HESITATE TO CONTACT US.



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