



PROPERTY INFORMATION PACKAGE #25-2155

CAPE COD TRUSTEE'S AUCTION

**1.47+/- ACRES COMPRISED OF 3 ADJACENT PARCELS
w/ 1,735+/- sf 4-BR Home Prepared for Renovation
.6+/- mi. to Dyer Prince Beach & 1+/- mi. to Rock Harbor Marina
*To be Offered in the Entirety Only***

42, 40, 0 DYER PRINCE RD., EASTHAM, MA

Friday, September 5 at 11am On-site

Preview: Friday, August 29 (11am-1pm)

MA Auc. Lic. #111



Nearby Dyer Prince Beach

TABLE OF CONTENTS

DISCLAIMER

TRANSMITTAL LETTER

TERMS & CONDITIONS

BUYER'S PREMIUM

SAMPLE P&S

PROPERTY INFORMATION & PHOTOS

LOCATION MAP



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.



July 15, 2025

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer this 1.47+/- acres comprised of 3 adjacent parcels and includes a 1,735+/- sf 4-bedroom home prepared for renovation located at 42, 40 & 0 Dyer Price Rd, Eastham (Cape Cod), MA. It's in a prime location with easy access to Routes 6 & 6A, just .6+/- mi. to Dyer Prince Beach & 1+/- mi. to Rock Harbor marina & beach; close to shops, restaurants & services; 3+/- miles to First Encounter & Skaket Beaches; 4+/- miles to Nauset Beach & Salt Pond Visitors Center gateway to the Cape Cod National Seashore featuring 40+/- miles of pristine sandy beaches, marshes, ponds, trails & more. The property will be sold in the entirety only.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent property 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 Property Preview. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Friday, September 5, 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!

Justin J. Manning, CAI, AARE
President



TERMS & CONDITIONS

CAPE COD TRUSTEE'S AUCTION

**1.47+/- ACRES COMPRISED OF 3 ADJACENT PARCELS
w/ 1,735+/- sf 4-BR Home Prepared for Renovation
*To be Offered in the Entirety Only***

42, 40, 0 DYER PRINCE RD., EASTHAM, MA

Friday, September 5 at 11am On-site

Preview: Friday, August 29 (11am-1pm)

MA Auc. Lic. #111

Terms of Sale: 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 Monday, September 8, 2025. Balance in 30 days.

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

B. Closing will take place on or before Monday, October 6, 2025 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. 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.

D. The property is being sold "as is, with all faults". We encourage you to attend the Property Preview 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.

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.

G. The property is NOT 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.



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:	\$100,000.00
Add 10% Buyer's Premium:	\$ 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*.

Buyer's Initials: _____

AUCTION PURCHASE AND SALE AGREEMENT
(MA Auctioneer Lic# 111)

This 5th day of September 2025

1. PARTIES AND MAILING ADDRESSES

2018 Holbrook Trust 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 0, 40, 42 Dyer Prince Rd., Eastham, MA, more particularly described as Assessor Parcel ID's: 20-6-0, 20-6-A, 20-4-0.

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. The SELLER, its agents or representatives have not made any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision.

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 is _____ dollars, 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 Monday, September 8, 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 or before Monday, October 6, 2025 (30 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.

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 restoration.

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 strictly 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.

Buyer's Initials:_____

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

2018 Holbrook Trust, Seller

By: Jennifer Vecchi, Esq., Trustee

By:

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Mailing Address (City, State & Zip Code)

Buyer's Daytime Phone

Buyer's Evening Phone

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

1.47± Acres Comprised of 3 Adjacent Parcels

42, 40 & 0 Dyer Prince Rd, Eastham (Cape Cod), MA

1,735± sf 4-BR Home Prepared for Renovation

To Be Offered in the Entirety Only



TRUSTEE'S AUCTION:

Friday, September 5 at 11am On-site

.6± mile to Dyer Prince Beach & 1± mile to Rock Harbor marina charter kiosk.
4± miles to Nauset Beach & Salt Pond Visitors Ctr — gateway to the CC National Seashore's 40± miles of pristine sandy beaches, ponds, salt marsh & trails.

Parcel IDs: (42) 20-4-0, (40) 20-6-0, (0) 20-6-A

Site Area: 1.47± acres (64,033± sf)

Frontage: 271± ft

Zoning: Residential (A)

Design: 1,735± sf 1.75-story 4-BR, 2-BA Cape with 1-story wing built pre-1960 on concrete block foundation, partially gutted & prepared for renovation

Basement: 900± sf full, unfinished with cement floor

Water & Sewer: Private

Outbuilding: Detached 2-stall horse barn/shed

FEMA Flood Zone: AE (EL 13) (Map 25001C0436J 7/16/14), buyers to conduct their own due diligence

Legal Refs: Barnstable County Cert 216173 & 216215

Close to shops, restaurants
& services with easy access
to Routes 6 & 6A.

25± miles to Provincetown
38± miles to Sagamore Bridge

Viewing: Friday, August 29 (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 Monday, September 8, 2025. Balance in 30 days. 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.

JJManning

AUCTIONEERS

Property Information, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA AUC LIC 111 • MA BROKER LIC 5850
Brochure 1846 • Ref 25-2155

Key: 6010

Town of Eastham - Fiscal Year 2025

9/26/2024

3:52:26PM


SEQ #: 6,147

LEGAL

LAND

DETACHED

BUILDING

Assessed Owner Of Record						Parcel ID				Location				Class	Mix%	Description				BLD #	Bldg ID	Card		
LESLIE-ANN MORSE						20-4-0				42 DYER PRINCE RD				1010	100	SINGLE FAMILY				1		1 of 1		
CURRENT OWNER						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%		
VECCHI JENNIFER TTEE 2018 HOLBROOK TRUST PO BOX 323 YARMOUTHPORT, MA 02675						VECCHI JENNIFER TTEE LESLIE-ANN MORSE MORSE ANNA M				03/15/2024 05/18/2018 09/03/1997	F A N		(216215) (216215) (22198)	2021-794	12/17/2021	4 10	INTR REMODLG FIELD REVIEW	58,750	06/24/2003	JC	70 0	70 0		
CD	T	ACRES/SF	Nbhd	INFL1	INFL2	ADJ BASE	SAF	INFL3	LPI	Chpt	CREDIT AMT	ADJ VALUE	* -- Previous value excludes abatement.											
100	S	31,363	SOU 1.00	100 1.00	100 1.00	318,700	1.23	100 1.00	R06 1.00			281,530												
TOTAL		31,363 SF		LCP# 19418-B LOT 2						Photo Date		08/04/2017		BLDG #		1								
Nbhd		SOUTH																						
INFL1		100																						
INFL2		100																						
TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE	RCNLD	YrBlt		1960		NET AREA		1,735									
SHF	A+	1.08	99 0.99	16'28		448	17.71	7,900					COST MODEL				CURRENT TAXABLE	PREVIOUS TAXABLE						
FY19 LISTED AT DOOR 2021-794 REMOD 2 BATHS, 4 NEW WINDOWS.							BLDG		ADJ	DESC		LAND	281,500	273,300										
							STYLE		1.25	CAPE [100%]		BUILD.	191,500	351,200										
							QUALITY		1.00	AVERAGE [100%]		DETACH	7,900	7,800										
							FRAME		1.00	WOOD FRAME [100%]		OTHER	0	0										
										TOTAL		480,900	632,300											
Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD						
	1	1960	1978 / 45		1.250	1.000	8/2/2017	PD	12/20/1999	PH	8/6/2004	TP	8.0	1.00		\$306.57	531,900	36	191,500					
CAPACITY			UNITS	ADJ	ELEMENT		CD	DESCRIPTION		ADJ	S	BAT	T	DESCRIPTION		UNITS	YB	ADJ PRICE	RCN	TOTAL RCN		531,900		
STORIES			1.75	1.00	FOUNDATION		4	FLR & WALL		1.00	A	BMU	N	BSMT TOTAL AREA		900		26.60	23,940	CONDITION ELEM		CD		
ROOMS			6	1.00	EXT. COVER		1	WOOD SHINGLES		1.00	A	USF	L	UP-STRY FIN		675	1960	266.00	179,548	EXTERIOR		A		
BEDROOMS			4	1.00	ROOF SHAPE		1	GABLE		1.00	+	BAS	L	BAS AREA		1,060	1960	295.22	312,937	INTERIOR		A		
BATHROOMS			2	1.00	ROOF COVER		1	ASPHALT SHINGLE		1.00	F21	O	FPL 2S 1OP		1		11,275.00	11,275	KITCHEN		A			
HALFBATHS			0	1.00	FLOOR COVER		1	HARDWOOD		1.00										BATHS		A		
% A/C			0	1.00	INT. FINISH		2	DRYWALL		1.00										HEAT/ELEC		O		
GARAGE SPACES			0	1.00	HEATING		2	HOT WATER		1.00														
FIXTURES			6	\$4,200	FUEL SOURCE		1	OIL		1.00														
					NBHD		99	NBHD 70		1.00														
					SEASONAL		99	NO (YEAR ROUND)		1.00														
					PRIVATE ROAD		2	NO		1.00														

Key: 6013

Town of Eastham - Fiscal Year 2025

9/26/2024 3:52:26PM SEQ #: 6,150

LEGAL LAND DETACHED BUILDING

Assessed Owner Of Record						Parcel ID				Location				Class	Mix%	Description				BLD #	Bldg ID	Card			
VECCHI JENNIFER E TRUSTEE						20-6-A				40 DYER PRINCE RD				1060	100	ACC IMP						1 of 1			
CURRENT OWNER						TRANSFER HISTORY				DOS		T	SALE PRICE	BK-PG (Cert)		PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	
VECCHI JENNIFER E TRUSTEE 2018 HOLBROOK TRUST PO BOX 323 YARMOUTHPORT, MA 02675						VECCHI JENNIFER E TRUSTEE MORSE LESLIE ANN				05/15/2018 03/14/1973		F A		1 (216173) (57973)				10	FIELD REVIEW		06/24/2003	JC	0	0	
CD	T	ACRES/SF	Nbhd	INFL1	INFL2	ADJ BASE	SAF	INFL3	LPI	Chpt	CREDIT AMT		ADJ VALUE												
100	S	20,473	SOU 1.00	100 1.00	100 1.00	318,700	1.76	100 1.00	R06 1.00				264,330												
TOTAL		20,473 SF		LCP 19418-C LOT 3. LCM=CLOSE TO WATER. FY19 CORRECTED LOT SIZE WITH 20/6						Photo Date		BLDG #													
Nbhd INFL1 INFL2		SOUTH 100 100																							
TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE		RCNLD																
SHF	F	0.82 50 0.50			1982	448	13.45		3,000																
						YrBlt		NET AREA																	
						COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE															
						BLDG		ADJ	DESC		LAND		264,300												256,600
						STYLE					BUILD.		0		0										
						QUALITY					DETACH		3,000		3,000										
						FRAME					OTHER		0		0										
						TOTAL					267,300		259,600												
Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD							
CAPACITY			UNITS	ADJ	ELEMENT		CD	DESCRIPTION		ADJ	S	BAT	T	DESCRIPTION		UNITS	YB	ADJ PRICE	RCN	TOTAL RCN					
																				CONDITION ELEM		CD			

Key: 6012

Town of Eastham - Fiscal Year 2025

9/26/2024

3:52:26PM

SEQ #: 6,149

LEGAL

LAND

DETACHED

BUILDING

Assessed Owner Of Record						Parcel ID				Location				Class		Mix%		Description				BLD #		Bldo ID		Card					
JENNIFER E. VECCHI, TTEE						20-6-0				0 DYER PRINCE RD				1320		100		UNDEV LAND								1 of 1					
CURRENT OWNER						TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)		PMT NO		PMT DT		TY	DESC		AMOUNT		INSP		BY	1st	%	
JENNIFER E. VECCHI, TTEE 2018 HOLBROOK TRUST PO BOX 323 YARMOUTH PORT, MA 02675						JENNIFER E. VECCHI, TTEE MORSE LESLIE ANN				05/15/2018 03/14/1973		F A	1 (216173) (57973)								10	FIELD REVIEW				06/24/2003		JC	0	0	
CD	T	ACRES/SF		Nbhd		INFL1		INFL2		ADJ BASE		SAF	INFL3		LPI		Chpt	CREDIT AMT		ADJ VALUE											
300	A	0.280		SOU 1.00		100 1.00		100 1.00		28,800		1.00	100 1.00		R06 1.00					8,060											
TOTAL		12,197 SF		LCP# 19418-D LOT 3 FY19 CORRECTED LOT SIZE WITH 20/6/A						Photo Date		BLDG #																			
Nbhd		SOUTH																													
INFL1		100																													
INFL2		100																													
TY	QUAL	COND	DIM/NOTE		YB	UNITS		ADJ PRICE		RCNLD																					
										YrBlt		NET AREA																			
										COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE																	
										BLDG		ADJ	DESC		LAND		8,100		7,800												
										STYLE					BUILD.		0		0												
										QUALITY					DETACH		0		0												
										FRAME					OTHER		0		0												
										TOTAL				8,100		7,800															
Bldo ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD													
CAPACITY			UNITS	ADJ	ELEMENT			CD	DESCRIPTION			ADJ	S	BAT	T	DESCRIPTION			UNITS	YB	ADJ PRICE	RCN	TOTAL RCN								
																							CONDITION ELEM		CD						
																						</									

N O T A N N O T A N
QUITCLAIM DEED

I, Leslie-Ann Morse of 42 Dyer Prince Road, Eastham, MA with a mailing address of P. O. Box 482, Orleans, MA 02653

in consideration of One Dollar (\$1.00) to me paid

N O T A N

grant to Jennifer E. Vecchi Trustee of the 2018 Hobbs Trust, a Certificate of Trust pursuant to M.G.L. c. 184, §35 is recorded herewith as Document C 6346 259, with an address of P. O. Box 323 Yarmouth Port, MA 02675

with quitclaim covenants

the land with buildings thereon situated in Eastham, Barnstable County, Massachusetts and shown as:

Lot 3 on Land Court Plan 19418-C and

Lot 9 on Land Court Plan 19418-D

For my title see Certificate of Title 57973

Property address is 40 Dyer Prince Road, Eastham, MA.

WITNESS MY HAND AND SEAL THIS 10th DAY OF May, 2018.

dated May 10, 2018

Leslie-Ann Morse
Leslie-Ann Morse

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

On this 10th day of May, 2018, before me, the undersigned notary public, personally appeared Anna M. Morse and proved to me through satisfactory 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 she signed it voluntarily for its stated purpose.



[Signature]
Notary Public
My Commission Expires 10/4/24

BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register

O F F I C I A L O F F I C I A L

address of P.O. Box 482 Orleans, MA 02653

in consideration of One (\$1000) Dollar to me paid

C O P Y C O P Y

Grant to Jennifer E. Vecchi, Trustee of the 2018 Holbrook Trust a Certificate of Trustee pursuant to M.G.L. c. 184 § 35 is recorded herewith as Document 1498693, with an address of P.O. Box 323, Yarmouth Port, MA 02675

with quitclaim covenants

the land with buildings thereon situated in Eastham, Barnstable County, Massachusetts and shown as:

Lot 2 on Land Court Plan 19418-B

For my title see Certificate of Title 216215.

Property Address is 42 Dyer Prince Road, Eastham, MA.

Barbara Ann

Leslie-Ann Morse

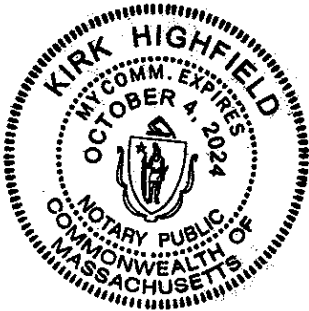
By Alexander F. Richardson Under Power of Attorney

N O T A N
Commonwealth of Massachusetts

Barnstable, ss. O F F I C I A L
C O P Y

O F F I C I A L
C O P Y

On this 15th day of March, 2024 personally appeared before me Alexander F. Richardson,
Attorney in Fact for Leslie-Ann Morse named above, who proved to me through satisfactory
evidence of identification, to wit Massachusetts Drivers license, to be the signed of the within
document entitled "Quitclaim Deed" and acknowledged to me that he signed the same on her
behalf voluntarily for its stated purpose.



[SEAL]

A handwritten signature in black ink, appearing to read "Kirk D. Highfield", written over a horizontal line.

Kirk D. Highfield, Notary Public

My Commission expires: 10/4/24

I, Alexander F. Richardson of Orleans, MA, hereby certify that I am the Attorney-in- Fact named in a certain Power of Attorney executed on June 3, 2020 and at the time of the execution Leslie-Ann Morse of 42 Dyer Prince Road, Eastham, MA, the principal was still alive and the Power of Attorney was in full force and effect and had not been revoked.

dey mmm



BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register

SUBDIVISION PLAN OF LAND IN EASTHAM

Nickerson & Berger, Surveyors

19418D

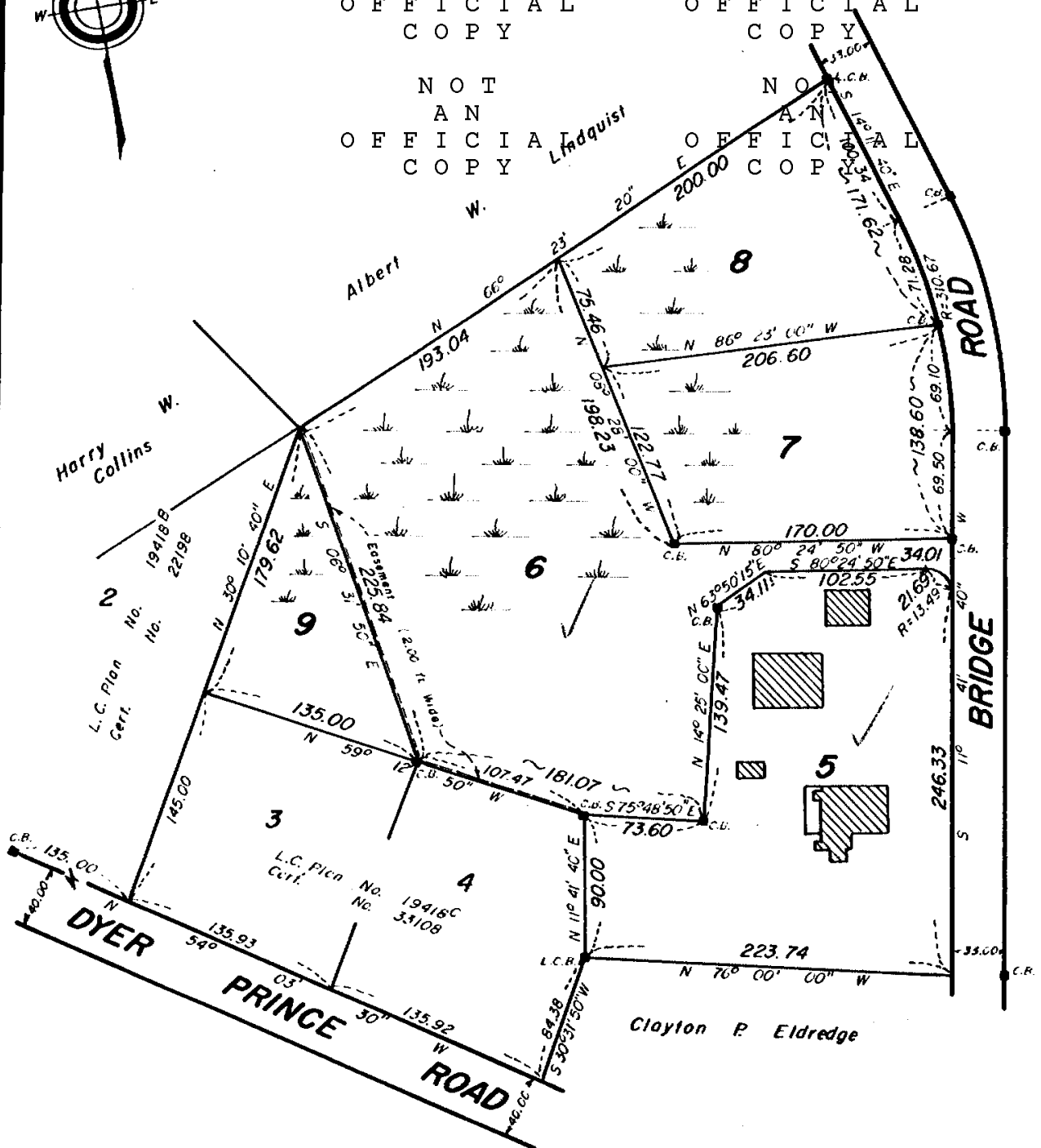


May 10 1971
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY



Subdivision of Part of Land
Shown on Plan 19418A
Filed with Cert. of Title No. 18867
Registry District of Barnstable County

Separate certificates of title may be issued for land
shown hereon as L.P.s. 5, 11, 12, 9
By the Court.

JUNE 23 1971

Jeanne M. Maloney
Deputy Recorder

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
JUNE 23 1971
Scale of this plan 80 feet to an inch
R.L. Woodbury, Engineer for Court

19418C

SUBDIVISION PLAN OF LAND IN EASTHAM

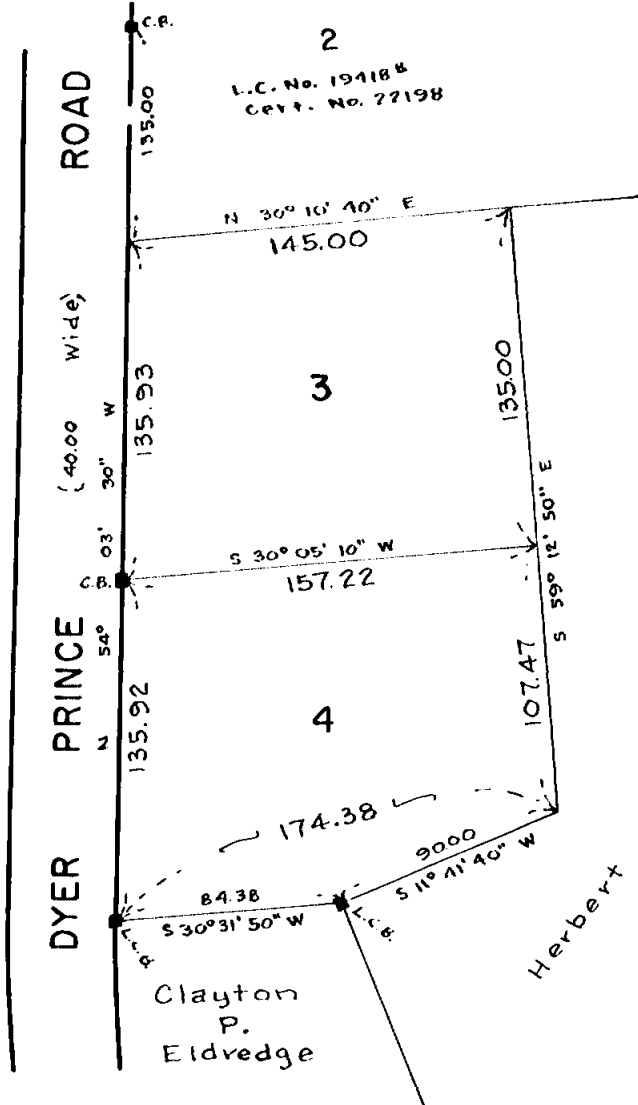
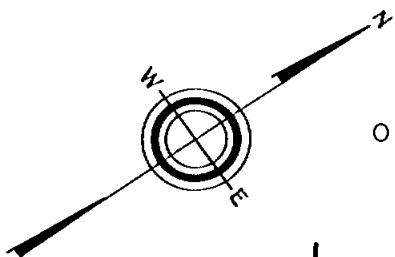
Arthur N. Osprey Co., Surveyors NOT

AN
October 1968
OFFICIAL
COPY

AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY



D. Nickerson et ux

No. 33108

Subdivision of Part of Land
 Shown on Plan 19418
 Filed with Cert. of Title No. 19867
 Registry District of Barnstable County

Separate certificates of title may be issued for land
 shown hereon as Lots 3 and 4
 By the Court.

Copy of part of plan
 filed in
LAND REGISTRATION OFFICE
 OCT. 31, 1968
 Scale of this plan 60 feet to an inch
 C.M. Anderson, Engineer for Court

W. J. Y. OCT. 31, 1968 *Margaret M. Kelly*
 Recorder.

Schofield Brothers, Civil Engineers

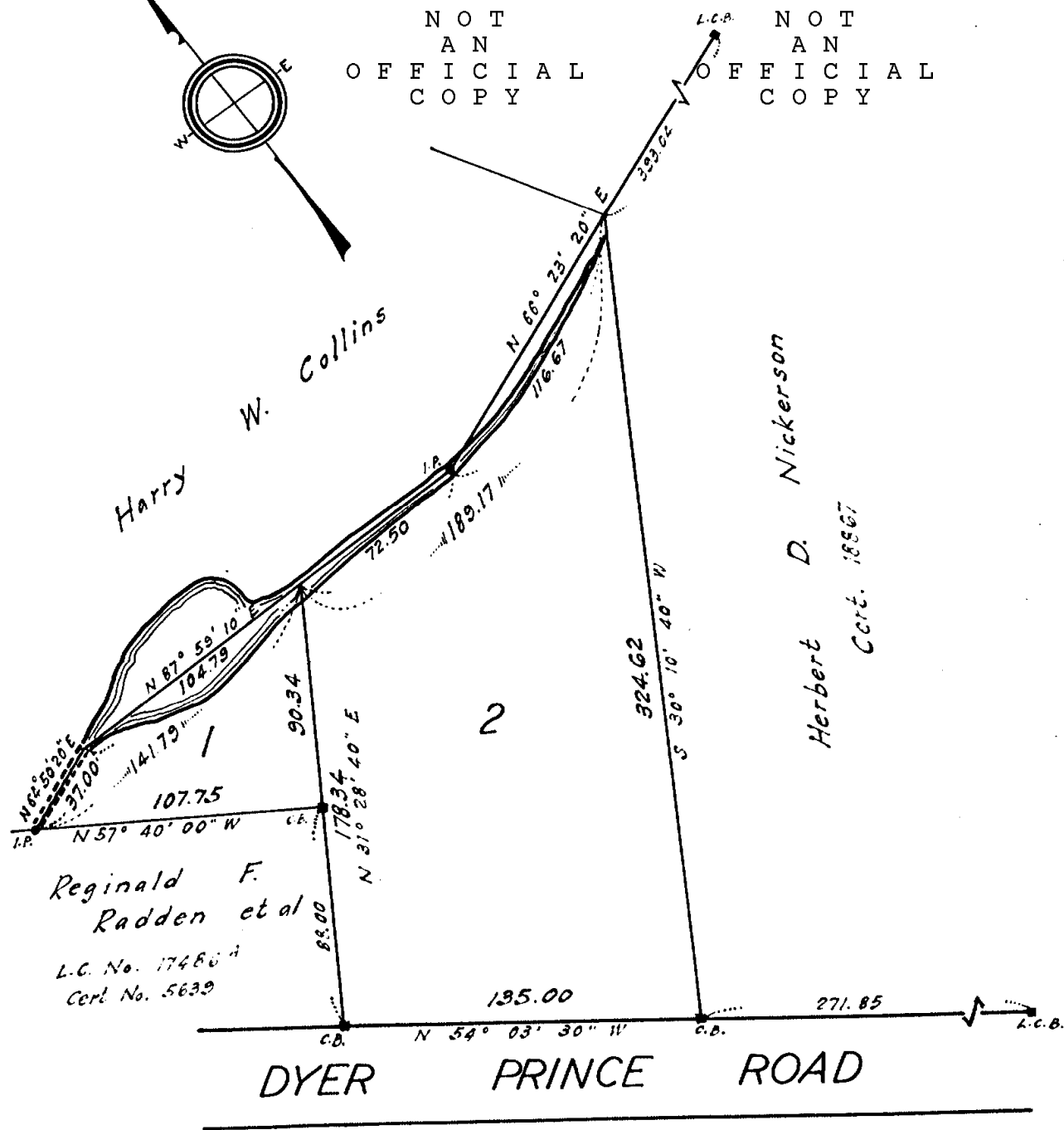
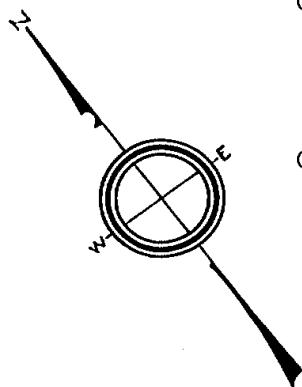
19418^B

AN
OFFICIAL
COPY

O F F I C I A L
C O P Y

NOT
AN
OFFICIAL
COPY

L.C.B. N O T
 A N
 O F F I C I A L
 C O P Y



Separate certificates of title may be issued for land shown hereon as Lot 5, 1 & 2

JUNE 26, 1958

Recorder.

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
JUNE 26, 1958
Scale of this plan 50 feet to an inch
C.M. Anderson, Engineer for Court



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



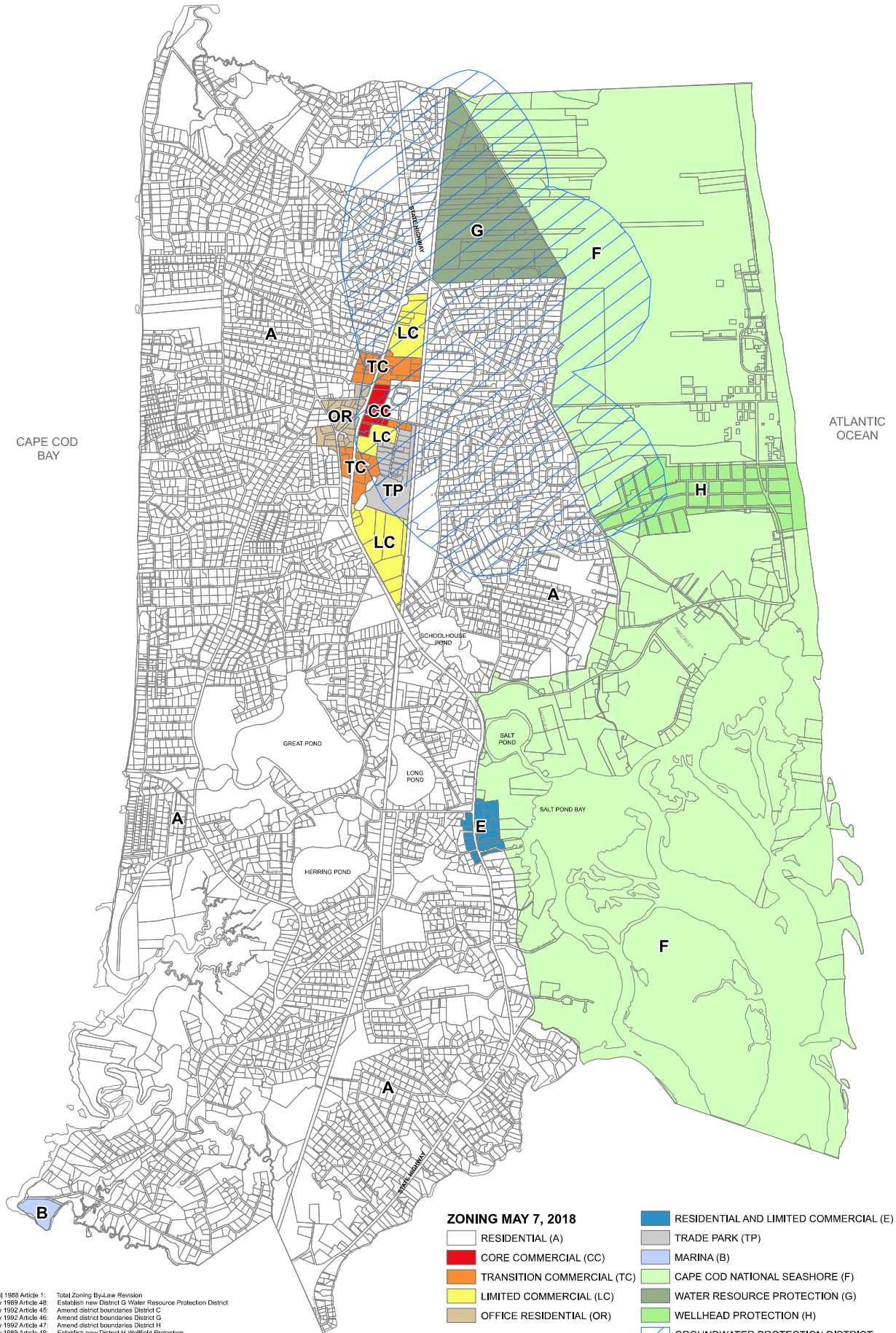
- Police Station
- Fire Station
- Ice Rinks
- Libraries
- Schools
- Town Hall
- Lighthouses
- Buildings
- Three Nautical Mile Line
- Parcels with Aerials
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Ocean

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 400 800 ft

Printed on 07/14/2025 at 12:47 PM

TOWN OF EASTHAM ZONING MAP - MAY 7, 2018

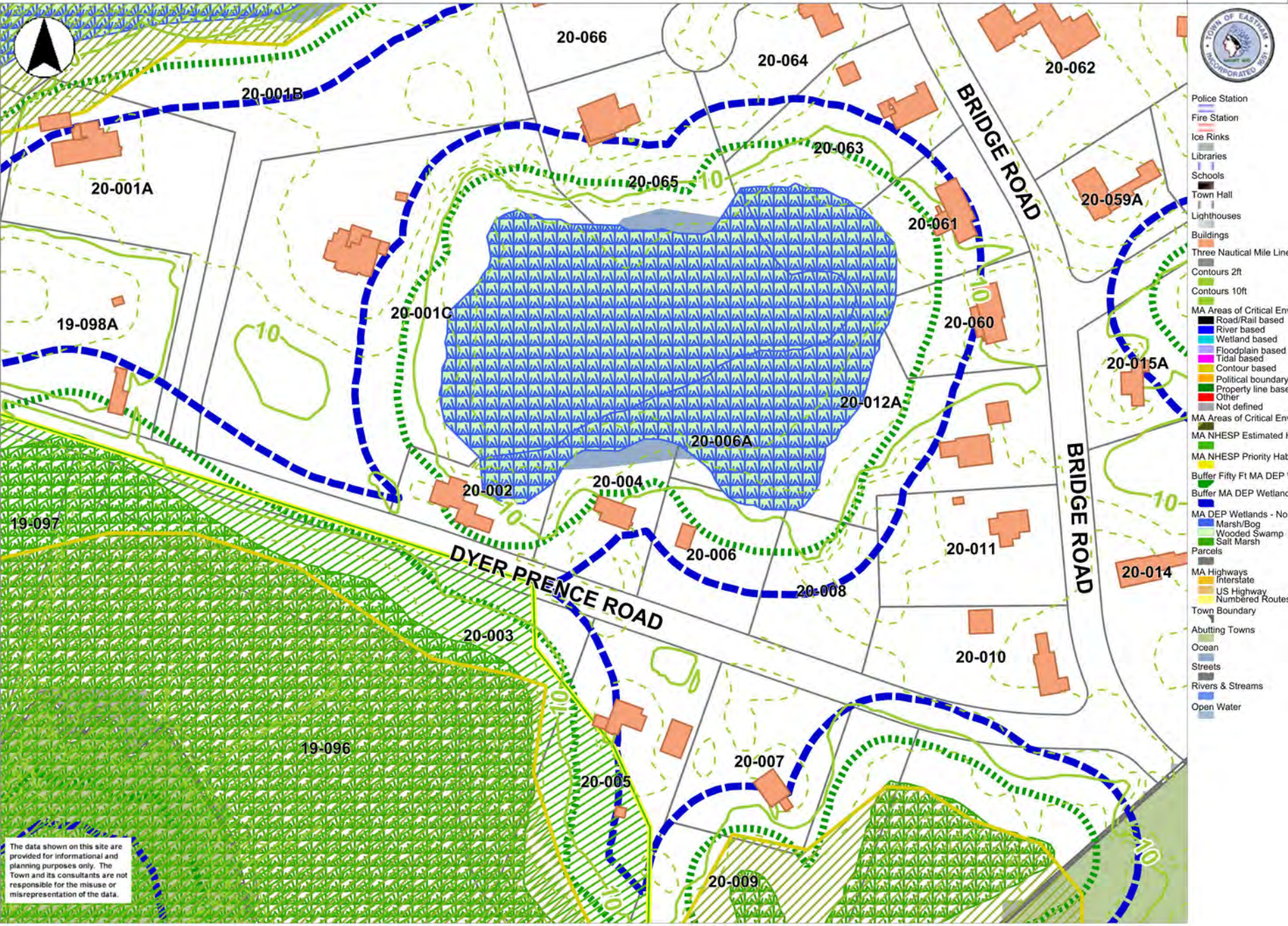


NOTES:
 STM April 1988 Article 1: Total Zoning By-Law Revision
 ATM May 1989 Article 48: Establish new District G Water Resource Protection District
 ATM May 1992 Article 45: Amend district boundaries District C
 ATM May 1992 Article 46: Amend district boundaries District G
 ATM May 1992 Article 47: Amend district boundaries District H
 ATM May 1989 Article 45: Establish new District H Wellhead Protection
 ATM May 2014 Article 22: Establish new District J North Eastham Overlay
 ATM May 2016 Article 16: Establish new District J Groundwater Protection Overlay
 ATM May 2018 Article 22: Establish new DCP districts

This map is for general reference and illustrative purposes only. Boundaries depicted on this map are approximate and should not be substituted for on-site survey. In the event of any discrepancy in district boundaries between this map and the those described in the zoning by-law, the written description contained in the by-law shall prevail.



0 0.25 0.5 1 Miles



- Police Station
- Fire Station
- Ice Rinks
- Libraries
- Schools
- Town Hall
- Lighthouses
- Buildings
- Three Nautical Mile Line
- Contours 2ft
- Contours 10ft
- MA Areas of Critical Environment
 - Road/Rail based
 - River based
 - Wetland based
 - Floodplain based
 - Tidal based
 - Contour based
 - Political boundary
 - Property line based
 - Other
 - Not defined
- MA Areas of Critical Environment
 - MA NHESP Estimated Habitat
 - MA NHESP Priority Habitat
- Buffer Fifty Ft MA DEP Wetlands
- MA DEP Wetlands
- MA DEP Wetlands - No Loss
 - Marsh/Bog
 - Wooded Swamp
 - Salt Marsh
- Parcels
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Ocean
- Streets
- Rivers & Streams
- Open Water

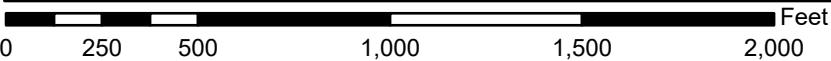
0 200 400 ft

Printed on 07/14/2025 at 12:52 PM

National Flood Hazard Layer FIRMette



69°59'59"W 41°48'14"N



1:6,000

69°59'21"W 41°47'48"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/14/2025 at 3:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

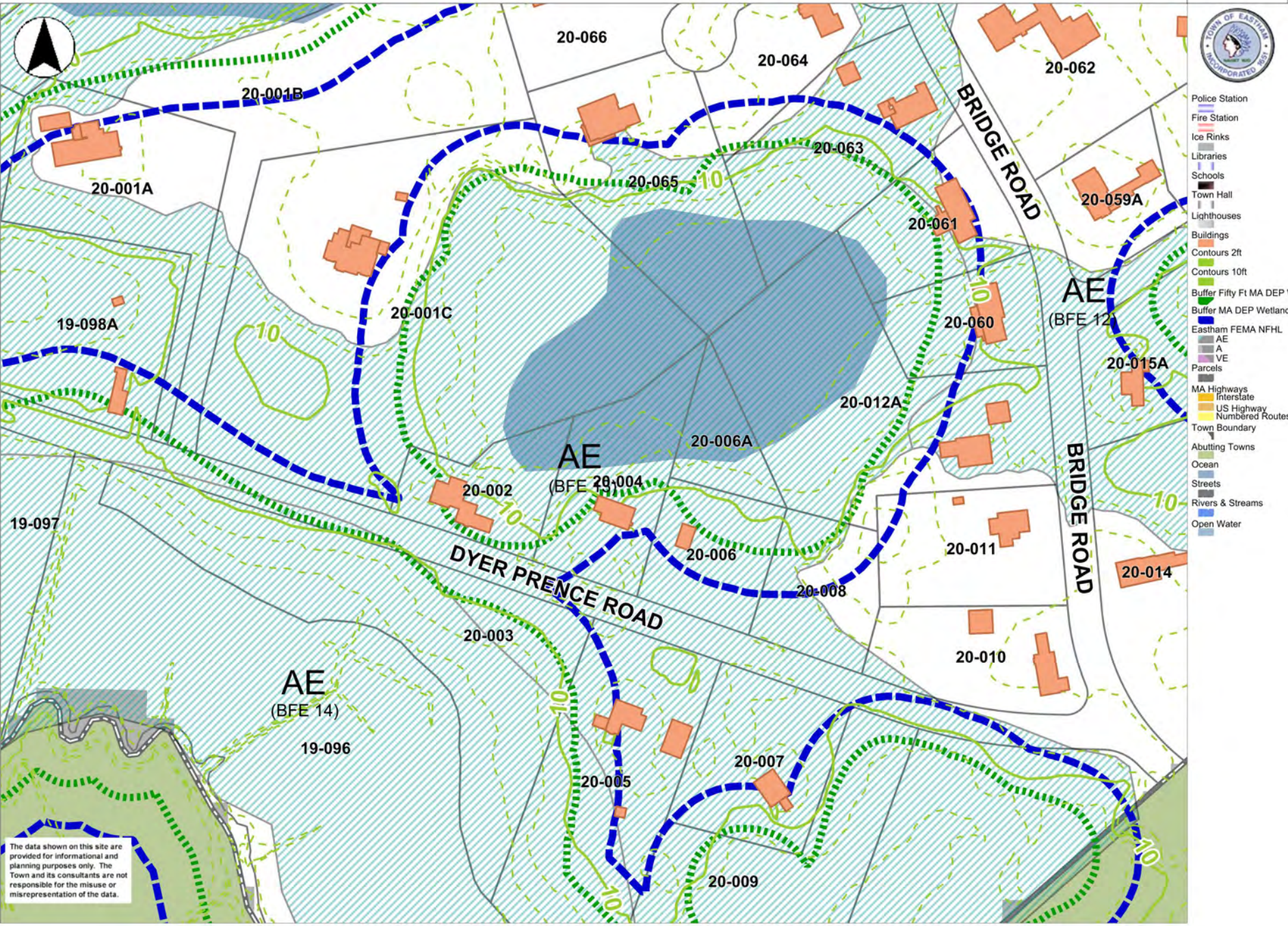
FEMA FLOOD MAP Excerpt



- PIN**
- Approximate location based on user input and does not represent an authoritative property location
- MAP PANELS**
- Selected FloodMap Boundary
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- OTHER AREAS**
- Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - Otherwise Protected Area
 - Coastal Barrier Resource System Area

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, X, ABH
 - With BFE or Depth
 - Regulatory Floodway Zone AE, AO, AH, VE, AR
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D

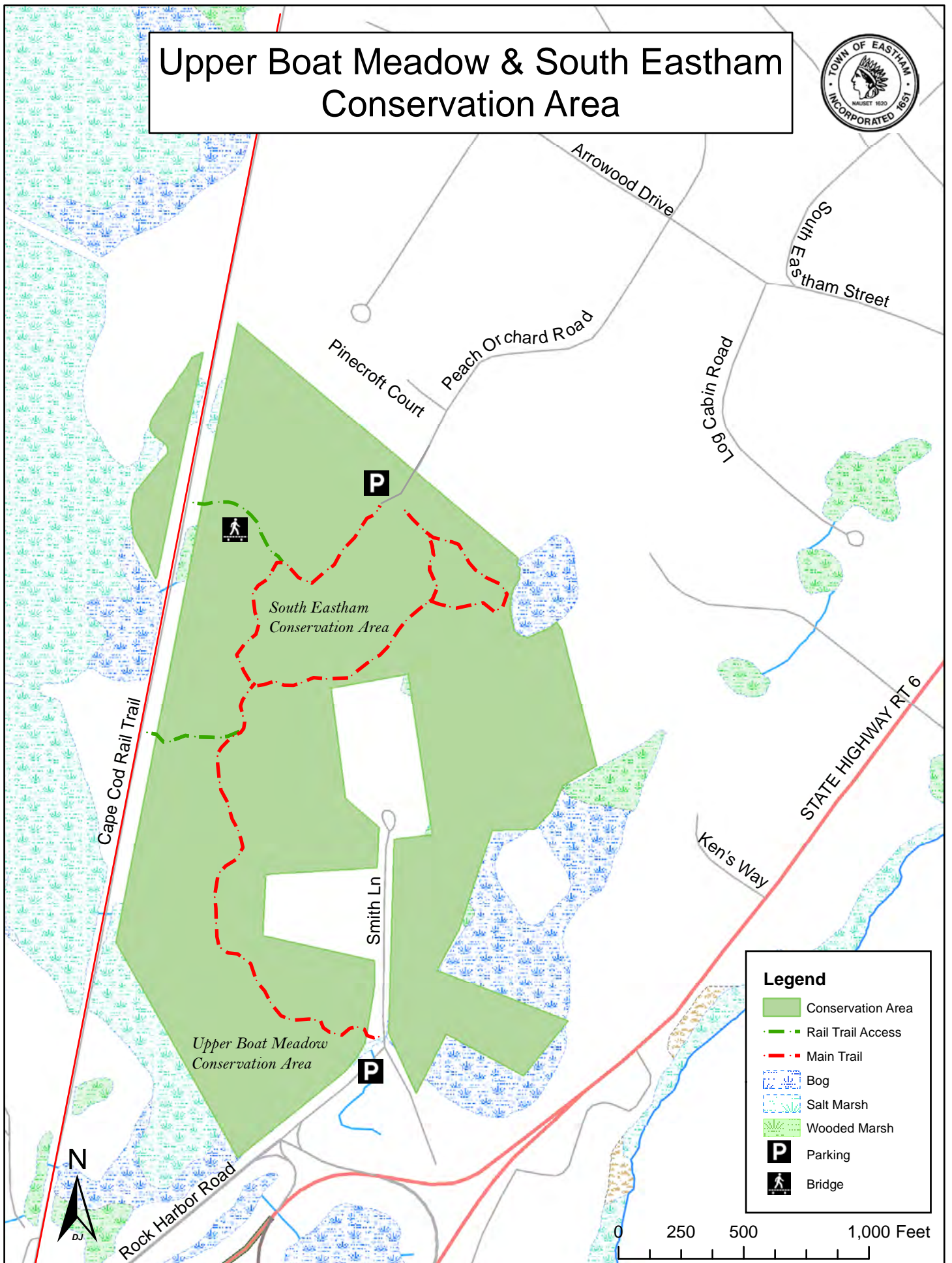
- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall







Upper Boat Meadow & South Eastham Conservation Area



Legend

- Conservation Area
- Rail Trail Access
- Main Trail
- Bog
- Salt Marsh
- Wooded Marsh
- Parking
- Bridge

PHOTO GALLERY

42, 40 & 0 DYER PRINCE RD., EASTHAM, MA

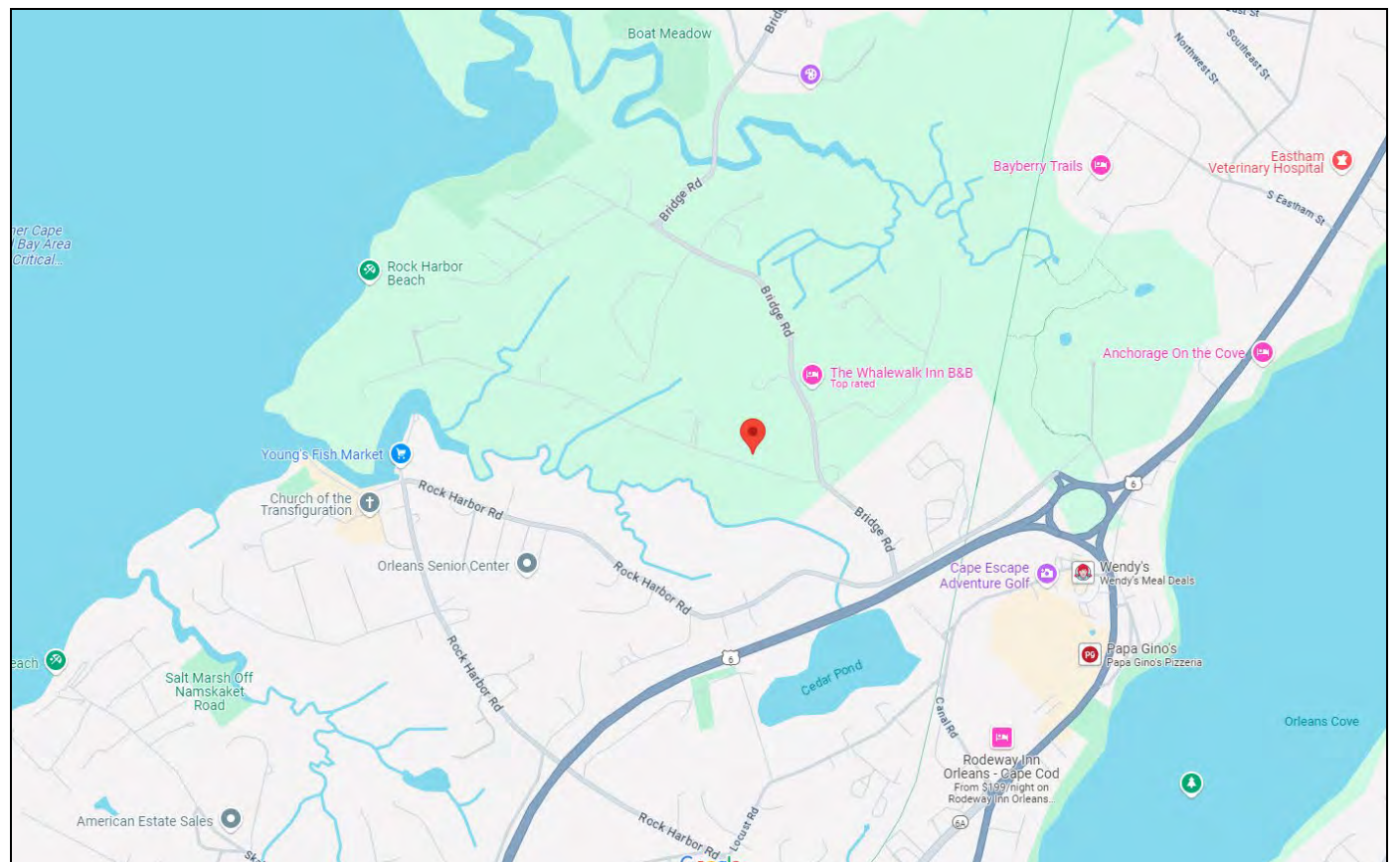
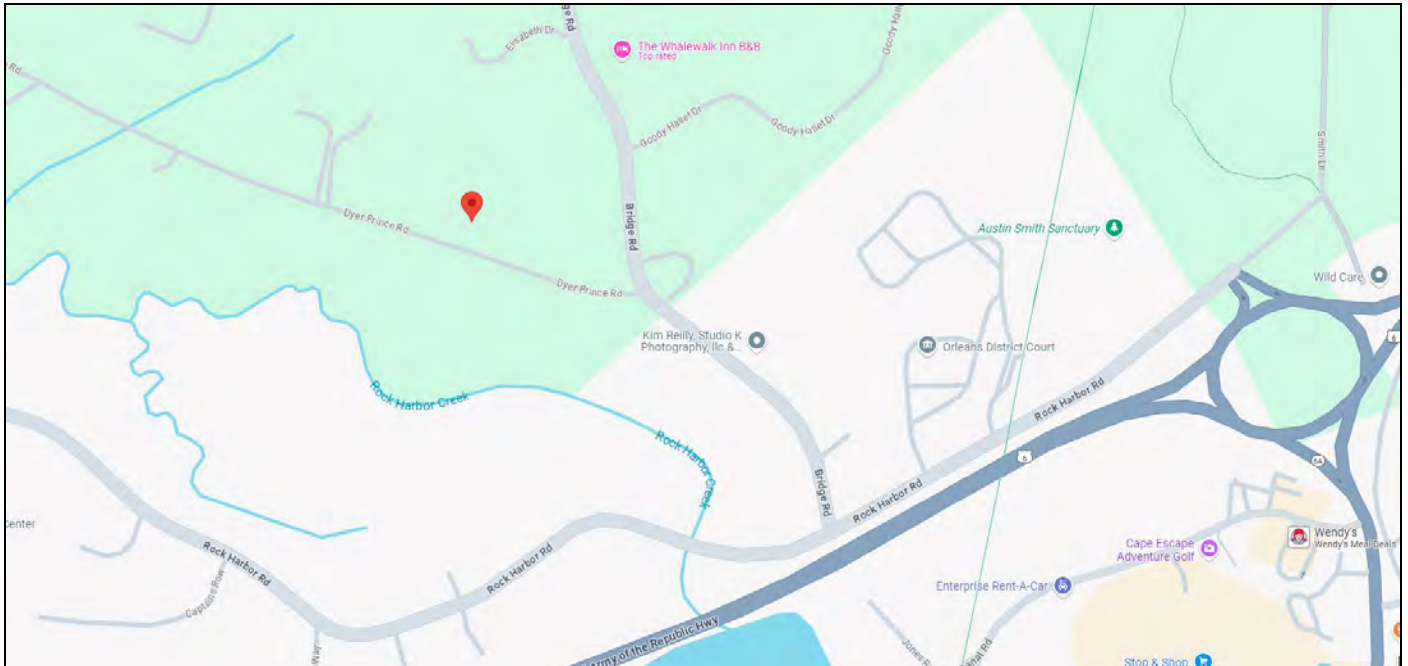


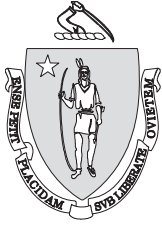
NEARBY DYER PRINCE BEACH:



MAP

42, 40, 0 DYER PRINCE RD., EASTHAM, MA





The Commonwealth of Massachusetts

Executive Office of Health and Human Services

Department of Public Health

Bureau of Environmental Health

250 Washington Street, 7th Floor

Boston, MA 02108

(800) 532-9571 / (617)-624-5757

CHILDHOOD LEAD POISONING PREVENTION PROGRAM (CLPPP) PROPERTY TRANSFER LEAD PAINT NOTIFICATION

Under Massachusetts and federal law, this notification package must be given to prospective purchasers of homes built before 1978. This package must be given in full to meet state and federal requirements. It may be copied, as long as the type size is not made smaller. Every seller and any real estate agent involved in the sale must give this package before the signing of a purchase and sale agreement, a lease with an option to purchase, or, under state law, a memorandum of agreement used in foreclosure sales. Sellers and agents must also tell the prospective purchaser any information they know about lead in the home. They must also give a copy of any lead inspection report, risk assessment report, Letter of Compliance or Letter of Interim Control. **This package is for compliance with both state and federal lead notification requirements.**

Real estate agents must also tell prospective purchasers that under the state Lead Law, a new owner of a home built before 1978 in which a child under six will live or continue to live must have it either deleaded or brought under interim control within 90 days of taking title. This package includes a check list to certify that the prospective purchaser has been fully notified by the real estate agent. This certification should be filled out and signed by the prospective purchaser before the signing of a purchase and sale agreement, a lease with an option to purchase or a memorandum of agreement used in a foreclosure sale. It should be kept in the real estate agent's files. After getting notice, the prospective purchaser has at least 10 days, or longer if agreed to by the seller and buyer, to have a lead inspection or risk assessment if he or she chooses to have one, except in cases of foreclosure sales. There is no requirement for a lead inspection or risk assessment before a sale. A list of private lead inspectors and risk assessors licensed by the Department of Public Health is attached and can also be found on the Childhood Lead Poisoning Prevention Program's website at www.mass.gov/dph/clppp.

Sellers and real estate agents who do not meet these requirements can face a civil penalty of up to \$1,000 under state law; a civil penalty of up to \$10,000 and possible criminal sanctions under federal law, as well as liability for resulting damages. In addition, a real estate agent who fails to meet these requirements may be liable under the Massachusetts Consumer Protection Act.

The property transfer notification program began in 1988 and has been very successful. It provides information you need to protect your child, or your tenants' child, from lead poisoning. Massachusetts has a tax credit of up to \$1,500 for each unit deleaded. There are also a number of grants and no-interest or low-interest loans available for deleading. It's up to you to do your part toward ending lead poisoning.

PLEASE TAKE THE TIME TO READ THIS DOCUMENT. LEAD POISONING IS THE NATION'S LEADING ENVIRONMENTAL HAZARD AFFECTING CHILDREN. DON'T GAMBLE WITH YOUR CHILD'S FUTURE.

CLPPP Form 94-2, 6/30/94, Rev. 2/03, Rev. 10/09

**NOTIFICATION PACKAGE WILL BE SUPPLIED
TO THE AUCTION BUYER OF THIS PROPERTY**



**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.**



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

**JJManning.com
auctions@JJManning.com**

Let JJManning Auction your Valuable Real Estate

Marketing | Experience | Integrity | Results

JJManning Auctioneers specializes in the accelerated marketing of residential and commercial real estate. We work with progressive sellers and real estate brokers to offer dynamic and award-winning marketing solutions.

Call or Visit JJManning.com for a Free Consultation!