

JJ Manning

— AUCTIONEERS —

PROPERTY INFORMATION PACKAGE #25-2162

Mortgagee's Foreclosure AUCTION

16+/- ACRES COMPRISED OF 3 PARCELS
4,077+/- sf, 5BR Historic Home & 6,000+/- sf Barn
Selling in the Entirety

51, 49 & 48 Elm St., Medfield, MA

Friday, November 7 at 11:00am On-site

Postponed from Wednesday, October 8

MA Auc. Lic. #111



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.

**MEMORANDUM OF SALE OF REAL PROPERTY BY AUCTIONEER
(FORECLOSURE OF MORTGAGE)**

Date: ~~October 8, 2025~~

Medfield, Massachusetts

I hereby acknowledge to have this day purchased at a Mortgagee's Sale at Public Auction by JJ Manning Auctioneers, (the "Auctioneer") that certain parcel of land with buildings thereon

known and numbered as 8, 49, 51 Elm St. Medfield, Massachusetts

now or formerly of **Anchor Works, LLC**

and described in the Notice of Mortgagee's Sale of Real Estate attached hereto as Exhibit "A" and I agree to comply with the Terms and Conditions of the Auction as stated by the Auctioneer such being part of this Memorandum of Sale.

I have made the required deposit to bind the sale, to be forfeited to the use of the Mortgagee in the event I fail to comply with the residue of the terms of sale, but a forfeiture of said sum shall not release me from my liability under this contract. The balance of the purchase money is to be paid in cash, certified bank check or bank cashiers check in accordance with the terms of sale.

Settlement is to be made at Mirrione, Shaughnessy & Uitti, LLC by 12:00 P.M. (NOON) on or before the thirtieth (30th) day following the execution of this Memorandum. This date and place may however be altered by agreement by the parties of the sale.

I agree to comply with the Terms and Conditions of the Auction as stated by the Auctioneer such being part of this Memorandum of Sale.

Time is of the essence of this Agreement.

SOLD FOR

AUCTIONEER,

\$ _____

DEPOSIT

PURCHASER:

BALANCE

ADDRESS

WITNESS

NAME:

CITY/TOWN

STATE

TELEPHONE NUMBER

Memorandum of Sale Signed at _____ AM / PM.

TERMS & CONDITIONS OF THE AUCTION

This auction is for the property known as 48, 49 and 51 Elm Street, Medfield, Massachusetts 02052 (hereinafter "the Premises").

Verbal descriptions by RFB CUSTOMERS, LLC (hereinafter "the Mortgagee"), the Auctioneer or anyone connected with this sale shall not invalidate nor become part of this sale, as the Purchaser, by bidding here today acknowledges that he/she has examined these premises and the title thereto, to his/her satisfaction and accepts all known and unknown defects.

The Mortgagee and all parties for whom the Auctioneer may be acting shall not be liable for any reason whatsoever as to the accuracy of description of the listed Premises, the bounds, area involved, building and or buildings, taxes and encumbrances of every name and nature.

The Purchaser shall deposit the required deposit with the Auctioneer. Failure on the part of the Purchaser to execute a Memorandum of Sale after the Premises are sold to him/her or failure on the part of the Purchaser to perform within the specified time, as stated here today, will result in a forfeiture of deposits as liquidated damages and not as a penalty for not completing this sale.

If the deposit is so retained, it shall become the property of the mortgagee as seller under this agreement and shall not be applied on the mortgage debt and such retention of the deposit shall not release the successful bidder from his or her obligations hereunder, should the mortgagee decide to pursue the same, the mortgagee reserving the rights to pursue and/or cease to pursue any and all other rights, remedies, and courses from time to time available. Should the mortgagee elect to pursue such remedies, or should the mortgagee seek damages against the successful bidder for any reason whatsoever, the mortgagee shall be entitled to recover from the successful bidder its reasonable counsel fees and costs associated with any legal action (whether or not a lawsuit is instituted).

In the event that the Purchaser at the foreclosure sale shall default in the purchase of the Premises according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by Foreclosure Deed to the second highest bidder provided that the second highest bidder shall deposit with Mortgagee's attorneys, Mirrione, Shaughnessy & Uitti, LLC, the amount of the required deposit as set forth herein within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to said second highest bidder within twenty (20) days of said written notice. If the second highest bidder shall refuse to execute the Memorandum of Sale, the Mortgagee may, but is not obligated to do so, purchase the Premises for the amount of the second highest bid.

The owners of the premises, the Auctioneer and all parties for whom the Auctioneer may be acting, shall not be liable to any/all persons while you are in, on or about the Premises. ALL PERSONS ARE UPON THESE PREMISES AT THEIR OWN RISK.

Where a deposit has been made, only the refund of such deposit will be made to the Purchaser and this shall be Purchaser's sole remedy at law or in equity if (1) this parcel cannot be delivered in

accordance with the terms as specified; or, (2) the foreclosure is rendered void or voidable due to a defect including, but not limited to, inadequate notice to lienholders, inadequate publication or defective judgment. The Purchaser agrees to accept as full settlement the refund of such deposit and to create no liability against the Mortgagee, the Auctioneer and all parties involved in this sale.

If the Mortgagee is unable to convey title because the Land Court has not yet issued a physical Judgment pursuant to the Service Members Civil Relief Act, the Mortgagee will be entitled to an extension of time to perform until it receives said Judgment. Upon receipt of the Land Court Judgment and notification to the Purchaser, the Purchaser shall have five (5) business days from said notification to deliver the balance of the purchase price. Notwithstanding the foregoing, the Purchaser shall have the right to accept conveyance without the Land Court Judgment, in which case the Purchaser assumes all risks and responsibilities related thereto. Time is of the essence of this agreement.

The Auctioneer reserves the following:

- (1) the right to re-offer the listed parcel, opening at the last bid, in the event two or more bidders claim to be the successful Bidder.
- (2) the right to bid for and on behalf of any Purchaser and the Mortgagee.
- (3) the right to accept or reject any and all bids.

No personal property within, on or about the listed Premises is included in this sale unless specifically listed in an attached sheet as an addendum.

The Purchaser shall take the property subject to all real estate taxes, water and sewer charges, utility obligations, assessments, prior mortgages of record and liens or claims in the nature of liens up to the time of the recording of the Foreclosure Deed.

The Purchaser shall pay all costs of recording and required documentary stamps. In addition, the Purchaser shall be responsible for any attorney's fees and costs relative to title examination, document preparation and closing as well as any real estate broker's commissions which may be due, if any.

The title to the Premises shall be that which was conveyed by the Mortgage Deed to the Mortgagee and the Purchaser shall take title to the Premises by the usual Foreclosure Deed without covenants.

The Premises is being sold "AS IS" and without representation or warranty of its condition, construction, fitness for habitation or whether it conforms to applicable federal, state or local building and sanitary codes, including but not limited to whether or not the septic system, if any, complies with Title 5 Regulations enacted by the Department of Environmental Protection and any and all state and local requirements for septic approval and inspection. Any and all septic system approvals, certifications, inspections and upgrades shall be conducted and paid for by the Purchaser. The Purchaser hereby agrees to inspect the septic system, if any, and comply with Title 5 requirements at his/her own expense. The Purchaser agrees to indemnify and hold harmless the

foreclosing Mortgagee concerning any and all ramifications arising from Title 5 septic requirements. THE FORECLOSING MORTGAGEE SHALL NOT BE LIABLE OR RESPONSIBLE FOR ANY APPROVALS, CERTIFICATIONS, INSPECTIONS AND UPGRADES OF THE SEPTIC SYSTEM, IF ANY.

Purchaser acknowledges that the Premises is being sold in an "AS IS" and "WHERE IS" condition, without any representation or warranty whether express, implied, or imposed by law. Without limiting the foregoing total exclusion of representations and warranties, the sale is made without any representations or warranties as to the title, or as to the validity, enforceability, or perfection of Mortgagee's right or interest. Purchaser also acknowledges that Purchaser has not been influenced to enter into this transaction nor has it relied upon any warranties or representations of any kind, whether express or implied, including, without limitation, warranties as to merchantability of fitness for any particular purpose. In addition, Purchaser acknowledges that Purchaser shall be obligated to obtain all necessary certificates, permits or approvals in connection with the sale, construction, development, use or occupancy of the Premises.

The Premises is being sold subject to the rights of all existing tenants, occupants, and others claiming possession, if any. No representation is made by the Mortgage holder as to whether the present tenancies are subject to rent control, or what, if any, the monthly income rental income is from such tenancies.

The Purchaser, if needed, will be responsible for installation of fire and smoke detector devices in compliance with Massachusetts General Laws.

The Purchaser will be required to sign a notification certification that he/she has been properly advised as to the fact that the Premises being sold, if built prior to January 1, 1978, may have lead paint contamination. The Purchaser will be responsible for compliance with Massachusetts lead paint laws and regulations. In addition, the Mortgagee makes no representation of the Premises contains asbestos, radon or any other contaminant. The Purchaser shall take the Premises AS-IS.

Copies of the Memorandum of Sale and any certificates as announced are available for inspection.

The delivery of the Foreclosure Deed by the Mortgagee to Purchaser shall be deemed to be a full performance and discharge of every agreement and obligation of the Mortgagee.

The Auctioneer requests that all qualified bidders, please remain on the Premises even after the parcel is declared as sold, as the auction proceedings are not complete until the deposit as stipulated in the newspaper advertisement has been accepted by the Auctioneer, the Attorney and/or the Parties in Interest and the Memorandum of Sale has been signed.

ACCEPTANCE OF TERMS - ALL BIDDERS, BY BIDDING AT THIS AUCTION SALE SHALL BE DEEMED TO HAVE READ, HEARD AND UNDERSTOOD ALL THE AFOREMENTIONED TERMS AND CONDITIONS OF THIS AUCTION AND BY BIDDING, AGREE TO ABIDE BY SUCH RULES, REGULATIONS, TERMS AND CONDITIONS.

PURCHASER

You have been the successful bidder at the foreclosure sale of the Premises. Pursuant to the Memorandum of Sale and Terms and Conditions of the Sale, you are required to complete the closing in or within thirty (30) days from this date. It is your responsibility to keep the Premises insured and you are responsible for any tenants that may exist on the Premises.

If you have an attorney that will represent you in the purchase of this property, that attorney should contact Gary M. Hogan, Esq. at Mirrione, Shaughnessy & Uitti, LLC. as soon as possible to establish smooth communication and procedures regarding the closing. If you intend to finance the purchase, it is your responsibility to make sure that your financing bank is ready to close in thirty (30) days. You should have your mortgage representative and certainly the bank's counsel contact Gary M. Hogan as soon as possible. (You may want to order your title work done in advance through the financing bank. Remember, the foreclosing bank is not required to extend the closing past the scheduled closing date if your bank is not ready to close.)

The closing is scheduled to take place at Mirrione, Shaughnessy & Uitti, LLC though arrangements are possible to close elsewhere.

PURCHASER

EXHIBIT "A"

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage, Security Agreement and Assignment of Leases and Rents ("Mortgage") dated August 28, 2024 from Anchor Works, LLC to RFB CUSTOMERS, LLC, said Mortgage recorded with the Norfolk County Registry of Deeds in Book 41969, Page 489, and which Mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same will be sold at Public Auction at **11:00 a.m. on the 8th day of October, 2025** on the premises located at 49 Elm Street, Medfield, Massachusetts, all and singular the premises described in said mortgage.

To wit:

Property Addresses: **48, 49 and 51 Elm Street, Medfield, Massachusetts 02052**

48 Elm Street, Medfield, Massachusetts 02052

A parcel of vacant land on Elm Street in Medfield, Norfolk County, Massachusetts shown as Parcel A-1 a plan entitled "Plan of Land in Medfield, Mass." dated October 4, 1945, Scale: 1" = 100' drawn by Everett N. Brooks, Civil Engineer, recorded in the Norfolk County Registry of Deeds in Plan No. 610 of 1945.

Said Parcel A-1 contains 15.34 acres of land according to said plan.

Excepting therefrom the parcel of land on said Elm Street containing 16,143 square feet and shown as Parcel ID: 33-090 on the plan recorded with said Registry of Deeds in Plan Book 724, Page 58.

With the benefit of a, a 10-foot wide right of way and cart road as shown on the plan entitled "Plan of Land in Medfield, Mass." Scale: 1" = 40', dated May 23, 1932, prepared by Frank L. Cheney, Engineer and recorded with the deed recorded in said Registry of Deeds in Book 1963, Page 176.

Subject to and with the benefit of all other rights, rights of way, easements, restrictions and covenants of record, to the extent the same are in force and applicable.

for title see deed recorded herewith [Book 41969, page 481].

49 Elm Street, Medfield, Massachusetts 02052

A parcel of land with the improvements thereon on Elm Street in Medfield, Norfolk County, Massachusetts shown as Proposed Lot #1C on a plan entitled "Plan of Land for land in Medfield, Massachusetts" dated February 15, 2023, Scale: 1" = 30' drawn by Dunn - McKenzie, Inc., Land Surveying and Civil Engineering, recorded in the Norfolk County Registry of Deeds in Plan Book 719, Page 53.

Said Lot# 1C contains 53,105 square feet of land, more or less, according to said plan.

Subject to and with the benefit of all rights, rights of way, easements, restrictions and covenants of record, to the extent the same are in force and applicable.

For title see deed recorded herewith [Book 41969, Page 484].

51 Elm Street, Medfield, Massachusetts 02052

A parcel of land with the improvements thereon on Elm Street in Medfield, Norfolk County, Massachusetts shown as Proposed Lot #1D on a plan entitled "Plan of Land for land in Medfield, Massachusetts" dated February 15, 2023, Scale: 1" = 30' drawn by Dunn - McKenzie, Inc., Land Surveying and Civil Engineering, recorded in the Norfolk County Registry of Deeds in Plan Book 719, Page 53.

Said Lot #1D contains 33,500 square feet of land, more or less, according to said plan. Subject to and with the benefit of all rights, rights of way, easements, restrictions and covenants of record, to the extent the same are in force and applicable.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens and rights of any tenants and parties in possession, if there be any, or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed. The successful bidder will pay all costs of recording the foreclosure deed and any other foreclosure documents including, without limitation, all state and county excise stamp fees, and shall also be responsible for any Title V inspection and repair requirements.

Terms of sale: A deposit of One Hundred Thousand and 00/100 Dollars (\$100,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. Within two (2) days thereafter, purchaser shall be required to increase the deposit to a total of ten percent (10%) of the purchase price, payable by certified or bank check or wire. The balance is to be paid by certified or bank check or wire to Mirrione, Shaughnessy, & Uitti, LLC, 2 Batterymarch Park, Suite 202, Quincy, MA 02169 within thirty (30) days from the date of sale. There shall be added to the successful bid, and payable by purchaser a buyer's premium of five percent (5%) of the purchase price ("BP"). Deed will be provided to purchaser for recording upon receipt in full of the purchase price and any BP. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

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

RFB CUSTOMERS, LLC
Present holder of said mortgage
By its Attorneys,
Mirrione, Shaughnessy & Uitti, LLC
2 Batterymarch Park, Suite 202,
Quincy, MA 02169

16± ACRES COMPRISED OF 3 PARCELS

4,077± sf 5 BR Historic Home & 6,000± sf Barn

51, 49 & 48 Elm St, Medfield, MA (Selling in the Entirety Only)



Site: 16± Acres primarily wooded with fields & landscaped areas surrounding the improvements

Zoning: RE

51 Elm St: 6,000± sf 2-story gambrel-style barn with built circa 1900 on .77± acres

49 Elm St: 4,077± sf 2-story 5 BR, 4± BA home with basement built circa 1710 with later additions on 1.22± acres, known locally as the Hannah Adams house featuring 9± fireplaces, period detail, updated kitchen & baths, patio, pool

48 Elm St: 14± acres of land

See Property Info Package: Parcel IDs, utilities, site map & more



JJ Manning
AUCTIONEERS

Property Info., Photos & Full Terms at:

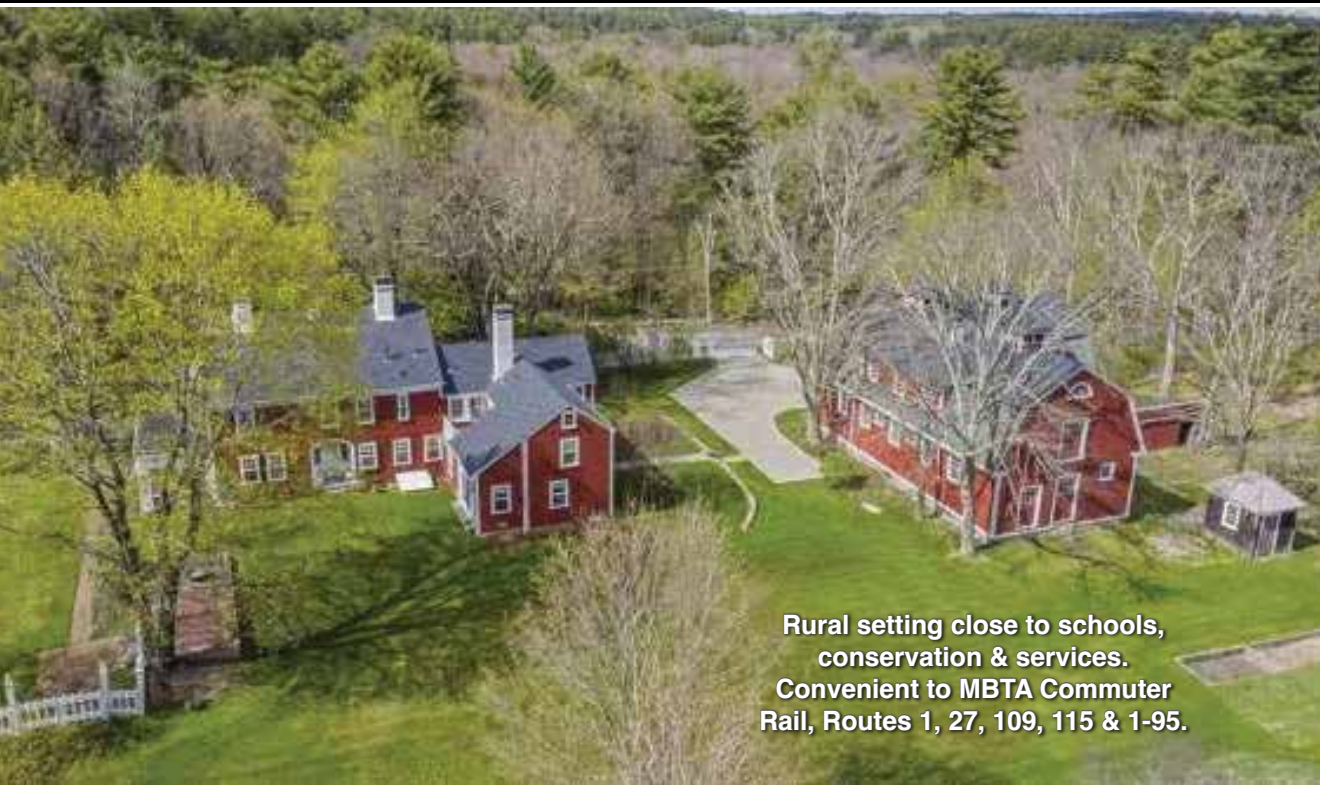
JJManning.com

AUCTION: Friday, November 7 at 11am On-site

MEDFIELD, MA

4,077± sf 5 BR Historic Home & 6,000± sf Barn

16± Acres Comprised of 3 Parcels Selling in the Entirety



Rural setting close to schools,
conservation & services.
Convenient to MBTA Commuter
Rail, Routes 1, 27, 109, 115 & 1-95.

AUCTION: Friday, November 7 at 11am On-site

JJ Manning
AUCTIONEERS

JJManning.com

800.521.0111

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



MA AUC LIC 111
BRO 1853
REF 25-2162

Terms of Sale:

10% certified deposit of which \$100,000 in certified or bank check at this Mortgagee's Foreclosure auction & remainder of 10% due within 2 days. Balance in 30 days. 5% 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 & 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.

Postponed from Wed., October 8th

Unofficial Property Record Card - Medfield, MA

General Property Data

Parcel ID **33-091**
Prior Parcel ID **0 -0 0-**
Property Owner **ANCHOR WORKS LLC**

Mailing Address **2 MILL ST**

City **DOVER**
Mailing State **MA** Zip **02030-3932**
ParcelZoning **RE**

Account Number

Property Location **49 ELM ST**
Property Use **ONE FAMILY H**
Most Recent Sale Date **8/29/2024**
Legal Reference **41969-484**
Grantor **DOVER MILL LLC,**
Sale Price **1**
Land Area **1.988 acres**

Current Property Assessment

Card 1 Value Building Value **649,800** Xtra Features Value **91,100** Land Value **506,600** Total Value **1,247,500**

Building Description

Building Style **ANTIQUE**
of Living Units **1**
Year Built **1710**
Building Grade **Good**
Building Condition **Avg-Good**
Finished Area (SF) **4149**
Number Rooms **11**
of 3/4 Baths **0**

Foundation Type **LSE MSRY STN**
Frame Type **WOOD**
Roof Structure **GABLE**
Roof Cover **ASPHALT SH**
Siding **CLAPBOARD**
Interior Walls **PLASTER**
of Bedrooms **5**
of 1/2 Baths **1**

Flooring Type **HARDWOOD**
Basement Floor **CONCRETE**
Heating Type **STEAM**
Heating Fuel **OIL**
Air Conditioning **50%**
of Bsmt Garages **0**
of Full Baths **3**
of Other Fixtures **2**

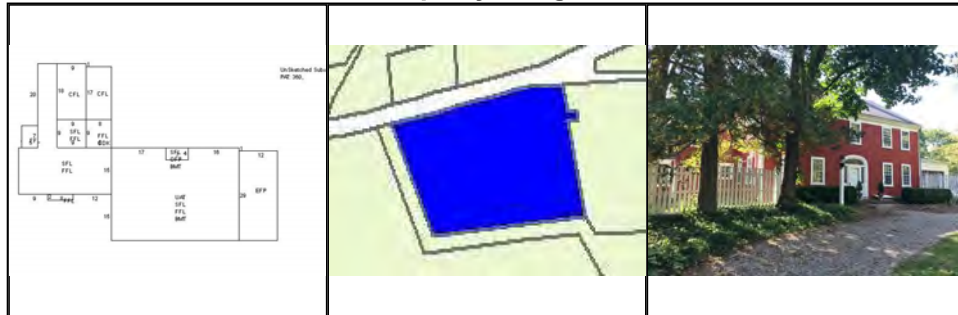
Legal Description

LOTE PL 1 OF 1946 /// LOT 1 & 2 PL 6 OF 2020 /// LOT 1B PL 16 OF 2001 /// PROPOSED LOT 1B PL 1 OF 2023

Narrative Description of Property

This property contains 1.988 acres of land mainly classified as ONE FAMILY H with a(n) ANTIQUE style building, built about 1710 , having CLAPBOARD exterior and ASPHALT SH roof cover, with 1 unit(s), 11 room(s), 5 bedroom(s), 3 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Medfield, MA

General Property Data

Parcel ID	33-090	Account Number	
Prior Parcel ID	0 -0 0-	Property Location	ELM ST
Property Owner	ANCHOR WORKS LLC	Property Use	UNDEV
Mailing Address	2 MILL ST	Most Recent Sale Date	8/29/2024
City	DOVER	Legal Reference	41969-481
Mailing State	MA	Grantor	DOVER MILL LLC,
ParcelZoning	RE	Sale Price	1
		Land Area	0.371 acres

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	0	Land Value	7,400	Total Value	7,400
--------------	----------------	---	---------------------	---	------------	-------	-------------	-------

Building Description

Building Style	Foundation Type	Flooring Type
# of Living Units	Frame Type	Basement Floor
Year Built	Roof Structure	Heating Type
Building Grade	Roof Cover	Heating Fuel
Building Condition	Siding	Air Conditioning
Finished Area (SF)	Interior Walls	# of Bsmt Garages
Number Rooms	# of Bedrooms	# of Full Baths
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures

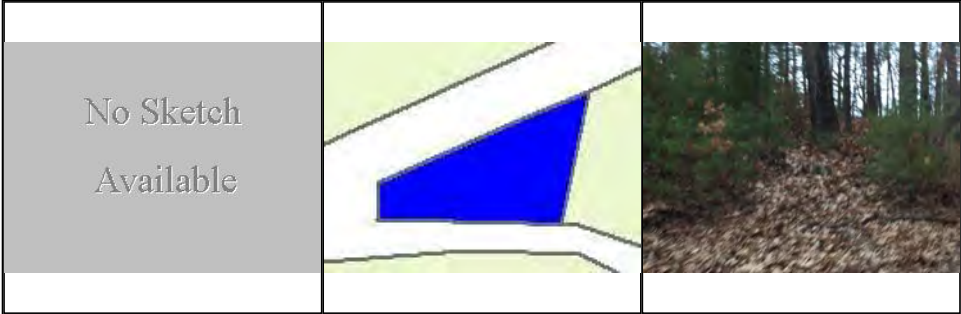
Legal Description

NO PLAN /// LOT A-1 PL 1 1946 /// PL 14 OF 2023

Narrative Description of Property

This property contains 0.371 acres of land mainly classified as UNDEV with a(n) style building, built about 0 , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Medfield, MA

General Property Data

Parcel ID	33-089	Account Number	
Prior Parcel ID	0 -0 0-	Property Location	ELM ST
Property Owner	ANCHOR WORKS, LLC	Property Use	UNDEV
Mailing Address	2 MILL ST	Most Recent Sale Date	8/29/2024
City	DOVER	Legal Reference	41969-481
Mailing State	MA	Grantor	DOVER MILL LLC,
ParcelZoning	RE	Sale Price	1
		Land Area	14.000 acres

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	0	Land Value	28,000	Total Value	28,000
--------------	----------------	---	---------------------	---	------------	--------	-------------	--------

Building Description

Building Style	Foundation Type	Flooring Type
# of Living Units	Frame Type	Basement Floor
Year Built	Roof Structure	Heating Type
Building Grade	Roof Cover	Heating Fuel
Building Condition	Siding	Air Conditioning
Finished Area (SF)	Interior Walls	# of Bsmt Garages
Number Rooms	# of Bedrooms	# of Full Baths
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures

Legal Description

NO PLAN /// LOT A-1 PL 1 OF 1946 /// 10 OF 2024

Narrative Description of Property

This property contains 14.000 acres of land mainly classified as UNDEV with a(n) style building, built about 0 , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

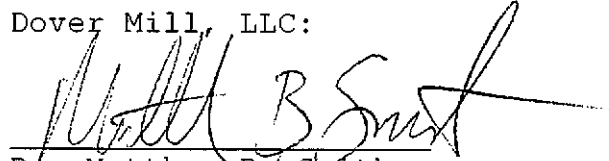
QUITCLAIM DEED

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

NOT 2 NOT
AN AN
OFFICIAL OFFICIAL

Executed as a sealed instrument this 28th day of
August, 2024.

Dover Mill, LLC:



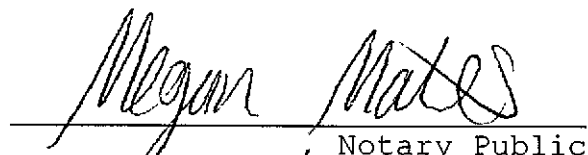
By: Matthew B. Smith

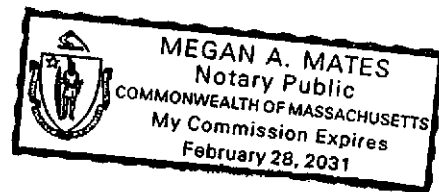
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 28th day of August, 2024, before me, the undersigned notary public, personally appeared Matthew B. Smith, Manager aforesaid,, who proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding or within document, who acknowledged to me that he signed it voluntarily for its stated purpose, and who swore to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.


_____, Notary Public
My Commission Expires:



QUITCLAIM DEED

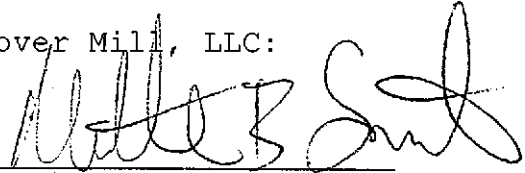
PROPERTY ADDRESS: 49 Elm Street, Medfield, Massachusetts.

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

NOT 2 NOT
AN AN
OFFICIAL OFFICIAL

Executed as a sealed instrument this 28th day of
August, 2024.

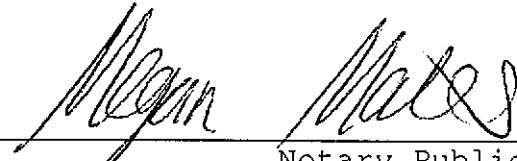
Dover Mill, LLC:

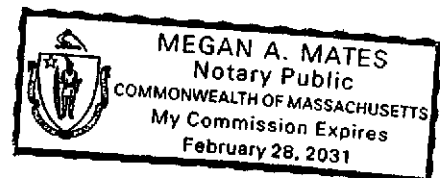

By: Matthew B. Smith
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 28th day of August, 2024, before me, the undersigned notary public, personally appeared Matthew B. Smith, Manager aforesaid,, who proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding or within document, who acknowledged to me that he signed it voluntarily for its stated purpose, and who swore to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.


_____, Notary Public
My Commission Expires:



MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 08-29-2024 @ 09:38am
Ctl#: 89 Doc#: 56642
Fee: \$.00 Cons: \$1.00

Bk 41969 Pg481 #56642
08-29-2024 @ 09:38a

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

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

QUITCLAIM DEED

Dover Mill, LLC, a Massachusetts limited liability company, having its principal place of business at 2 Mill Street, Dover, Massachusetts 02030, for consideration of One Dollar (\$1.00) paid, grants to Anchor Works, LLC, a Massachusetts limited liability company, having an address of 2 Mill Street, Dover, MA with QUITCLAIM COVENANTS, the property described as follows:

A parcel of vacant land on Elm Street in Medfield, Norfolk County, Massachusetts shown as Parcel A-1 a plan entitled "Plan of Land in Medfield, Mass." dated October 4, 1945, Scale: 1" = 100' drawn by Everett N. Brooks, Civil Engineer, recorded in the Norfolk County Registry of Deeds in Plan No. 610 of 1945.

Said Parcel A-1 contains 15.34 acres of land according to said plan.

Excepting therefrom the parcel of land on said Elm Street containing 16,143 square feet and shown as Parcel ID: 33-090 on the plan recorded with said Registry of Deeds in Plan Book 724, Page 58.

With the benefit of a, a 10-foot wide right of way and cart road as shown on the plan entitled "Plan of Land in Medfield, Mass." Scale: 1" = 40', dated May 23, 1932, prepared by Frank L. Cheney, Engineer and recorded with the deed recorded in said Registry of Deeds in Book 1963, Page 176.

Subject to and with the benefit of all other rights, rights of way, easements, restrictions and covenants of record, to the extent the same are in force and applicable.

Being a portion of the property conveyed to Dover Mill, LLC, by deed recorded with said Registry of Deeds in Book 38236, Page 372.

Property Address: 48 Elm Street, Medfield, MA

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

NOT 2 NOT
AN AN
OFFICIAL OFFICIAL

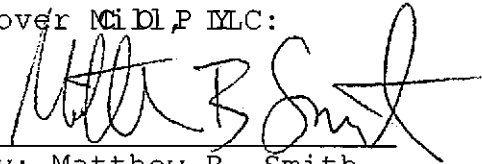
This conveyance does not constitute a sale of substantially
all of the assets of Dover Mill, LLC in the Commonwealth of
Massachusetts.

PROPERTY ADDRESS: 48 Elm Street, Medfield, Massachusetts.

Executed as a Sealed instrument this 28th day of
August, 2024. A N A N

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

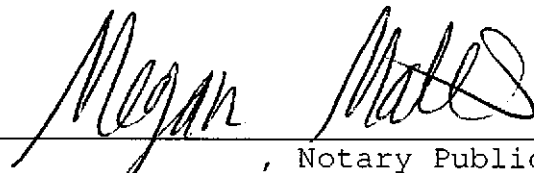
O F F I C I A L
Dover MIDL P MLC:

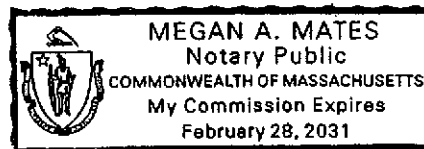

By: Matthew B. Smith
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 28th day of August, 2024, before me, the undersigned notary public, personally appeared Matthew B. Smith, Manager aforesaid,, who proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding or within document, who acknowledged to me that he signed it voluntarily for its stated purpose, and who swore to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.


_____, Notary Public
My Commission Expires:



SUBJECT	The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.													
	Property Address 51 Elm St				City Medfield				State MA		Zip Code 02052			
	Borrower Matt Smith				Owner of Public Record Dover Mill LLC				County Norfolk					
	Legal Description Book: 38236 Page: 372													
	Assessor's Parcel # 33-109				Tax Year 2024				R.E. Taxes \$ est 8700					
	Neighborhood Name Medfield				Map Reference 33				Census Tract 4061.02					
	Occupant ☐ Owner ☐ Tenant ☒ Vacant ☐				Special Assessments \$ 0				☐ PUD		HOA \$ 0		☐ per year ☐ per month	
	Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)													
	Assignment Type ☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe)													
	Lender/Client RF Boston				Address 165 Washington St, Quincy, MA 02169									
CONTRACT	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? ☐ Yes ☒ No													
	Report data source(s) used, offering price(s), and date(s). Data sources include MLS, assessors' files and the Bankers and Tradesman transfer directory.													
	I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.													
	Contract Price \$				Date of Contract		Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s)							
	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No													
	If Yes, report the total dollar amount and describe the items to be paid:													
	NEIGHBORHOOD	Note: Race and the racial composition of the neighborhood are not appraisal factors.												
Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent Land Use %				
Location ☐ Urban ☒ Suburban ☐ Rural				Property Values ☒ Increasing ☐ Stable ☐ Declining				PRICE AGE		One-Unit 90 %				
Built-Up ☒ Over 75% ☐ 25-75% ☐ Under 25%				Demand/Supply ☒ Shortage ☐ In Balance ☐ Over Supply				\$(000) (yrs)		2-4 Unit %				
Growth ☐ Rapid ☒ Stable ☐ Slow				Marketing Time ☒ Under 3 mths ☐ 3-6 mths ☐ Over 6 mths				452 Low 1		Multi-Family %				
Neighborhood Boundaries The subject is bound to the north by Main St, south and west by Route 27, and to the east by the Philip Street.								2,300 High 243		Commercial 5 %				
								1,100 Pred. 50		Other 5 %				
Neighborhood Description The subject is located on Elm Street in Medfield. The subject neighborhood is an established neighborhood of single family detached homes of good quality which generally appear well maintained.														
Market Conditions (including support for the above conclusions)														
SITE		Dimensions see gen map #3 Area 1.22 ac Shape gen map #3 View N;Res;												
	Specific Zoning Classification R-E				Zoning Description residential 80,000 sf minimum									
	Zoning Compliance ☐ Legal ☒ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)													
	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe													
	Utilities Public Other (describe)				Public Other (describe)				Off-site Improvements--Type Public Private					
	Electricity ☒ ☐				Water ☒ ☐				Street Asphalt ☒ ☐					
	Gas ☐ ☐ none				Sanitary Sewer ☐ ☒ Private				Alley None ☐ ☐					
	FEMA Special Flood Hazard Area ☐ Yes ☒ No				FEMA Flood Zone X				FEMA Map No. 25021C0166E		FEMA Map Date 07/17/2012			
	Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No. If No, describe													
	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe													
IMPROVEMENTS	no adverse easements, encroachments or other conditions were noted. the site appears average by neighborhood comparison and consists of trees, shrubs and lawn areas.													
	General Description				Foundation		Exterior Description		materials/condition		Interior		materials/condition	
	Units ☒ One ☐ One with Accessory Unit				☐ Concrete Slab ☐ Crawl Space		Foundation Walls Stone/avg				Floors Wood/avg			
	# of Stories 2.00				☒ Full Basement ☐ Partial Basement		Exterior Walls Clapboard/avg				Walls None			
	Type ☒ Det. ☐ Att. ☐ S-Det/End Unit				Basement Area 2,278 sq. ft.		Roof Surface Asphalt/avg				Trim/Finish None			
	☒ Existing ☐ Proposed ☐ Under Const.				Basement Finish 0 %		Gutters & Downspouts Alum/avg				Bath Floor None			
	Design (Style) Barn				☒ Outside Entry/Exit ☐ Sump Pump		Window Type Dbl Hung/avg				Bath Wainscot None			
	Year Built 1900				Evidence of ☐ Infestation		Storm Sash/Insulated yes/avg				Car Storage ☐ None			
	Effective Age (Yrs) 20				☐ Dampness ☐ Settlement		Screens yes/avg				☒ Driveway # of Cars 6			
	Attic ☐ None				Heating ☐ FWA ☐ HWBB ☐ Radiant		Amenities ☐ Wood Stove(s) # 0				Driveway Surface Gravel			
☒ Drop Stair ☐ Stairs				☐ Other ☐ Fuel none		☐ Fireplace(s) # 0		☐ Fence none		☐ Garage # of Cars 0				
☐ Floor ☐ Scuttle				Cooling ☐ Central Air Conditioning		☐ Patio/Deck none		☐ Porch none		☐ Carport # of Cars 0				
☐ Finished ☐ Heated				☐ Individual ☐ Other		☐ Pool none		☐ Other none		☐ Att. ☒ Det. ☐ Built-in				
Appliances ☒ Refrigerator ☒ Range/Oven ☒ Dishwasher ☒ Disposal ☒ Microwave ☒ Washer/Dryer ☐ Other (describe)														
Finished area above grade contains: 0 Rooms 0 Bedrooms Bath(s) 2,278 Square Feet of Gross Living Area Above Grade														
Additional features (special energy efficient items, etc.) None.														
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).														
The subject is a barn. The subject has it own private sewer and water.														
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☒ Yes ☐ No If Yes, describe														
The subject is currently used as a barn.														
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☐ Yes ☒ No If No, describe														
The subject is currently used as a barn.														

NEIGHBORHOOD DESCRIPTION

Public facilities and support services are accessible within a short distance and access to major highways such as routes 109 and 27 are located within a 1-3 miles. The Medfield train station is within 1-2 miles.

No conditions adverse to marketability were noted.

Other land uses include parks, schools and undevelopable open areas.

The estimated market value of the subject is more than 10% over the predominant neighborhood value which is due to the various style, size and age of properties in the area. This fact has no negative effect on marketability of the subject. The subject is not considered to be an over-improvement for the area.

ZONING COMPLIANCE

The subjects site is a legal non conforming grandfathered use. According to the Massachusetts zoning and enabling act, chapter 40a, section 6, legal non conforming uses can be rebuilt 100% within a two year period without special permits if destroyed. The replacement dwelling would have to conform to the original dimensions and footprint. This is common in the area due to zoning changes over the years and is not adverse to marketability.

ARE UTILITIES / OFF-SITE IMPROVEMENTS TYPICAL

Private septic systems are common in the area and not adverse to value. At the time of inspection public sewer services were not available on the subjects street. At the time of inspection, no seepage or odor was noted. The oil tank is located above ground in the basement which is common for the area and is not adverse to value. At the time of inspection no odor or seepage was noted.



FRONT VIEW OF
SUBJECT PROPERTY



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE OF
SUBJECT PROPERTY



shed

51 Elm St



yard

51 Elm St



rear

51 Elm St



BASEMENT

51 Elm St



barn

51 Elm St



barn

51 Elm St



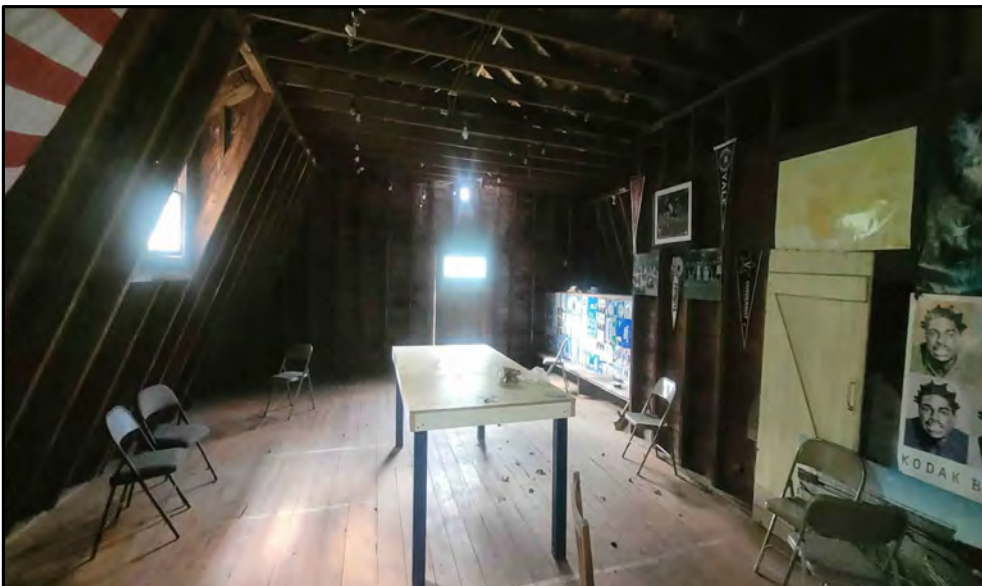
barn

51 Elm St



barn

51 Elm St



barn

51 Elm St



Barn

51 Elm St



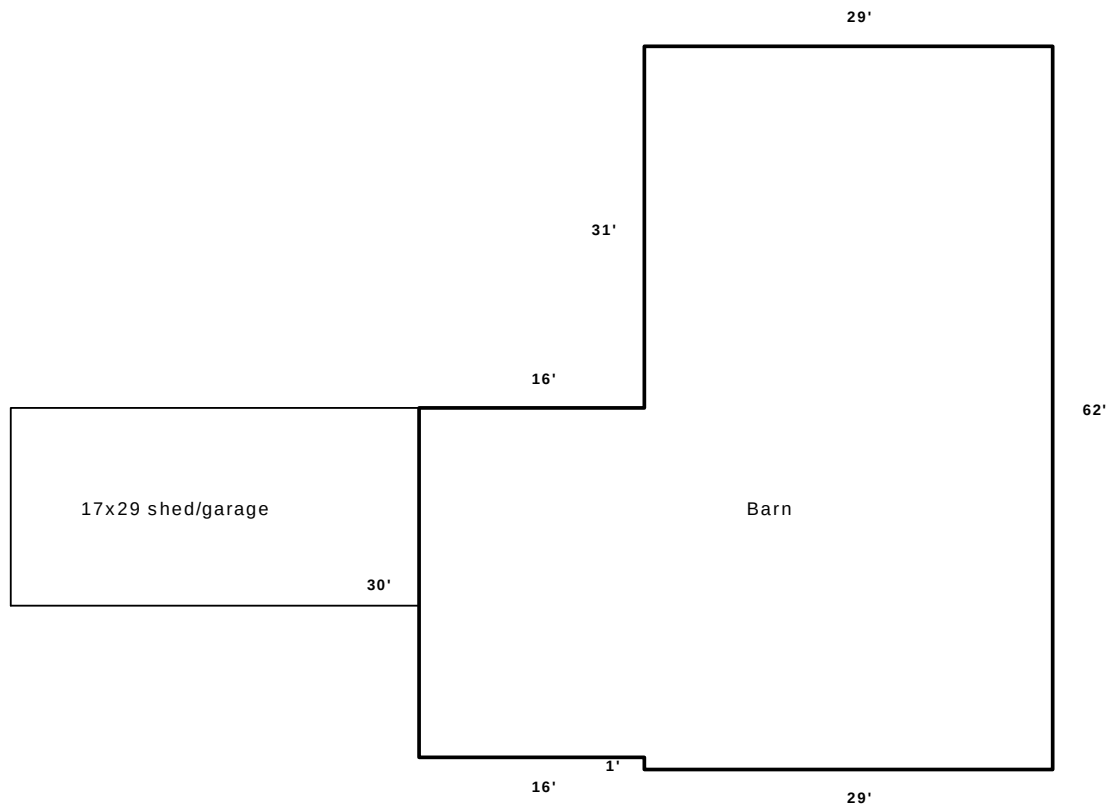
barn

51 Elm St



Driveway

51 Elm St



Summary		Square Ft. Area	Perimeter	Area Calculation Details	
Living Area	First Floor	2,278.0	214.0	First Floor 16.0 x 30.0 = 480.0 29.0 x 62.0 = 1,798.0 Total = 2,278.0	

FLOOD MAP

49 Elm St Medfield MA 02052

Search



Whether you are in a high risk zone or not, you may need [flood insurance](#) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about [steps you can take](#) to reduce flood risk damage.

Search Results—Products for **MEDFIELD, TOWN OF**

[Show ALL Products »](#)

The flood map for the selected area is number **25021C0166E**, effective on **7/17/2012**

DYNAMIC MAP



PRINT MAP/
FIRMette

MAP IMAGE



DOWNLOAD
FIRM PANEL

Changes to this FIRM [?](#)

- Revisions (0)
- Amendments (3)
- Revalidations (1)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

[Go To NFHL Viewer »](#)



QUITCLAIM DEED

We, **Timothy P. Sullivan and Wendy M. Sullivan**, married to each other of Medfield, Massachusetts, for consideration paid and in full consideration of **One Million Two Hundred Forty-Five Thousand Dollars and 00/100 (\$1,245,000.00)**,

grant to

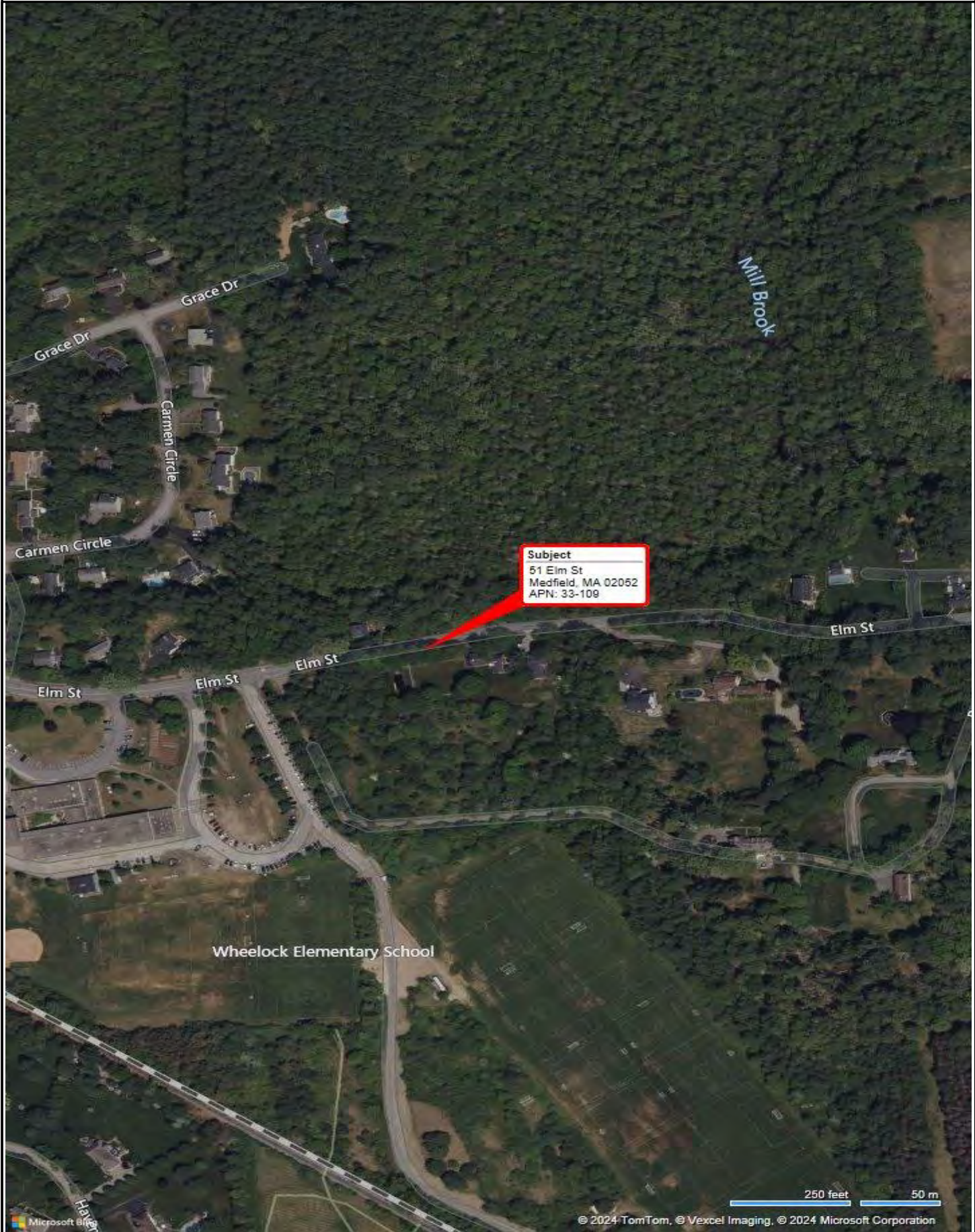
DOVER MILL LLC, a limited liability company organized under the laws of the Commonwealth of Massachusetts, with an address of 13 Carriage House Way, Medway, Massachusetts 02053

with quitclaim covenants

The premises consist of two parcels of land with the buildings thereon, situated in Medfield, Norfolk County, Massachusetts. Said premises are shown as PARCEL A-1 (excepting Parcels B and A-2) and PARCEL E shown on a "Plan of Land in Medfield, Mass., dated October 4, 1945, Scale 1 inch=100 ft., drawn by Everett N. Brooks, Civil Engineer, Newtonville, Mass." recorded with Norfolk County Registry of Deeds Plan No. 610 of 1945 in Plan Book 136.

Grantors release any rights of homestead they may have in the above-described premises and state under the pains and penalties that no other person or entity is entitled to an estate of homestead in said premises.

Meaning and intending to convey the same premises conveyed to Grantors by deed dated February 16, 1993, recorded with Norfolk County Registry of Deeds in Book 9747, Page 716.



Subject
51 Elm St
Medfield, MA 02052
APN: 33-109

Wheelock Elementary School

250 feet 50 m

SUBJECT	The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.														
	Property Address 49 Elm St				City Medfield				State MA		Zip Code 02052				
	Borrower Matt Smith				Owner of Public Record Dover Mill LLC				County Norfolk						
	Legal Description Book: 38236 Page: 372														
	Assessor's Parcel # 33-91				Tax Year 2024				R.E. Taxes \$ 15,826						
	Neighborhood Name Medfield				Map Reference 33				Census Tract 4061.02						
	Occupant ☒ Owner ☐ Tenant ☐ Vacant				Special Assessments \$ 0				☐ PUD HOA \$ 0 ☐ per year ☐ per month						
	Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)														
	Assignment Type ☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe)														
	Lender/Client RF Boston				Address 165 Washington St, Quincy, MA 02169										
CONTRACT	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? ☒ Yes ☐ No														
	Report data source(s) used, offering price(s), and date(s).														
	I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.														
	Contract Price\$ Date of Contract Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s)														
	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No														
	If Yes, report the total dollar amount and describe the items to be paid:														
NEIGHBORHOOD	Note: Race and the racial composition of the neighborhood are not appraisal factors.														
	Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent Land Use %				
	Location	☐ Urban	☒ Suburban	☐ Rural	Property Values	☒ Increasing	☐ Stable	☐ Declining	PRICE	AGE	One-Unit	90 %			
	Built-Up	☒ Over 75%	☐ 25-75%	☐ Under 25%	Demand/Supply	☒ Shortage	☐ InBalance	☐ OverSupply	\$(000)	(yrs)	2-4 Unit	%			
	Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☒ Under 3 mths	☐ 3-6 mths	☐ Over 6 mths	452	Low	1	Multi-Family	%		
	Neighborhood Boundaries The subject is bound to the north by Main St, south and west by								2,300	High	243	Commercial	5 %		
	Route 27, and to the east by the Philip Street.								1,100	Pred.	50	Other	5 %		
	Neighborhood Description The subject is located on Elm Street in Medfield. The subject neighborhood is an established neighborhood of single family detached homes of good quality which generally appear well maintained. *** see additional comments ***														
	Market Conditions (including support for the above conclusions)														
SITE	Dimensions see gen map #3				Area 1.22 ac				Shape gen map #3		View N;Res;				
	Specific Zoning Classification R-E				Zoning Description residential 80,000 sf minimum										
	Zoning Compliance ☐ Legal ☒ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)														
	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe														
	Utilities Public Other (describe)				Public Other (describe)				Off-site Improvements--Type Public Private						
	Electricity	☒	☐		Water	☒	☐		Street	Asphalt	☒	☐			
	Gas	☐	☒ Oil		Sanitary Sewer	☐	☒ private		Alley	None	☐	☐			
	FEMA Special Flood Hazard Area ☐ Yes ☒ No				FEMA Flood Zone X				FEMA Map No. 25021C0166E		FEMA Map Date 07/17/2012				
	Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No. If No, describe														
	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe														
IMPROVEMENTS	no adverse easements, encroachments or other conditions were noted. the site appears average by neighborhood comparison and consists of trees, shrubs and lawn areas.														
	General Description				Foundation		Exterior Description		materials/condition		Interior		materials/condition		
	Units	☒ One	☐ One with Accessory Unit	☐ Concrete Slab	☐ Crawl Space	Foundation Walls	Stne,Concrete/avg		Floors	Hwd,TL/Avg					
	# of Stories	2.00		☒ Full Basement	☐ Partial Basement	Exterior Walls	Clapboard/avg		Walls	Plaster/Avg					
	Type	☒ Det.	☐ Att.	☐ S-Det/End Unit	Basement Area	1,200 sq. ft.		Roof Surface	Asphalt/avg		Trim/Finish	Wood/Avg			
	☒ Existing	☐ Proposed	☐ Under Const.	Basement Finish	0 %		Gutters & Downspouts	Alum/avg		Bath Floor	Tile/Avg				
	Design (Style)	Colonial		☒ Outside Entry/Exit	☐ Sump Pump	Window Type	Dbl Hung/avg		Bath Wainscot	Fibrglss/Avg					
	Year Built	1710		Evidence of ☐ Infestation		Storm Sash/Insulated	yes/avg		Car Storage	☐ None					
	Effective Age (Yrs)	20		☐ Dampness	☐ Settlement	Screens	yes/Avg		☒ Driveway	# of Cars 6					
	Attic	☐ None		Heating	☒ FWA ☐ HWBB ☐ Radiant	Amenities	☐ WoodStove(s)# 0		Driveway Surface	Gravel					
☒ Drop Stair	☐ Stairs		☐ Other	Fuel oil	☒ Fireplace(s) # 9	☒ Fence	yes	☐ Garage	# of Cars 0						
☐ Floor	☐ Scuttle		Cooling	☒ Central Air Conditioning	☒ Patio/Deck	patio	☐ Porch	none	☐ Carport	# of Cars 0					
☐ Finished	☐ Heated		☐ Individual	☐ Other	☐ Pool	none		☐ Other	none		☐ Att.	☐ Det.	☐ Built-in		
Appliances ☒ Refrigerator ☒ Range/Oven ☒ Dishwasher ☒ Disposal ☒ Microwave ☒ Washer/Dryer ☐ Other (describe)															
Finished area above grade contains: 11 Rooms 5 Bedrooms 3.1 Bath(s) 4,455 Square Feet of Gross Living Area Above Grade															
Additional features (special energy efficient items, etc.) Patio, 9 fireplaces and fenced side yard. These amenities add to the overall appeal of the subject.															
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-eleven to fifteen years ago;Bathrooms-updated-six to ten years ago;No external or functional inadequacies were noted and physical depreciation appears due to normal wear. All mechanical and plumbing systems appear in working condition.															
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe															
At the time of inspection, no adverse factors that would appear to affect the livability or soundness of the property were evident. No external or functional inadequacies were noted and physical depreciation appears due to normal wear. All mechanical and plumbing systems appear in working condition.															
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe															
the subject property is similar in style and condition to property in the neighborhood.															

NEIGHBORHOOD DESCRIPTION

Public facilities and support services are accessible within a short distance and access to major highways such as routes 109 and 27 are located within a 1-3 miles. The Medfield train station is within 1-2 miles.

No conditions adverse to marketability were noted.

Other land uses include parks, schools and undevelopable open areas.

The estimated market value of the subject is more than 10% over the predominant neighborhood value which is due to the various style, size and age of properties in the area. This fact has no negative effect on marketability of the subject. The subject is not considered to be an over-improvement for the area.

ZONING COMPLIANCE

The subjects site is a legal non conforming grandfathered use. According to the Massachusetts zoning and enabling act, chapter 40a, section 6, legal non conforming uses can be rebuilt 100% within a two year period without special permits if destroyed. The replacement dwelling would have to conform to the original dimensions and footprint. This is common in the area due to zoning changes over the years and is not adverse to marketability.

ARE UTILITIES / OFF-SITE IMPROVEMENTS TYPICAL

Private septic and well systems are common in the area and not adverse to value. At the time of inspection public sewer services were not available on the subjects street. At the time of inspection, no seepage or odor was noted.

The oil tank is located above ground in the basement which is common for the area and is not adverse to value. At the time of inspection no odor or seepage was noted.

This appraisal is based on the extraordinary assumption the tank is not currently leaking; if information to the contrary becomes available the appraiser reserve the right to amend the finding.



**FRONT VIEW OF
SUBJECT PROPERTY**



**REAR VIEW OF
SUBJECT PROPERTY**



**STREET SCENE OF
SUBJECT PROPERTY**



side

49 Elm St



side

49 Elm St



yard

49 Elm St



FOYER

49 Elm St



DINING ROOM

49 Elm St



LIVING ROOM

49 Elm St



study

49 Elm St



Rear foyer

49 Elm St



Study #2

49 Elm St



Sun room 49 Elm St



EATING AREA 49 Elm St



KITCHEN VIEW 1 49 Elm St



49 Elm St
KITCHEN VIEW 2



49 Elm St
KITCHEN VIEW 3



49 Elm St
KITCHEN VIEW 4

Client

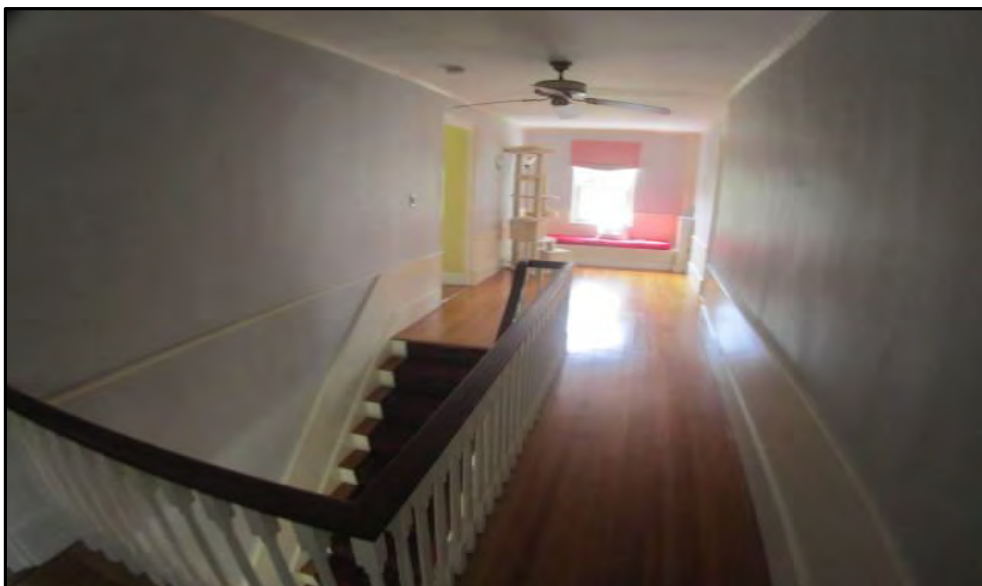


1/2 bath

49 Elm St



49 Elm St
FAMILY ROOM



49 Elm St
2nd floor hall



BEDROOM 1 49 Elm St



BEDROOM 2 49 Elm St



BATH 1 49 Elm St



bath 2

49 Elm St



BEDROOM 3

49 Elm St



BEDROOM 4

49 Elm St



Bath 3 49 Elm St



bath 3 view 2 49 Elm St



BEDROOM 4 49 Elm St



bedroom 5

49 Elm St



attic

49 Elm St



BASEMENT

49 Elm St



49 Elm St
ELECTRICAL BOX basement



49 Elm St
oil tank



49 Elm St
BASEMENT



driveway

49 Elm St



side

49 Elm St



front

49 Elm St



Sun room

49 Elm St Medfield MA 02052

Search



Whether you are in a high risk zone or not, you may need [flood insurance](#) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about [steps you can take](#) to reduce flood risk damage.

Search Results—Products for **MEDFIELD, TOWN OF**

[Show ALL Products »](#)

The flood map for the selected area is number **25021C0166E**, effective on **7/17/2012**

DYNAMIC MAP



PRINT MAP/
FIRMette

MAP IMAGE



DOWNLOAD
FIRM PANEL

Changes to this FIRM [?](#)

- Revisions (0)
- Amendments (3)
- Revalidations (1)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

[Go To NFHL Viewer »](#)



#65 ELM STREET
N/E GARY LIA

N/E DOWR MILL LLC

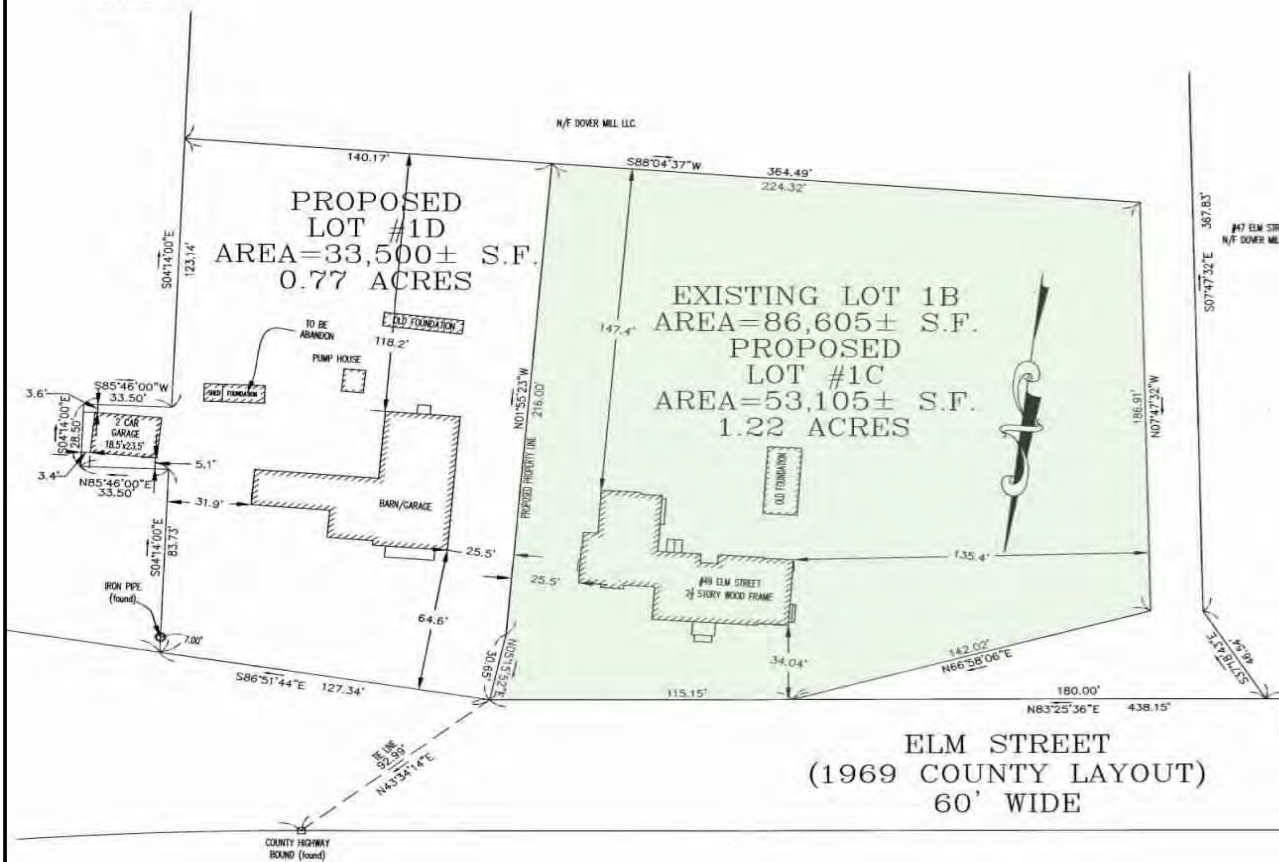
#47 ELM STREET
N/E DOWR MILL LLC

PROPOSED
LOT #1D
AREA=33,500± S.F.
0.77 ACRES

EXISTING LOT 1B
AREA=86,605± S.F.
PROPOSED
LOT #1C
AREA=53,105± S.F.
1.22 ACRES

ELM STREET
(1969 COUNTY LAYOUT)
60' WIDE

COUNTY HIGHWAY
BOUND (found)



QUITCLAIM DEED

We, **Timothy P. Sullivan and Wendy M. Sullivan**, married to each other of Medfield, Massachusetts, for consideration paid and in full consideration of **One Million Two Hundred Forty-Five Thousand Dollars and 00/100 (\$1,245,000.00)**,

grant to

DOVER MILL LLC, a limited liability company organized under the laws of the Commonwealth of Massachusetts, with an address of 13 Carriage House Way, Medway, Massachusetts 02053

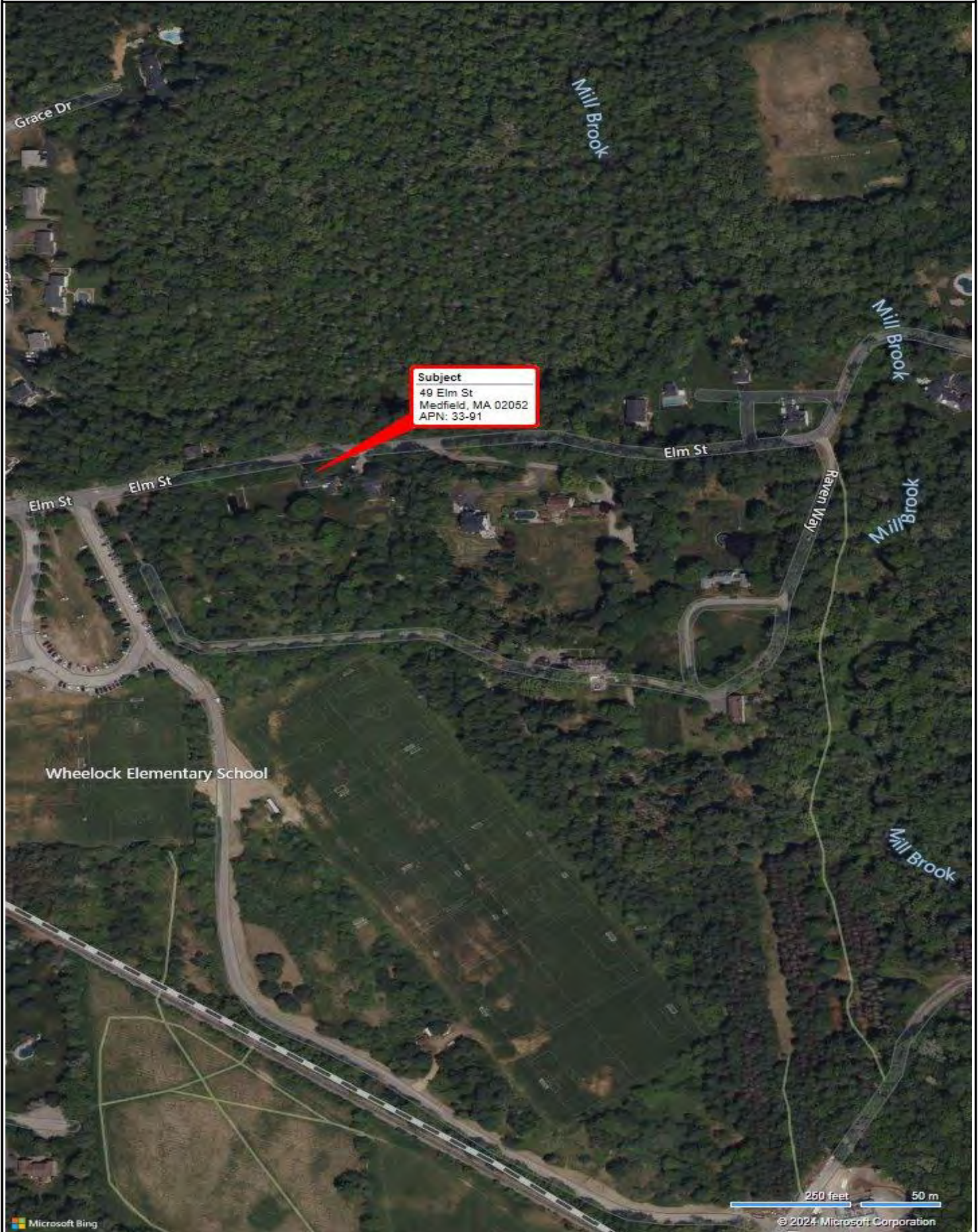
with quitclaim covenants

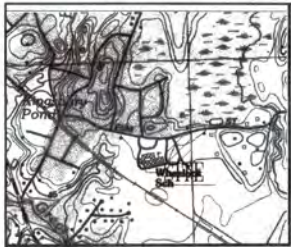
The premises consist of two parcels of land with the buildings thereon, situated in Medfield, Norfolk County, Massachusetts. Said premises are shown as PARCEL A-1 (excepting Parcels B and A-2) and PARCEL E shown on a "Plan of Land in Medfield, Mass., dated October 4, 1945, Scale 1 inch=100 ft., drawn by Everett N. Brooks, Civil Engineer, Newtonville, Mass." recorded with Norfolk County Registry of Deeds Plan No. 610 of 1945 in Plan Book 136.

Grantors release any rights of homestead they may have in the above-described premises and state under the pains and penalties that no other person or entity is entitled to an estate of homestead in said premises.

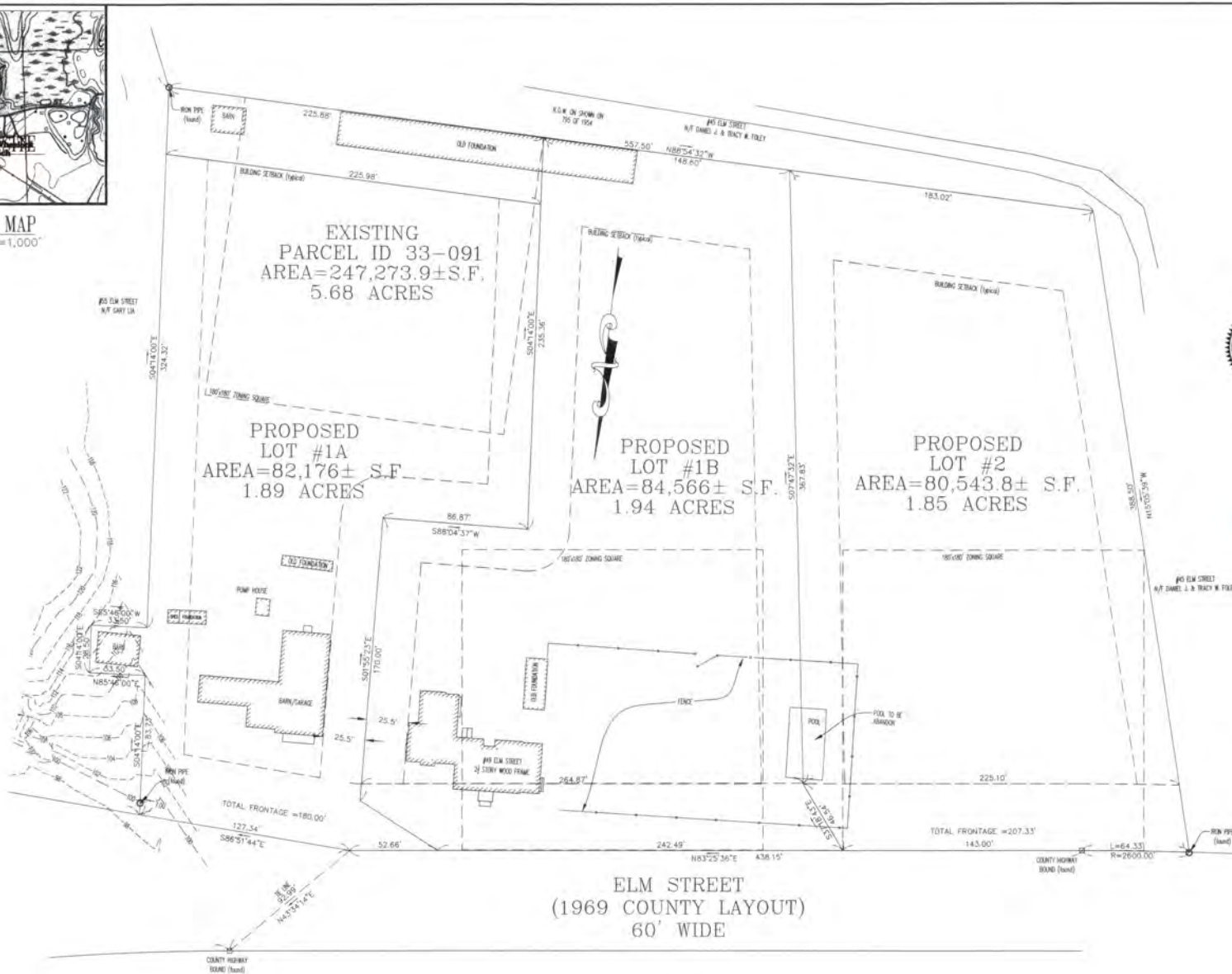
Meaning and intending to convey the same premises conveyed to Grantors by deed dated February 16, 1993, recorded with Norfolk County Registry of Deeds in Book 9747, Page 716.

Client





LOCUS MAP
SCALE: 1"=1,000'



I CERTIFY THAT THIS PLAN COMPLIES
WITH THE RULES AND REGULATIONS
OF THE REGISTRY OF DEEDS.



8-13-2020

APPROVAL NOT REQUIRED UNDER
THE SUBDIVISION CONTROL LAWS,
MEDFIELD, PLANNING BOARD

Endorsed by PB 9/1/20
TL, SM, PM, JB, SL

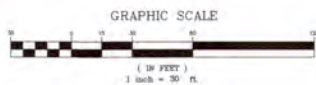
NO DETERMINATION HAS BEEN MADE AS TO COMPLIANCE
OF LOTS ON THIS PLAN WITH MEDFIELD ZONING BYLAWS

ZONING REGULATIONS	
ZONE/DISTRICT:	RE
AREA REQUIRED:	80,000 S.F.
FRONTAGE:	180'
PERFECT SQUARE:	180'x180'
LOT WIDTH:	225'
FRONT SETBACK:	40'
SIDE SETBACK:	25'
REAR SETBACK:	50'

DEED REFERENCE:
BOOK 9747 PAGE 716
PLAN REFERENCE:
PLAN NO: 795 OF 1954 IN PLAN BOOK 188
PLAN NO: 277 OF 1969 IN PLAN BOOK 225
PLAN NO: 610 OF 1945 IN PLAN BOOK 136

SITE LOCATION:
49 ELM STREET
MEDFIELD, MA 02052

ASSESSORS REFERENCE
PARCEL 33-091
ZONING REFERENCE
RESIDENCE E (RE)



NO.	DATE	REVISIONS
2	8-12-20	RE-DO LOT FROM 2 TO 3
1	8-3-20	EDIT THE FORM A
1		REFERENCE
DATE : AUGUST 9, 2019		

RESEARCH BY: JWN
FIELD SURVEY: KGM
COMPUTED BY: JWN
DRAFTED BY: JWN
DESIGNED BY: N/A
CHECKED BY: JWN



Dunn & McKenzie, Inc.
LAND SURVEYING AND CIVIL ENGINEERING
206 DEDHAM STREET, Rt. 1A at Rt. 115
NORFOLK, MASSACHUSETTS 02056
(508) 384-3990 - FAX (508) 384-3905
jimmy@dunnmckenzie.com

PREPARED FOR:
MATTHEW SMITH
13 CARRIAGE HOUSE WAY
MEDWAY, MASSACHUSETTS, 02053
OWN BY:
TIMOTHY P. & WENDY M. SULLIVAN
49 ELM STREET
MEDFIELD, MA 02052

PLAN OF LAND For land in MEDFIELD, MASSACHUSETTS		
SHEET NO.	SCALE	JOB NO.
1	1"=30'	6308/XREF 5856

LEAD PAINT PROPERTY TRANSFER NOTIFICATION
TO BE SIGNED BY PROSPECTIVE PURCHASER
PRIOR TO SIGNING A FORECLOSURE AUCTION SALE AGREEMENT
AND MEMORANDUM OF TERMS AND CONDITIONS OF SALE FOR
RESIDENTIAL PROPERTY CONSTRUCTED PRIOR TO 1978

_____ The Massachusetts Department of Public Health's Notification was provided to the prospective purchaser. The prospective purchaser has read the Notification or has had it read to him/her.

_____ The Auctioneer and/or the mortgagee and/or the attorney representing mortgagee has represented to the prospective purchaser that he/she has provided the prospective purchaser with verbal information on the possible presence of dangerous levels of lead paint, plaster, soil or other materials and the provisions of the Lead Law and Regulations.

_____ The prospective purchaser was verbally informed that because the property is being transferred by means of a foreclosure auction sale, the prospective purchaser may not be able to obtain a lead inspection either prior to executing the Foreclosure Auction Sale Agreement and Memorandum of Terms and Conditions of Sale or prior to paying the balance of proceeds due on the "Closing Date" referred to in the Memorandum of Terms and Conditions of Sale. The prospective purchaser was also verbally informed that prospective purchaser's obligations under the Foreclosure Auction Sale Agreement and Memorandum of Terms and Conditions of Sale are not contingent upon either the availability or results of a lead inspection.

I, _____ have been so informed and notified.

Date: _____

Purchaser

Address: _____

Date: _____

Attorney

Auctioneer



**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!