



PROPERTY INFORMATION PACKAGE #26-2248

CAPE COD REAL ESTATE AUCTION

**1,352+/- SF, 4-BEDROOM, 2-BATH
2-FAMILY HOME ON .64+/- AC.**

303 CAMP ST., W. YARMOUTH, MA

**THURSDAY, OCTOBER 1 AT 11AM ON-SITE
Open House: Thursday, September 24 (2pm-4pm)**

MA Auc. Lic. #111



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JJ Manning AUCTIONEERS

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.



August 25, 2026

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer this 1,352± square foot duplex-style, two-family home featuring 4 bedrooms and 2 bathrooms, situated on a 0.64± acre lot at 303 Camp Street, West Yarmouth, MA. The property is tucked away in a prime location, minutes away from Willow St and Rt. 28; close to many attractions and amenities Cape Cod has to offer – including restaurants, shopping, the airport, marinas, parks, beaches, ferry service and more.

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 2-family home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Thursday, October 1, 2026 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 \$20,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

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

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

Sincerely,

Justin J. Manning, CAI, AARE
President

JJ Manning AUCTIONEERS

TERMS & CONDITIONS

CAPE COD REAL ESTATE AUCTION

**1,352+/- SF, 4-BEDROOM, 2-BATH
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THURSDAY, OCTOBER 1 AT 11AM ON-SITE

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Terms of Sale: 10% deposit of which Twenty Thousand Dollars (\$20,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, October 2, 2026. 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 Friday, October 30, 2026 (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 Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

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

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.

JJ Manning

AUCTIONEERS

BUYER'S PREMIUM EXPLANATION

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

EXAMPLE:

Bid Price:	\$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 1st day of October 2026

1. PARTIES AND MAILING ADDRESSES

THREE HUNDRED THREE CAMP ST LLC 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 303 Camp St., Yarmouth, MA, more particularly described as

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

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

4. TITLE DEED

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

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

5. PLANS

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

6. PURCHASE PRICE

The agreed purchase price for said premises 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 Friday, October 2, 2026 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 Friday, October 30, 2026 (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. Selling subject to any existing tenants and/or tenancies.

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

Buyer's Initials: _____

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.

Buyer's Initials: _____

19. BUYER'S DEFAULT

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

20. CONTINGENCIES

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

21. WARRANTIES AND REPRESENTATIONS

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

22. CONSTRUCTION OF AGREEMENT

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

23. LEAD PAINT LAW

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

24. SMOKE DETECTORS/SEPTIC/WATER

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

25. SOPHISTICATED BUYER

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

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

THREE HUNDRED THREE CAMP ST LLC, Seller

BUYER

By: Mary Lenihan

BUYER

By:

Buyer's Attorney (Name)

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

Buyer's Attorney (Firm)

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

Buyer's Initials: _____

Buyer's Daytime Phone

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

Buyer's Evening Phone

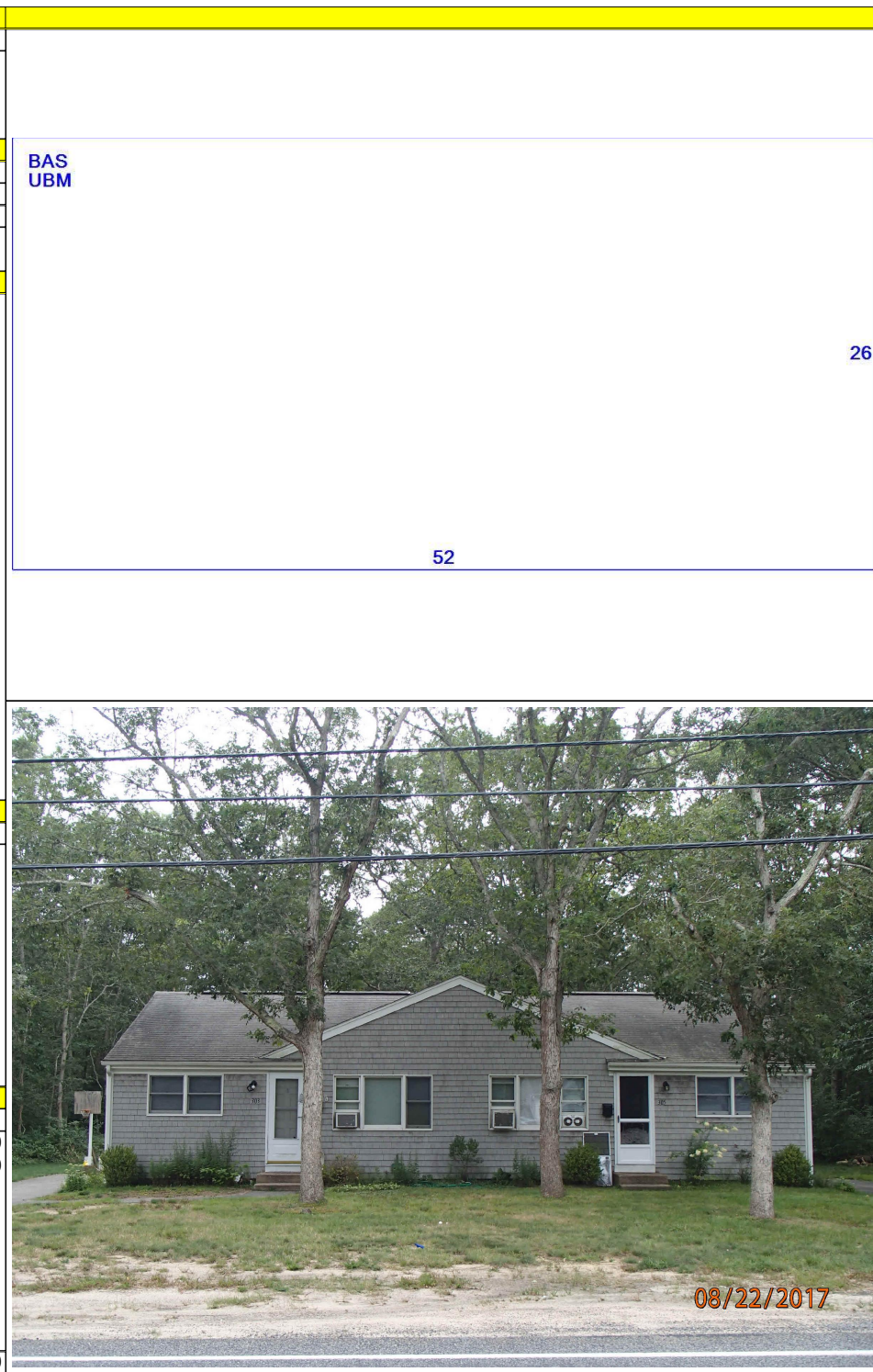
Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Attorney's Phone

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

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								815 YARMOUTH, MA VISION					
THREE HUNDRED THREE CAMP ST 17 GENERAL HOLWAY RD SOUTH YARMOUTH MA 02664		1	Level	2		1	Paved	2	Suburban	Description	Code	Assessed	Assessed										
				6	Septic					RESIDENTL	1040	271,300	271,300										
								RES LAND	1040	245,400	245,400												
SUPPLEMENTAL DATA																							
Alt Prcl ID 46/ A093/ // MISC 250 SEWER P CONTRACT # PLAN # 575J ZIP CODE 2673: GIS ID M_302825_825036						VOTE VOTE DATE PRIVATE Assoc Pid#				Total		516,700		516,700									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
THREE HUNDRED THREE CAMP S MUIR MICHAEL J EXC MUIR MICHAEL J EXC MUIR MICHAEL J EXC MUIR HAROLD J		D1196436	0	07-16-2012	U	I	178,500	1F			Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed				
		D1196435	0	07-16-2012	U	I	100	1F	2026	1040	271,300	2025	1040	230,000	2024	1040	220,200						
		D1196433	0	07-16-2012	U	I	100	1F		1040	245,400		1040	142,800		1040	108,700						
		D1196432	0	07-16-2012	U	I	100	1F															
		483784	0	05-15-1989		I	0				Total		516,700		Total		372,800		Total		328,900		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int											
Total				0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0030																							
NOTES																							
GREY I/A E/A BUSY STREET																							
Appraised Bldg. Value (Card) 271,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 245,400 Special Land Value 0 Total Appraised Parcel Value 516,700 Valuation Method C Total Appraised Parcel Value 516,700																							
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result						
BLDX-23-15	07-11-2023	BPEXP	Re-Roof	2,300		100		This Permit Is For 305 Camp S WEATHERIZATION, AI Repairs - strip and reroof 18 s 8X8 SHED				08-22-2017	BH	01	1	CL	Cyclical						
BLDX-23-15	07-11-2023	BPEXP		07-26-2015								RF	54			Field Review							
22-005475	03-29-2022	RF		01-01-2014								BH	CY			CYCLICAL 2014							
998387	06-25-1990			07-27-2004								JB	02			Measur+2Visit - Info Card I							
											07-27-2004	JB			01		Measur+1Visit						
											07-13-1996	RD			00		Measur+Listed						
											05-01-1992	DB			02		Measur+2Visit - Info Card I						
LAND LINE VALUATION SECTION																							
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value						
1	1040	TWO FAMILY			27,878	SF	8.00	1.00000	3	1.00	0030	1.100			1.0000	8.8	245,400						
Total Card Land Units					27,878	SF	Parcel Total Land Area					0.64	Total Land Value					245,400					

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	10	Duplex									
Model	01	Residential									
Grade:	03	Average									
Stories:	1	1 Story									
Occupancy	2					CONDO DATA					
Exterior Wall 1	14	Wood Shingle				Parcel Id		C		Owne	0.0
Exterior Wall 2	25	Vinyl Siding							B		S
Roof Structure:	03	Gable/Hip				Adjust Type	Code	Description			Factor%
Roof Cover	03	Asph/F Gls/Cmp				Condo Flr					
Interior Wall 1	05	Drywall/Sheet				Condo Unit					
Interior Wall 2						COST / MARKET VALUATION					
Interior Flr 1	09	Pine/Soft Wood				Building Value New			376,860		
Interior Flr 2	05	Vinyl/Asphalt				Year Built			1970		
Heat Fuel	04	Electric				Effective Year Built			1996		
Heat Type:	07	Electr Basebrd				Depreciation Code			A		
AC Type:	01	None				Remodel Rating					
Total Bedrooms	04	4 Bedrooms				Year Remodeled					
Total Bthrms:	2					Depreciation %			28		
Total Half Baths	0					Functional Obsol			0		
Total Xtra Fixtrs						Ext. Comment			0		
Total Rooms:	8					Trend Factor			1		
Bath Style:	02	Average				Condition					
Kitchen Style:	02	Modern				Condition %					
						Percent Good			72		
						RCNLD			271,300		
						Dep % Ovr					
						Dep Ovr Comment					
						Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor			1,352	1,352	1,352	229.26	309,960			
UBM	Basement, Unfinished			0	1,352	270	45.78	61,900			
Ttl Gross Liv / Lease Area				1,352	2,704	1,622		371,860			



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303-305 Camp Street, West Yarmouth, Massachusetts

We, Maura A. Young, of 6450 Dryden Drive, McLean, VA and Michael J. Muir, of 35 Lawrence Street, West Boylston, MA both personally and as Executor of the Estate of Harold J. Muir, Worcester County Probate No.W011P2067EA, pursuant to the power of sale conferred by the will of said Harold J. Muir

for consideration paid of ONE HUNDRED SEVENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 (\$178,500.00) DOLLARS, hereby grant all our right, title and interest to

303 Camp Street, LLC, a Massachusetts limited liability company with an address of 17 General Holoway Road, South Yarmouth, MA 02664

with QUITCLAIM COVENANTS

that land situated in Yarmouth in the County of Barnstable and Commonwealth of Massachusetts, bounded and described as follows:

Lot 93
Plan 25823-G

Said land is subject to an easement as set forth in a grant made by Alice M. Smith to the Buzzards Bay Electric Company dated August 6, 1915 duly recorded in Book 360 Page 441.

Said land is subject to a taking of Camp Street by the Town of Yarmouth dated April 6, 1964 being Document N. 87,610, entered upon by said Town dated April 28, 1964 being Document No. 87,786.

For title see Certificate of Title 117536 and order recorded

7.11.12
APPROVED FOR REGISTRATION
BY THE COURT
Edna H. Miller
CHIEF TITLE EXAMINER
as to execution

303-305 Camp Street, West Yarmouth, Massachusetts
Ctfr# 197660

Executed as a sealed instrument Not this 7th day of May, 2012. O T

AN AN
OFFICIAL OFFICIAL
COPY Maura A. Young
Maura A. Young
NOT NOT
AN AN
OFFICIAL OFFICIAL
C O COMMONWEALTH OF VIRGINIA

County: Orington

On this 7 day of May, 2012 before me, the undersigned notary public, personally appeared Maura A. Young, proved to me through satisfactory evidence of identification which were VA Drivers license to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that they/he/she signed it voluntarily for its stated purpose.

Tasha Obee

Notary Public:

My commission expires:



MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE LAND COURT REGISTRY
Date: 07-16-2012 @ 02:11pm
Ct1#: 1338 Doc#: 1196436
Fee: \$610.47 Cons: \$178,500.00

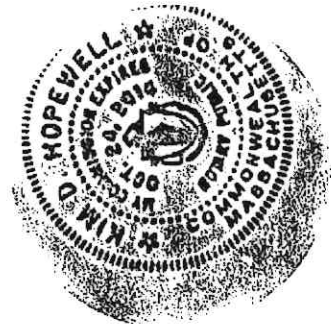
BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE LAND COURT REGISTRY
Date: 07-16-2012 @ 02:11pm
Ct1#: 1338 Doc#: 1196436
Fee: \$481.95 Cons: \$178,500.00

NOT AN OFFICIAL COPY
Michael J. Muir
NOT AN OFFICIAL COPY
**Michael J. Muir, personally and as Executor of the
Estate of Harold J. Muir**
NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY
COMMONWEALTH OF MASSACHUSETTS

County: Worcester

On this 8th day of May, 2012 before me, the undersigned notary public,
personally appeared **Michael J. Muir, personally and as Executor of the Estate of
Harold J. Muir**, proved to me through satisfactory evidence of identification which were
Mass Lic 536495867 to be the person(s) whose name(s) is/are signed on the
preceding or attached document, and acknowledged to me that they/he/she signed it
voluntarily for its stated purpose.

Therese D. Hopewell
Notary Public:
My commission expires: Oct 24, 2014



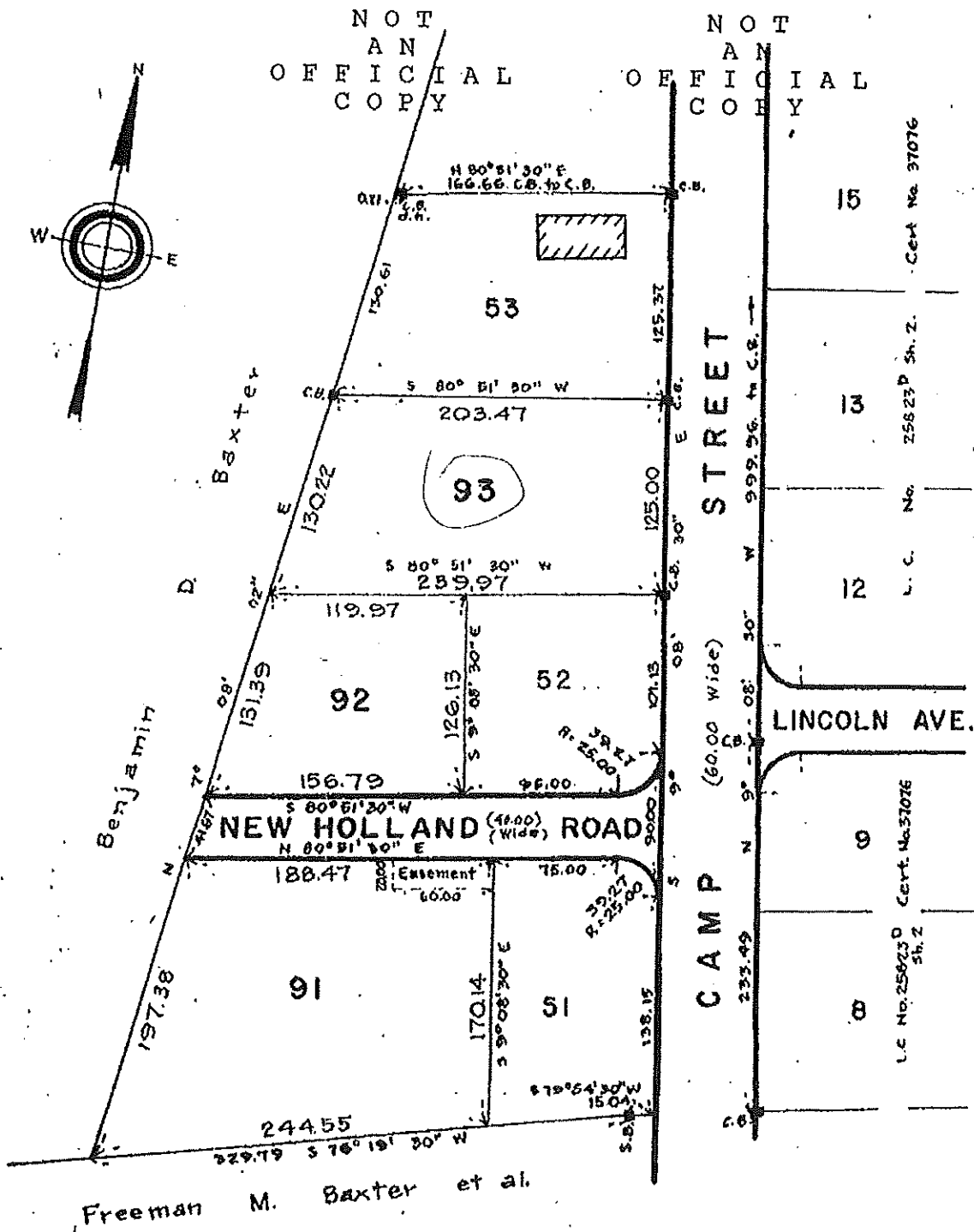
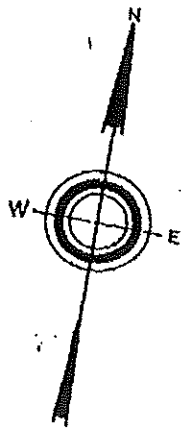
BARNSTABLE REGISTRY OF DEEDS

SUBDIVISION PLAN OF LAND IN YARMOUTH

25823^G

Robert A. McGlone, Surveyor

NOT AN OFFICIAL COPY
 A December 23, 1968
 NOT AN OFFICIAL COPY



Subdivision of Lot 54
 Shown on Plan 25823^B
 Filed with Cert. of Title No. 32483
 Registry District of Barnstable County

Separate certificates of title may be issued for land
 shown hereon as Lots 51, 92 and 93
 By the Court.

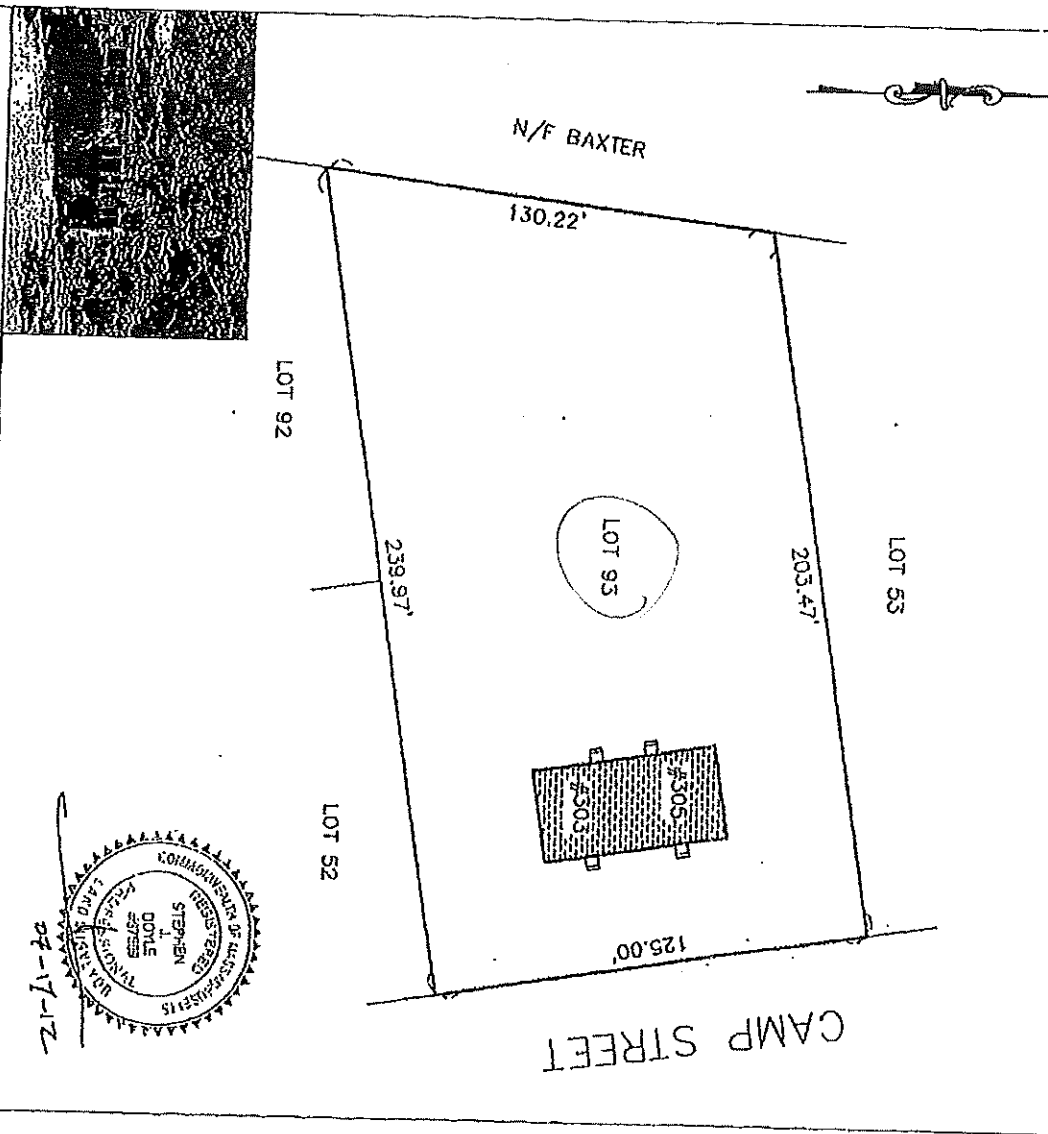
Margaret M. Doherty

Copy of part of plan
 filed in
 LAND REGISTRATION OFFICE
 MARCH 14, 1969
 Scale of this plan 80 feet to an inch
 C.M. Anderson, Engineer for Court.

MORTGAGE INSPECTION PLAN

APPLICANT: 303 CAMP STREET, LLC

TOWN: WEST YARMOUTH



FLOOD PANEL: 250015 0003 C FLOOD ZONE: "C"

DATE MAP REVISED: 6/17/1986

I HEREBY CERTIFY THAT THE SURVEYED INSPECTION PLAN HAS BEEN PREPARED FOR THE BANK OF CAPE COD

THE LOCATION OF THE OUTLINE SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE OF THE TOWN OF CAPE COD. THE OUTLINE APPEARS TO CORRESPOND TO THE LOCAL TOWN MAP. THE OUTLINE OF LOT 93 IS SHOWN FOR INFORMATIONAL PURPOSES. THE OUTLINE OF LOT 93 IS SHOWN FOR INFORMATIONAL PURPOSES. THE OUTLINE OF LOT 93 IS SHOWN FOR INFORMATIONAL PURPOSES.

DATE: 7/17/12 DEED REF: D485784 SCALE: 1" = 40' PLAN REF: 25025 G

THE INFORMATION SHOWN ON THIS SURVEYED INSPECTION PLAN AND LOCATIONS SHOWN ARE APPROXIMATE. THE INFORMATION SHOWN IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN. THE INFORMATION SHOWN IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN.

TELEPHONE: 508-428-0055
FAX: 508-420-5553

YANKEE LAND SURVEY COMPANY, INC
119 ROUTE 149, Marston Mills, MA 02648

yankeesurvey@comcast.net

www.yankeesurvey.net

82151

JM



Town of Yarmouth
Office of Collector of Taxes
1146 Route 28
South Yarmouth, MA 02664-4491

THE COMMONWEALTH OF MASSACHUSETTS
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

BILL DATE	BILL NUMBER
03/13/2026	15969

Total Due: May 01, 2026
\$1,858.30

Scan Here !



To Pay Online

Office Hours:
Monday thru Friday
8:30 AM - 4:30 PM
Phone: (508) 398-2231 Ext 1233
Assessor Phone:
(508) 398-2231 Ext. 1222
Online Payments:
Pay your bill online utilizing the
QR Code to the left or at
www.yarmouth.ma.us

FY 2026 ACTUAL REAL ESTATE TAX BILL

THREE HUNDRED THREE CAMP ST LLC
17 GENERAL HOLWAY RD
SOUTH YARMOUTH MA 02664-4017

T7 P1
2110
2



18002082026300015969900001858307

TAXPAYER'S COPY - THIS PORTION TO BE RETAINED AS YOUR RECEIPT. IF PAYING IN PERSON - PLEASE BRING THIS COPY WITH YOU.

SECOND PAYMENT NOTICE

FY 2026 ACTUAL REAL ESTATE TAX BILL

Your fiscal year 2026 Real Estate Tax on the parcel described below that is payable by May 01, 2026 is as follows:

Assessed owner as of January 1, 2025:

THREE HUNDRED THREE CAMP ST LLC
17 GENERAL HOLWAY RD
SOUTH YARMOUTH MA 02664-4017

TAX RATE PER \$1,000

1. Res.	2. Op.Sp.	3. Comm.	4. Ind.
\$6.97	\$6.97	\$6.97	\$6.97

PROPERTY DESCRIPTION

Location:	
303 CAMP ST	
Account Number:	134686
Parcel ID:	053.11
Book/Page: 436 0	Class: 1040
Deed Date: 07/16/2012	Area: 0.64 Acre(s)
Land Value:	\$245,400
Building Value:	\$271,300
Exempt Value	\$0
Total Taxable Value	\$516,700

Bills are due on or before 05/01/2026

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made.

Payments made after 03/05/2026 may not be reflected on this bill.

Make all payments payable to the Town of Yarmouth. Please return the bottom portion of this bill marked PAYMENT COUPON to:

TOWN OF YARMOUTH, PO BOX 745, READING, MA 01867-0405

For help with online payments or to make payments by phone, please call City Hall Systems at 508-381-5455.

Note the Town of Yarmouth Scholarship Fund insert included with this mailing. Thank you !

BILL DATE	BILL NUMBER
03/13/2026	15969

SPECIAL ASSESSMENTS

Type	Amount	Type	Amount
------	--------	------	--------

Real Estate Tax	\$3,601.40
Community Preservation Act	\$87.13
Water Infrastructure Investment Fund	\$28.09
Special Assessments	\$0.00
Exemptions/Abatements	\$0.00
Total Tax	\$3,716.62
Current Payments/Credits	\$1,858.32
Past Due	\$0.00
Interest	\$0.00
Fees	\$0.00
2nd Half Billed	\$1,858.30
TOTAL DUE: MAY 01, 2026	\$1,858.30

TAXPAYER'S COPY

18002082026300015969900001858307

SECOND PAYMENT NOTICE

FY 2026 ACTUAL REAL ESTATE TAX BILL

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Assessed owner as of January 1, 2025:

THREE HUNDRED THREE CAMP ST LLC
17 GENERAL HOLWAY RD
SOUTH YARMOUTH MA 02664-4017

To remit by Mail: fold and tear at perforation

PROPERTY DESCRIPTION

Location:	
303 CAMP ST	
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TOWN OF YARMOUTH
Office of Collector of Taxes
PO Box 745
Reading, MA 01867-0405

PAYMENT COUPON

18002082026300015969900001858307



Town of Yarmouth
Office of Collector of Taxes
1146 Route 28
South Yarmouth, MA 02664-4491



303 CAMP ST LLC
COTOIA MARY
17 GENERAL HOLWAY RD
S YARMOUTH MA 02664-4017

T15 P1
4763
2



Scan Here !



To Pay Online

TOWN OF YARMOUTH WATER BILL

Office Hours

MONDAY - FRIDAY
8:30 AM - 4:30 PM

Telephone Numbers:

(508) 771-7921

Make Checks Payable To:

TOWN OF YARMOUTH
DO NOT MAIL CASH

Mail Payments to:

TOWN OF YARMOUTH
P.O. BOX 745
READING, MA 01867-0405

Online Payments:

Pay your bill online utilizing the
QR Code to the left or at
www.yarmouth.ma.us

Customer			Service Address		
303 CAMP ST LLC			303 -305 CAMP ST		
Bill Date	Due Date	Previous Read Date	Current Read Date	Account Number	Bill Number
6/1/2026	7/1/2026	2/19/2026	5/21/2026	03-009435	640461
Description	Readings		Replaced Usage	Total Usage	Charge
	Current	Previous			
WATER	505	497		8	\$23.04
SMALL METER QUARTERLY CHARGE					\$36.00
Meter Charge Billing Period		Interest Due	Past Due	Current Charges	Total Due
06/01/2026 to 08/31/2026		\$0.00	\$0.00	\$59.04	\$59.04

WATER RATES		
COST PER 1,000 GALLONS		
Volume of Water Used	Effective July 1, 2025	Effective July 1, 2026
First 15,000 gallons	\$2.88	\$3.04
15,001 - 30,000 gallons	\$3.41	\$3.64
30,001 - 50,000 gallons	\$4.07	\$4.43
Over 50,000 gallons	\$4.86	\$5.39
MINIMUM CHARGE PER METER (Billed Quarterly in Advance)		
Meter Size	Effective July 1, 2025	Effective July 1, 2026
Small Meter	\$36.00	\$38.00
1" Meter	\$90.00	\$95.00
1-1/2" Meter	\$180.00	\$190.00
2" Meter	\$288.00	\$304.00
3" Meter	\$540.00	\$570.00
4" Meter	\$900.00	\$950.00

SERVICE CHARGES	
SERVICE CALL	
NORMAL WORKING HOURS	
1 hour minimum	\$35.00 plus parts
Each 1/2 hr additional	\$17.50 plus parts
AFTER NORMAL WORKING HOURS	
2 hour minimum	\$75.00 plus parts
Seasonal Turn Off/On	\$50.00
Demand charge	\$25.00
Interest Charge	14.00% daily
Private Fire Protection	
Each sprinkler line	\$180.00 per year
Septic System Alert: To protect your septic system from costly repairs and for proper maintenance, the Town of Yarmouth Health Department recommends that you pump your septic system every 4 years, or annually if you have a garbage grinder. Solids entering and clogging your leaching field will cause major problems for your septic system. If you need your septic system drawings or pumping history, visit the Town's website and click on "Online Services".	
Rental Housing Notice: All Rental Housing must be registered with the Health Department annually per Town bylaw. Applications can be obtained on the Health Department website.	

Please return THIS portion of the bill with your payment.



Town of Yarmouth
Office of Collector of Taxes
1146 Route 28
South Yarmouth, MA 02664-4491

TOWN OF YARMOUTH WATER BILL

REMIT COPY

Bill Date	Due Date	Bill Number	Account Number	Customer
6/1/2026	7/1/2026	640461	03-009435	303 CAMP ST LLC COTOIA MARY 17 GENERAL HOLWAY RD S YARMOUTH MA 02664-4017
Service Address				
303 -305 CAMP ST				
Please indicate amount enclosed. Do not send cash. Enclose remit copy of bill with your payment.				
Past Due:				\$0.00
Interest Due:				\$0.00
Current Charge:				\$59.04
Amount Due Now:				\$59.04
AMOUNT ENCLOSED				

Please make checks payable and mail to:

TOWN OF YARMOUTH
P.O. BOX 745
READING, MA 01867-0405

1800604202630064046100000059048



First American Title™

Loan Policy of Title Insurance

ISSUED BY

First American Title Insurance Company

POLICY NUMBER

5011300-3559406e

Schedule A

Name and Address of Title Insurance Company: **FIRST AMERICAN TITLE INSURANCE COMPANY, 1 First American Way, Santa Ana, California 92707**

Agent's File No.: 2020-60

Premium: \$ 337.50

Loan No.: EASTERN/303 CAMP

Owner's Policy No.: * NONE *

Address Reference: 303 Camp Street, West Yarmouth MA 02673

Amount of Insurance: \$225,000.00

Owner's Amount of Insurance:

Date of Policy: November 9, 2020 at 2:00 AM

Please complete the requested information if the insured premises is covered by any prior FATIC Policy(ies):
Policy No(s): _____ Amount(s) of Insurance: _____

1. Name of Insured: Eastern Bank, its successors and/or assigns, as their interests may appear of record

2. The estate or interest in the Land that is encumbered by the Insured Mortgage is: Fee Simple

3. Title is vested in: 303 Camp Street, LLC

4. The Insured Mortgage, and its assignments, if any are described as follows:

Mortgage from 303 Camp Street, LLC to Eastern Bank dated October 30, 2020 in the original principal amount of \$225,000.00 as recorded in the Barnstable County District Land Court on November 9, 2020 at 2:00 AM, in Document Number 1411338.

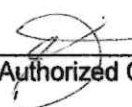
5. The Land referred to in this policy is described as follows: 303 Camp Street, in the City/Town of West Yarmouth, County of Barnstable, and State of Massachusetts; and is described as set forth in Exhibit A attached hereto and made part hereof.

6. This policy incorporates by reference those ALTA and/or First American endorsements selected below:

James M. Callahan, PLLC

Agency Name

By:


Authorized Countersignature

 First American Title™	Loan Policy of Title Insurance ISSUED BY First American Title Insurance Company
Schedule BI	POLICY NUMBER 5011300-3559406e

Agent's File No.: 2020-60
 Owner's Policy No.: * NONE *
 Loan Policy No.: 5011300-3559406e

PART I

EXCEPTIONS FROM COVERAGE

Except as provided in Schedule B – Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title, including discrepancies, conflicts in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the public records.
3. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the public records.
4. The mortgage, if any, referred to in Item 4 of Schedule A. (This exception does NOT apply to Loan Policies).
5. Liens for taxes and assessments which become due and payable subsequent to the date of policy.
6. IF THE INSURED PREMISES IS A CONDOMINIUM UNIT: Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the laws of the State of the insured premises or set forth in the Master Deed or Declaration of Condominium, in the related By-Laws, in the Declaration of Trust, or Site Plans and Floor Plans as duly recorded in the appropriate land records office and as the same may have been lawfully amended, and in any instrument creating the estate or interest insured by this policy.
7. Subject to an easement as set forth in a grant made by Alice M. Smith to the Buzzards Bay Electric Company dated August 6, 1915, filed with Barnstable County Registry of Deeds, Book 360, Page 441.
8. Subject to a taking of Camp Street by the Town of Yarmouth, dated April 6, 1964, filed with the Land Court Document #87786.

☒ See exceptions on attached Schedule B – Part II

Exception(s) numbered {1,2,3} are hereby omitted from the Loan Policy only.



 INITIAL FOR IDENTIFICATION

 First American Title™	Loan Policy of Title Insurance
Schedule BII	ISSUED BY First American Title Insurance Company POLICY NUMBER 5011300-3559406e

Agent's File No.: 2020-60
 Owner's Policy No.: * NONE *
 Loan Policy No.: 5011300-3559406e

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, but the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

Collateral Assignment of Leases and Rents from 303 Camp Street, LLC to Eastern Bank dated October 29, 2020, filed with the Barnstable Land Court November 9, 2020, Document #1411339.

 First American Title™	Loan Policy of Title Insurance
Exhibit A	ISSUED BY First American Title Insurance Company
	POLICY NUMBER 5011300-3559406e

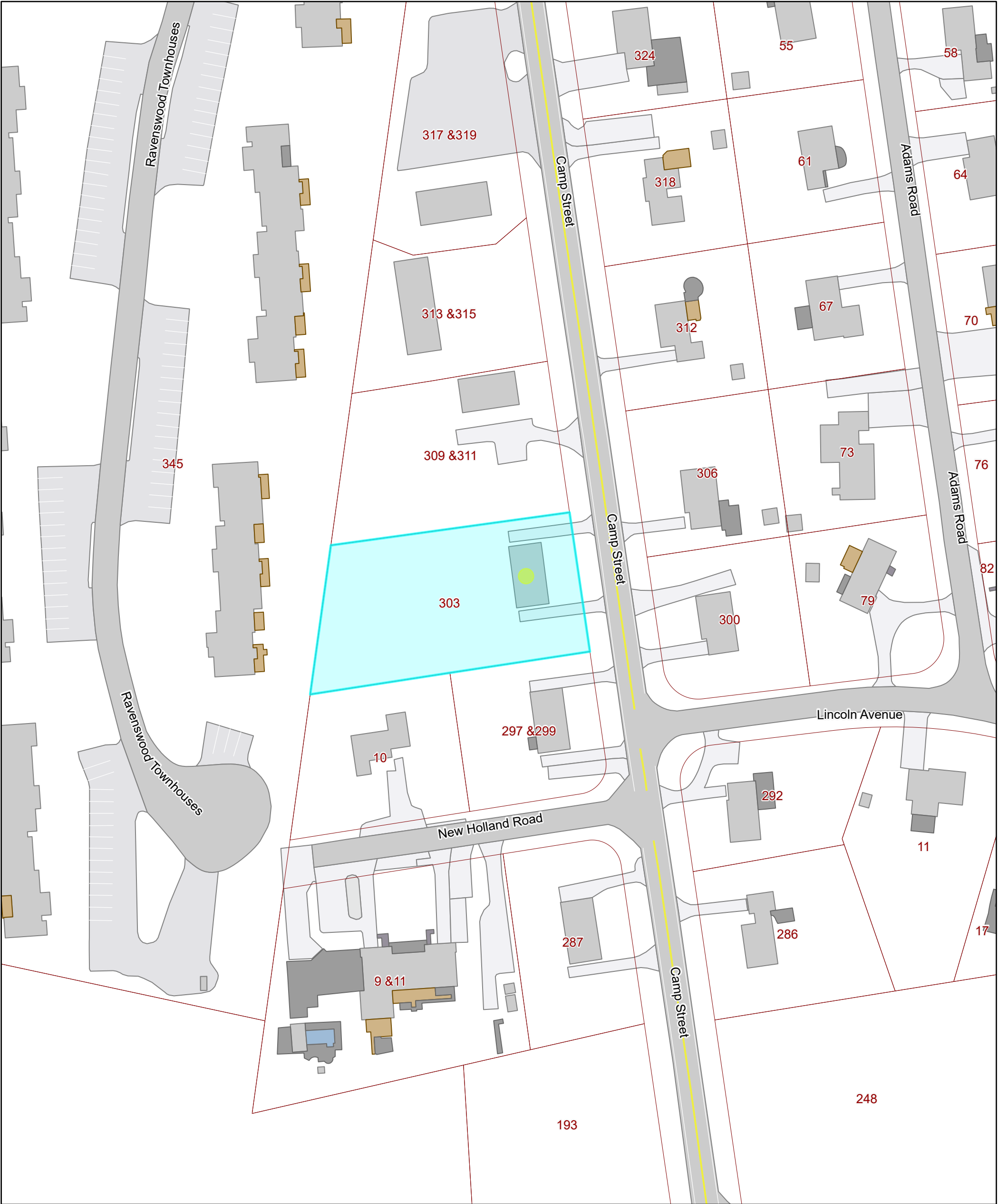
Agent's File No.: 2020-60
 Owner's Policy No.: * NONE *
 Loan Policy No.: 5011300-3559406e

EXHIBIT A

The land, together with the buildings and other improvements located thereon situated at 303-305 Camp Street, in West Yarmouth in the County of Barnstable and Commonwealth of Massachusetts, bounded and described as Lot 93 shown on Land Court Plan No. 25823-G.

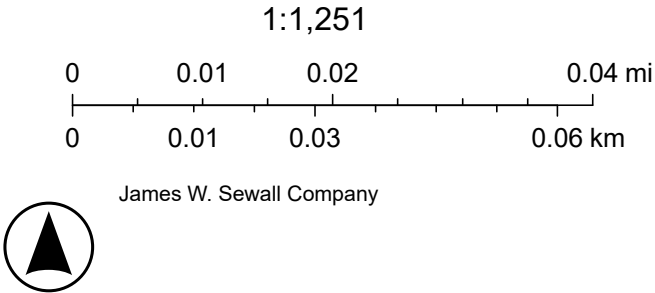
For title see Certificate of Title No. 197661.

ArcGIS Web Map



8/13/2026, 9:29:49 AM

-  Yarmouth Locator
-  FY26 Parcels (TaxFee)
- Road Labels



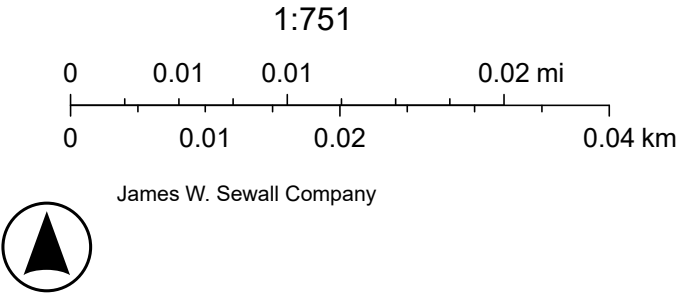
IMPORTANT: This is NOT a legally enforceable representation of property boundaries.

Aerial Map



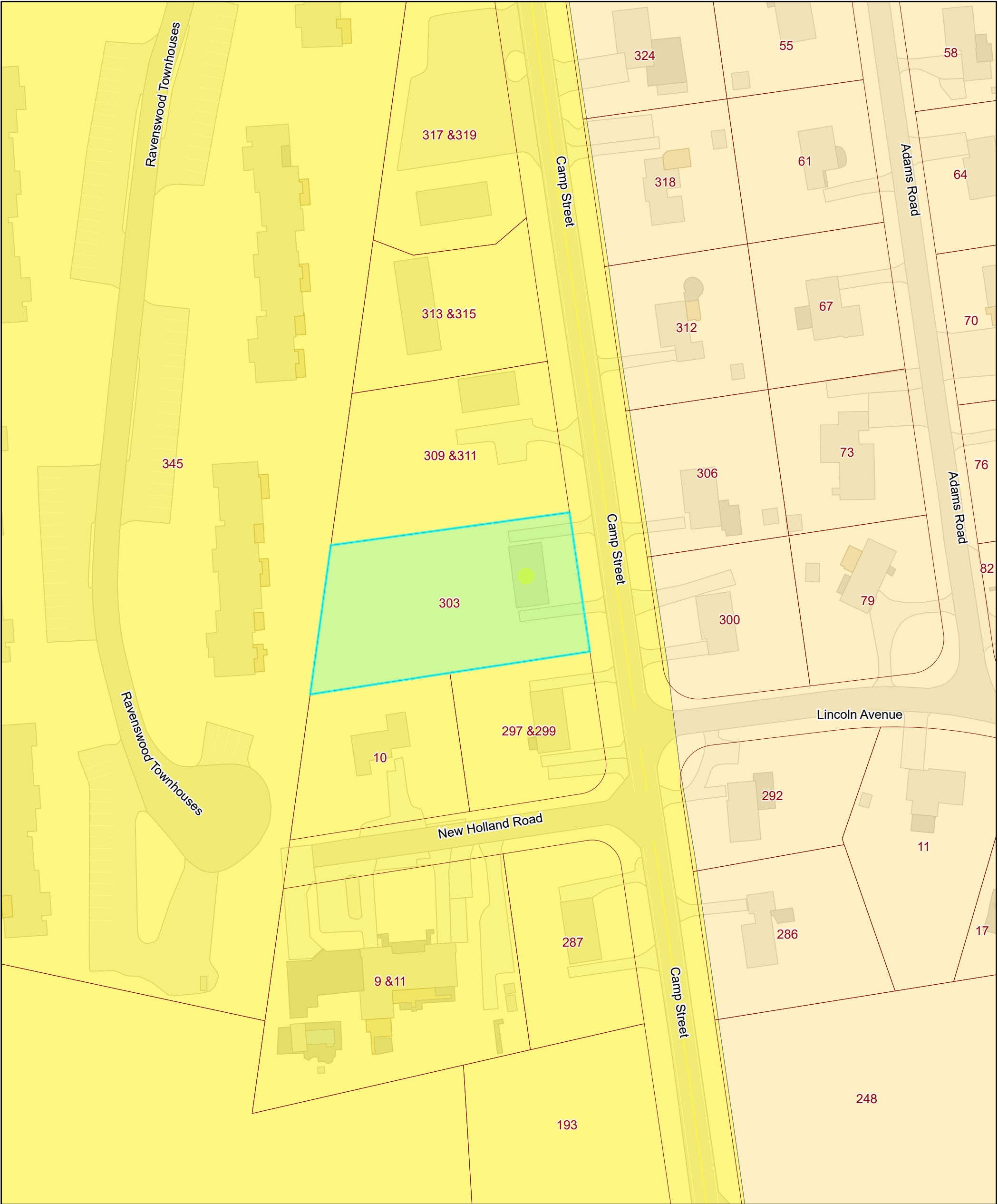
8/13/2026, 9:39:49 AM

-  Yarmouth Locator
-  FY26 Parcels (TaxFee)
- Road Labels



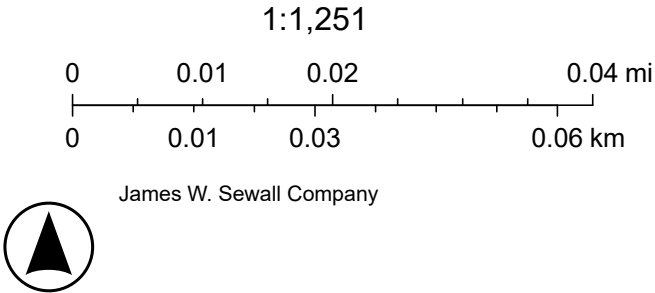
IMPORTANT: This is NOT a legally enforceable representation of property boundaries.

Zoning Map



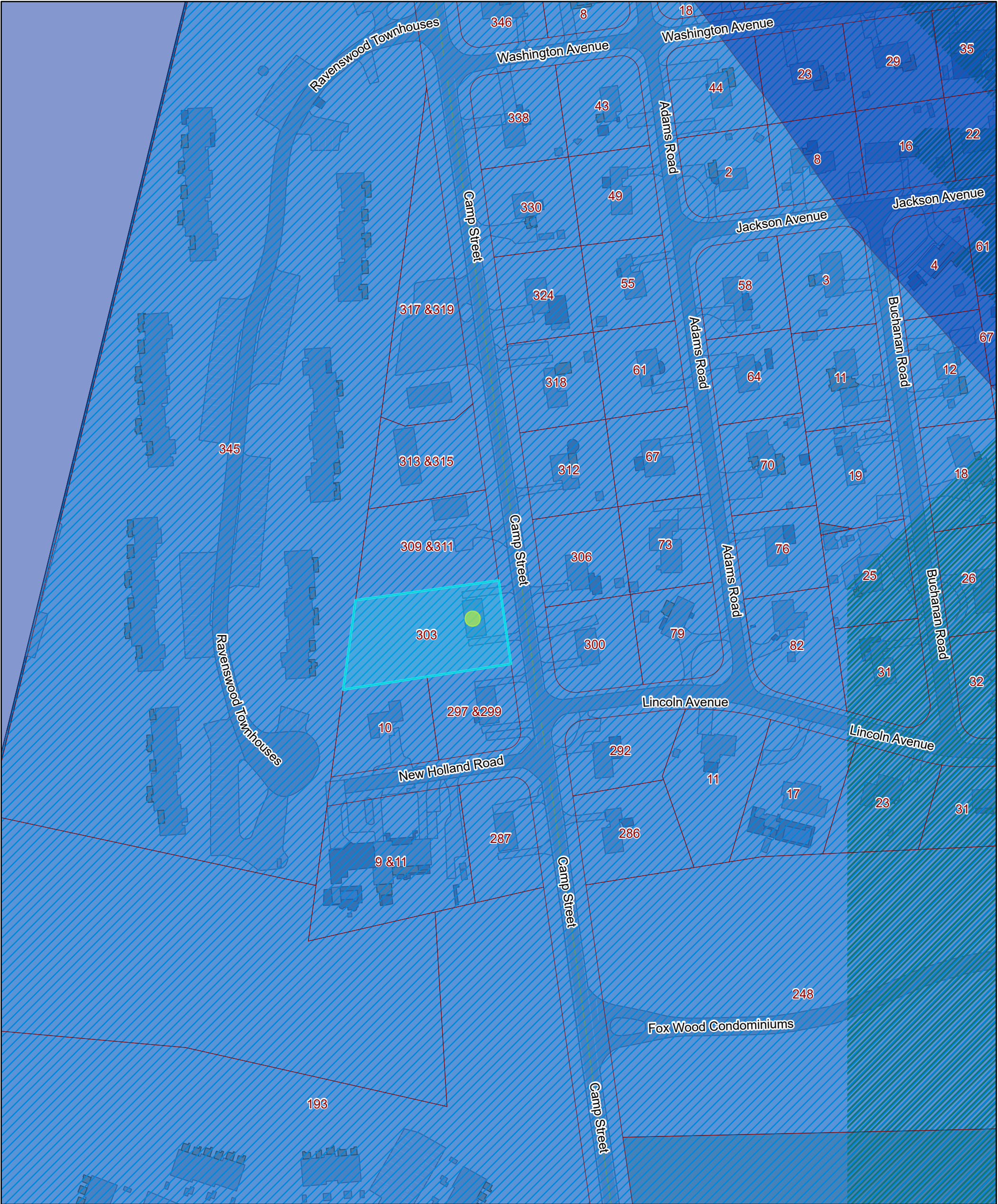
8/13/2026, 9:36:34 AM

- Yarmouth Locator
- FY26 Parcels (TaxFee)
- Road Labels
- Zoning Districts
 - R-25
 - R-40



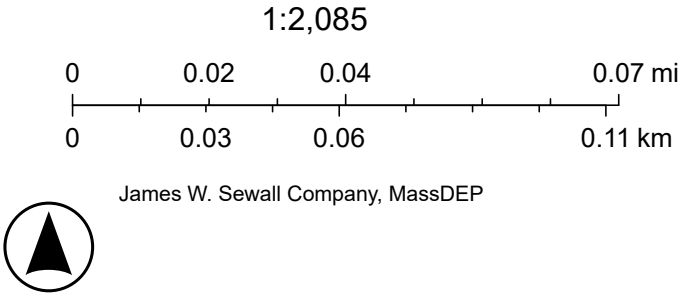
IMPORTANT: This is NOT a legally enforceable representation of property boundaries.

Enviro Map



8/13/2026, 9:37:37 AM

-  Yarmouth Locator
-  FY26 Parcels (TaxFee)
- Road Labels
-  Zone II Wellhead Protection Areas
-  Aquifer Protection District



IMPORTANT: This is NOT a legally enforceable representation of property boundaries.

303-305 Camp Street Improvements

YEAR	DESCRIPTION	COST +/-
2020	Septic new	\$14,974
2021	Driveway & Walks	\$11,500
2022	Roof	\$8,200
2023	Water Heater	\$2,394
2023	Rise Engineering (weather stripping, attic insulation, air sealing)	\$0
2023	Heat Pump	\$14,250
2023	Heat Pump	\$14,250
2024	Storm Door	\$1,045
2025	Trim and Kickplates	\$9,630
	Total:	\$76,243

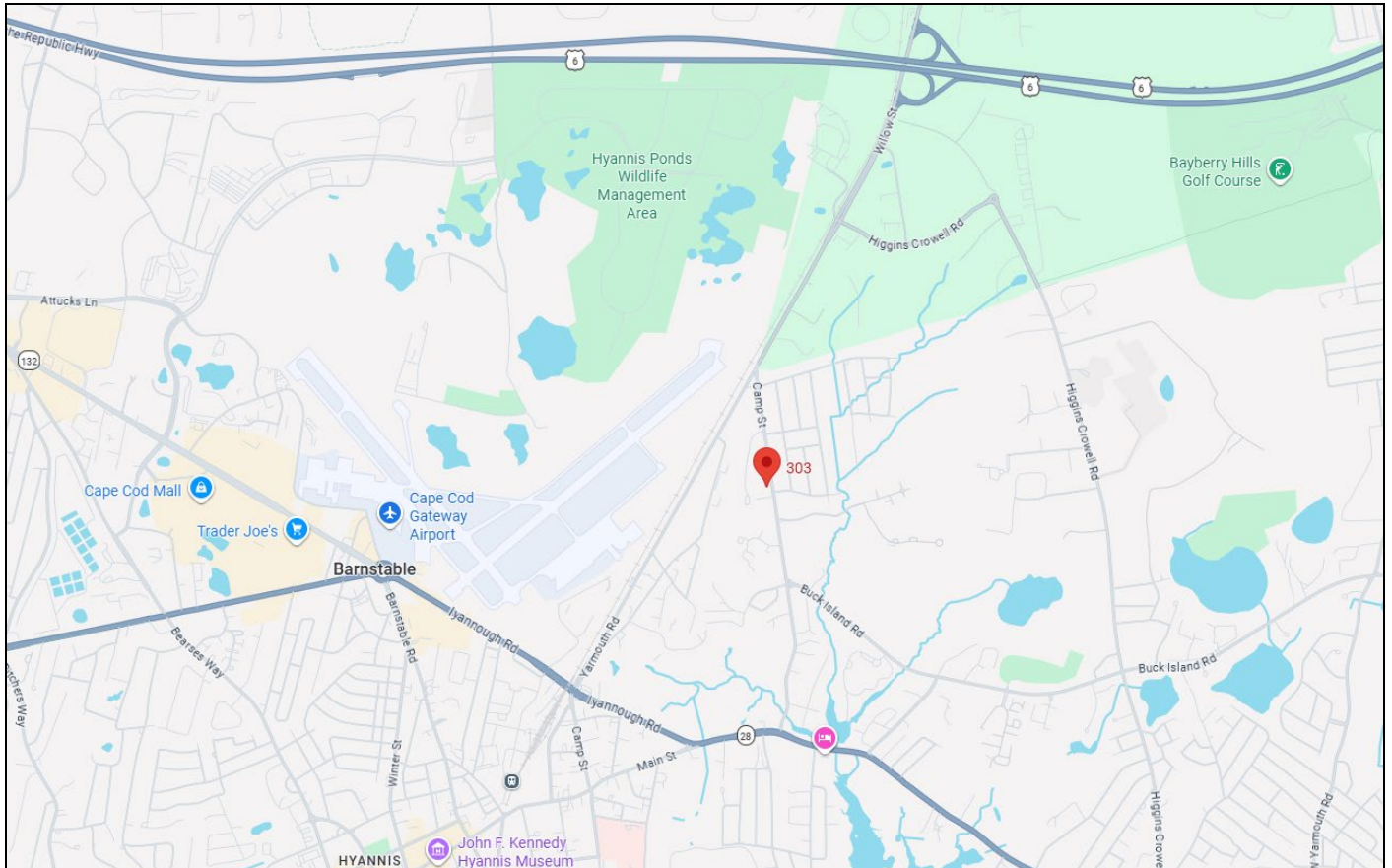
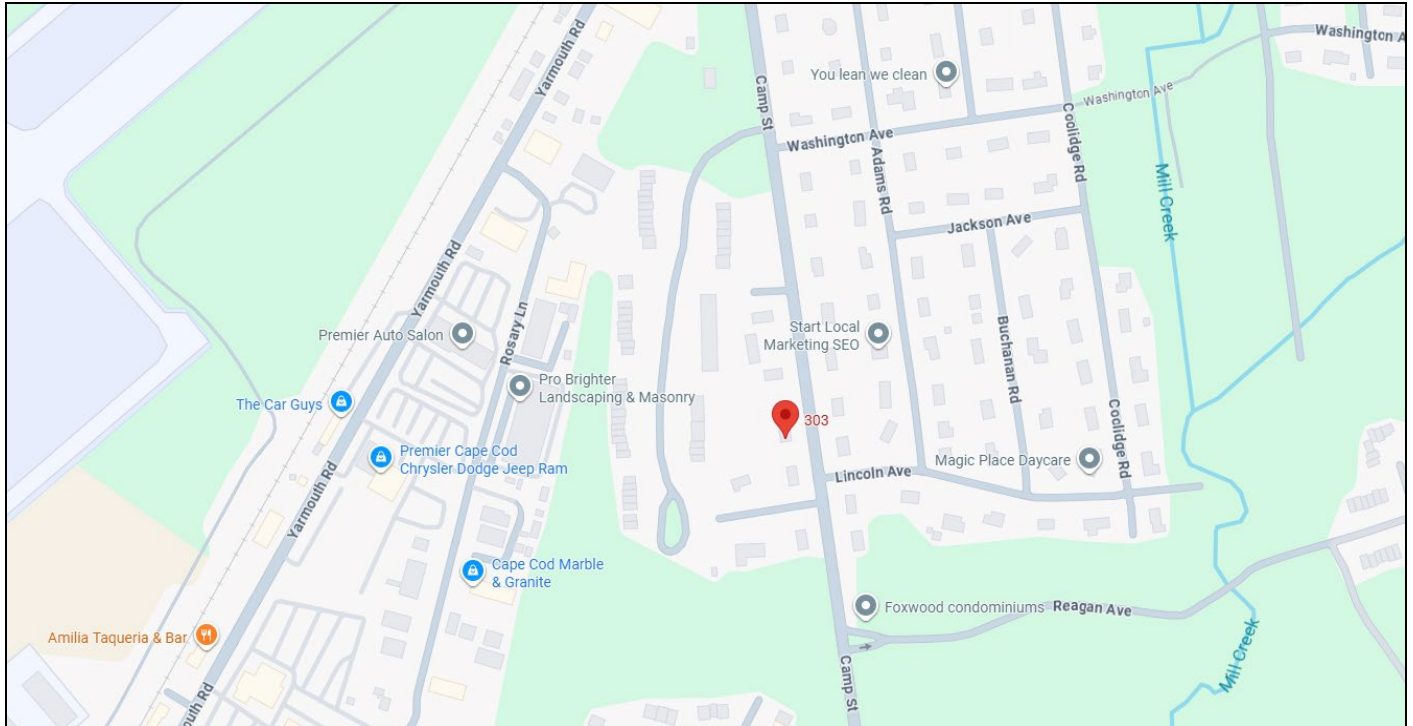
Copies of individual invoices are available upon request

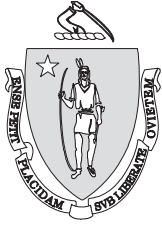
PHOTO GALLERY
303 CAMP ST., W. YARMOUTH, MA

COMING SOON

MAP

303 CAMP ST., W. YARMOUTH, 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!