

**Unofficial Property Record Card - Newbury, MA**

**General Property Data**

Parcel ID R47-0-24	Account Number
Prior Parcel ID --	
Property Owner CHARMANSKI PHILIP S	Property Location 2 HIGHFIELD RD
	Property Use ONE FAM
Mailing Address 2 HIGHFIELD RD	Most Recent Sale Date 8/12/2005
	Legal Reference 24692-575
City NEWBURY	Grantor HALL DAVID,
Mailing State MA Zip 01951	Sale Price 300,000
ParcelZoning AR4	Land Area 2.990 acres

**Current Property Assessment**

Card 1 Value	Building Value 114,000	Xtra Features Value 19,100	Land Value 201,600	Total Value 334,700
--------------	------------------------	----------------------------	--------------------	---------------------

**Building Description**

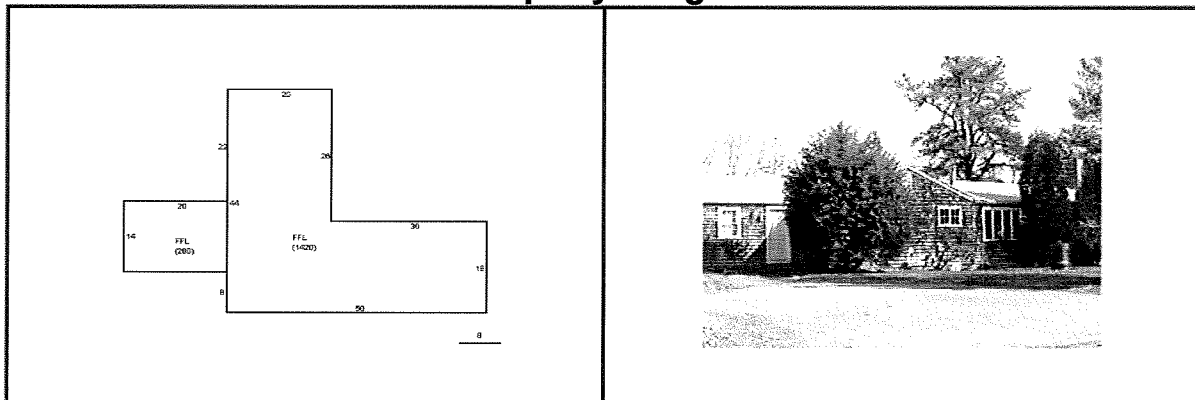
Building Style RANCH	Foundation Type SLAB	Flooring Type SOFTWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1956	Roof Structure GABLE	Heating Type NOT DUCTED
Building Grade AVG. (-)	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Good	Siding WOOD SHING	Air Conditioning 0%
Finished Area (SF) 1700	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 5	# of Bedrooms 2	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 1	# of Other Fixtures 0

**Legal Description**

**Narrative Description of Property**

This property contains 2.990 acres of land mainly classified as ONE FAM with a(n) RANCH style building, built about 1956 , having WOOD SHING exterior and ASPHALT SH roof cover, with 1 unit(s), 5 room(s), 2 bedroom(s), 2 bath(s), 1 half bath(s).

**Property Images**



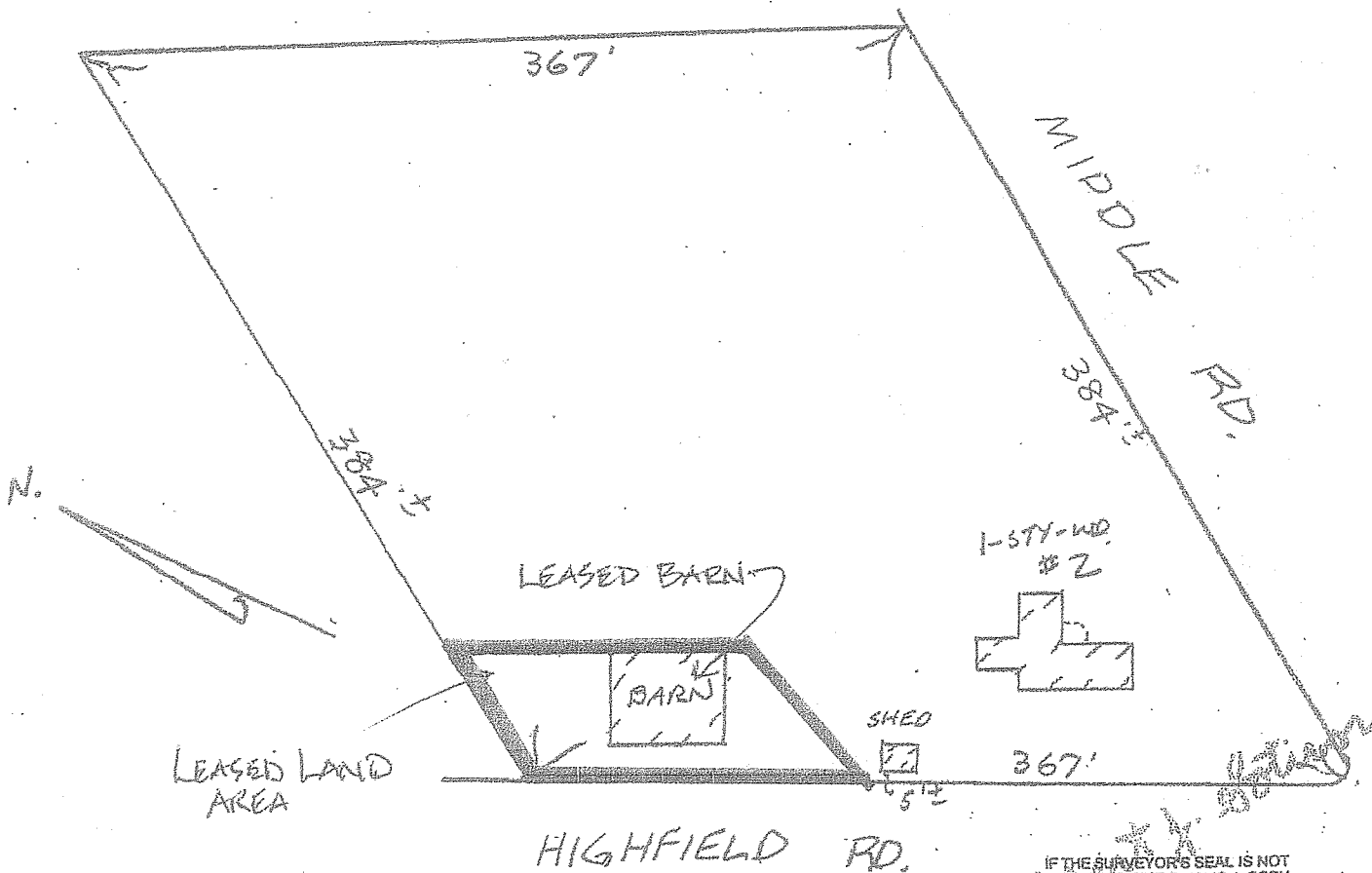
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

# EXHIBIT A

LOCATION: NEWBURY, MA.

SCALE: 1" = 80' DATE: 3-8-05

REFERENCE: BK: 11280 Pg: 245  
ESSEX CO. DIST.



IF THE SURVEYOR'S SEAL IS NOT EMBOSSED, THE PLAN IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO COPIES.

box 67 3/25

DEED

We, DAVID D. HALL and LISA A. DORVAL, of Newbury, Essex County, Massachusetts

In consideration of \$300,000.00

Grant to PHILIP S. CHARMANSKI, of 2 Highfield Road, Newbury, MA 01951

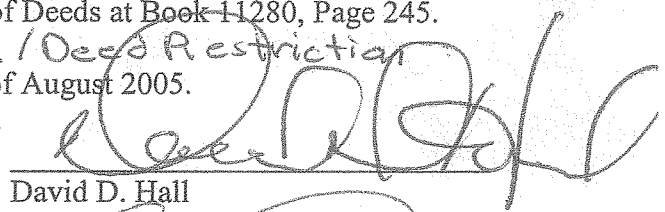
WITH QUITCLAIM COVENANTS

The land with the improvements thereon in Newbury, on the Northerly corner of Highfield Road and Middle Street (sometimes called Middle Road), bounded and described as follows, viz:-

- SOUTHERLY by Middle Street, 384 feet;
- WESTERLY by Highfield Road, 367 feet;
- NORTHERLY by the land now or formerly of Smith, formerly of Susan C. Morse, 384 feet; and
- EASTERLY by land of said Smith, 367 feet.

Meaning and intending to convey the same premises conveyed by Deed dated May 4, 1992 and recorded with the Essex South Registry of Deeds at Book 11280, Page 245.

See attached Notice of Variance / Deed Restriction  
EXECUTED as a sealed instrument this 8 day of August 2005.

  
David D. Hall


  
Lisa A. Dorval

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

August 5<sup>th</sup>, 2005

Then personally appeared the above named David D. Hall and acknowledged the foregoing instrument to be his free act and deed, before me

  
Vale M. Van Doorne  
Notary Public  
My commission expires: 3/26/10

Phil Charmanski  
2 Highfield Rd  
Newbury MA 01951

2 Highfield Road, Newbury

NOTICE OF VARIANCE/DEED RESTRICTION  
2 Highfield Road, Newbury

Pursuant to 310 CMR 15.00 Title 5 and as a condition of Newbury Board of Health septic system approval, notice is hereby given that the within premises [also described as Assessor's Map R47 Lot 24] are the subject of a variance from the State Environmental Code limiting the maximum number of bedrooms at this dwelling to two bedrooms. This variance is within the jurisdiction of the Massachusetts Department of Environmental Protection and the Newbury Board of Health.

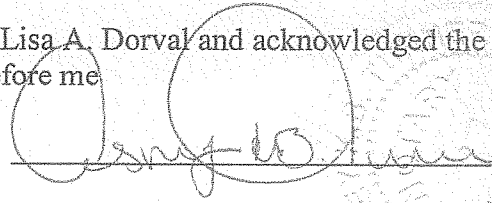
This restriction shall run with the land until a time at which the said dwelling unit is in full compliance with local and state regulations.

STATE OF MAINE

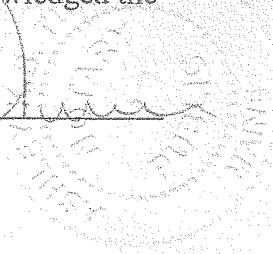
County of:

August 8, 2005

Then personally appeared the above named Lisa A. Dorval and acknowledged the foregoing instrument to be her free act and deed, before me



Notary Public  
My commission expires:



Ashley K.B. Turner  
Notary Public  
State of Maine  
My Commission Expires  
January 14, 2011

SALEM  
DEEDS REG 10  
ESSEX SOUTH  
**CANCELLED**  
08/12/05 2:22PM 01  
000000 44570  
FEE \$1368.00  
CASH \$1368.00