

PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (circle documents below).
Lead Inspection Report; Risk Assessment Report; Letter of Interim Control; Letter of Compliance

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's or Lessee Purchaser's Acknowledgment (initial)

(c) _____ Purchaser or lessee purchaser has received copies of all documents circled above.

(d) _____ Purchaser or lessee purchaser has received no documents.

(e) _____ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.

(f) _____ Purchaser or lessee purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(g) WJ Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) _____ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law — either through full delcading or interim control — if it was built before 1978 and a child under six years old resides or will reside in the property.

Certification of Accuracy

The following parties have reviewed the information above and certify, so the best of their knowledge, that the information they have provided is true and accurate.


<u>Walter Barry AUP</u> Seller	<u>7/28/10</u> Date	_____	_____
<u>Edwin Fore Bank</u>		Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>7/28/10</u>	_____	_____
Agent	Date	Agent	Date

Address of Property / Unit 12 Colby Way, NANTUCKET, MA



E
4
125

556


2010021700169 Bk:29283 Pg:326
02/17/2010 11:35 DPO Pg 1/4

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 02/17/2010 11:35 AM
ID: 778593 Doc# 20100217001690
Fee: \$1,140.00 Cons: \$250,000.00

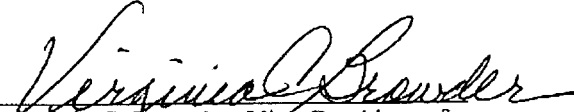
FORECLOSURE DEED

PROPERTY: 12 COLBY WAY, NAHANT, MA

Salem Five Cents Savings Bank, with a business address of 210 Essex Street, Salem, Massachusetts, holder of a mortgage from Robert E. Cook, Jr. and Heather A. Cook to Salem Five Mortgage Company, LLC dated December 30, 2005 and recorded with Essex County (Southern District) Registry of Deeds in Book 26643, Page 299, and as assigned to Salem Five Cents Savings Bank by Assignment of Mortgage recorded with said Deeds in Book 26643, Page 319, by the power conferred by said mortgage and every other power, for
TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250, 000.00) DOLLARS paid grants to
Salem Five Cents Savings Bank, 210 Essex Street, Salem, Massachusetts,
the premises conveyed by said mortgage and located at 12 Colby Way, Nahant, Massachusetts.

The premises are conveyed subject to and with the benefit of all easements, restrictions, building and zoning laws, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, existing encumbrances, and all other claims in the nature of liens, now existing or hereafter arising, having priority over the mortgage, if any there be. The premises are also conveyed subject to the right of redemption of the United States of America, if any there be.

Witness the execution of the Salem Five Cents Savings Bank this 3rd day of February, 2010.


Virginia C. Browder, Vice-President of
Salem Five Cents Savings Bank

THE COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

February 3, 2010

On this 3rd day of February, 2010, before me, the undersigned notary, personally appeared the above-named Virginia C. Browder, Vice-President as aforesaid, and proved to me through satisfactory evidence of identification, which was my personal knowledge of her identity, to be the person signed on the proceeding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.


Notary Public:

My Commission Expires: 28 March 2014

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantees and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirement of this section.

AFFIDAVIT

I, Virginia C. Browder, Vice-President of Salem Five Cents Savings Bank named in the foregoing deed, make oath and say that the principal and interest obligations mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that the Salem Five Cents Savings Bank published on the

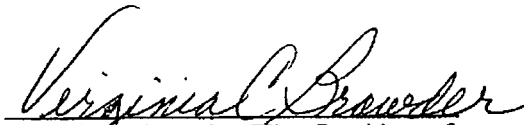
7th day of January, 2010, the 14th day of January, 2010 and the 21st day of January, 2010

in the Lynn Daily Evening Item, a newspaper or by its title page purporting to be published in the County of Essex, and having a circulation therein, a notice of which the following is a true copy


See Exhibit "A" annexed hereto and incorporated herein by reference.

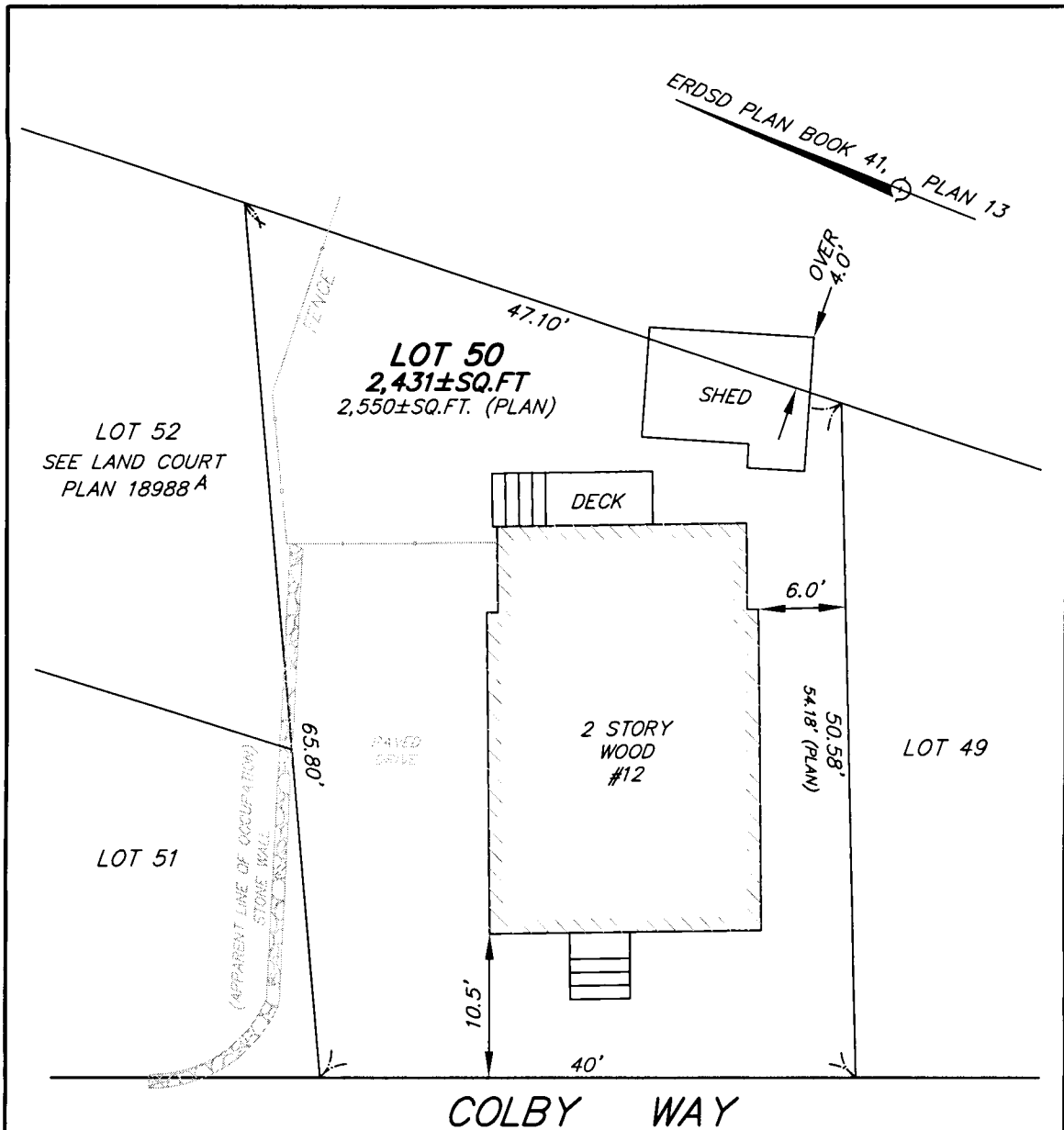
Salem Five Cents Savings Bank complied with Chapter 244, Section 14 of Massachusetts General Laws, as amended, by mailing the required notices by Certified Mail, Return Receipt Requested.

Pursuant to said notice at the time and place therein appointed, February 2, 2010 at 12:00 P.M. upon the mortgaged premises, at which time and place Salem Five Cents Savings Bank sold the mortgaged premises at public auction by Daniel J. Flynn, an auctioneer with Daniel J. Flynn Auctioneers to Salem Five Cents Savings Bank, for TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250, 000.00) DOLLARS, being the highest bid made therefore at said auction,


Virginia C. Browder, Vice-President of
The Salem Five Cents Savings Bank

On this 3rd day of February, 2010, before me, the undersigned notary, personally appeared the above-named Virginia C. Browder, Vice-President as aforesaid, and proved to me through satisfactory evidence of identification, which was my personal knowledge of her identity, to be the person signed on the proceeding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.


Notary Public
My Commission Expires: 28 March 2014



SCALE: 1"=10'

I CERTIFY THAT THE STRUCTURES SHOWN ABOVE LIE ENTIRELY WITHIN THE LOT LINES AS SHOWN AND ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON FLOOD HAZARD INSURANCE RATE MAPS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
COMMUNITY PANEL NO. 250095, DATED SEPTEMBER 28, 1984.

PROFESSIONAL LAND SURVEYOR

DATE

CERTIFIED PLOT PLAN
12 COLBY WAY
NAHANT, MASSACHUSETTS

PREPARED FOR
SALEM FIVE CENT SAVINGS BANK

REFERENCES

ERDSD
DEED BOOK 29183, PAGE 326

NORSE DESIGN SERVICES, INC.

3 PONDVIEW PLACE
TYNGSBOROUGH, MA 01879

(978) 649-1966 FAX (978) 649-2241

MARCH 18, 2010 DWG. NO. C-638