

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) WR 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 deleading 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, to the best of their knowledge, that the information they have provided is true and accurate.

Martine Sarandjyan _____
Seller Date 8/4/10

Seller Date

Purchaser Date 8/4/10

Purchaser Date

Agent Date

Agent Date

Address of Property / Unit 110 Exeter Way, Newbury, MA 01951

PROPERTY ADDRESS: 16 Exeter Way, Newbury, MA 01951

| ITEM | INCLUDED | EXCLUDED | NEGOTIABLE | NONE | NOTES |
|--------------------------|----------|----------|------------|------|-------|
| A/C Central | | | | X | |
| A/C Individual | | | | X | |
| Air Filter | | | | X | |
| Area Rugs | | | | X | |
| Attic Vent Fan | | | | X | |
| Basketball Hoop | | | | X | |
| Ceiling Fan | | | | X | |
| Central Vacuum | | | | X | |
| Chandelier | | | | X | |
| Curtains & Drapes | | | | X | |
| Dishwasher | | | | X | |
| Dog Fence - Control Unit | | | | X | |
| Dog Fence - Underground | | | | X | |
| Electric Garage Door | | | | X | |
| Fence | | | | X | |
| Fire Alarm | | | | X | |
| Fireplace Screens | | | | X | |
| Freezer - Standalone | | | | X | |
| Garbage Disposal | X | | | | |
| Ice Maker | | | | X | |
| Lighting Fixtures | X | | | | |
| Mailbox / Mailbox Post | X | | | | |
| Mantel | | | | X | |
| Microwave | X | | | | |
| Mirrors | X | | | | |
| Outside Lights | X | | | | |
| Refrigerator | X | | | | |
| Sauna | | | | X | |
| Security System | | | | X | |
| Shelves / Brackets | | | | X | |
| Stereo Equipment | | | | X | |
| Storage Shed | | | | X | |
| Stove | X | | | | |
| Stove Hood | X | | | | |
| Sump Pump | | | | X | |
| Swimming Pool | | | | X | |
| Swing Set | | | | X | |
| Trash Compactor | | | | X | |
| TV Antenna | | | | X | |
| Vent Fan | | | | X | |
| Wall to Wall Carpet | X | | | | |
| Washer/Dryer | X | | | | |
| Water Filter | | | | X | |
| Water Softener | | | | X | |
| Whirlpool / Jacuzzi | | | | X | |
| Window Blinds | | | | X | |
| Window Screens | X | | | | |
| Window Shades | | | | X | |
| Wood Stove | | | | X | |
| Work Bench | | | | X | |

All negotiable items, unless referenced, shall be excluded from the Sale.

Buyer Initial(s): _____

Seller Initial(s): _____

20

Bm⁹

2005123000853 Bk:25248 Pg:163
12/30/2005 14:44:00 DEED Pg 1/2

DEED

I, **ALICE MOSHO**, of 16 Exeter Way, Newburyport, Essex County, Massachusetts, grant to **MARTINE SARANDOPOLIS** of 44 Boren Lane, Boxford, Massachusetts 01921, with **QUITCLAIM COVENANTS**:

The land with the building thereon on Plum Island, Newbury, Essex County and shown as Lot #13 on a plan entitled "Plan of Roman W. Grygol, Plum Island, Newbury, June, 1954, W.S. Little, Engr." recorded with Essex South District Registry of Deeds, bounded and described as follows:

Beginning on Exeter Way at the Northwesterly corner of Lot #12 as shown on a plan entitled "Plan of a Portion of Section J. Plum Island, Newbury, showing a Subdivision of Lots 7, 8, 9, James F. Redford, Owner, September, 1950, W.S. Little, Engr.:" recorded with said Registry of Deeds, Plan Book 41, Page 25:

Thence Northwesterly along said Exeter Way about 40 feet to a point: thence curving to a point on Yale Way; thence Northeasterly along Yale Way about 36.5 feet to Lot #5A as shown on said Plan; thence Southeasterly along said Lot #5A, 54.0 feet to said Lot #12; thence Southwesterly along said Lot #12, 64.0 feet to Exeter Way and the point of beginning.

There is also herein conveyed a right of way in common with others to pass and repass and to operate motor vehicles over ways as shown on said Plan and also ways shown on Plan of Section J, dated January 1923, and recorded with said Registry of Deeds, Plan Book 41, Page 25.

Subject to restrictions of record, if any.

The Grantor reserves to herself the exclusive right to occupy, improve, and rent

16 Exeter Way. Npbt

FAVALORO & SCHREIDER
ATTORNEYS AT LAW
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the premises during the term of her life.

Being the same premises conveyed to William S. Mosho and Alice Mosho, as tenants by the entirety, by deed of Harvey Beit dated July 31, 1964, recorded in Essex South Registry of Deed in Book 5193, Page 692. William S. Mosho died on March 30, 1996. A death certificate is recorded herewith.

THE CONSIDERATION FOR THIS DEED IS NOMINAL.

THERE WAS NO TITLE EXAMINATION PERFORMED IN CONNECTION WITH THE PREPARATION OR RECORDING OF THIS DEED.

WITNESS my hand and seal this 16th day of April, 2002.

Alice Mosho
ALICE MOSHO

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

April 16, 2002

Then personally appeared the above named ALICE MOSHO and acknowledged the foregoing instrument to be her free act and deed, before me

Joan J. Anchiotakis
Notary Public
My Commission Expires: 7/2/04

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