The Bay Club - 19 High Ridge Drive

Mattapoisett, Massachusetts



For more information, please contact:

Joanna Dresser
Luxury Real Estate Broker
jdresser@landvest.com
M: 617.584.6855
www.landvest.com

292 Newbury St, Boston, MA 02115

www.landvest.com

LandVest

CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. C8001051

LandVest

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 19 High Ridge Drive, Mattapoisett, MA 02739 that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this property profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors therein or omissions therefrom. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on their due diligence and such representations and warranties, if any, and to the extent as may be expressly stated in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such Agreement.

Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use or alteration of the property under pertinent federal, state, and local regulations and applicable covenants, easements, and restrictions on title. The Seller makes no representation as to the likelihood of approval of any proposed use or alteration.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.

LandVest

EXHIBITS

Property Information

Property Photographs

Floor Plans

Base Plan Orthophotograph

Site Analysis

Town Locus

Regional Locus

Town Record Card

Deed

Information Sheet
19 High Ridge Drive
Mattapoisett, MA 02739

Located in the Bay Club of Mattapoisett, this spacious 10,000 square foot estate is the ultimate in living well. Built by Bishopric Builders, amenities abound in this custom home to include a saltwater pool, pool house and hot tub, lushly landscaped grounds with specimen trees, gym and sauna, bowling alley, three wood burning fireplaces, six bedrooms, ten bathrooms and two staircases to access the four levels of living space. The first floor offers a gourmet kitchen with top-of-the-line appliances that overlooks the family room with wood-burning fireplace, a butler's pantry, formal dining and living room, two offices, a sunroom, and a den with wet bar. French doors span the rear of the house opening onto the bluestone patio and pool. The second and third floors include a primary bedroom suite with balcony overlooking the pool, his & her bathrooms and walk-in closets. The remaining five bedrooms are all ensuite Entertainment space spans the lower level where you can play pool, putt and candle pin bowl.

PROPERTY

- 0.63± acres sited on the Bay Club of Mattapoisett
- Sited on the 15th hole of the Bay Club golf course
- Lushly landscaped with numerous specimen trees and plantings
- Approximately 63 miles from Boston and 36 miles from Providence

RESIDENCE

- Custom home built in 2008 by Bishopric Builders and designed by McDougal Architects
- 7,577 square feet + 2,736 square ftee in lower level
- 6 bedrooms
- 7 full bathrooms
- 3 half bathrooms
- 3 wood burning fireplaces
- Heated 3 car garage
- Heated saltwater pool and hot tub surrounded by bluestone patios
- Pool house with full bathroom

FIRST FLOOR:

- Kitchen includes top of the line appliances to include: Miele refrigerator, Fisher & Paykel dishwasher, Wolf stove top, double Wolf ovens, Subzero beverage fridge, double sink with disposal, prep sink, granite counters. Kitchen opens to family room, sunroom, and side deck off kitchen
- Butler's pantry equipped with dual Thermador refrigerators, dishwasher, custom cabinetry, and hammered copper sink with disposal
- Family room has a stone wood-burning fireplace and access to back patio
- Formal dining room includes custom cabinets and serving area, grass cloth wallpaper, and access to butler's pantry via swinging door
- Formal living room provides access to back patio via French doors, fireplace, & custom shelving
- Den includes wet bar with upper and lower cabinets, built in microwave, minifridge, and access to back patio via French doors
- Formal office features mahogany built in shelving surrounding the wood burning fireplace and pocket doors
- Laundry room with Whirlpool washer and dryer, laundry sink, and built in closets

SECOND FLOOR:

- Primary bedroom includes His and Her bathrooms, walk in closets, and access to balcony overlooking the backyard
- Ensuite primary bathroom features a walk-through shower, soaking tub, and toilet room
- Three additional bedrooms include walk in closets and ensuite bathrooms with walk in showers
- Gym includes ample room for workout equipment and High-Tech Health 4-person Sauna
- Upstairs laundry room equipped with Whirlpool washer and dryer, linen storage, and laundry sink

THIRD FLOOR:

- Two bedrooms with cathedral ceilings, ensuite bathrooms, and walk in closets
- Storage area

LOWER LEVEL:

- Game room with bowling alley
- Access to utilities
- Half bathroom

UTILITIES:

- Central Air Conditioning
- Buderus Boiler
- Lutron lighting throughout
- Surround sound throughout lower level and first floor
- Underground Utilities
- Sump Pump
- Whole House Generator
- Town water & sewer













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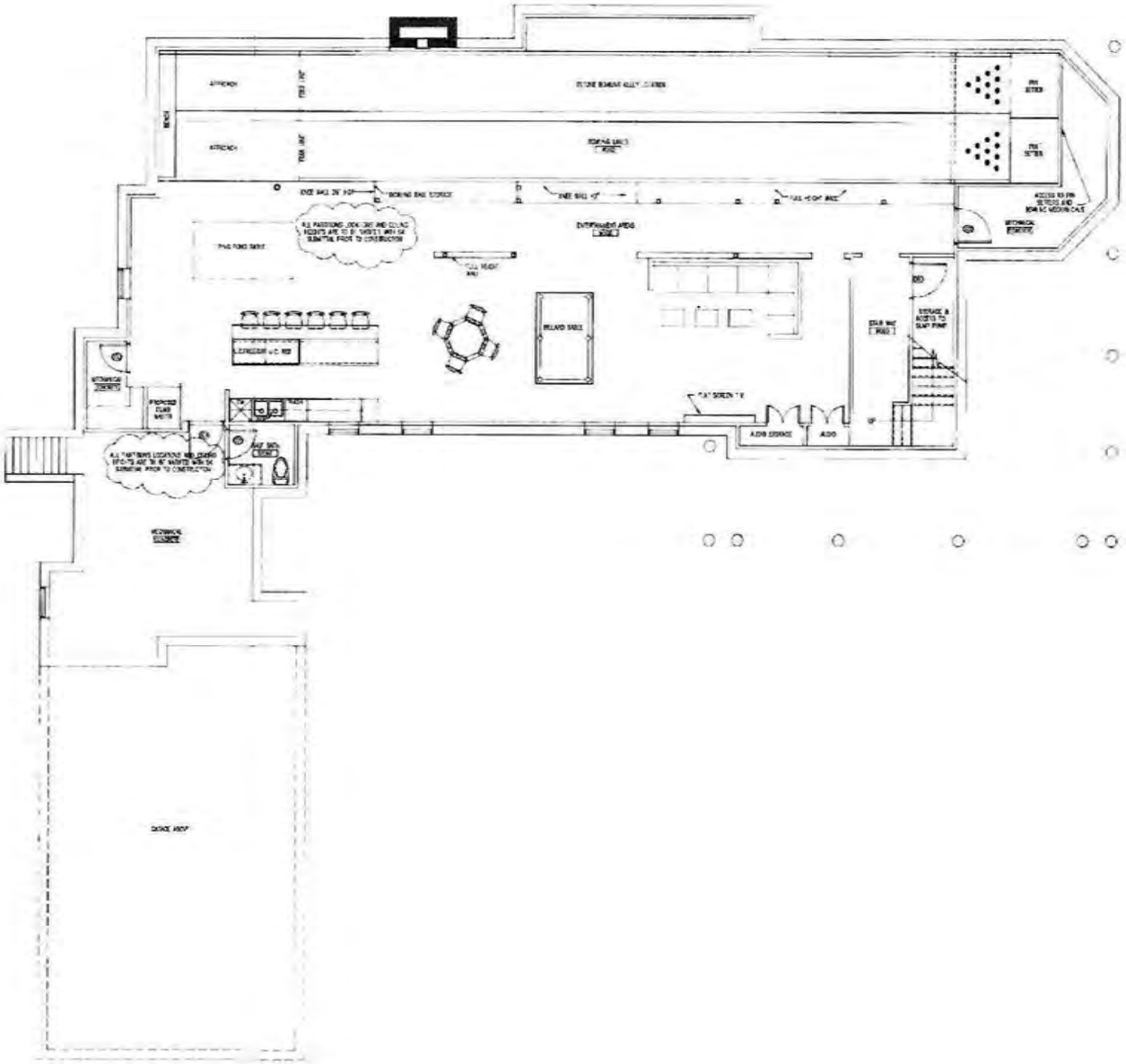





PRECOR







McDougal Architects
Architecture and Interior Design

150 Pearl Street, 3rd Floor
Boston, MA 02110

Telephone 617-292-2724
Facsimile 617-292-2033

www.mcdougalarchitects.com

Issues		
#	Date	Description
	08.17.06	Original Submittal
2	07.20.09	Progress Set
3	03.10.10	Progress Set
4	10.17.10	Updated Set

Revisions		
#	Date	Description

Checked by: JML
Drawn by: McDougal Arc.

Palm Residence
Lot 32
Bay Club Mattapoisett

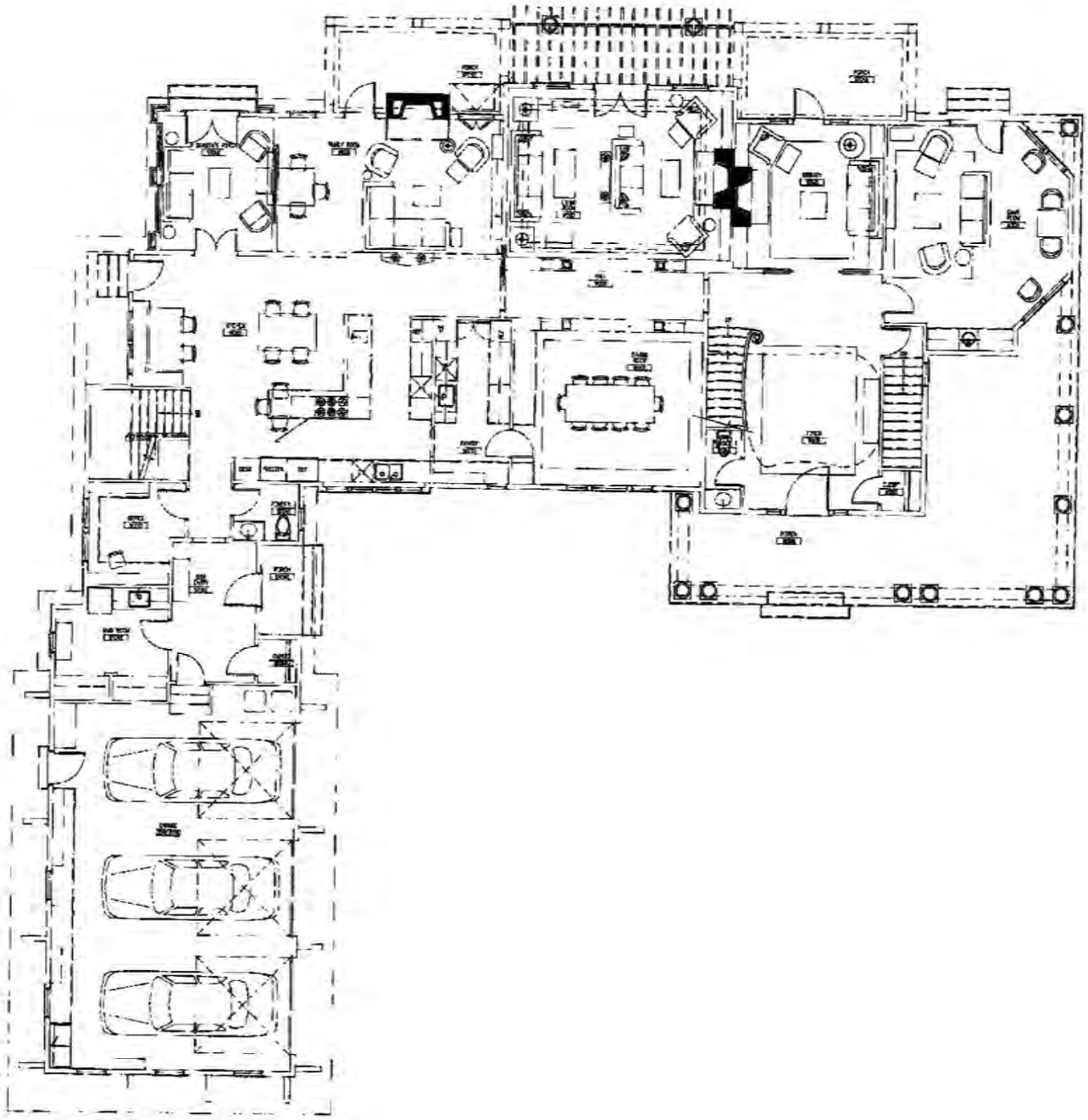
BASEMENT
FURNITURE PLAN

Drawing Scale: 1/4"=1'

Project Number: 0605

Date Issued: 10.17.10

F100



McDougal Architects
Architecture and Interior Design

151 Pearl Street, 3rd Floor
Boston, MA 02110

Telephone: 617-292-2724
Facsimile: 617-292-2693

www.mcdougalarchitects.com

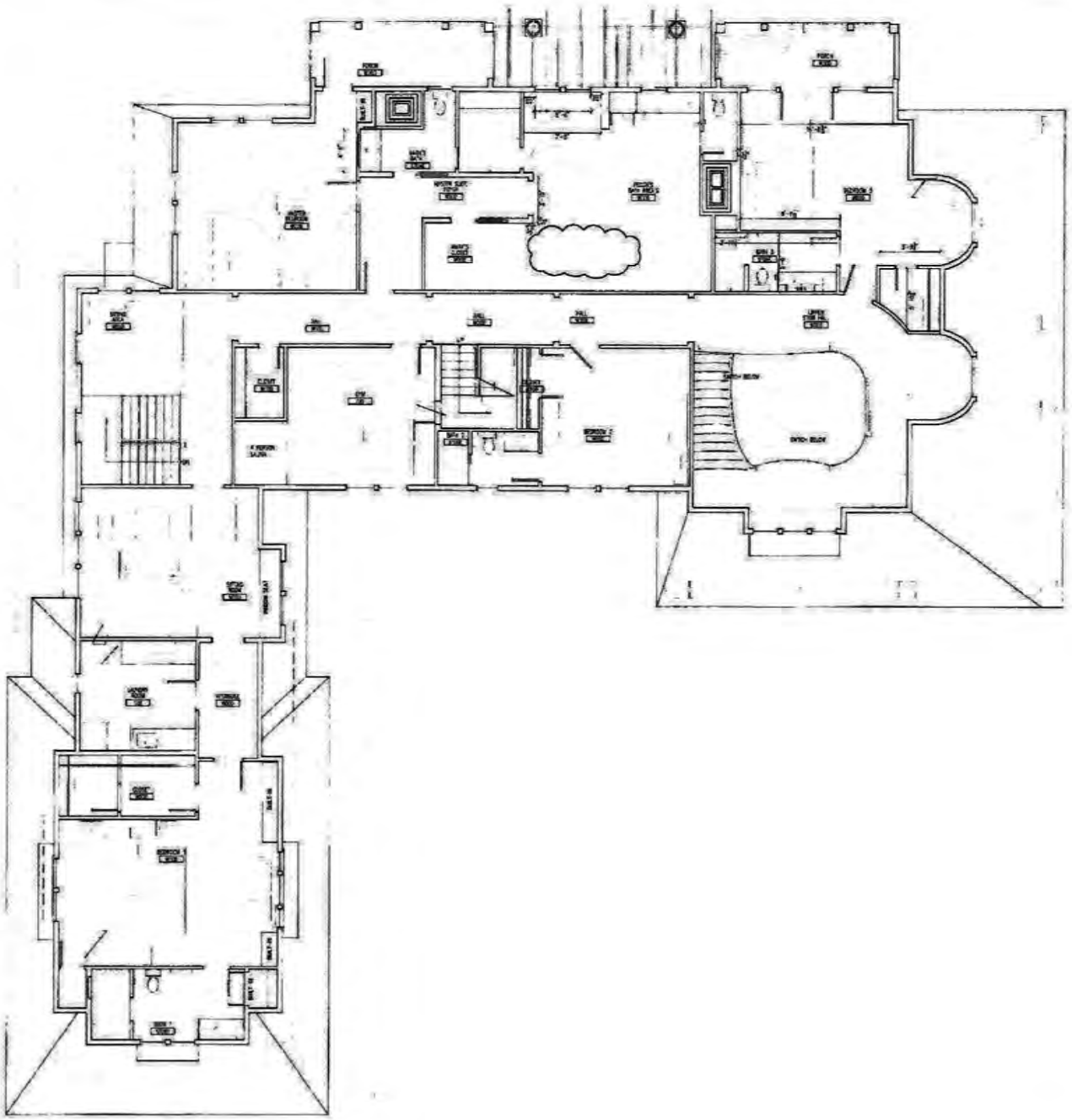
Issued		
#	Date	Description
1	8.7.08	Submittal

Revisions		
#	Date	Description
	8.7.08	Original Issued
	9.3.08	Submitted

Checked by: LM
Drawn by: MM/MA

Palm Residence
Lot 32
Bay Club Mattapoisett

FIRST FLOOR
FURNITURE PLAN



McDougal Architects
Architecture and Interior Design

101 Pearl Street, 3rd Floor
Boston, MA 02110

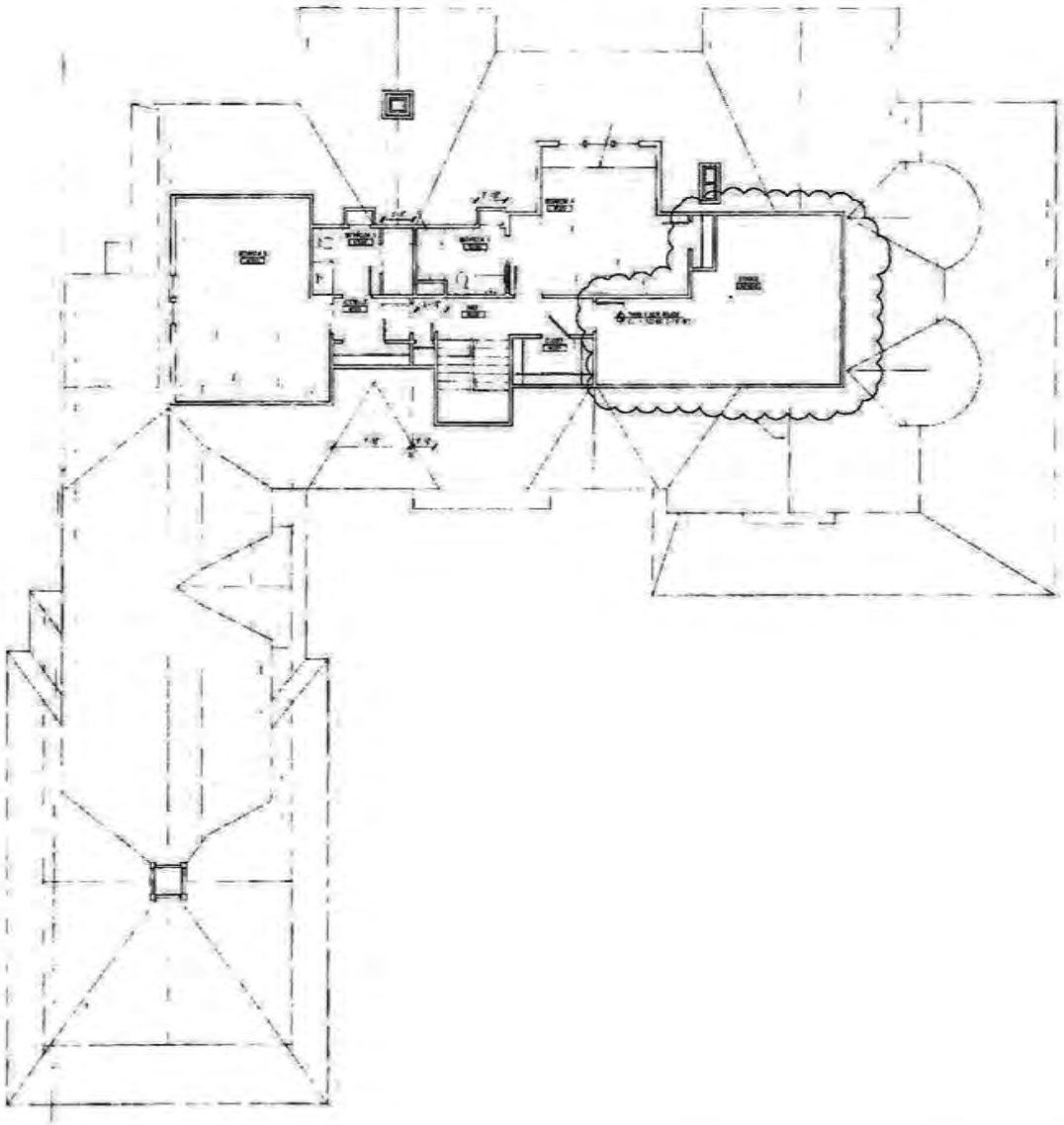
Telephone 617-350-2724
Facsimile 617-350-3039

www.mcdougalarchitects.com

Palm Residence
Lot 32
Bay Club Mattapoisett

SECOND FLOOR
FURNITURE PLAN

F102



McDougal Architects
Architecture and Interior Design

Palm Residence
Lot 52
Bay Club Matapoisett

THIRD FLOOR
FURNITURE PLAN

F103

The Bay Club
19 High Ridge Drive

Mattapoisett, MA

Base Plan Orthophotograph



LEGEND

- Subject Property - 0.63 ±Ac
- Adjacent Properties
- Protected Land
- Contours (ft)



Notes:
Credits: 2021 Imagery from Nearmap Imagery map service.

Date: 09/15/21

Project Number: MA3560

0 25 50 100 Feet

Scale: 1 " = 50 '

This plan is conceptual only and is not represented as an engineered plan.

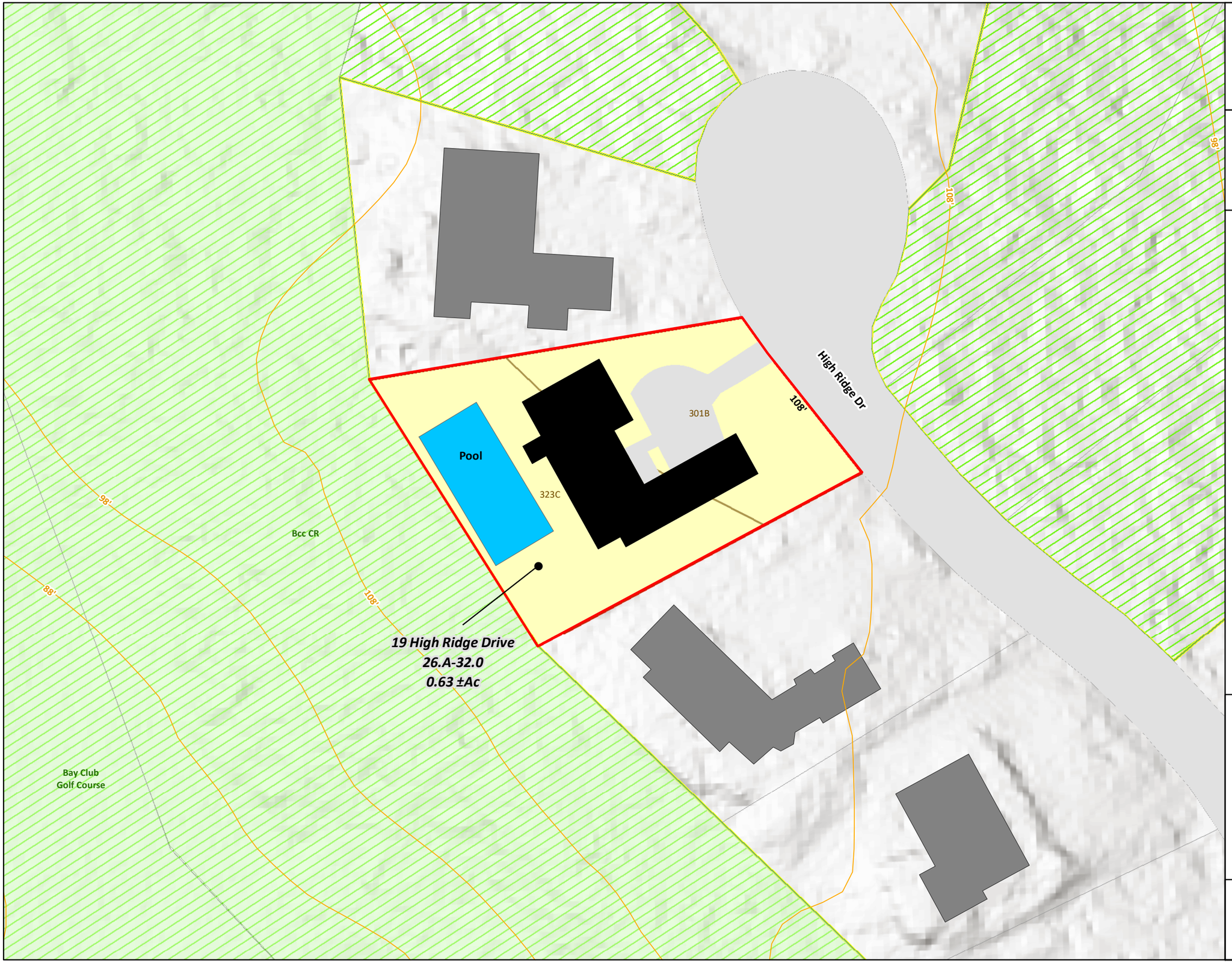
LandVest

Document Name: MA3560 ortho

The Bay Club
19 High Ridge Drive

Mattapoisett, MA

Site Analysis Plan



LEGEND

- Subject Property - 0.63 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Soil Types
- NHESP Est./Priority Habitats of Rare Species
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 09/15/21

Project Number: MA3560

0 25 50 100 Feet

Scale: 1 " = 50 '

This plan is conceptual only and is not represented as an engineered plan.

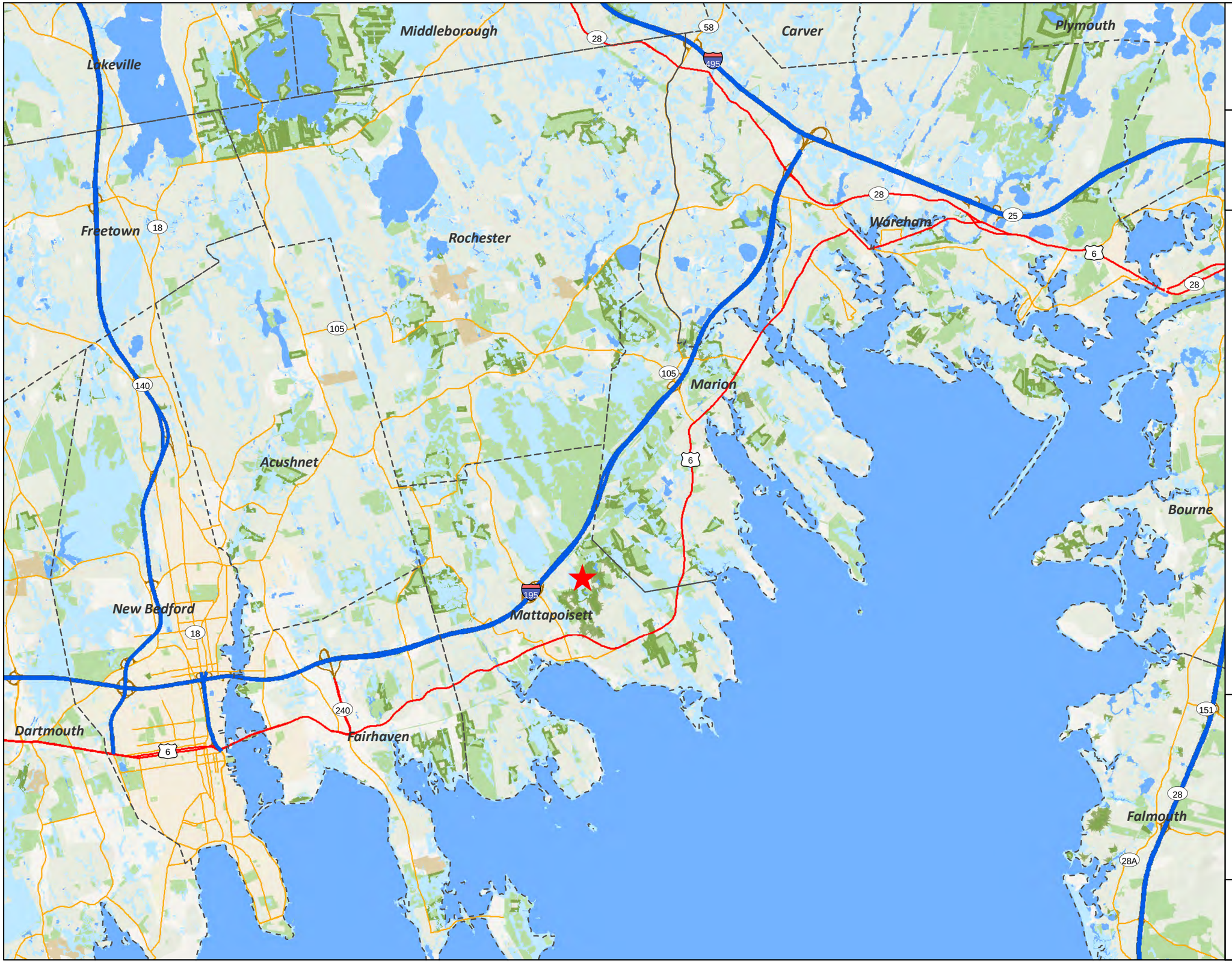
LandVest

Document Name: MA3560 site analysis

The Bay Club
19 High Ridge Drive

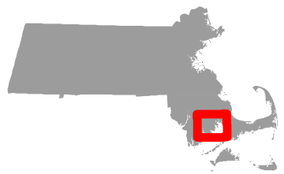
Mattapoisett, MA

Regional Locus



LEGEND

- Subject Property - 0.63 ±Ac
- Adjacent Properties
- Protected Land
- Conservation Restrictions (CRs)
- Agricutural Preservation Restrictions (APRs)
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 09/15/21

Project Number: MA3560

0 4,000 8,000 16,000 Feet

Scale: 1 " = 8,000 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: MA3560 regional locus

The Bay Club
19 High Ridge Drive

Mattapoisett, MA

Town Locus

LEGEND

- Subject Property - 0.63 ±Ac
- Adjacent Properties
- Protected Land
- Conservation Restrictions (CRs)
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 09/15/21

Project Number: MA3560

0 1,750 3,500 7,000 Feet

Scale: 1 " = 3,500 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: MA3560 town locus

Property Location 19 HIGH RIDGE DR | Map ID 26.A/ / 32.0/ / | Bldg Name | State Use 1010
Vision ID 4448 | Account # RR3 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 12/11/2020 7:08:39 P

CURRENT OWNER

PALM MARK W

19 HIGH RIDGE DR

MATTAPOISETT MA 02739

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	173026A000000320
Summer H	N
Total Acres	.63
I & E	
	speccalcsa
GIS ID	M_257826_825548
	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
Res Bldg	1010	2,221,300	2,221,300
Res Land	1010	203,249	203,249
Res OB	1010	74,800	74,800
	Total	2,499,349	2,499,349

916

MATTAPOISETT, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
PALM MARK W	41502	0262	06-12-2012	U	I	1	1A
PALM MARK W & MARGARET A T/E	29295	0343	10-21-2004	U	V	560,000	1Q
CANNON HILL PROP	0	0				0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2021	1010	2,221,300	2020	1010	2,119,700	2019	1010	2,119,700
	1010	203,249		1010	242,068		1010	261,400
	1010	74,800		1010	74,800		1010	74,800
	Total	2499349		Total	2436568		Total	2455900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

SUB LOT 32 REC. 08/13/03 47-131SPLIT OFF

OF 26-29,3001/21/04 27419-34 10.0010/21

/04 29295-343 560,000

OCCUPANCY 7/1/2010

NEW DWELLING 20% 7/08

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	2,212,400
Appraised Xf (B) Value (Bldg)	8,900
Appraised Ob (B) Value (Bldg)	74,800
Appraised Land Value (Bldg)	203,249
Special Land Value	0
Total Appraised Parcel Value	2,499,349
Valuation Method	C
Total Appraised Parcel Value	2,499,349

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
10693	02-10-2010	NC	New Construct	150,000		100		POOL HOUSE 14 X 30
10524	09-02-2009	NC	New Construct	50,000		100		20 X 40 GUNITE POOL & SPA
10140	07-02-2008	NC	New Construct	30,000		100		3 FIREPLACES
9866	09-26-2007	NC	New Construct	1,400,000		100		46 X 95 HOUSE 24 X 33 GA

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-05-2018	DM			50	Field Review
10-21-2013	KC			50	Field Review
03-16-2012	GM			00	Measur+Listed
08-10-2011	YM			50	Field Review
04-06-2009	TD	04		00	Measur+Listed
07-01-2008	PD			50	Field Review
02-08-2008	MM			40	No change

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	1010	Single Fam	RR3	Primary	27,333	SF	5.72	1.00000	5	1.00	11	1.000		GCV	1.3000	5.72	203,249
				Total Card Land Units	0.627	AC	Parcel Total Land Area	0.6275							Total Land Value		203,249

Property Location	19 HIGH RIDGE DR		Map ID	26.A/ / 32.0/ /	Bldg Name		State Use 1010
Vision ID 4448		Account # RR3		Bldg # 1	Sec # 1 of 1	Card # 1 of 2	Print Date 12/11/2020 7:08:40 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	60	Custom
Model	01	Residential
Grade:	09	Excellent
Stories:	2.5	2.5 Stories
Occupancy	1	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure:	03	Gable
Roof Cover	10	Wood Shingle
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2	14	Carpet
Heat Fuel	03	Gas
Heat Type:	09	HydroAir
AC Type:	03	Central
Total Bedrooms	06	6 Bedrooms
Total Bthrms:	6	
Total Half Baths	2	
Total Xtra Fixtrs	6	
Total Rooms:	12	12 Rooms
Bath Style:	03	Above Average
Kitchen Style:	03	Above Average
Fin Bsmt Area:		
Basement Type	05	Full

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

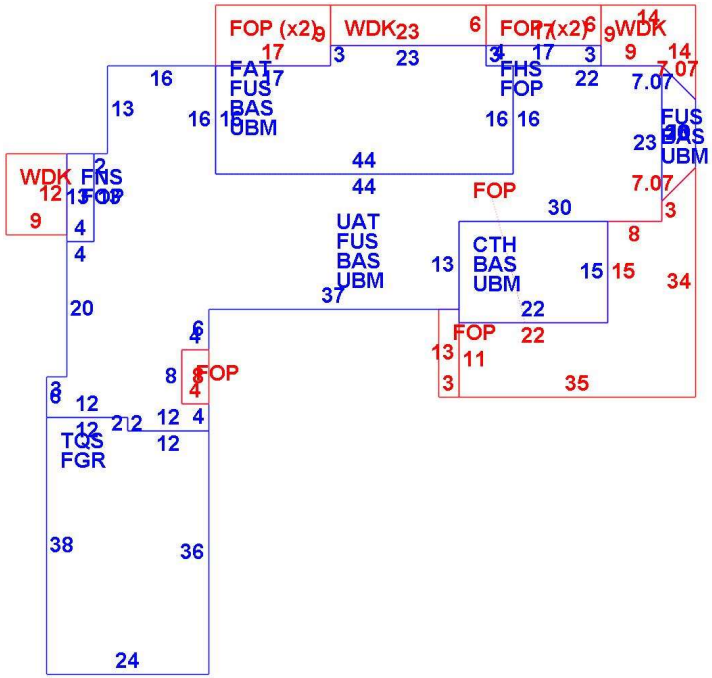
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	2,353,644
Year Built	2008
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	6
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	94
Cns Sect RcnId	2,212,400
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
FPL3	Fireplace, 2 St	B	2	4100.00	2011		94		0.00	7,700
FPO	Extra FPL Ope	B	1	1300.00	2011		94		0.00	1,200
SPL3	Pool, Ingrnd G	L	800	51.00	2009		100	05	1.00	40,800
BTH2	Bath House	L	288	59.00	2009		100	11	2.00	34,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,468	3,468	3,468	243.03	842,824
CTH	Cathedral Ceiling	0	330	33	24.30	8,020
FAT	Finished Attic	232	773	232	72.94	56,383
FGR	Garage	0	888	355	97.16	86,275
FHS	Finished Half Story	26	51	26	123.90	6,319
FNS	Finished .9 Story	47	52	47	219.66	11,422
FOP	Open Porch	0	1,292	388	72.98	94,295
FUS	Finished Upper Story	3,138	3,138	3,138	243.03	762,624
TQS	Three Quarter Story	666	888	666	182.27	161,857
UAT	Unf Attic	0	2,290	229	24.30	55,654
	Ttl Gross Liv / Lease Area	7,577	17,023	9,334		2,268,431

Property Location 19 HIGH RIDGE DR | Map ID 26.A/ / 32.0/ / | Bldg Name | State Use 1010
Vision ID 4448 | Account # RR3 | Bldg # 1 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 12/11/2020 7:08:41 P

CURRENT OWNER

PALM MARK W

19 HIGH RIDGE DR

MATTAPOISETT MA 02739

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	173026A000000320		
Summer H	N		
Total Acres	.63		
I & E			speccalcsa
GIS ID	M_257826_825548	Assoc Pid#	

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Description	Code	Assessed	Assessed
Res Bldg	1010	2,221,300	2,221,300
Res Land	1010	203,249	203,249
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916

MATTAPOISETT, MA

VISION

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	1010	203,249		1010	242,068		1010	261,400
	1010	74,800		1010	74,800		1010	74,800
	Total	2499349		Total	2436568		Total	2455900

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

APPRAISED VALUE SUMMARY

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Appraised Xf (B) Value (Bldg)	8,900
Appraised Ob (B) Value (Bldg)	74,800
Appraised Land Value (Bldg)	203,249
Special Land Value	0
Total Appraised Parcel Value	2,499,349
Valuation Method	C
Total Appraised Parcel Value	2,499,349

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

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
		Total Card Land Units					Parcel Total Land Area						Total Land Value				

Property Location	19 HIGH RIDGE DR		Map ID	26.A/ / 32.0/ /		Bldg Name	State Use 1010
Vision ID 4448		Account # RR3		Bldg # 1	Sec # 1 of 1	Card # 2 of 2	Print Date 12/11/2020 7:08:41 P

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Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2	14	Carpet
Heat Fuel	03	Gas
Heat Type:	09	HydroAir
AC Type:	03	Central
Total Bedrooms	06	6 Bedrooms
Total Bthrms:	6	
Total Half Baths	2	
Total Xtra Fixtrs	6	
Total Rooms:	12	12 Rooms
Bath Style:	03	Above Average
Kitchen Style:	03	Above Average
Fin Bsmt Area:		
Basement Type	05	Full

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	
Condition	
Condition %	
Percent Good	
Cns Sect Rcnld	
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
UBM	Basement	0	3,468	694	48.63	168,662
WDK	Wood Deck	0	385	58	36.61	14,096
	Ttl Gross Liv / Lease Area					

Property Address:
19 High Ridge Road, Mattapoisett, Massachusetts 02739

Return:
Sullivan Murphy
35 Braintree Hill #404
Braintree, MA 02184

Mail

2012 00053625
Bk: 41502 Pg: 262 Page: 1 of 3
Recorded: 06/12/2012 01:53 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

Deed

We, **Mark W. Palm and Margaret A. Palm**, of **Mattapoisett, MA** in consideration of **One and 00/100 ($1.00)** Dollars grant to **Mark W. Palm, Individually**, of **19 High Ridge Road, Mattapoisett, Massachusetts 02739**

with ***QUITCLAIM COVENANTS***

The land located in Mattapoisett, Plymouth County, Massachusetts, described as follows (the "Premises"):

That lot shown as Lot 32 on a plan of land entitled "Bay Club at Mattapoisett Definitive Cluster Subdivision Amendment #1 in Mattapoisett, Massachusetts" dated April 17, 2003, recorded in the Plymouth County Registry of Deeds in Plan Book 47, Page 119, said Lot 32 containing 27,333 square feet as shown on Sheet L-13 of said plan.

Together with the right to use the ways shown on the aforesaid plan and on plan of land entitled "Bay Club at Mattapoisett Definitive Subdivision for Village 6 Amendment #1 in Mattapoisett, Massachusetts" dated April 17, 2003, recorded in said Registry in Plan Book 47, Page 135, as amended by plan of land entitled "Bay Club at Mattapoisett Definitive Subdivision for Village 6 Amendment #2 in Mattapoisett, Massachusetts" dated July 29, 2003, recorded in said Registry in Plan Book 47, Page 384, for pedestrian and vehicular use to have access to and from a public way and for all purposes for which public ways are used in the Town of Mattapoisett, subject to and in common with the rights of others thereto and subject to the rules and regulations as may be adopted from time to time by Bay Club Community Association, Inc.

Together with rights in and easement over land shown as "Proposed 30' Wide Emergency Access and Utility Easement" on Sheet 3 of the plan entitled "Bay Club at Mattapoisett, Massachusetts, recorded in said Registry in Plan Book 47, Page 386, said rights described in Easement from Dennis Mahoney & Sons, Inc. to DFJ Holding, LLC dated December 30, 2003, recorded in Book 27419, Page 16, and in Easement from Frank V. Esposito, Trustee of Bydenom Nominee Trust to DJF Holdings, LLC dated December 26, 2003, recorded in Book 27419, Page 12.

The Premises is conveyed subject to and together with the benefit of the Declaration of Covenants, Conditions and Restrictions for Bay Club Community ("Covenants, Conditions and Restrictions") dated December 11, 2003, recorded in said Registry in Book 27419, Page 41, as the same may be amended,

restated and extended, including beneficial rights in the open space ("OS") parcels shown on the plans heretofore referred to.

Subject to Easement from DJF Holdings, LLC to the Mattapoisett Water and Sewer Commissioners, dated December 30, 2003, recorded in said Registry in Book 27419, Page 26, to enter upon the Premises for the purpose of maintaining the sewer grinder pumps to be installed on the Premises in accordance with the provisions of the Covenants, Conditions and Restrictions. The location of such easement is to be determined by the location of the grinder pump.

The Premises is conveyed subject to and with the benefit of all other covenants, easements, agreements and matters of record, insofar as the same are now in force and applicable, including, but not in limitation thereof, those matters shown on subdivision plans entitled "Bay Club at Mattapoisett Definitive Cluster Subdivision Amendment #1 in Mattapoisett, Massachusetts" dated April 17, 2003, recorded in said Registry in Plan Book 47, Page 119, "Bay Club at Mattapoisett Definitive Cluster Subdivision for Village 6 Amendment #1 in Mattapoisett, Massachusetts" dated April 17, 2003, recorded in the Plymouth County Registry of Deeds in Plan Book 47, Page 135, as amended by plan of land entitled "Bay Club at Mattapoisett Definitive Subdivision for Village 6 Amendment #2 in Mattapoisett, Massachusetts" dated July 29, 2003, recorded in said Registry in Plan Book 47, Page 384, and plan of land entitled "Walking Path Easement Plan" dated April 29, 2004, recorded in said Registry in Plan Book 48, Page 131.

For title see deed recorded in Book 29295, Page 343.

Executed as a sealed instrument this **Seventh day of June, 2012.**

Mark W. Palm

Margaret A. Palm

Commonwealth of Massachusetts

Norfolk, ss:

On this **Seventh day of June, 2012**, before me, the undersigned notary public, personally appeared Mark W. Palm and Margaret A. Palm, proved to me through satisfactory evidence of identification, which were ☐ Driver's License; ☐ State ID; ☐ Passport; ☐ Other Government Issued ID; ☐ Other, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Charles S. Murphy, Notary Public
My Commission Expires: **December 21, 2012**

