



Templeton, MA

42 VICTORIA LANE

3 BD | 2.5 BA | 1,956 SF | MLS# 73589891

Room for Everything You Do at 42 Victoria Lane in Templeton, MA

Looking for a home with room to spread out, work, relax and enjoy the outdoors? 42 Victoria Lane in Templeton's Cook Pond Estates offers a wonderful combination of comfortable living spaces, flexible bonus rooms and a spacious 1.36-acre property.



REMAX Liberty

KURT THOMPSON

Broker Owner, License# 9050225

978.833.3569 (cell)

978.786.5160 (office)

Kurt.Thompson@remax.net

<https://kurtthompson.remaxlibertywestminster.com>

23 Village Inn Road, Westminster, MA 01473

RE/MAX, LLC is an Equal Opportunity Employer and supports the Fair Housing Act and equal opportunity housing.





42 Victoria Lane, Templeton MA 01468

Other Features:

- Located in Cook Pond Estates
- Welcoming farmer's porch
- Attached two-car garage
- Spacious great room with cathedral ceiling
- Kitchen with granite countertops and tile backsplash, stainless steel appliances
- Cozy pellet stove in great room
- Hardwood floors in living and dining rooms
- Finished walkout lower level with natural light
- Town water and sewer- and electric! 200-amp electrical service
- ***This is a home you are going to LOVE!***

What conveys: Pellet stove. Appliances: Range, Dishwasher, Microwave, Refrigerator

Disclosures: Easements - see deed. Neighborhood HOA is being dissolved. There is no active HOA,

and there are NO HOA fees, 6D cert will be provided.



**MLS # 73589891 - New
Single Family - Detached**

**42 Victoria Lane
Templeton, MA 01468-1593
Worcester County**

Style: Colonial	Total Rooms: 7
Color: White	Bedrooms: 3
Grade School:	Bathrooms: 2f 1h
Middle School:	Main Bath: Yes
High School:	Fireplaces: 0
Approx. Acres: 1.36 (59,242 SqFt)	Approx. Street Frontage:
Handicap Access/Features: No	Accessory Dwelling Unit: No
Directions: Route 101/2A to Hubbardston Road to Victoria Lane	

Welcome to 42 Victoria Lane, where classic Colonial charm, inviting outdoor spaces and everyday comfort come together in Templeton's desirable Cook Pond Estates neighborhood. Set on 1.36 acres with a natural tree-lined backdrop, this turnkey, move-in-ready home offers a wonderful setting for quiet mornings, lively gatherings and everything in between. A welcoming farmer's porch invites you to pull up a chair, enjoy your morning coffee and settle into the rhythm of home. Inside, hardwood floors add warmth to the living and dining rooms, creating comfortable spaces for conversation, shared meals and life's most special occasions. The kitchen pairs oak cabinetry with granite countertops, a tile backsplash, tile flooring and stainless steel appliances, bringing practical function and timeless appeal to daily meal preparation. The spacious great room is a natural place to unwind, with cathedral ceilings, a ceiling fan and a pellet stove that adds a warm and cozy touch on cooler New England evenings. A slider from the living area opens to the generous composite deck, extending your living space outdoors for fresh-air dining, relaxed entertaining or simply taking in the backyard and wooded surroundings. Upstairs, three bedrooms offer comfortable retreats, each with a ceiling fan. The primary bedroom features a walk-in closet and its own full bath, while a second full bath serves the additional bedrooms. Both full baths include tub/shower combinations and solid-surface vanity tops. A main-level half bath with laundry hookups adds everyday convenience. Beyond the approximately 1,956 square feet above grade, the partially finished walkout lower level provides additional flexibility, with office, media and recreation areas to suit your routine. Four windows bring natural light into this versatile space, offering inviting options for working from home, movie nights, hobbies or exercise. Storage areas help keep seasonal belongings and everyday essentials organized. An attached two-car garage with direct access to the house makes arriving home and bringing in groceries easier. Town water and sewer, three-zone hot water baseboard heat, 200-amp electrical service and an installed radon mitigation system round out the practical features. From a slow start on the front porch to an evening spent relaxing on the deck, this home offers spaces to gather, recharge and enjoy the changing seasons. Discover the comfort, versatility and welcoming setting of life at 42 Victoria Lane.

Property Information

Approx. Living Area Total: 1,956 SqFt	Living Area Includes Below-Grade SqFt: No	Living Area Source: Public Record
Approx. Above Grade: 1,956 SqFt	Approx. Below Grade: 578 SqFt	
Living Area Disclosures: Does not include partially finished lower level. Approximately 578 SqFt in finished lower level		
Heat Zones: 3 Hot Water Baseboard, Oil, Pellet Stove		Cool Zones: 0 None
Total Parking Spaces: 6 Off-Street, Paved Driveway		Garage Spaces: 2 Attached, Garage Door Opener, Side Entry
Disclosures: See all docs attached at the "paper clip". First showings at open house. Recording devices on premises.		

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	23'2"X14'8"	Flooring - Hardwood, Slider
Dining Room:	1	14'8"X11'5"	Flooring - Hardwood
Family Room:	1	21'5"X13'7"	Wood / Coal / Pellet Stove, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet
Kitchen:	1	11'4"X10'7"	Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Stainless Steel Appliances
Main Bedroom:	2	15'5"X14'8"	Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	12'3"X11'5"	Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bedroom 3:	2	11'6"X9'9"	Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bath 1:	2	7'7"X7'6"	Bathroom - Full, Bathroom - With Tub, Flooring - Vinyl, Countertops - Stone/Granite/Solid
Bath 2:	2	7'7"X7'6"	Bathroom - Full, Bathroom - With Tub, Flooring - Vinyl, Countertops - Stone/Granite/Solid
Bath 3:	1	7'8"X4'7"	Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Dryer Hookup - Electric, Washer Hookup
Office:	B	12'4"X10'2"	Flooring - Laminate
Media Room:	B	14'2"X10'2"	Flooring - Wall to Wall Carpet
Play Room:	B	32'1"X9'6"	Flooring - Wall to Wall Carpet

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Area Amenities: **Park, Walk/Jog Trails, Golf Course, Highway Access, House of Worship, Public School**
Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Radon Remediation System, Concrete Floor**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Storm Doors, Prog. Thermostat**
Exterior: **Vinyl**
Exterior Features: **Porch, Deck, Deck - Composite, Gutters, Screens**
Flooring: **Tile, Vinyl, Wall to Wall Carpet, Hardwood**
Foundation Size: **unmeasured**
Foundation Description: **Poured Concrete**
Hot Water: **Oil, Tankless, Separate Booster**
Insulation: **Full, Unknown**
Interior Features: **Cable Available, Internet Available - Broadband**
Lot Description: **Wooded, Paved Drive, Easements, Gentle Slope, Level**
Road Type: **Public, Paved, Publicly Maint., Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions:
Green Certified: **No**
Home Own Assn: **Yes** HOA Fee: **\$0**
Lead Paint: **None**
UFFI: **No** Warranty Features: **No**
Year Built: **2006** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0003-12 B:0052 L:0045**
Assessed: **\$538,000**
Tax: **\$6,386** Tax Year: **2026**
Book: **59207** Page: **73**
Cert:
Zoning Code: **R/A2**
Map: **3-12** Block: **52** Lot: **45**

Office/Agent Information

Listing Office: **RE/MAX Liberty**  (978) 786-5160
Listing Agent: **Kurt Thompson**  (978) 833-3569
Team Member(s): **HomesJustForYou Team - Leominster (978) 786-5160**
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency:
Showing: Buyer's Broker: **Appointment Required,  Schedule with ShowingTime or Call 888-627-2775, Audio Recording/Surveillance Device on Premises, Video Recording/Surveillance Device on Premises**
Showing: Facilitator: **Appointment Required,  Schedule with ShowingTime or Call 888-627-2775, Audio Recording/Surveillance Device on Premises, Video Recording/Surveillance Device on Premises**
Special Showing Instructions: **See all docs attached at the "paper clip". First showings at open house. Recording devices.**

Firm Remarks

See all docs attached at the "paper clip". First showings at open house. Recording devices on premises.

Market Information

Listing Date: 10/13/2026	Listing Market Time: MLS# has been on for 0 day(s)
Days on Market: Property has been on the market for a total of 0 day(s)	Office Market Time: Office has listed this property for 0 day(s)
Expiration Date: 4/13/2027	Cash Paid for Upgrades:
Original Price: \$589,900	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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Agent: Kurt Thompson  (978) 833-3569

Team Member(s): HomesJustForYou Team - Leominster (978) 786-5160

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It is a crime in Massachusetts to secretly hear or record another individual without their knowledge and consent. M.G.L. ch.272, § 99.

By signing this form, the undersigned understands and acknowledges that the property located at _____
42 Victoria Lane Templeton MA 01468 _____, Massachusetts ("the property") is equipped with
cameras and/or other recording devices. By entering the property after having received this notice, the undersigned consents to being
audiotaped, videotaped, and/or livestreamed while viewing the property.

Seen and acknowledged by:

CUSTOMER - SIGNATURE

DATE

CUSTOMER - PRINT NAME

CUSTOMER - SIGNATURE

DATE

CUSTOMER - PRINT NAME

AGENT - SIGNATURE

DATE

AGENT - PRINT NAME

☐

Refused to sign.

CONCRETE FOUNDATION ADVISORY & DISCLOSURE FOR SELLERS #307

Properties in some areas of Massachusetts have exhibited foundation problems attributed to certain minerals, namely pyrrhotite (an iron sulfide compound) in those concrete foundations.

Foundation cracks, problems or failures may be a result of many factors including but not limited to chemical compositions in foundation materials or natural occurrences at any time during the life of a property. Engineers can provide guidance and expert assistance into aspects of foundation problems and concerns.

The scope and extent of failed or failing foundations is outside the area of expertise of real estate Brokers and Salespersons. Real estate Brokers and Salespersons ARE NOT foundation experts and ARE NOT qualified to independently provide opinions regarding foundations or foundation materials, or to conduct an independent investigation into representations that other parties may have made about foundations or foundation materials. Only if the real estate licensee has actual knowledge of a known material defect, including a verified problem with a property's foundation, is the licensee required to disclose that fact.

Massachusetts has created a reimbursement program administered by the Department of Professional Licensure to encourage homeowners to come forward and have their foundations tested. Visual testing conducted by a licensed professional engineer at may be reimbursed 100% up to \$400, and for two core samples at a 75% rate up to \$5,000. The application and instructions for reimbursement are available here: https://www.mass.gov/doc/crumbling-foundation-testing-reimbursement-application/download?_ga=2.51361065.1078654388.1672950824-928212086.1669225521.

FOR PROPERTY LOCATED AT: 42 Victoria Lane, Templeton MA 01468

YEAR PROPERTY BUILT: 2006

HAVE THERE BEEN ANY ADDITIONS TO THE PROPERTY? ☐ YES ☒ NO If yes, year built: _____

FOUNDATION DISCLOSURE - Does the Seller have knowledge of any testing and/or inspection(s), done by a licensed professional, related to a foundation on the property? ☐ YES ☒ NO

If **YES**, please describe the testing method(s) and include all results and report(s) of any test(s) and/or inspection(s), as well as identifying location(s) of area(s) tested and/or inspected:

CONCRETE FOUNDATION ADVISORY & DISCLOSURE FOR SELLERS #307

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Does the Seller have knowledge of any repair(s) related to the foundation on the Property? ☐ YES ☒ NO

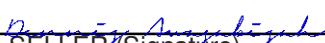
If **YES**, please describe the nature of the repair(s), the name of the company who performed the repairs, and include all results of any test(s) and/or report(s), including location(s) of area(s) repaired: _____

Disclosures from the Seller(s) contained herein are intended to provide information and results of any testing, inspection or repairs related to a foundation on the property. A visual inspection is only a statement of condition at the moment in time the inspection was conducted and is not necessarily a prediction about the future of the foundation.

By signing below, Seller(s) and Buyer(s) acknowledge receipt of this Advisory and Disclosure. **Seller(s) and Buyer(s) further acknowledge and agree that real estate Brokers and Salespersons are not experts in foundations and foundation materials and cannot undertake any independent investigations into the condition of foundations or representations that may be made by Sellers, home inspectors, appraisers, or others on any property.**

Dennis Awasabisah

SELLER (Please Print Name)

 September 23, 2026
SELLER (Signature) (date)

SELLER (Please Print Name)

SELLER (Signature) (date)

BUYER (Please Print Name)

BUYER (Signature) (date)

BUYER (Please Print Name)

BUYER (Signature) (date)

MASSACHUSETTS MANDATORY RESIDENTIAL HOME INSPECTION DISCLOSURE

Pursuant to Massachusetts regulation 760 CMR 74.00 *Residential Home Inspection Waivers*, this form must be signed by the buyer and seller prior to signing the first written contract to purchase a Residential Property in Massachusetts (unless one of the exceptions under 760 CMR 74.00 applies). Residential Property and Home Inspection shall be defined pursuant to 760 CMR 74.02.

Limitations on Home Inspection Waivers:

Every seller of Residential Property is notified that M.G.L. c. 143, § 101 and 760 CMR 74.00 prohibit a seller from accepting an agreement to purchase contingent upon waiver, limitation, or restriction of buyer's choice to obtain a Home Inspection, in whole or in part (unless one of the exceptions under 760 CMR 74.00 applies). A buyer of a Residential Property may choose to have the premises inspected by a licensed home inspector of the buyer's choice. If the buyer chooses to have a Home Inspection, the buyer shall have a reasonable period of time after the full execution of the first written contract, as agreed to by the seller and the buyer, to decide whether to proceed with the transaction if the results of the inspection are not satisfactory to the buyer.

Seller's Disclosure

Pursuant to 760 CMR 74.00, Seller warrants and represents that the agreement to purchase is not, and in no event shall be, contingent upon waiver, limitation, or restriction of Buyer's choice to obtain a Home Inspection, in whole or in part (unless one of the exceptions under 760 CMR 74.00 applies). Seller agrees and acknowledges that Buyer may choose to have the premises inspected by a licensed home inspector of the Buyer's choice. The Seller further agrees, warrants, and represents that, if the Buyer chooses to have a Home Inspection, the Buyer shall have a reasonable period of time after the full execution of the first written contract as agreed to by the Seller and the Buyer, to decide whether to proceed with the transaction if the results of the inspection are not satisfactory to the Buyer.

Buyer's Acknowledgment

Each buyer hereby acknowledges that they may choose to have the premises inspected by a licensed home inspector of the buyer's choice and acknowledges that this disclosure has been provided to the buyer herein.

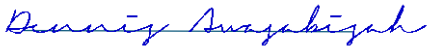
Agent's Acknowledgment

Seller's agent hereby acknowledges that each seller has been informed of the seller's obligations under 760 CMR 74.00 and further acknowledges that this disclosure has been provided to each seller and buyer herein.

Certification of Accuracy

The following parties have reviewed the information above and certify that the information they have provided is true and accurate.

Property Address: 42 Victoria Lane, Templeton MA 01468



Dennis Awasabisah

Signature of Seller

Print Name of Seller

September 23, 2026

Date

Signature of Seller

Print Name of Seller

Date

Signature of Buyer

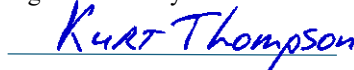
Print Name of Buyer

Date

Signature of Buyer

Print Name of Buyer

Date



Kurt Thompson

Signature of Seller's Agent*

Print Name of Seller's Agent*

September 21, 2026

Date



*Seller acknowledges that a Seller Agent was **not** involved in this transaction.



THIS FORM IS TO BE COMPLETED BY THE SELLER. THE SELLER(S) AUTHORIZES THE BROKER OR SALESPERSON(S) TO PROVIDE THE FOLLOWING INFORMATION TO PROSPECTIVE BUYER(S). THIS INFORMATION IS BASED UPON THE SELLER'S KNOWLEDGE, BUT IS NOT INTENDED AS A GUARANTEE OF THE CONDITION OF THE PROPERTY OR THE CONTINUED SATISFACTORY OPERATION OF ANY SYSTEM. THE BUYER(S) SHOULD INDEPENDENTLY VERIFY ALL INFORMATION BEFORE PURCHASE.

 Property Address 42 Victoria Lane, Templeton MA

 Seller(s)/Owner(s) Dennis Awasabisah

How long owned _____ How long occupied _____ Approximate Year Built _____

I. TITLE/ZONING/BUILDING INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
1.	Title Problems or Limitations (for example, deed restriction, lot line dispute, order of conditions):	☐	☒	☐	☐	
2.	Easement, Common Driveway, or Right of Way	☐	☒	☐	☐	
3.	Zoning Classification(s) of property:			☐	☐	
4.	Has the City/Town issued notice of outstanding violation?	☐	☒	☐	☐	
5.	Have you been advised that current use is nonconforming in any way?	☐	☒	☐	☐	
6.	Do you know of any variances or special permits?	☐	☒	☐	☐	
7.	During Seller's ownership, has work been done for which a permit was required? If yes, explain.	☐	☒	☐	☐	
7a.	Were permits obtained?	☐	☐	☐	☒	
7b.	Was the work approved by an inspector?	☐	☐	☐	☒	
7c.	Was a licensed contractor hired? (If yes, provide name of contractor)	☐	☐	☐	☒	
7d.	Is there an outstanding notice of any building code violation?	☐	☐	☐	☒	
8.	Have you been informed that any part of the property is in a designated flood zone or wetland?	☐	☒	☐	☐	
9.	Are there any known water drainage problems? Explain.	☐	☒	☐	☐	

II. SYSTEM AND UTILITIES INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
10.	STORAGE TANK					
10a.	Is or Has there ever been an underground storage tank?	☐	☒	☐	☐	
10b.	If yes, type of tank			☐	☒	
10c.	If yes, is it still in use?	☐	☐	☐	☒	
10d.	If not still in use, was it removed?	☐	☐	☐	☒	
10e.	Storage Tank: ☐ Leased ☐ Owned (See Hazardous Materials Disclosure Page 8)	☐	☐	☐	☒	

 SELLER'S INITIALS DA

 BUYER'S INITIALS


II. SYSTEM AND UTILITIES INFORMATION (Continued)

		Yes	No	Unknown	N/A	Description/Explanation
11.	HEATING SYSTEM					
11a.	Type:					oil baseboard, pellet stove
11b.	Age:					2006
11c.	Are there any known problems with the heating system? Explain.	☐	☐	☒	☐	
11d.	Identify any unheated room or area:	☒	☐	☐	☐	garage
11e.	Provide approximate date of last service:	☐	☐	☐	☐	
11f.	Provide reason for service:			☐	☐	

III. WATER, SEWER & OTHER UTILITIES

		Yes	No	Unknown	N/A	Description/Explanation
12.	DOMESTIC HOT WATER					
12a.	Type:			☐	☐	Yes (oil)- Town water
12b.	Age:			☐	☐	2006
12c.	Are there any known problems with the hot water? Explain.	☐	☒	☐	☐	
13.	SEWAGE SYSTEM					
13a.	☒ Municipal ☐ Private Sewer	☐	☐	☐	☐	
13b.	If Private Sewer, describe type of system:			☐	☒	
13c.	Provide Name of Service Company			☐	☒	
13d.	Date it was last pumped:	☐	☐	☐	☒	Month Day Year
13e.	Frequency of Pumps:			☐	☒	
13f.	During your ownership has sewage backed up into house or onto yard? Explain.	☐	☒	☐	☐	
13g.	Is system shared with other homes?	☐	☒	☐	☐	
13h.	Was a Title 5 Inspection performed?	☐	☒	☐	☐	
13i.	Date of Inspection:	☐	☐	☐	☒	Month Day Year
13j.	Is a copy of Inspection attached?	☐	☐	☐	☒	
14.	PLUMBING SYSTEM					
14a.	Type:			☐	☐	
14b.	Problems? Explain.	☐	☐	☐	☒	
14c.	Bathroom ventilation problems? Explain.	☐	☐	☐	☒	

 SELLER'S INITIALS DA

BUYER'S INITIALS


III. WATER, SEWER & OTHER UTILITIES (Continued)

		Yes	No	Unknown	N/A	Description/Explanation
15.	WATER SOURCE					
15a.	☒ Public ☐ Private	☐	☐	☐	☐	
15b.	Location			☐	☐	
15c.	Date Last tested:			☐	☐	Month _____ Day _____ Year _____
15d.	Report Attached?	☐	☐	☐	☒	
15e.	Water Quality problems? Explain.	☐	☒	☐	☐	
15f.	Flow rate:	☐	☐	☐	☒	(gal. /min.) _____
15g.	Age of Pump:			☐	☒	
15h.	Is there a filtration system? If yes, indicate age and type of filtration system.	☐	☒	☐	☐	Age: _____ Type: _____

IV. ELECTRICAL SYSTEMS & UTILITIES

		Yes	No	Unknown	N/A	Description/Explanation
16.	ELECTRICAL SYSTEM					
16a.	Problems? Explain.	☐	☒	☐	☐	
17.	APPLIANCES					
17a.	List appliances that are included:			☐	☐	Refrigerator, oven, dishwasher, microwave
17b.	Problems? Explain.	☐	☒	☐	☐	
18.	SECURITY SYSTEM					
18a.	Type:			☐	☒	
18b.	Age:			☐	☒	
18c.	Provide Name of Service Company			☐	☒	
18d.	Problems? Explain.	☐	☐	☐	☒	
19.	AIR CONDITIONING					
19a.	☐ Central ☐ Window ☐ Other. Explain.	☐	☒	☐	☐	
19b.	Problems? Explain.	☐	☒	☐	☐	
20.	SOLAR PANELS					
20a.	☐ Leased ☐ Owned	☐	☐	☐	☒	
20b.	If leased, explain terms of agreement.			☐	☒	

V. BUILDING/STRUCTURAL INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
21.	FOUNDATION/SLAB					
21a.	Problems? Explain.	☐	☒	☐	☐	

SELLER'S INITIALS

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BUYER'S INITIALS


V. BUILDING/STRUCTURAL INFORMATION (Continued)

		Yes	No	Unknown	N/A	Description/Explanation
22.	BASEMENT					
22a.	Problems (select any that apply): ☐ Water ☐ Seepage ☐ Dampness ☐ Other. Explain.	☐	☒	☐	☐	
22b.	Explain amount, frequency, and location of the problems selected in 22a.			☐	☐	
23.	SUMP PUMP					
23a.	If yes to 23, provide age and location.			☐	☒	
23b.	Problems? Explain.	☐	☒	☐	☐	
24.	ROOF					
24a.	Age:			☐	☐	2006
24b.	Problems? Explain.	☐	☒	☐	☐	
24c.	Location of leaks/repairs:			☐	☒	
25.	CHIMNEY/FIREPLACE					
25a.	Date last cleaned:			☐	☒	Month Day Year
25b.	Problems? Explain.	☐	☐	☐	☐	
25c.	Presence of: ☐ Wood Stove ☐ Coal Stove ☒ Pellet Stove ☐ Gas Stove	☒	☐	☐	☐	
25d.	If yes to 25c, in compliance with installation regulations/code/bylaws?	☐	☐	☐	☒	
25e.	If no to 25d, Explain.			☐	☐	
25f.	Is there any history of smoke/fire damage to structure? Explain.	☐	☒	☐	☐	
26.	FLOORS					
26a.	Type of floors under carpet/linoleum:			☐	☐	
26b.	Are there any known problems with floors (buckling, sagging, etc.)? Explain.	☐	☒	☐	☐	
27.	WALLS					
27a.	Interior Walls: Problems? Explain.	☐	☒	☐	☐	
27b.	Exterior Walls: Problems? Explain.	☐	☒	☐	☐	
28.	WINDOW/SLIDING DOORS/DOORS					
28a.	Problems? Explain.	☐	☒	☐	☐	
29.	INSULATION					
29a.	Does house have insulation?	☒	☐	☐	☐	

SELLER'S INITIALS

DA

BUYER'S INITIALS


V. BUILDING/STRUCTURAL INFORMATION (Continued)

		Yes	No	Unknown	N/A	Description/Explanation
29b.	If yes, type:	☒	☐	☐	☐	
29c.	Date Installed:	☐	☐	☐	☐	2006 Month Day Year
29d.	Location:	☐	☐	☐	☐	

VI. ENVIRONMENTAL ISSUES

		Yes	No	Unknown	N/A	Description/Explanation
30.	ASBESTOS					
30a.	Is asbestos present in exterior shingles, pipe covering or boiler insulation?	☐	☒	☐	☐	
30b.	Has a fiber count been performed?	☐	☒	☐	☐	
30c.	If yes to 30b., is copy attached? (See Asbestos Disclosure Page 8)	☐	☒	☐	☐	
31.	LEAD PAINT					
31a.	Is lead paint present?	☐	☒	☐	☐	
31b.	If yes to 31a., locations present: (Attach copy of Inspection Reports)	☐	☐	☐	☐	
31c.	If yes to 31a., describe abatement plan/ interim controls, if any:	☐	☐	☐	☐	
31d.	Has paint been encapsulated?	☐	☒	☐	☐	
31e.	If yes to 31d. provide date of encapsulation and by whom.			☐	☐	Month Day Year
31f.	Is Lead Paint Disclosure Form available? If yes attach copy. If no, Explain.	☐	☐	☐	☒	
32.	RADON					
32a.	Has test for Radon been performed? If yes, attach copy. (See Radon Disclosure Page 7)	☐	☒	☐	☐	
33.	MOLD					
33a.	Have you been advised of elevated levels of mold at the Property? Explain.	☐	☒	☐	☐	
34.	INSECTS					
34a.	History of Termites/Wood Destroying Insect or Rodent Problems?	☐	☒	☐	☐	
34b.	If yes to 34a., explain treatment and dates: (See Chlordane Disclosure Page 8)			☐	☒	Month Day Year
35.	ENERGY AUDIT					
35a.	Has an Energy Audit been performed? If yes, attach a copy.	☐	☒	☐	☐	

VII. OUTDOOR AMENITIES & STRUCTURES

		Yes	No	Unknown	N/A	Description/Explanation
36.	SWIMMING POOL/JACUZZI		☒			
36a.	Problems? Explain.	☐	☐	☐	☒	
36b.	Name of Service Company:			☐	☒	

SELLER'S INITIALS

DA

BUYER'S INITIALS


VII. OUTDOOR AMENITIES & STRUCTURES (Continued)

		Yes	No	Unknown	N/A	Description/Explanation
37.	GARAGE/SHED/OR OTHER STRUCTURE					
37a.	Problems? Explain.	☐	☒	☐	☐	

VIII. CONDOMINIUM INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
38.	PARKING					
38a.	Number of Spaces	☐	☐	☐	☐	6 + 2 (garage) Spaces
38b.	Of those spaces, identify the number that are: ☐ Deeded ☐ Exclusive Easements ☐ Assigned ☐ Unassigned or ☐ In Common area	☐	☐	☐	☐	Number of Spaces: Deeded _____ Exclusive Easements _____ Assigned _____ Unassigned _____ In Common area _____
39.	CONDO FEES					
39a.	Current monthly fees for Unit are: Are any of the following (39b.-39g.) included in the monthly fees:	☐	☐	☐	☐	No fees
39b.	Heat	☐	☐	☐	☐	
39c.	Electricity	☐	☐	☐	☐	
39d.	Hot Water	☐	☐	☐	☐	
39e.	Trash Removal	☐	☐	☐	☐	
39f.	Landscaping	☐	☐	☐	☐	
39g.	Snow Removal	☐	☐	☐	☐	
40.	RESERVE FUND					
40a.	Has advance payment been made to a condo reserve fund?	☐	☐	☐	☒	
40b.	If yes to 40a, how much?			☐	☐	
41.	CONDO ASSOCIATION FUND					
41a.	Is owners' association currently involved in any litigation? Explain.	☐	☐	☐	☒	
41b.	Have you been advised of any matter which is likely to result in a special assessment or substantially increase condominium fees? Explain.	☐	☒	☐	☐	

IX. RENTAL PROPERTY INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
42.	UNITS					
42a.	Number of Units:			☐	☐	_____ Units
42b.	Has a unit been added/subdivided since original construction?	☐	☐	☐	☐	
42c.	If yes to 42b., was a permit for new/added unit obtained?	☐	☐	☐	☐	

SELLER'S INITIALS

DA

BUYER'S INITIALS



IX. RENTAL PROPERTY INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
43.	RENT	☐	☐	☐	☐	Rent \$ _____/month
43a.	Expiration date of each lease:	☐	☐	☐	☐	Month _____ Day _____ Year _____ If more space needed use section XI
43b.	Any tenants without leases?	☐	☐	☐	☐	
43c.	Is owner holding last month's rent?	☐	☐	☐	☐	
43d.	Is owner holding security deposit?	☐	☐	☐	☐	
43e.	If yes to 43c. and/or 43de., has interest been paid?	☐	☐	☐	☐	
43f.	If security deposit held, attach a copy of Statement(s) of Conditions.	☐	☐	☐	☐	
43g.	Is there any outstanding notice of sanitary code violation? Explain.	☐	☐	☐	☐	

X. MISCELLANEOUS INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
44.	Do you know of any other problem which may affect the value or use of the property which may not be obvious to a prospective buyer? Explain.	☐	☒	☐	☐	

XI. DESCRIPTION/EXPLANATION

--

XII. EXPLANATORY MATERIAL

The following clauses are provided for descriptive purposes only. For detailed information, consult the Massachusetts Department of Public Health, the Massachusetts Department of Environmental Protection, or other appropriate agency, or your attorney.

A. Flood Hazard Insurance Disclosure Clause (Question #8)

The lender may require Flood Hazard Insurance as a condition of the mortgage loan if the lender determines that the property is in a flood hazard zone.

E. Radon Disclosure Clause (Question #32)

Radon is an odorless, colorless, tasteless gas produced naturally in the ground by the normal decay of uranium and radium. Radon can lead to the development of radioactive particles which can be inhaled. Studies indicate the result of extended exposure to high levels of radon may increase the risk of developing lung cancer.

SELLER'S INITIALS

DA

BUYER'S INITIALS



B. Hazardous Materials Disclosure Clause (Question #10)

In certain circumstances Massachusetts law can hold an owner of real estate liable to pay for the cost of removing hazardous or toxic materials from real estate and for damages resulting from the release of such materials, according to the Massachusetts Oil and Hazardous Material Release and Response Act, General Laws, Chapter 21E. The buyer acknowledges that he may have the property professionally inspected for the presence of, or the substantial likelihood of release of oil or hazardous material and such proof of inspection may be required as a prerequisite for financing the property.

C. Asbestos Disclosure Clause (Question #30)

The United States Consumer Product Safety Commission has maintained that asbestos materials are hazardous if they release separate fibers which can be inhaled. Asbestos is a common insulation material on heating pipes, boilers, and furnaces. It may also be present in certain types of floor and ceiling materials, shingles, plaster products, cements and other building materials. The buyer may have the property professionally inspected for the presence of asbestos and if repair or removal of asbestos is desired, proper safety guidelines must be observed.

D. Lead Paint Disclosure (Question #31)

Whenever a child 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 is required by law to remove all said paint, plaster or cover with appropriate materials so as to make it inaccessible to a child under six years of age. Consumption of lead is poisonous and may cause serious personal injury. Whenever such residential premises containing dangerous levels of lead undergoes a change of ownership, and as a result a child under six years of age will become a resident, the new owner is required by law to remove said paint, plaster cover or encapsulate it with appropriate materials so as to make it inaccessible to such child. Buyer should receive information pamphlet from Department of Public Health.

F. Chlordane Disclosure Clause (Question #34b.)

Pesticide products containing chlordane were banned in Massachusetts on June 11, 1985, following a determination by the Department of Food and Agriculture that the use of chlordane may cause unreasonable adverse effects on the environment including risk of cancer. Although existing data do not conclusively prove that significant health effects have occurred as a direct result of chlordane use, the long-term potential health risks are such that it is prudent public health policy, according to the Department, to eliminate the further introduction of chlordane into the environment.

G. Mold Information (Question #33)

Molds are naturally occurring organisms that exist both indoors and outdoors. More than 1000 different kinds of mold have been found in homes in the United States. Molds are fungi that reproduce by making spores. Spores are small and lightweight and able to travel through the air. Molds need moisture and food to grow and their growth is stimulated by warm, damp and humid conditions. Molds can use materials such as wood, paper, drywall and carpet as food sources. Reducing dampness indoors is often key to reducing the growth of mold. Depending on the level of mold, allergies, respiratory problems and other health consequences can be triggered in sensitive individuals. However, exposure to mold does not always result in health problems. As of July 2002, U.S. governmental agencies reported that a determination had not been made what quantity of mold was acceptable in an indoor environment. For more information on mold, contact an engineer or other qualified mold inspector. Information may also be found at the web site for the U.S. Environmental Protection Agency, www.epa.gov.

H. Fair Housing Notice

It is unlawful to discriminate on the basis of race, color, religious creed, national origin, age, gender, sex, ancestry, marital status, veteran status, sexual orientation, disability, presence of a child, receipt of public assistance or other protected classification in the sale or rental of covered housing.

XIII. Acknowledgment

Seller(s) hereby acknowledges that the information set forth above is true and accurate to the best of his or her knowledge. Seller(s) agrees to defend and indemnify the broker(s) and any subagents for disclosure of any information contained herein. Seller(s) acknowledges receipt of a copy of the Seller's Statement of Property Condition.

Date September 23, 2026

Seller *Dennis Anzabizab*

Seller

Buyer(s)/Prospective Buyer(s) acknowledges receipt of Seller's Statement of Property Condition prior to purchase. Buyer(s) acknowledges that Broker has not verified the information herein and Buyer(s) has been advised to verify information independently. Buyer(s) is not relying upon any representation, verbal or written, from any real estate broker or licensee concerning legal use. Any reference to the category (single family, multi-family, residential, commercial) or the use of this property in any advertisement or listing sheet, including the number of units, number of rooms or other classification is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code or other public or private restrictions by the broker. The BUYER understands that if this information is important to BUYER, it is the duty of the BUYER to seek advice from an attorney or written confirmation from the municipality.

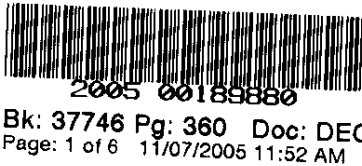
Date _____ Buyer

Buyer

SELLER'S INITIALS

DA

BUYER'S INITIALS



DECLARATION OF COVENANTS AND RESTRICTIONS

I, GARY B. LORDEN, AS TRUSTEE OF BENJAMIN BUILDERS REALTY TRUST, under a Declaration of Trust dated June 9, 1992, recorded with Worcester District Registry of Deeds in Book 15823, Page 134, as amended in Book 16333, Page 103 and in Book 23562, Page 165, of P.O. Box 651, Townsend, Massachusetts, being the owner in fee simple of sixty-one certain parcels of land situated off State Road and Hubbardston Road in Templeton, Worcester County, Massachusetts, shown as **Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 and 61** on a plan of land entitled "Definitive Subdivision of Cook Pond Estate Templeton, Massachusetts Owned by Camelback Development LLC, dated January 11, 2002, drawn by Edmond J. Boucher, PLS", recorded with Worcester District Registry of Deeds in **Plan Book 796, Plan 86** (the "Subdivision Plan"), and **Lot 8** on a plan entitled "Plan of Lots Prepared for Donna Colitz, Trustee of AAA Templeton Realty Trust, Templeton, MA, dated December 30, 1999, drawn by Edmond J. Boucher, PLS" recorded with Worcester District Registry of Deeds in **Plan Book 767, Plan 68**, and being the owner of that certain sewer force main approximately 6,300 feet in length, located within the Hubbardston Road layout, and related manholes (the "Sewer Force Main") shown as "force main" on a plan entitled "Hubbardston Road, Templeton, MA, Sewer Force Main Design, Cook Pond Estates to Existing Gravity Sewer, Owner: Camelback Development, Bolton, MA, Design By: John D. Sargent, P.E., Date: July 22, 2002, Last Revised as of 12/08/03", on file with the Templeton Sewer Department and a copy of which is attached hereto as Exhibit A (the "Sewer Force Main Plan"), hereby declare that said sixty-one lots shall be subject to and with the benefit of the following covenants and restrictions in perpetuity:

1. The ownership of any of said lots referenced above shall include a 1/61 undivided beneficial interest in the Cook Pond Estate Trust, under a Declaration of Trust dated November 4, 2005 to be recorded with Worcester District Registry of Deeds herewith, to which will be deeded the fee simple interest in that certain tract of land shown as Revised Lot 13 on said plan recorded with Worcester District Registry of Deeds in Plan Book 796, Plan 86, and each of said 61 lots shall be subject to and with the benefit of the rights and obligations as set forth in said Cook Pond Estate Trust.

2. A person shall become a beneficiary of the Cook Pond Estate Trust automatically upon becoming an owner of one of said 61 lots, and shall cease to be a beneficiary automatically upon ceasing to be such an owner. The undivided beneficial interest in the trust appertaining to each said lot shall not be separated from ownership of the lot and shall be deemed conveyed with the lot even though such interest is not expressly mentioned or fully described in a deed conveying the lot.

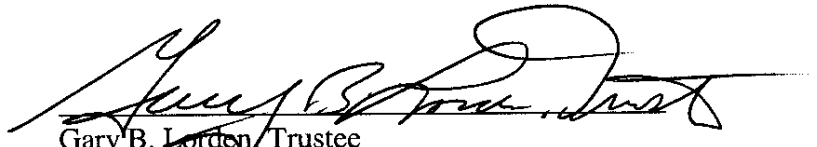
Return to:
Gary Lorden
69 Mass Ave
Lunenburg, MA 01462

Property Address: State Road and Hubbardston Road, Templeton, MA

204

3. Gary B. Lorden, as Trustee of Benjamin Builders Realty Trust, has covenanted with the Board of Sewer Commissioners for the Town of Templeton to construct a sewerage pumping station on said Revised Lot 13 referenced above to serve each of said 61 building lots, and to form a homeowners association to own, manage and maintain said sewerage pumping station, related facilities and the Sewer Force Main (the sewerage pumping station, related facilities and the Sewer Force Main collectively, the "Sewer Facilities"), and pay all costs associated therewith. The obligations of each lot owner shall include, but not be limited to, paying a 1/61 share of the costs of operating, maintaining and repairing the Sewer Facilities as set forth in the Cook Pond Estate Trust. Upon conveyance of said Revised Lot 13, Gary B. Lorden, as Trustee of Benjamin Builders Realty Trust, shall also dedicate the Sewer Force Main to the Cook Pond Estate Trust.

Executed as a sealed instrument this 4th day of Novemeber, 2005.

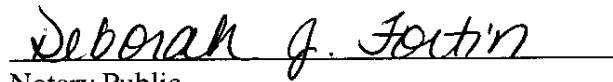

 Gary B. Lorden, Trustee
 Benjamin Builders Realty Trust

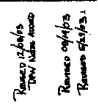
THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 4th day of November, 2005, before me, the undersigned notary public, personally appeared Gary B. Lorden, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

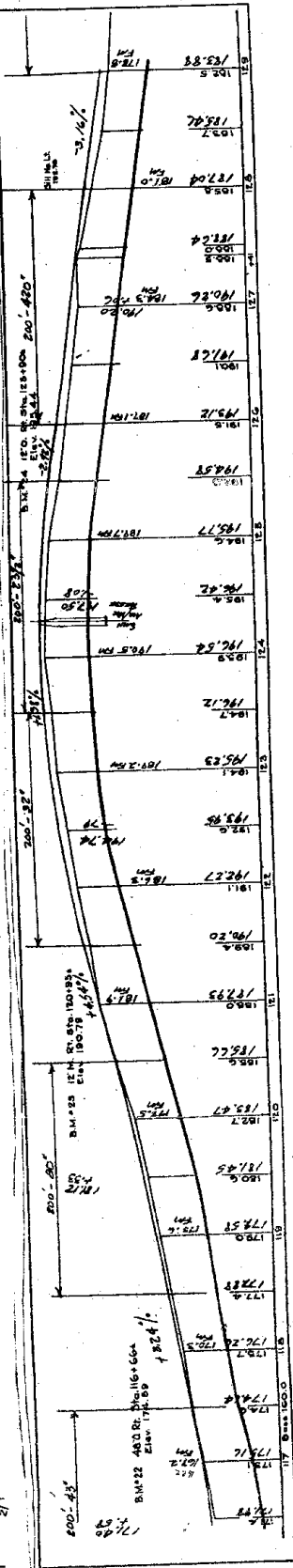
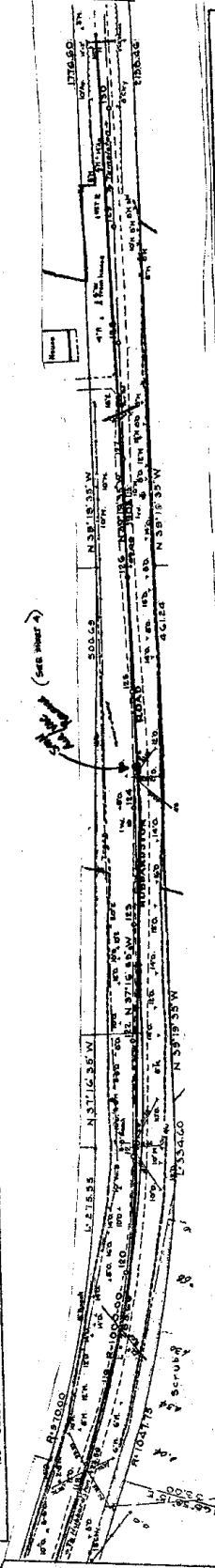
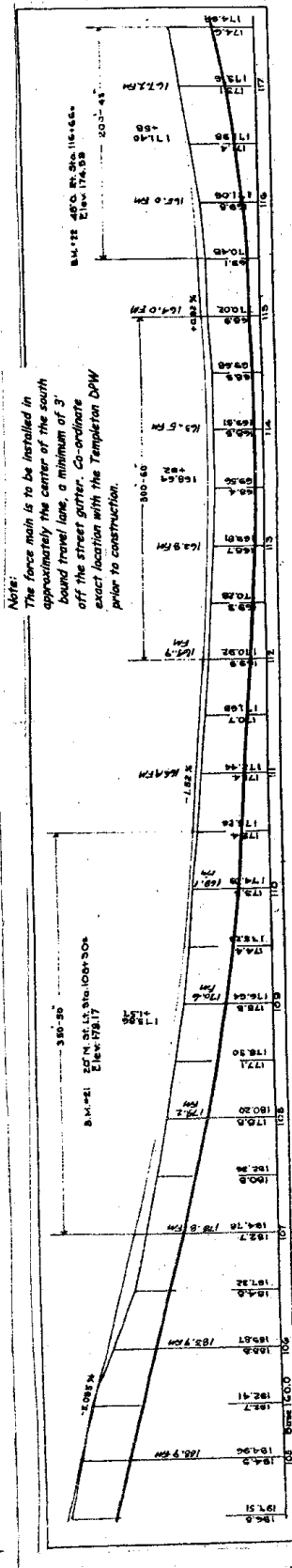
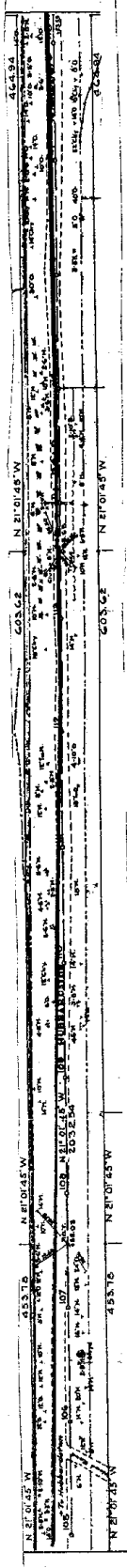



 Notary Public,
 My Commission Expires: January 30, 2009



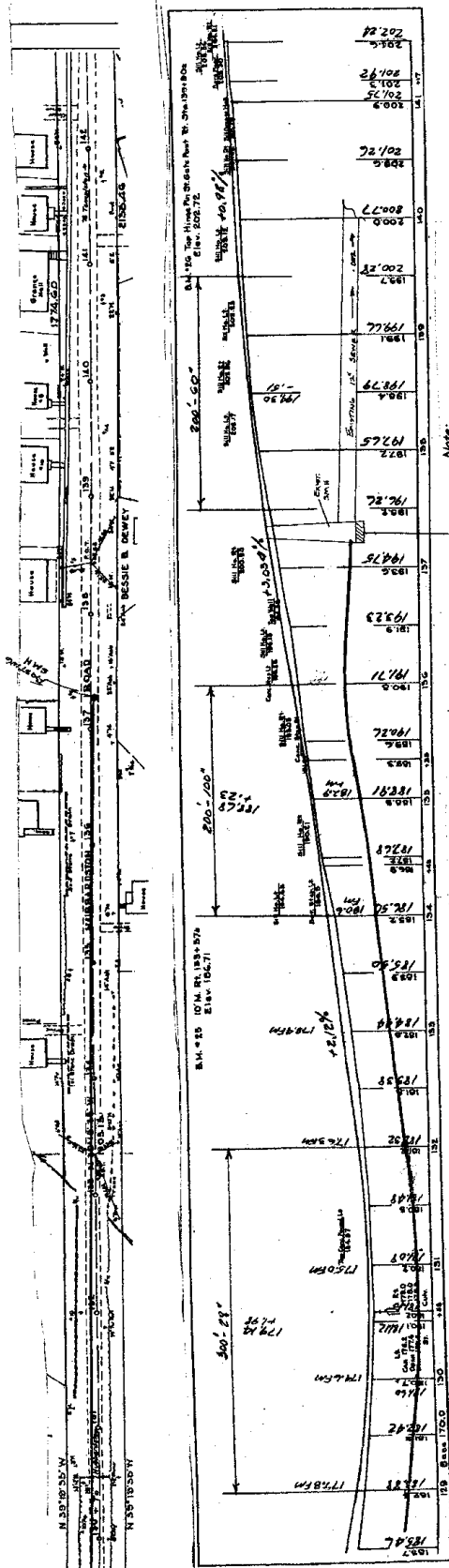


Plan & Profile Scale:
Horizontal 1" = 40'
Vertical 1" = 4'



James A. Duffin, Seal
Horizontal 1" = 40'
Vertical 1" = 4'

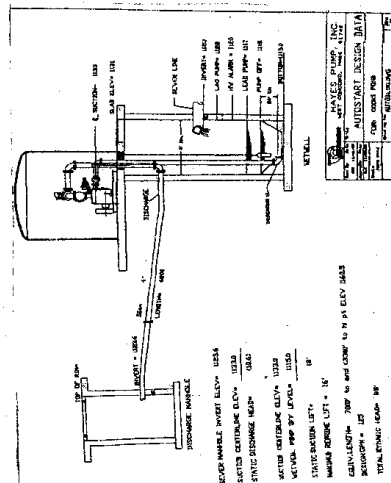
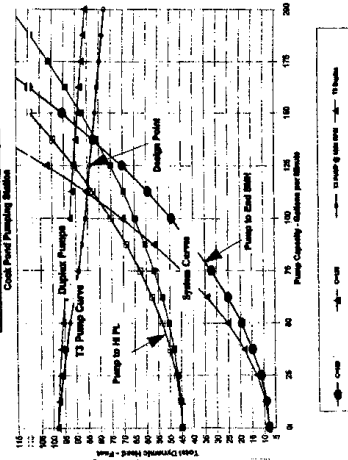
Templerton (common)
Sewer Force Main Design
Revised 7/22/02
Sheet 3 of 4



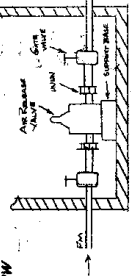
Note:
The force main is to be installed in approximately the center of the south bound travel lane, a minimum of 3' off the street gutter. Co-ordinate exact location with the Templeton DPW prior to construction.

Plan & Profile Scale:
Horizontal 1" = 40'
Vertical 1" = 4'

ANODE SCHEDULE RATING CURVES



Notes:
1. All work shall be done in accordance with the latest edition of the Massachusetts Department of Transportation (M.D.T.) Standard Specifications for Road and Bridge Construction, 1990 Edition.
2. All work shall be done in accordance with the latest edition of the Massachusetts Department of Transportation (M.D.T.) Standard Specifications for Road and Bridge Construction, 1990 Edition.
3. All work shall be done in accordance with the latest edition of the Massachusetts Department of Transportation (M.D.T.) Standard Specifications for Road and Bridge Construction, 1990 Edition.



Notes:
1. All work shall be done in accordance with the latest edition of the Massachusetts Department of Transportation (M.D.T.) Standard Specifications for Road and Bridge Construction, 1990 Edition.
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3. All work shall be done in accordance with the latest edition of the Massachusetts Department of Transportation (M.D.T.) Standard Specifications for Road and Bridge Construction, 1990 Edition.

PVC FORCE MAIN CONNECTION

NOT TO SCALE



Hubbardston Road, Templeton, MA
Sewer Force Main Design
July 22, 2002 Sheet 4 of 4

ATTEST: WORC. Anthony J. Vigliotti, Register

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number	: 80695
Document Type	: DEED
Recorded Date	: August 03, 2018
Recorded Time	: 11:07:08 AM
Recorded Book and Page	: 59207 / 73
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1090958
Recording Fee (including excise)	: \$1,648.04

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/03/2018 11:07 AM
Ctrl# 185709 15041 Doc# 00080695
Fee: \$1,523.04 Cons: \$333,800.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

MICHAEL S. BOULAY and MARYANN A. BOULAY, being married to each other, for consideration paid of Three Hundred Thirty Three Thousand Eight Hundred and 00/100 (\$333,800.00) Dollars

grant to

Dennis Awasabisah, a married man, Individually, now of 42 Victoria Lane, Templeton, Massachusetts 01468

with Quitclaim Covenants

A certain parcel of land, with the buildings and improvements thereon, located on the northerly side of Victoria Lane, formerly known as State Forest Road, in Templeton, Worcester County, Massachusetts, shown as Lot 45 on a plan entitled "Definitive Subdivision of Cook Pond Estate, Templeton, Massachusetts, Owned by Camelback Development LLC., January 11, 2002, Edmond J. Boucher, PLS, Scale: 1 inch = 40 feet" recorded with Worcester District Registry of Deeds in Plan Book 796, Page 86, and being bounded and described according to said plan as follows:

Beginning at a point on the northerly side of Victoria Lane, formerly known as State Forest Road, as shown on said plan;

Thence North 70° 54' 34" West 18.69 feet along said Victoria Lane to a point;

Thence by Victoria Lane along a curve to the left for a distance of 113.56 feet to a point;

Thence North 47° 14' 56" West 19.36 feet along said Victoria Lane to a point,

Thence North 06° 08' 44" East 854.64 feet by Lot 44 as shown on said plan, to a point;

Thence South 02° 17' 35" East 927.67 feet by Lot 46 to the point of beginning.

Lot 45 contains 59,126 square feet of land according to said plan.

Said lot is conveyed together with the right to use the streets shown on the above referenced plan for all purposes for which streets and ways are commonly used in the Town of Templeton in common with all others entitled to the use thereof.

42 Victoria Lane, Templeton

MB
MAB

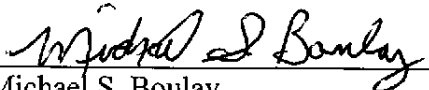
Said lot is also conveyed subject to a Drainage Easement area over that portion of the lot as shown on the plan recorded in Plan Book 796, Page 86.

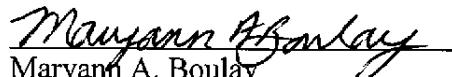
Said lot is conveyed together with and subject to a Declaration of Covenants and Restrictions dated November 4, 2005 recorded with Worcester District Registry of Deeds in Book 37746, Page 360, and the Cook Pond Estate Trust dated November 4, 2005 recorded with Worcester District Registry of Deeds in Book 37746, Page 342.

The Grantors herein release all rights of Homestead and states under pains and penalties of perjury that no one else is entitled to the benefits of the Homestead Act in said premises under M.G.L. Chapter 188.

Meaning and intending to convey and hereby conveying the premises conveyed to the grantor by a deed recorded with Worcester District Registry of Deeds in Book 41867, Page 307.

WITNESS our hands and seal this 3 day of August, 2018.

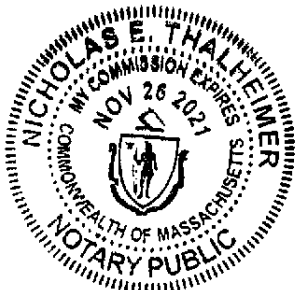

Michael S. Boulay

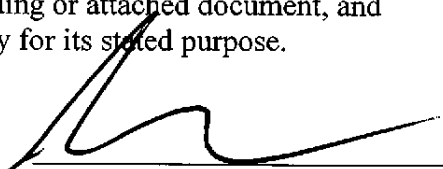

Maryann A. Boulay

THE COMMONWEALTH OF MASSACHUSETTS

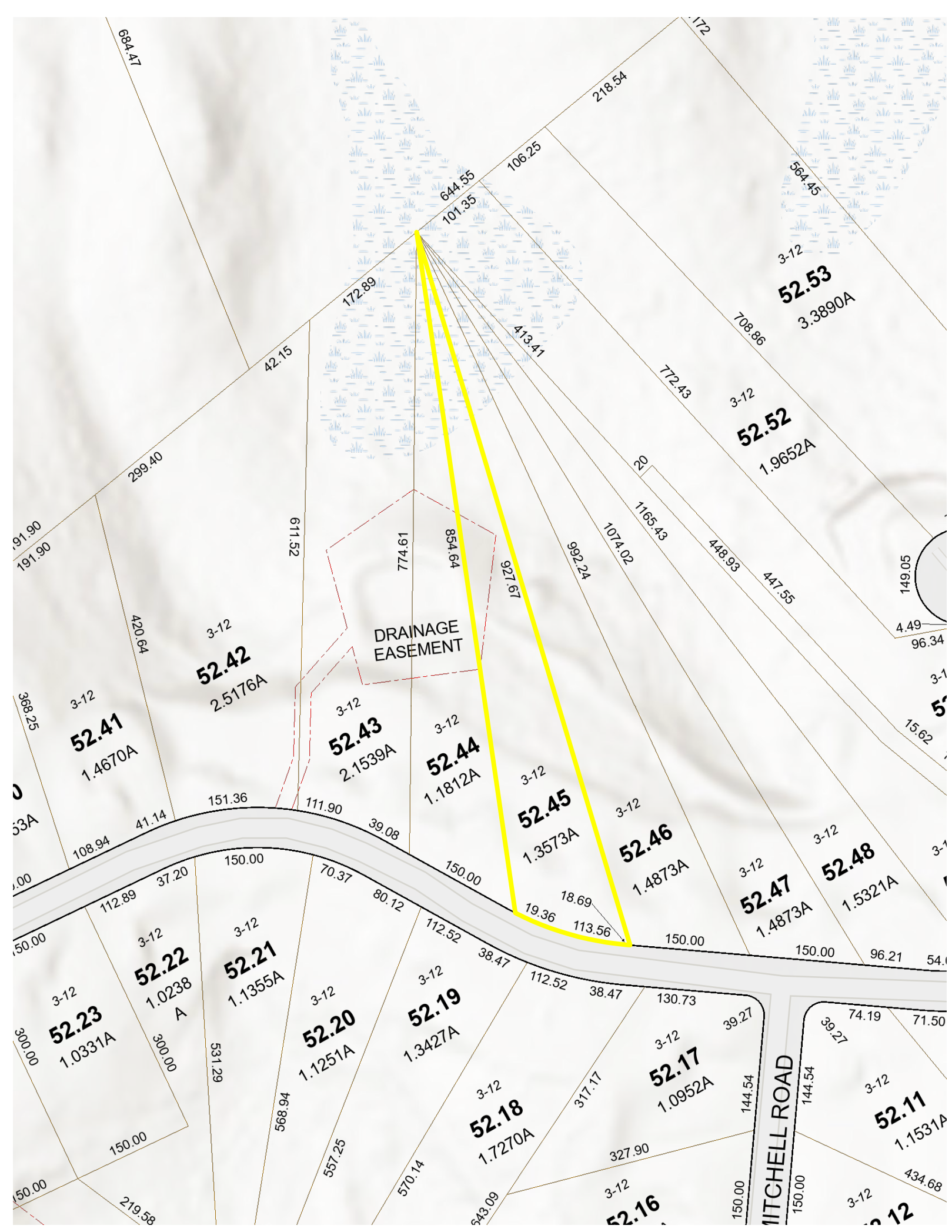
Worcester, ss.

On this 3 day of August, 2018, before me, the undersigned notary public, personally appeared Michael S. Boulay and Maryann A. Boulay, proved to me through satisfactory evidence of identification, which was MA 01, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

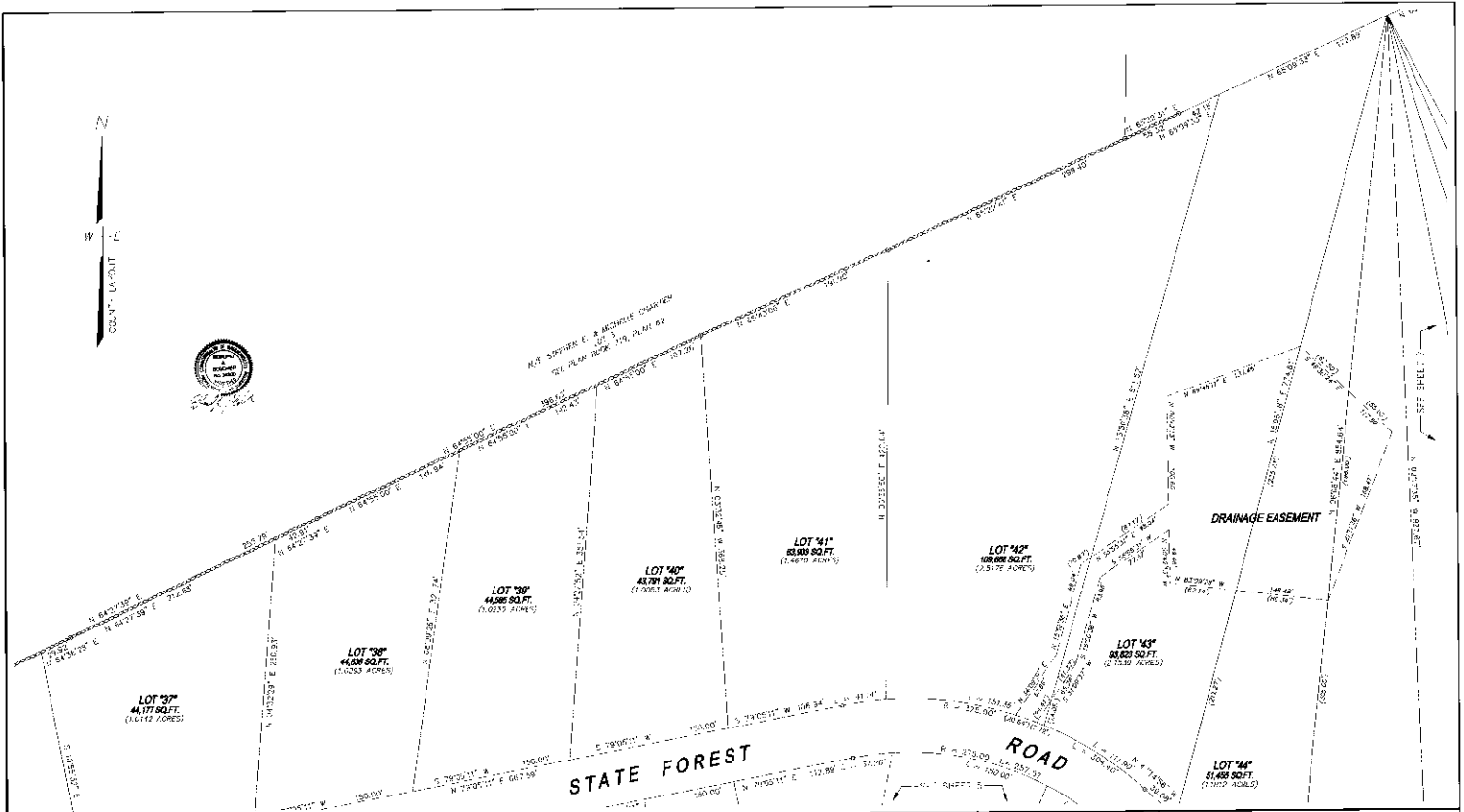



Notary Public Nicholas E. Thalheimer
My commission expires: 11/26/21

ATTEST: WORC Anthony J. Vigliotti, Register



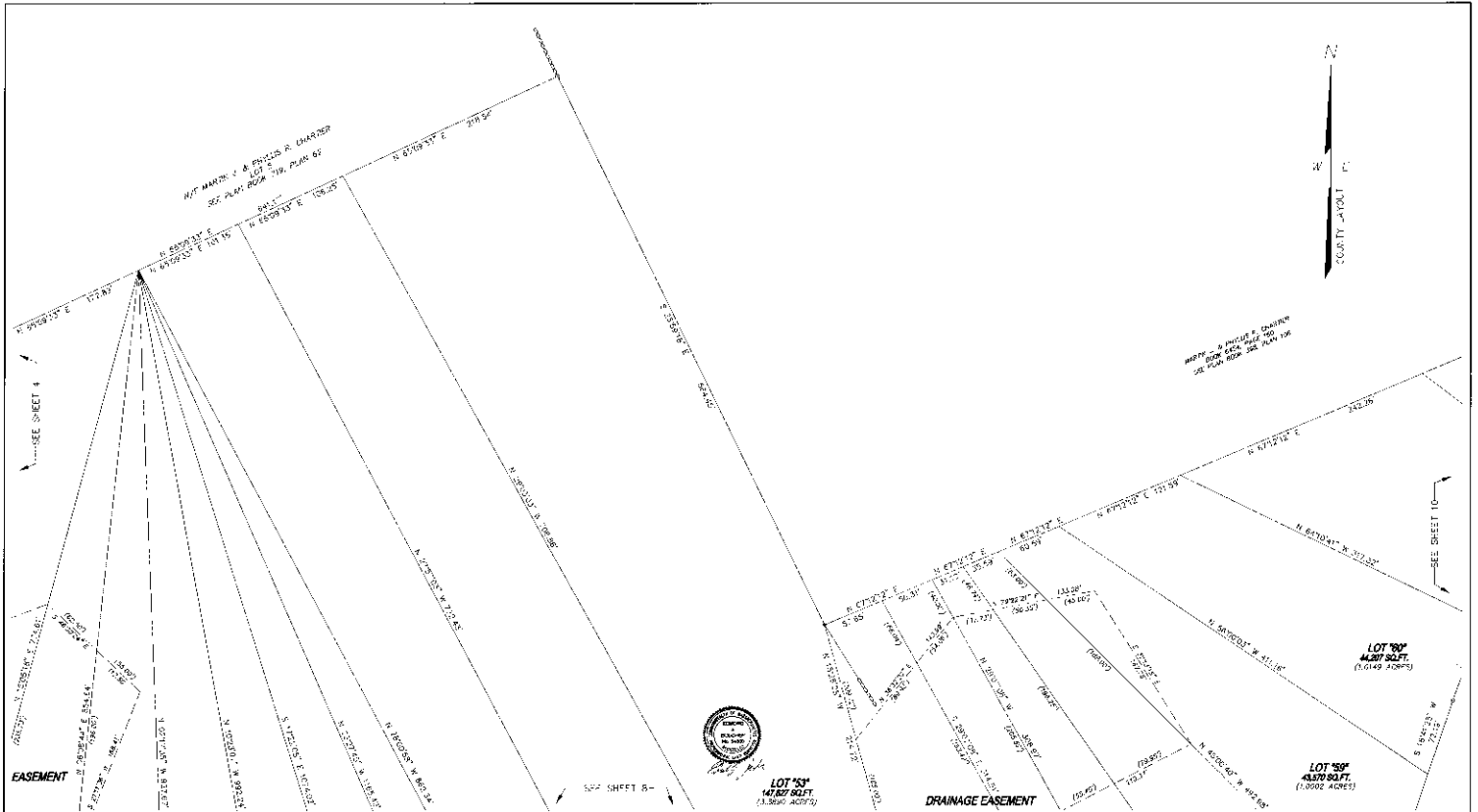
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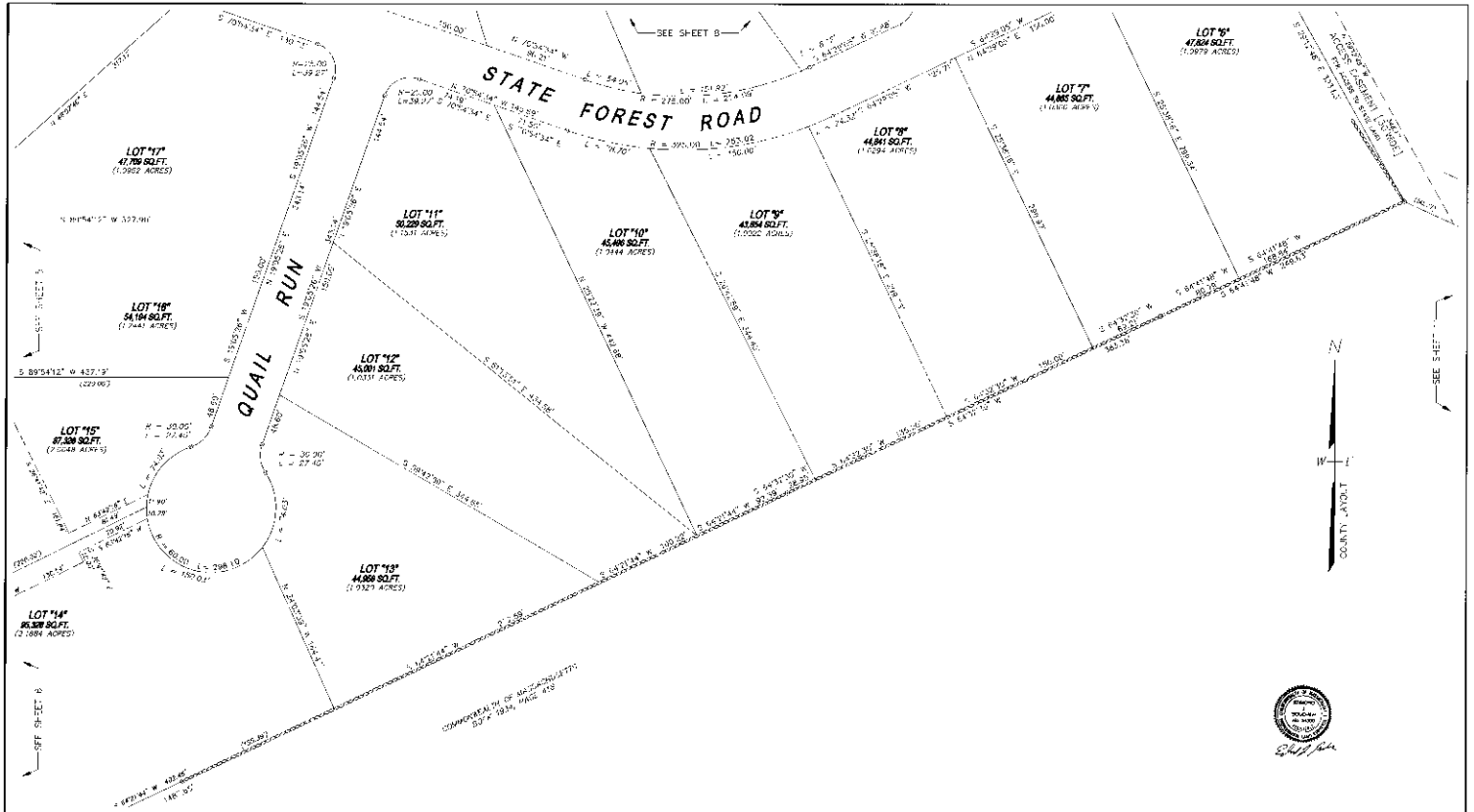
TOWN OF TEMPLETON PLANNING BOARD APPROVED DATE: 1/11/02 BY: [Signature] [Signature] [Signature]		<table border="1"> <thead> <tr> <th>FILED BY</th> <th>DATE</th> <th>NO.</th> <th>DATE</th> <th>NO.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>FILED BY</td> <td>DATE</td> <td>NO. <td>DATE</td> <td>NO. <td>DATE</td> </td></td></tr> <tr> <td>FILED BY</td> <td>DATE</td> <td>NO. <td>DATE</td> <td>NO. <td>DATE</td> </td></td></tr> <tr> <td>FILED BY</td> <td>DATE</td> <td>NO. <td>DATE</td> <td>NO. <td>DATE</td> </td></td></tr> <tr> <td>FILED BY</td> <td>DATE</td> <td>NO. <td>DATE</td> <td>NO. <td>DATE</td> </td></td></tr> </tbody> </table> I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.	FILED BY	DATE	NO.	DATE	NO.	DATE	FILED BY	DATE	NO. <td>DATE</td> <td>NO. <td>DATE</td> </td>	DATE	NO. <td>DATE</td>	DATE	FILED BY	DATE	NO. <td>DATE</td> <td>NO. <td>DATE</td> </td>	DATE	NO. <td>DATE</td>	DATE	FILED BY	DATE	NO. <td>DATE</td> <td>NO. <td>DATE</td> </td>	DATE	NO. <td>DATE</td>	DATE	FILED BY	DATE	NO. <td>DATE</td> <td>NO. <td>DATE</td> </td>	DATE	NO. <td>DATE</td>	DATE	LEGEND: - IRON PIPE - IRON PIPE - IRON PIPE - PROPOSED BOUNDARY - STONE WALL - DRAINAGE EASEMENT - BASELINE	DEFINITIVE SUBDIVISION OF COOK POND ESTATE TEMPLETON, MASSACHUSETTS CAMELBACK DEVELOPMENT LLC. 774 HADISON ROAD BOX 704, MASSACHUSETTS 01470 JANUARY 11, 2002	EDMOND J. BOUCHER, PLS 4 JOLLY ROAD, ROYALSTON, MA 01568 TEL: 978-243 6585 FAX 978-249-4517 GRAPHIC SCALE 1 inch = 40 ft. SHEET 5-4 OF 5-11
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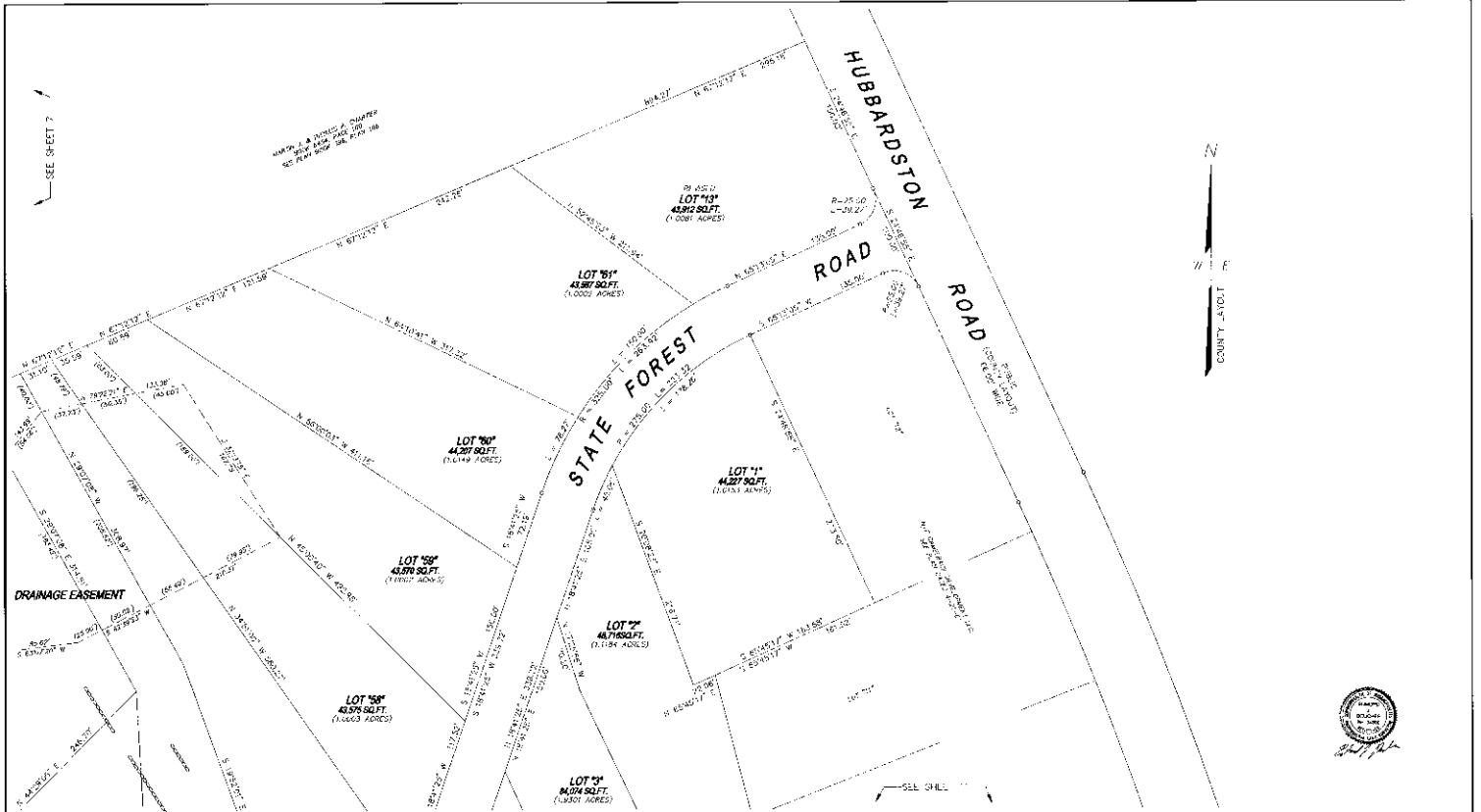
FOR RECORD USE PLAN BOOK <u>76</u> PLAN <u>86</u>	TOWN OF TEMPLETON PLANNING BOARD APPROVED DATE: <u>Jan 21, 2002</u> BY: <u>[Signature]</u> <u>[Signature]</u> <u>[Signature]</u> <u>[Signature]</u>	FIELD BY: <u>E. BOUCHER</u> DESIGNED BY: <u>E. BOUCHER</u> CALCULATIONS BY: <u>E. BOUCHER</u> DRAWN BY: <u>E. BOUCHER</u> CHECKED BY: <u>E. BOUCHER</u>	REVISIONS: <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2-6-02</td> <td>5</td> <td></td> </tr> <tr> <td>2</td> <td>11-16-05</td> <td>6</td> <td></td> </tr> <tr> <td>3</td> <td></td> <td>7</td> <td></td> </tr> <tr> <td>4</td> <td></td> <td>8</td> <td></td> </tr> </tbody> </table>	No.	DATE	BY	DATE	1	2-6-02	5		2	11-16-05	6		3		7		4		8		LEGEND: ○ 2000 R.P.P. ● 1900 R.P.P. ○ 1900 R.P.P. ○ PROPOSED BOUND (STEEP WALL) --- DRAINAGE EASEMENT --- WALL LINE	DEFINITIVE SUBDIVISION COOK POND ESTATE TEMPLETON, MASSACHUSETTS CAMELBACK DEVELOPMENT LLC. DRAFTED BY: 1/4 THURSDON ROAD BOLTON, MASSACHUSETTS 01470 JANUARY 11, 2002	EDMOND J. BOUCHER, PLS 4 JOLLY ROAD, ROYALSTON, MA 01568 TEL 978-249-6685, FAX 978-249-4517 GRAPHIC SCALE: 1 inch = 100 ft. SHEET 5-6 OF 5-11
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FOR RECORDY USE PLANBOOK 174, PLAN 25	TOWN OF TEMPLETON PLANNING BOARD APPROVED DATE: <u>04/11/2013</u> BY: <u>Edmond J. Boucher</u> <u>Edmond J. Boucher</u> <u>Mayor</u>	<table border="1"> <thead> <tr> <th>FIELD BY</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>FIELD BY</td> <td>18</td> <td>NO DATE</td> </tr> <tr> <td>DESIGNED BY</td> <td>C. BOUCHER</td> <td>1 7-5-10</td> </tr> <tr> <td>CALCULATED BY</td> <td>C. BOUCHER</td> <td>2 7-14-10</td> </tr> <tr> <td>DRAWN BY</td> <td>E. BOUCHER</td> <td>3 7-14-10</td> </tr> <tr> <td>CHECKED BY</td> <td>C. BOUCHER</td> <td>4 7-14-10</td> </tr> </tbody> </table>	FIELD BY	DATE	REVISIONS	FIELD BY	18	NO DATE	DESIGNED BY	C. BOUCHER	1 7-5-10	CALCULATED BY	C. BOUCHER	2 7-14-10	DRAWN BY	E. BOUCHER	3 7-14-10	CHECKED BY	C. BOUCHER	4 7-14-10	LEGEND: () IRON PIST * IRON PIN 4 CORNER MARK 5 PROPOSED BOUNDARY --- STONE WALL --- DRAINAGE EASEMENT --- BASE OF	DEFINITIVE SUBDIVISION OF COOK POND ESTATE TEMPLETON, MASSACHUSETTS CAMELBACK DEVELOPMENT LLC. 174 HUNTER ROAD ROYALSTON, MASSACHUSETTS 01470 JANUARY 11, 2013	EDMOND J. BOUCHER, PLS 4 JOLLY ROAD, ROYALSTON, MA 01308 TEL: 978-249-6685, FAX 978-249-4517 GRAPHIC SCALE 1 inch = 40 ft.
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FOR RECORD USE PLANBOOK 796 PLAN 84	TOWN OF TEMPLETON PLANNING BOARD APPROVED (DATE: Jan 31, 2003) BY: <i>[Signature]</i> <i>[Signature]</i> <i>[Signature]</i>	<table border="1"> <thead> <tr> <th>FILE NO.</th> <th>E. NUMBER</th> <th>REVISIONS:</th> </tr> </thead> <tbody> <tr> <td>95-000000</td> <td>1</td> <td>DATE: 01-31-03</td> </tr> <tr> <td>95-000000</td> <td>2</td> <td>DATE: 01-31-03</td> </tr> <tr> <td>95-000000</td> <td>3</td> <td>DATE: 01-31-03</td> </tr> <tr> <td>95-000000</td> <td>4</td> <td>DATE: 01-31-03</td> </tr> </tbody> </table> I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE BOARD OF OFFICIALS OF THE COMMONWEALTH OF MASSACHUSETTS 817	FILE NO.	E. NUMBER	REVISIONS:	95-000000	1	DATE: 01-31-03	95-000000	2	DATE: 01-31-03	95-000000	3	DATE: 01-31-03	95-000000	4	DATE: 01-31-03	LEGEND: (U) ROAD FURN (S) HIGHWAY (D) DRAINAGE (P) PUBLIC ROAD (R) RAILROAD (T) TOWN ROAD (W) WATERWAY (L) LANDSCAPE (G) GRADE (B) BOUNDARY (E) EASEMENT (C) CONVEYANCE (N) NOTICE	DEFINITIVE SUBDIVISION OF COOK POND ESTATE TEMPLETON, MASSACHUSETTS (DATED: 01-31-03) CAMELBACK DEVELOPMENT LLC. 171 HUNTER ROAD BOSTON, MASSACHUSETTS 02110 JANUARY 31, 2003	EDMOND J. BOUCHER, PLS 4 JONNY ROAD, BOSTON, MA 02108 TEL 978 249 9685, FAX 978-249-4517 GRAPHIC SCALE 1 inch = 40 ft. 0 20 40 80 160
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TOWN OF TEMPLETON PLAN BOOK 774, PLAN 52	TOWN OF TEMPLETON PLANNING BOARD APPROVED DATE: 01/11/02 BY: [Signature] [Signature] [Signature]	<table border="1"> <tr> <th>DATE OF</th> <th>BY</th> <th>REVISION</th> </tr> <tr> <td>01/11/02</td> <td>E. BOUCHER</td> <td>1</td> </tr> <tr> <td>01/11/02</td> <td>E. BOUCHER</td> <td>2</td> </tr> <tr> <td>01/11/02</td> <td>E. BOUCHER</td> <td>3</td> </tr> <tr> <td>01/11/02</td> <td>E. BOUCHER</td> <td>4</td> </tr> <tr> <td>01/11/02</td> <td>E. BOUCHER</td> <td>5</td> </tr> <tr> <td>01/11/02</td> <td>E. BOUCHER</td> <td>6</td> </tr> <tr> <td>01/11/02</td> <td>E. BOUCHER</td> <td>7</td> </tr> <tr> <td>01/11/02</td> <td>E. BOUCHER</td> <td>8</td> </tr> <tr> <td>01/11/02</td> <td>E. BOUCHER</td> <td>9</td> </tr> <tr> <td>01/11/02</td> <td>E. BOUCHER</td> <td>10</td> </tr> <tr> <td>01/11/02</td> <td>E. BOUCHER</td> <td>11</td> </tr> <tr> <td>01/11/02</td> <td>E. BOUCHER</td> <td>12</td> </tr> <tr> <td>01/11/02</td> <td>E. 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BOUCHER, PLS 4 JELLY ROAD, ROYALSTON, MA 01368 TEL 978 249-0825, FAX 978 249 4517 GRAPHIC SCALE 1 inch = 40 ft. SHEET 5-10 OF 5-11
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Property Address: 42 Victoria Lane, Templeton MA

(please fill out all that apply)

Electric Company Templeton Light

Phone # 978-939-5323

Approximate Cost \$ 85 ☒ monthly / yearly (choose one)

Oil Company Haffner's Oil

Phone # 978-632-1221

Approximate Cost \$ 4000 ☒ monthly / yearly (choose one) # of gallons year: 1000

Gas or Propane Company N/A

Phone # _____

Approximate Cost \$ _____ monthly / yearly (choose one)

Internet: Cable? ☒ Cost? 85.94 DSL? _____ Cost? _____

TV/LandLine Phone _____ Cost? _____

Water Heater own rent

If rented: Company _____ Phone # _____

Cost \$ _____ monthly / yearly (choose one)

Private Septic: serviced by _____

Phone number: _____

Water/Sewer estimated cost \$ _____ monthly / yearly (choose one)

Trash pickup private / town (choose one) _____

Phone # _____ Pickup day _____

Approximate Cost \$ _____ monthly / yearly (choose one)

Solar Panels Own Rent Cost of rental per month

Company and Contact Info _____

Buyer experience and costs may vary based on lifestyle and intended use of the property

Seller's expenses provided for informational purposes only.