

**STANDARD FORM
PURCHASE AND SALE AGREEMENT**

This _____ day of May, 2020

1. **PARTIES AND MAILING ADDRESSES**

ROSE B. WOODARD, 207 Linden Ponds Way, Apt. 533, Hingham, MA 02043 and **FRANKLIN S. BEVERIDGE**, 95 South Road, Pocasset, MA 02559

hereinafter called the SELLER, agrees to SELL and

HINGHAM HISTORICAL SOCIETY, Post Office Box 434, Hingham, Massachusetts 02043

2. **DESCRIPTION**

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises: the land and the buildings thereon at **181 NORTH STREET, Hingham**, Plymouth County, Massachusetts, being more particularly described in a deed recorded with the Plymouth Registry of Deeds **Book 49387, Page 122**.

3. **BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES**

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposers, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN refrigerators, air conditioning equipment, ventilators, dishwashers. Specifically excluded from the sale of the Premises are all furnishings and other personal property of the Seller located in the Premises, some or all of which may be the subject of a related but separate agreement or Deed of Gift between the parties hereto.

4. **TITLE DEED (fill in)**

Said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except

 - (a) Provisions of existing building and zoning laws;
 - (b) Existing rights and obligations in party walls which are not the subject of written agreement;
 - (c) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
 - (d) Any liens for municipal betterments assessed or payable after the date of the delivery of such deed;
 - (e) Easements, restrictions and reservations of record, if any, so long as the same do not prohibit or materially interfere with the current use of said premises as single family residence;
 - (f) None.

5. **PLANS**

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. **REGISTERED TITLE**

In addition to the foregoing, if the title to said premises is registered, said deed shall be in form sufficient to entitle the BUYER to a Certificate of Title of said premises, and the SELLER shall deliver with said deed all instruments, if any, necessary to enable the BUYER to obtain such Certificate of Title.

7. **PURCHASE PRICE**

The agreed purchase price for said premises is **Nine Hundred Seventy-Two Thousand (\$972,000.00) dollars**, of which

\$		have been paid as a deposit this day and
\$	100.00	payable at the signing of this agreement
\$	971,900.00	are to be paid at the time of delivery of the deed by Attorney IOLTA check or wire.
\$	972,000.00	TOTAL

8. **TIME FOR PERFORMANCE; DELIVERY OF DEED (fill in)**

Such deed is to be delivered at **, at the Plymouth County Registry of Deeds at the office of Buyer's Attorney*, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement. *provided such office is in Plymouth County.
**** Closing to occur thirty (30) days after satisfaction of the conditions in paragraph 52, but in no event later than September 30, 2020.**

9. **POSSESSION AND CONDITION OF**

Full possession of said premises free of all tenants and occupants is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they were upon home inspection, reasonable use and wear

- PREMISE. thereof excepted, and (b) not in violation of said building and zoning laws, and (c) in compliance with provisions of any instrument referred to in clause 4 hereof. The BUYER shall be entitled personally to inspect said premises prior to the delivery of the deed in order to determine whether the condition thereof complies with the terms of this clause.
10. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises, all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, ~~then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless~~ the SELLER shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, ~~in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder,~~ and thereupon the time for performance hereof shall be extended for a period of up to thirty days. BUYER agrees that reasonable efforts shall not require SELLER to expend more than \$2,000.00 to cure any non-monetary defects.
11. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc. If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.
12. BUYER's ELECTION TO ACCEPT TITLE The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction, in which case the SELLER shall convey such title.
13. ACCEPTANCE OF DEED The acceptance and recordation of a deed by the BUYER or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.
14. USE OF MONEY TO CLEAR TITLE To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed or provided that SELLER makes arrangements reasonably satisfactory to the BUYER for the recording of such instrument subsequent to the delivery of said deed in accordance with standard conveying practices.
15. INSURANCE Until the delivery of the deed, the SELLER shall maintain insurance on said premises as follows:
- | <i>Type of Insurance</i> | <i>Amount of Coverage</i> |
|---|---------------------------|
| (a) Fire and Extended Coverage
All risk of loss to remain with the SELLER until the deed is accepted and recorded. | \$ As presently insured |
16. ADJUSTMENTS ~~Collected rents, mortgage interest, Water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of the delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.~~
17. ADJUSTMENT OF UNASSESSED AND ABATED TAXES If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained; and, if the taxes which are to be apportioned shall thereafter be reduced by abatement, the amount of such abatement, less the reasonable cost of obtaining the same, shall be apportioned between the parties, provided that neither party shall be obligated to institute or prosecute proceedings for an abatement unless herein otherwise agreed.
18. BROKER's FEE Intentionally omitted.
19. BROKER(S) WARRANTY Intentionally omitted.
20. DEPOSIT All deposits made hereunder shall be held in escrow by **ATTORNEY DANIEL BREWER** as escrow agent in a federally insured non-interest bearing escrow account, and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent SHALL retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER, or final order of Court of competent jurisdiction.
21. BUYER's DEFAULT; If the BUYER shall fail to fulfill the BUYER's agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages ~~unless within thirty days after the time for performance of this~~

- DAMAGES ~~agreement or any extension hereof, the SELLER otherwise notifies the BUYER in writing.~~ Which shall be the SELLER's sole legal and equitable remedy. **The Parties acknowledge and agree that SELLER has no adequate remedy in the event of BUYER's default under this Agreement because it is impossible to compute exactly the damages which would accrue to SELLER in such event. Therefore, the Parties have taken these facts into account in setting the amount of the deposit hereunder and hereby agree that: (i) the deposit hereunder is the best estimate of such damages which would accrue to SELLER in the event of BUYER's default hereunder; (ii) said deposit represents damages and not a penalty against BUYER. In the event that time for performance has expired but the transaction is subsequently completed, the Buyer accepts and records Seller's Deed and pays the Seller full purchase price, the default provisions herein are not applicable and the Seller is not entitled to the deposit other than as it constitutes a part of the Purchase Price payable pursuant to Paragraph 7 herein.**
22. RELEASE BY HUSBAND OR WIFE The SELLER's spouse hereby agrees to join in said deed and to release and convey all statutory and other rights and interests in said premises.
23. BROKER AS PARTY Intentionally omitted.
24. LIABILITY OF TRUSTEE, SHAREHOLDER, BENEFICIARY, etc. If the SELLER or BUYER executes this agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER or BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.
25. WARRANTIES AND REPRESENTATIONS The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement or previously made in writing, except for the following additional warranties and representations, if any, made by either the SELLER or the Broker(s): None
26. MORTGAGE CONTINGENCY CLAUSE This Agreement is not subject to any mortgage contingency but is subject to the conditions in Paragraph 52 herein
27. CONSTRUCTION OF AGREEMENT This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and ensures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.
28. LEAD PAINT LAW The Parties acknowledge that, under Massachusetts law, whenever a child or children 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 of said premises (i.e. BUYER herein) must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. By signing this document, BUYER acknowledges receipt of the Property Transfer Notification Certification package as prepared by the Massachusetts Department of Public Health which provides information to prospective purchasers regarding the risk of lead paint in homes built prior to 1978 and procedures for remediation of same, and release SELLER from any further responsibility relating thereto. The parties further acknowledge and agree that the SELLER shall have no responsibility or liability for complying with any statutes, building codes, ordinances, regulations or the like which relate to "lead paint" or any requirement that the SELLER remove same. Upon the transfer of title as provided herein, the BUYER agrees to assume all responsibility and liability for complying with any and all applicable laws concerning lead-based material in the Premises and to indemnify and hold the SELLER harmless from the same.

29. SMOKE and CARBON MONOXIDE DETECTORS The SELLER shall, at the time of the delivery of the deed, deliver a certificate from the fire department of the city or town on which said premises are located stating that said premises have been equipped with approved smoke detectors and carbon monoxide detectors in conformity with applicable law.
30. ADDITIONAL PROVISIONS (1) The initialed Rider A attached hereto, is incorporated herein by reference.

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

Rose B. Woodard
SELLER ROSE B. WOODARD

Franklin S. Beveridge
SELLER FRANKLIN S. BEVERIDGE

Paula M. Bagger
BUYER HINGHAM HISTORICAL SOCIETY
By: *Paula M. Bagger*
Its: *President*

RIDER A

ATTACHED TO AND MADE A PART OF
THAT CERTAIN PURCHASE AND SALE AGREEMENT
DATED MAY ____, 2020 RE 181 NORTH STREET, HINGHAM, MA

31. In addition to the delivery of the deed the Seller agrees to execute and deliver at the time of delivery of the deed:

(a) such other documents as may reasonably be required by Counsel to the Buyer including but not limited to a H.U.D. Settlement Statement, and Title insurance Affidavit; and

(b) either (i) affidavits setting forth that the Seller is not a foreign person or foreign corporation and providing the Seller's United States Taxpayer Identification Numbers, or (ii) such other documentation as is required by Section 1445 of the Internal Revenue Code and any regulation promulgated thereunder to exempt the Seller and/or the sale of the premises from the provisions of said Section 1445.

32. All notices under this Agreement shall be delivered by hand, by certified mail return receipt requested, by Fax or by e-mail to the parties at their addresses in paragraph 1, with copies to:

If to Buyers:

Lauren D. Barry
Devin, Barry & Austin, PC
80 Washington Street
Norwell, MA. 02061
T 781-982-2400 x15
E LBarry@devin-barry.com

If to Sellers:

Daniel A. Brewer, Esquire
24 Central Street
Hingham, MA 02043
dbrewer@hinghamlaw.net

33. The SELLER shall deliver the premises including any yard areas at the time of delivery of the SELLER's deed, as determined hereunder, in a broom clean condition, removing all of the SELLER's possessions, therefrom not being donated to the BUYER, including without limitation all debris, trash and items stored in the attic and basement, if any.

34. ACCESS: The BUYER shall have access to the premises at reasonable times and upon reasonable notice, in the presence of Seller's agent, for inspections, arranging financing, measurements and other reasonable purposes, including without implied limitation, the right to inspect the premises just prior to the closing.

35. COUNSEL. The parties hereby affirm and acknowledge that they have been offered the opportunity to seek legal counsel prior to the execution of the Agreement, and that they have either done so or hereby waive the privilege. It is further acknowledged by the BUYERS and SELLERS that the BUYER will retain an attorney to conduct the closing, who shall be an attorney who is licensed to practice law in the Commonwealth of Massachusetts, and in good standing.

36. OFFER TO PURCHASE SUPERSEDED. Any offers, counter offers, letters of intent or revised offers previously agreed to by the parties with respect to these Premises are hereby superseded and shall have no

further force and effect. All offers and agreements made prior to this Agreement are hereby rendered null and void, it being the intent of the parties that all obligations of the parties are contained only in this Agreement.

37. **ATTORNEY AUTHORIZATION.** By executing this Agreement, the BUYER(s) and SELLER(s) hereby grant to their attorneys the actual authority to bind them for the sole limited purpose of allowing them to grant extensions, and the SELLER(s) and the BUYER(s) shall be able to rely upon the signatures of said attorneys as binding unless they have actual knowledge that the principals have disclaimed the authority herein to bind them.

38. **INVALIDITY OF PARTICULAR PROVISIONS AND RECORDING PROHIBITION.** If any term or provision of the Agreement, or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of the Agreement shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

If the BUYER shall record this agreement in the registry of deeds, then, at the option of the SELLER, the BUYER shall be deemed to be in default under the terms of this agreement and the SELLER'S obligations to perform hereunder shall be deemed canceled and void.

39. **CLOSING DOCUMENTS.** Upon the request of the attorney for BUYER, SELLER shall execute and deliver simultaneously with the delivery of the deed, and when required shall on oath swear to the truth of the matters therein set forth, such documents as may reasonably be required by said lender or its attorney, including but not limited to certifications or affidavits with respect to: (a) persons or parties in possession of the premises; (b) facts or conditions which may give rise to mechanic's or materialmen's liens; (c) the true purchase price of the premises and whether the SELLER has or intends to lend to the BUYER a portion thereof; (d) the absence of urea formaldehyde on the premises; and (e) Smoke Detector Certificate, (f) that SELLER is not a foreign person subject to the withholding provisions of the Deficit Reduction Act of 1984 (FIRPTA), (g) IRS forms, (h) any other form reasonably required by BUYER's attorney.

40. **DELIVERY OF PREMISES.** BUYER shall be allowed a "walk-through" of the premises within 48 hours of the closing to review condition of the premises. Between the date of the signing of this Agreement and the Closing, SELLER shall maintain and/or service the Premises and its appurtenances at substantially the same level of effort and expense as the SELLER has maintained and/or serviced the Premises for the SELLER'S own account prior to the date of this Agreement without any deferral of maintenance or repairs, including maintaining and landscaping the grounds and lawn, clearing of all ice and snow from all walkways and driveways, and winterizing the sprinkler system, if any.

41. **NON-FOREIGN PERSON.** SELLER warrants and represents that SELLER is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code of 1986, as amended ("I.R.C."), and agrees to deliver to BUYER, at or before the Closing, an executed "non-foreign" affidavit in compliance with I.R.C. Section 1445(b)(2) and the regulations thereunder, evidencing the foregoing warranty and representation.

42. If any language contained in this Rider conflicts in any way with the "standard form" Purchase and Sale Agreement, then the language contained in this Rider shall control.

43. Any title matter or practice arising under or relating to this Agreement which is the subject of a title standard or practice standard of the Real Estate Bar Association ("REBA") shall be governed by said title standard or practice standard to the extent applicable and to the extent such title standard or practice standard does not contradict any expressed term or condition of this Agreement.

44. Paragraph Ten (10) of this Agreement shall be construed to apply to matters affecting title, the physical condition of the Premises and compliance of the Premises with municipal, county, state or federal codes, ordinances, statutes or regulations concerning the Premises and to which the Premises are subject under the terms

of this Agreement. Paragraph Ten (10) of this Agreement shall not, however, be construed to excuse SELLER from vacating the Premises at the time set for performance hereunder for reasons such as unavailability of movers, inconvenience or other such delays in performance hereunder.

45. SELLER states that to the best of SELLER's knowledge, but without any independent obligation to investigate and verify, there are no underground oil storage tanks located on the premises.

46. SELLER hereby represents as of the date hereof, but without any independent obligation to investigate and verify, that to the best of their knowledge:

- A. SELLER has the legal right, power and authority to enter into this agreement and to perform all of its obligations hereunder;
- B. There are no tenancies, occupancies or licenses in or to the premises, except the SELLER;
- C. No written notice or written communication, not heretofore recited, has been received by SELLER (or its agents) from: (a) any public authority that: (i) the Premises are not zoned for their present or intended use or (ii) there exists with the respect to the Premises any condition which violates any municipal, state or federal law, rule or regulation;
- D. SELLER has no knowledge of any litigation or proceeding pending, or threatened, against or relating to the Premises;
- E. There are no current or future assessments for public improvements presently affecting or anticipated to affect the Premises of which SELLER has knowledge;
- F. There are no easements, rights of ways or restrictions affecting the premises of which the SELLER is aware and are not disclosed herein;
- G. SELLER is the owner of all fixtures conveyed hereunder and there are no conditional sales or retail installment sales agreements applicable to any such fixtures conveyed hereunder; and
- H. SELLER is the owner of all heating and air conditioning systems and units and all appliances (including but not limited to refrigerators, washers, dryers, dishwashers, and stoves) that were contained at the premises at time of BUYER's initial inspection and all such systems, units, and appliances will be in the same working order at time of closing as they were at time of BUYER's inspection of the premises.

47. Except as otherwise herein provided, the representations and warranties contained in this Agreement refer to the date of execution of this Agreement. SELLER will promptly notify BUYER of any change in facts, which SELLER becomes aware of, which arise prior to the Closing which would make any such representation or warranty untrue if such state of facts had existed on the date of execution of this Agreement ("SELLER Notice") and unless SELLER shall rectify the cause of such change by the original or extended time for Closing hereunder, BUYER shall have the option of canceling this Agreement by notifying the SELLER thereof in writing in which event all deposits made by the BUYER hereunder, together with the accrued interest, shall be forthwith refunded to BUYER and this Agreement shall be null and void and without recourse to the Parties hereto.

48. Notwithstanding anything to the contrary herein contained, the Premises shall not be considered to be in compliance with title provisions of this Agreement unless:

A. all buildings, structures and improvements including, but not limited to driveways, garages, septic systems and wells, if any, shall be located completely within the boundary lines of the Premises and shall not encroach upon or under any property not within said lot lines;

B. no building, structure or improvement, way or property of any kind encroaches upon or under said Premises from any other premises;

C. Said Premises abut a public way, duly laid out and/or accepted as such by the town or city in which said premises are located and are serviced by municipal water;

D. BUYER's survey or mortgage plot plan indicates that no structure or improvements situated upon the Premises violates said zoning ordinances or by-laws or provisions of M.G.L. chapter 40A, unless such structures or improvements are validly nonconforming in accordance with said ordinances, by-laws and general laws;

E. The Premises are not located within a so-called "Flood Plain Area" or "Flood Plain Zone" or any other such flood-prone area as determined under the rules and procedures of the Federal Flood Plain Insurance Program which would require BUYER to purchase flood insurance.

49. SELLER agrees that it shall be a condition to the closing hereunder that title to the property shall be insurable, for the benefit of the BUYER by a title insurance company in a fee owner's title insurance policy, at normal applicable premium rates, in the American Land Title Association form currently in use, subject only to printed exceptions normally included in said policy, and matters described in paragraph 4 of this agreement.

50. ORDER OF CONDITIONS: If the Premises are affected by an Order of Conditions issued by the Conservation Commission for the Town or City in which the Premises are situated or by the Environmental Protection Agency, SELLER shall provide BUYER or lender's counsel with a certificate of compliance for said Order of Conditions prior to closing. The terms of this provision shall be subject to Paragraph 10 of the Standard Agreement.

51. SELLER represents that with respect to any work SELLER has caused to be undertaken at the Premises, such work was performed pursuant to building permits, if so required by the Town of Hingham, with said permit(s) having received final sign-off and closure by the Building Inspector of the Town of Hingham ("Inspector") and that SELLER has no knowledge of any "open" building permits. In the event that there are any such "open" building permits, then SELLER shall obtain a final sign off by the Inspector for said "open" building permits. In the event SELLER has caused work to be done to the Premises without obtaining the requisite permits, then SELLER shall obtain a final sign off by the Inspector for said work.

52. Buyer's obligation to purchase the Premises is conditioned upon:

- A. The Buyer's success in raising the purchase price (including approval at Hingham Town Meeting) and an additional \$1,000,000.00 to fund an endowment to cover certain of Buyer's projected operational costs as owner of the Premises;
- B. The execution of a mutually agreeable Deed of Gift, whereby the Sellers agree to donate to Buyer certain furnishings and artifacts associated with the house; and
- C. The Buyer obtaining any necessary permits and approvals for the future operation of the Premises as a publicly accessible historic site from town boards and departments.

In the event that the BUYER shall have failed to satisfy the contingencies set forth in Paragraph 52 herein by not later than September 30, 2020, then BUYER shall have the option to terminate this Agreement by written notice tendered to SELLERS in which event all deposits with interest earned thereon shall be promptly

paid to the BUYER and this Agreement shall then be deemed canceled without further recourse by either party hereto.

53. The Buyer agrees that upon the purchase of the Premises, Buyer will make provision to ensure Rose Woodard, Charles Woodard and Franklin Beveridge will continue to have access to the premises, at reasonable times and upon reasonable notice to the Buyer.

54. The parties hereby agree that the difference between the fair market value of the premises (\$1,050,000 and the purchase price hereunder (\$972,000) shall be a charitable donation from the Sellers to the Buyer. Buyer will cooperate with Seller as applicable in achieving a tax benefit therefrom.

Rose B Woodard
SELLER ROSE B. WOODARD

Franklin S Beveridge
SELLER FRANKLIN S. BEVERIDGE

Paula M. Bagger
BUYER HINGHAM HISTORICAL SOCIETY
By: Paula M. Bagger
Its: President