

*** Electronic Recording ***

Doc#: 00062467

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Recorded: 09/11/2026 03:13 PM

ATTEST: John R. Buckley, Jr. Register

Plymouth County Registry of Deeds

RECORD AND RETURN TO:

John D. Finnegan, Esq.

HILL LAW

6 Beacon St., Suite 600

Boston, MA 02108

204 – 206 OLD HOBART STREET, ASSESSORS' PARCEL NOS. 97-0-04 & 97-0-07

211-213 HOBART STREET, ASSESSORS' PARCEL NOS. 97-0-09 & 97-0-08

HINGHAM, MASSACHUSETTS

AFFIDAVIT UNDER MASS. GEN. L. C. 60 § 77B

The undersigned, John J. Buckley, Jr., being duly sworn does hereby depose and say as follows:

1. Neither I, nor any person who would gain equity in the property as described in Exhibit A, has ever been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire;
2. Neither I, nor any person who would gain equity in the property as described in Exhibit A, has ever been convicted of a crime involving the fraudulent filing of a claim for fire insurance;
3. Neither I, nor any person who would gain equity in the property as described in Exhibit A as a result of a conveyance of said property to me, is delinquent in the payment of real estate taxes to the Town of Hingham, or have ever been the owners of any property upon which the Town of Hingham foreclosed for failure to pay Real Estate Taxes, Rents, Water and Sewer Charges, or any other Indebtedness.
4. Neither I, nor any person who would gain equity in the property as described in Exhibit A as a result of a conveyance of said property to me, have/are acting as an agent, representative or straw of any prior holder of an equity interest in the property, or as an agent or representative of any of the aforementioned.
5. Neither I, nor any person who would gain equity in the property as described in Exhibit A as a result of a conveyance of said property to me, holds elected or appointed office with, or is employed by the Town of Hingham.

Signed and sealed under the pains and penalties of perjury on this 23^d day of

June, 2026.

Buyer:

Hingham Affordable Housing Trust by

[Signature]

John J. Felvey Jr.

(print)

Chair

(title)

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

June 23, 2026

Then personally appeared the above named John J. Felvey Jr. as Chair of Hingham Affordable Housing Trust, proved to me through satisfactory evidence of identification, which was

- ☐ personal knowledge of identity, or
☒ current government-issued document bearing his/her photograph and signature, or
☐ affirmation of a credible witness unaffected by the foregoing instrument, who is personally known to me and who personally knows _____.

to be the person who signed the preceding Affidavit in my presence and who swore or affirmed to me that the contents of the Affidavit are truthful and accurate to the best of his/her knowledge and belief and acknowledged to me that he/she signed the foregoing Affidavit voluntarily for its stated purposes as

Chair of Hingham Affordable Housing Trust

Notary Public –

My commission expires

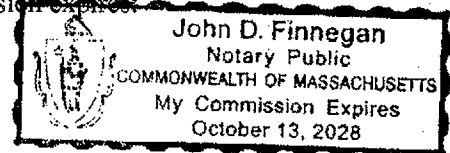


Exhibit A**204 Old Hobart Street**

Land in said Hingham at 204 Hobart St., shown as Lot 4 on Assessors' Map 97 and being Lot 45 on a plan recorded in Plymouth Deeds, Plan Book 14, Page 721, described in Plymouth Deeds, Book 4458, P. 479.

206 Old Hobart Street

Land in said Hingham at 206 Hobart St., shown as Lot 7 on Assessors' Map 97 and being Lot 46 on a plan recorded in Plymouth Deeds, Plan Book 14, Page 721, described in Plymouth Deeds, Book 4312, P. 309.

211 Hobart Street

Land in said Hingham on Hobart St. shown as Lot 9 on Assessors' Map 97 and being Lot 47 on a plan recorded in Ply. Deeds, Pl. B. 14, P. 721, described in Ply. Deeds, B. 4458, P. 479.

213 Hobart Street (f/k/a 208 Hobart Street)

Land in said Hingham at 213 Hobart Street (f/k/a 208 Hobart St.), shown as Lot 8 on Assessors' Map 97 and being Lot 48 on a plan recorded in Ply. Deeds, Pl. B. 14, P. 721, described in Ply. Deeds, B. 4308, P. 180.