88

Sec. Asst. & Arthur B. Cheeley, B 4928 P 195.
Deed & Arthur B. Cheeley, B 5313 P 510

See Discharge, B 5313 P 511

John Low, surveyor, dated 1847 and recorded in Middlesex South District Deeds, Plan Book 2, Page 81, one hundred and twelve (112) feet to the point of beginning, containing five thousand and forty (5040) square feet more or less and being a portion of the premises conveyed to me by Anna Josephine Kasabian, recorded in Middlesex South District Deeds, Book 4889, Page 380. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale, and also upon the following condition: the mortgagor, his legal representatives or assigns will at any time during the life of this mortgage, at the request of the mortgagee, execute a new first mortgage upon the premises, upon the same terms (and for a like amount) as this mortgage, and upon failure to comply with such request, then this mortgage shall forthwith at the option of the mortgagee become due and payable and the mortgagee may treat such failure as a breach of condition, and shall have the statutory power of sale. I, Mary E. Heffernan, wife of said mortgagor, release to the mortgagee all rights of DOWER and HOMESTEAD and other interests in the mortgaged premises. WITNESS our hands and seals this fifth day of November 1925. Daniel F. Heffernan (seal) Mary E. Heffernan (seal) COMMONWEALTH OF MASSACHUSETTS. Suffolk ss. November 5th, 1925. Then personally appeared the above named Daniel F. Heffernan and acknowledged the foregoing instrument to be his free act and deed, before me, Richard B. Stimpson, Justice of the Peace. My commission expires Sept. 2, 1932. -

Middlesex ss. Nov. 5, 1925. 1h. 41m. P.M. Rec'd & Recorded.

COM. OF MASS.

TAKING

See Book 8728 Page 335

City Farm

ORDER OF TAKING
COMMONWEALTH OF MASSACHUSETTS
METROPOLITAN DISTRICT COMMISSION

Boston, October 29, 1925.

The Metropolitan District Commission, acting under authority of Section seventy-nine of Chapter ninety-two of the General Laws and Chapters three hundred twenty-four and three hundred forty-seven of the Acts of the year 1925, does hereby order the taking of and does hereby take, in fee, in the name and for the benefit of the Commonwealth, as an addition to Middlesex Fells Reservation, the following described parcel of land situated in MEDFORD, in the County of Middlesex and Commonwealth of Massachusetts, and shown on a plan entitled: "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Middlesex Fells Reservation, Plan of taking of land in Medford from Estate of Carolin R. Lawrence, * * * August 26, 1925, John R. Rablin, Chief Engineer", being Metropolitan District Commission, Parks Division, Plan Number 787, and

recorded with Middlesex South District Registry of Deeds, filed as Plan Number 829, to which plan reference is made for a more particular description of said parcel, which is bounded and described as follows: Beginning at the junction of the northeasterly side line of Winthrop Street in the City of Medford and the easterly side line of entrance to Medford City Farm, so-called; thence north 11° 06' 15" west by said easterly side line to said City Farm four hundred thirteen and 23/100 (413.23) feet; thence north 81° 58' 53" east, by a stone wall, five hundred twenty-six and 76/100 (526.76) feet to a stone bound; thence north 9° 36' 58" west, ten hundred forty-one and 52/100 (1041.52) feet to a stone bound; thence north 82° 45' 22" east, sixty-five (65) feet; thence north 5° 51' 09" west, by a stone wall, one hundred thirty-seven and 50/100 (137.50) feet; thence north 10° 08' 03" west, by a stone wall, six hundred fifty-two and 28/100 (652.28) feet; thence north 9° 40' 26" west, by a stone wall, four hundred thirty-six and 65/100 (436.65) feet; thence north 66° 21' 12" west by a stone wall, two hundred ninety-nine and 1/100 (299.01) feet; thence south 9° 19' 15" east, by a stone wall, eleven hundred seventy-one and 6/100 (1171.06) feet; thence south 80° 50' 08" west, four hundred five and 80/100 (405.80) feet; thence south 10° 06' 22" east, by a stone wall, seven hundred twelve and 49/100 (712.49) feet; thence south 10° 51' 13" east, five hundred thirty-five and 37/100 (535.37) feet; thence south 11° 06' 15" east, parallel to and distant westerly fifty (50) feet from first course of above described property, two hundred eighty-six and 80/100 (286.80) feet; thence westerly, curving to the right on a radius of twenty-six (26) feet, sixty-two and 97/100 (62.97) feet to the northeasterly side line of said Winthrop Street; thence north 52° 20' 22" west by said northeasterly side line of said Winthrop Street, four hundred thirty-eight and 75/100 (438.75) feet; thence north 9° 21' 03" west, by a stone wall, five hundred eighty-one and 50/100 (581.50) feet; thence north 10° 00' 13" west, by a stone wall, five hundred twenty-nine and 67/100 (529.67) feet; thence north 9° 17' 57" west, by a stone wall, three hundred sixty-five and 43/100 (365.43) feet; thence north 10° 1' 35" west by a stone wall, three hundred seventy-five and 65/100 (375.65) feet; thence north 72° 43' 30" east, by a stone wall, one hundred twenty-six and 21/100 (126.21) feet; thence north 64° 1' 19" east, by a stone wall, two hundred three (203) feet; thence north 10° 6' 48" west, by a stone wall, four hundred twenty and 69/100 (420.69) feet to Whitmore Brook Entrance to Middlesex Fells Reservation, property of the Commonwealth of Massachusetts; thence northeasterly, curving to the left

Parcel 4 +6+1

on a radius of twenty-two hundred ten and 37/100 (2210.37) feet; twenty-three (23) feet; thence northeasterly, curving to the left on a radius of eleven hundred sixteen and 88/100 (1116.88) feet; six hundred fifty-seven and 49/100 (657.49) feet; thence northerly, curving to the left on a radius of twenty-one hundred sixty-seven and 91/100 (2167.91) feet, three hundred eighty and 58/100 (380.58) feet; thence north 2° 2' 4" east, two hundred fifty-seven and 13/100 (257.13) feet; thence northeasterly curving to the right on a radius of four hundred twenty-four and 99/100 (424.99) feet, two hundred fifty-two and 99/100 (252.99) feet; thence south 61° 53' 3" east by a stone wall, two hundred fourteen (214) feet; thence south 64° 46' 24" east, by a stone wall two hundred forty-nine and 48/100 (249.48) feet; thence south 65° 32' 11" east, by a stone wall, three hundred eighty-nine and 31/100 (389.31) feet; thence south 61° 53' 19" east, by a stone wall seventy-nine and 54/100 (79.54) feet; thence south 69° 26' 32" east, by a stone wall, one hundred ninety-four and 39/100 (194.39) feet; thence south 64° 53' 40" east, by a stone wall, one hundred fifty-eight and 3/100 (158.03) feet; thence north 23° 18' 44" east, by a stone wall, four hundred thirty-two and 63/100 (432.63) feet, to said Middlesex Fells Reservation; thence easterly curving to the left on a radius of four hundred twenty-nine and 12/100 (429.12) feet, one hundred fourteen and 59/100 (114.59) feet; thence south 80° 54' 25" east forty and 96/100 (40.96) feet; thence southeasterly curving to the right on a radius of seven hundred twenty-four (724) feet, four hundred ninety-three and 85/100 (493.85) feet; thence south 41° 49' 29" east sixty-four and 3/100 (64.03) feet; thence south 41° 49' 50" east two hundred forty-six and 54/100 (246.54) feet; thence southeasterly, curving to the left on a radius of four hundred fifty-four and 54/100 (454.54) feet, three hundred twenty-eight and 11/100 (328.11) feet; thence south 46° 21' 20" east one hundred sixty-two and 93/100 (162.93) feet; thence south 15° 50' 10" west, seventy-nine (79) feet; thence south 74° 35' 30" east one hundred twenty-six and 73/100 (126.73) feet to said Middlesex Fells Reservation; thence curving to the right on a radius of ten hundred forty-three and 23/100 (1043.23) feet, three hundred eighty-seven and 36/100 (387.36) feet; thence south 17° 10' 20" east ninety-three (93) feet; thence southeasterly curving to the left on a radius of four hundred sixty-one and 41/100 (461.41) feet, two hundred ninety-three and 67/100 (293.67) feet; thence south 53° 38' 20" east sixty-five (65) feet; thence southeasterly curving to the right on a radius of three hundred seventy-three and 20/100 (373.20) feet one hundred ninety-five and 41/100 (195.41)

feet; thence south 23° 38' 20" east one hundred and 74/100 (100.74)feet; thence southeasterly curving to the left on a radius of four hundred seventy-six and 40/100 (476.40) feet four hundred twelve and 13/100 (412.13) feet; thence south 73° 12' 20" east one hundred seventy-seven and 46/100 (177.46) feet; thence southeasterly, curving to the right on a radius of nine hundred two and 20/100 (902.20) feet, twenty-six (26) feet; thence south 14° 38' 06" west, by a stone wall, fifty-nine and 88/100 (59.88) feet; thence south 11° 42' 51" west, by a stone wall four hundred nineteen and 40/100 (419.40) feet; thence north 68° 4' 49" west, by a stone wall, three hundred eighty-four and 16/100 (384.16) feet; thence south 9° 20' 53" east, by a stone wall, seven hundred sixty-six and 79/100 (766.79) feet; thence south 2° 56' 1" east, by a stone wall, fifty-two and 56/100 (52.56) feet; thence south 6° 58' 36" east one hundred (100) feet; thence south 2° 32' 36" east two hundred one and 70/100 (201.70) feet; thence south 6° 29' 3" east one hundred ninety-eight and 36/100 (198.36) feet to a stone bound; thence south 5° 1' 38" east four hundred ninety-three and 77/100 (493.77) feet; thence south 12° 7' 54" east ninety-one and 71/100 (91.71) feet; thence south 5° 56' 54" east two hundred seventy-six and 5/100 (276.05) feet to a bound; thence north 82° 19' 36" west by a stone wall one hundred eighty-eight and 78/100 (188.78) feet to a bound; thence north 83° 59' 20" west by a stone wall, four hundred twenty-two and 73/100 (422.73) feet to a bound; thence north 7° 24' 7" west, by a stone wall, two hundred twenty-nine and 22/100 (229.22) feet; thence north 10° 58' 32" west, by a stone wall, one hundred ninety-eight and 64/100 (198.64) feet; thence north 7° 10' 53" west by a stone wall, one hundred eighty-four and 23/100 (184.23) feet; thence northwesterly, by a stone wall, curving to the left on a radius of nine hundred thirty-four and 54/100 (934.64) feet, two hundred fifteen and 17/100 (215.17) feet; thence northwesterly, by a stone wall, curving to the left on a radius of twelve hundred twenty-eight and 89/100 (1228.89) feet, three hundred forty-five and 38/100 (345.38) feet; thence north 36° 28' 34" west, by a stone wall, eighty-one (81) feet; thence northerly by a stone wall, curving to the right on a radius of one hundred fifteen and 52/100 (115.52) feet, sixty-five and 82/100 (65.82) feet, thence south 74° 24' 27" west three hundred one and 25/100 (301.25) feet; thence south 18° 30' 47" east four hundred ninety-one and 72/100 (491.72) feet; thence north 70° 41' 27" west, by a stone wall, one hundred twenty and 42/100 (120.42) feet; thence westerly, by a stone wall curving to the left on a radius of ninety-three and 44/100 (93.44) feet, sixty-two and

31/100 (62.31) feet; thence south 71° 6' 11" west, by a stone wall, fifty-nine (59) feet; thence northwesterly, curving to the right on a radius of forty-nine and 98/100 (49.98) feet, seventy and 30/100 (70.30) feet; thence north 34° 14' 5" west, by a stone wall, one hundred twenty-four and 2/100 (124.02) feet; thence north 47° 1' 51" west, along a stone wall, thirty-eight and 58/100 (39.58) feet; thence westerly, by a stone wall, curving to the left on a radius of thirty-six and 50/100 (36.50) feet, seventy-six and 41/100 (76.41) feet; thence southwesterly, by a stone wall curving to the right on a radius of eighty-seven and 70/100 (87.70) feet, one hundred nineteen and 99/100 (119.99) feet; thence westerly, by a stone wall curving to the left on a radius of three hundred ninety-six and 45/100 (396.45) feet, one hundred six and 8/100 (106.08) feet; thence south 76° 5' 21" west, by a stone wall, four hundred sixty-eight and 58/100 (468.58) feet; thence south 86° 20' 43" west, by a stone wall, one hundred ninety-four and 38/100 (194.38) feet; thence south 10° 15' 44" east, partly by a stone wall, two hundred twenty-three and 85/100 (223.85) feet; thence north 79° 46' 8" west, by a stone wall, one hundred eighteen and 1/100 (118.01) feet; thence southerly, by a stone wall curving to the right on a radius of three hundred fifty-two and 80/100 (352.80) feet, one hundred thirty-eight and 57/100 (138.57) feet; thence south 15° 29' 32" west, by a stone wall, one hundred sixty-five and 52/100 (165.52) feet; thence southwesterly by a stone wall curving to the right on a radius of one hundred three (103) feet, seventy-nine and 38/100 (79.38) feet; thence southwesterly, by a stone wall curving to the left on a radius of five hundred six (506) feet, one hundred eighty-one and 6/100 (181.06) feet to the northeasterly side line of said Winthrop Street; thence north 46° 7' 15" west by said northeasterly side line of said Winthrop Street eight hundred thirty-five and 64/100 (835.64) feet to the point of beginning; comprising two hundred eighty-five and 52/100 (285.52) acres, more or less, of land now or formerly of William B. Lawrence, George L. Batchelder and Ernest B. Moore, Trustees under the will of Carolin R. Lawrence, late of said Medford, deceased. Included in the above description is a parcel of registered land shown as Lot E on a plan drawn by John R. Rablin, Chief Engineer, dated September 17, 1925, filed in the Land Registration Office as Plan 2936-H, and being part of the premises described in Certificate No. 12824. There are also hereby taken two rights of way as appurtenant to the above described lands, said rights of way being the same rights of way more specifically described in a deed from William B. Lawrence, George L. Batchelder and

Ernest B. Moore, Trustees under the will of Carolin R. Lawrence, to the Commonwealth, dated October 27, 1925, and recorded in Middlesex South District Registry of Deeds on October 27, 1925. Trees upon the land taken or structures affixed thereto are included in the taking. A true copy, Attest: Geo. Lyman Rogers, Secretary of the Metropolitan District Commission. -

Middlesex ss. Nov. 5, 1925. 1h. 45m. P.M. Rec'd & Recorded.

Affidavit. I, Rebecca A. Joyce of Cambridge in the County of Middlesex and Commonwealth of Massachusetts on oath depose and say that I am the same person named in a deed from my son, Maurice F. Joyce dated May 20, 1913 and recorded with Middlesex S. D. Deeds Book 3791, Page 325; that at the time of said conveyance said Maurice F. Joyce was unmarried; that I am the widow of John Thomas Joyce, the grantor in deed to said Maurice F. Joyce dated May 20, 1913 recorded with said Middlesex S. D. Deeds, Book 3791 Page 324, that at time of said conveyance I was the wife of said John Thomas Joyce. Rebecca A. Joyce. Subscribed and sworn to this fifth day of November 1925, before me, Edward A. Counihan Jr., Justice of the Peace. -

Middlesex ss. Nov. 5, 1925. 1h. 46m. P.M. Rec'd & Recorded.

EK JOYCE AFFIDAVIT

I, Rebecca A. Joyce sometimes called Rebecca Annie Joyce of Cambridge, Middlesex County, Massachusetts, being unmarried, for consideration paid, grant to Harry Bazar and Jennie Bazar his wife as tenants by the entirety both of Cambridge, with QUITCLAIM COVENANTS the land in said CAMBRIDGE described in the deed to me as follows but excluding therefrom that part deeded to the City of Cambridge recorded with South Middlesex Registry of Deeds, Book 3932, Page 35. Easterly by Howard Street twenty-five (25) feet; Southerly by land now or late of Isaac S. Pear, ninety-feet and six inches, more or less; Westerly by land now or late of Isaac S. Pear, and land of the City of Cambridge, fifty seven and 8/100 (57.08) feet, more or less; Northerly by land now or late of Dana eighteen and 8/100 (18.08) feet more or less; Easterly by other land of Rebecca A. Joyce twenty five feet (25) more or less and Northerly by land of Rebecca A. Joyce one hundred feet more or less, containing 2700 square feet of land more or less, and being the lot numbered 58 on plan #15 in Plan Book #17 in the said registry. Subject to restrictions of record if any, and a mortgage now held by the Harvard Trust Company and to taxes of the current year. WITNESS my hand and seal this fifth day of

EK JOYCE to BAZAR et ux

* * * * * *
* U.S. *
* Rev. *
* Stamps *
* $4.00 *
* R.A.J. *
* *
* * * * * *

7389
PAGE
36

IN WITNESS WHEREOF, we have hereunto set our hands and seals the 7th day of July, 1948.

Mason Haire

Vivian R Haire

COMMONWEALTH OF MASSACHUSETTS.

County of Middlesex, ss. July 7, 1948.

Then personally appeared the above-named MASON HAIRE and VIVIAN R. HAIRE and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Louis L. Green Notary Public

No stamps are affixed as consideration is under $100.

Rec'd & entered for record Jan. 25, 1949 at 8h. 30m. A.M. #5

THIS INDENTURE made this thirteenth day of May A. D., 1946, by and between the Commonwealth of Massachusetts, acting through its Metropolitan District Commission, party of the first part, and the City of Medford, a municipal corporation within the County of Middlesex and Commonwealth of Massachusetts, party of the second part.

WITNESSETH: That the party of the first part by virtue and in pursuance of the power and authority conferred upon it by the provisions of Section 87 of Chapter 92 of the General Laws, and of every other power and authority hereto enabling, and in consideration of one dollar ($1.00) paid by the party of the second part, the receipt whereof is hereby acknowledged, does hereby transfer unto said party of the second part, free of rent, for a period of ninety-nine (99) years from the date of these presents, unless said term is sooner terminated as hereinafter provided, the care, custody and control, including police protection, of a certain parcel of land situated in Medford in the County of Middlesex and Commonwealth of Massachusetts, bounded and described as follows:

See Book 7690 Page 314-315

Beginning at a point in the easterly side line of Farm Road at land now or formerly of the City of Medford, as shown on the plan hereinafter mentioned;

Thence the line runs north 81° 58' 53" east by said land of the City of Medford, four hundred (400) feet more or less to a point at land of the Commonwealth of Massachusetts;

Thence south 46° 07' 15" east by said land of the Commonwealth of Massachusetts, seven hundred seventy-eight (778) feet more or less to Lily Pond Lane;

Thence in a general southwesterly, westerly and northwesterly direction by said Lily Pond Lane five hundred eighty-six (586) feet more or less to a point at land of the Commonwealth of Massachusetts;

Thence north 46° 07' 15" west by said land of the Commonwealth of Massachusetts three hundred eighty-five (385) feet more or less to a point;

Thence south 43° 52' 45" west by said land of the Commonwealth of Massachusetts, fifty (50) feet to Winthrop Street;

Thence north 46° 07' 15" west by said Winthrop Street one hundred (100) feet more or less to a point at land of the Commonwealth of Massachusetts;

Thence north 43° 52' 45" east by said land of the Commonwealth of Massachusetts fifty (50) feet to a point;

Thence north 46° 07' 15" west by said land of the Commonwealth of Massachusetts four hundred ten (410) feet more or less to said Farm Road;

Thence north 11° 06' 15" west by said Farm Road three hundred twenty-eight (328) feet more or less to the point of beginning; containing twelve (12) acres more or less, and being shown on a plan entitled "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Middlesex Fells Reservation, Medford, Plan of Land to be Transferred to the City of Medford for Care and Control, * * * January 25, 1946, Benj. R. Davis, Director of Park Engineering," being plan accession No. 27152-VT. a copy of which is attached hereto and made a part hereof.

Together with a right of way for all purposes for which ways are commonly used over Lily Pond Lane as shown on said plan.

And the said party of the second part does hereby covenant and agree that it will not, without the consent in writing first being obtained from the Metropolitan District Commission or such other board or department as may for the time being have the control and management of said Middlesex Fells Reservation, erect or maintain or cause or allow to be erected or maintained upon said premises any building or structure whatsoever.

And it is hereby expressly agreed that either party hereto may at any time during the term of this agreement cancel and terminate the same by giving to the other party hereto sixty (60) days notice in writing, such notice if given by the party of the first part to be signed by a majority of the persons forming for the time being said party of the first part, and if given by the party of the second part to be signed by the Mayor for the time being.

And it is hereby expressly agreed that said party of the second part shall and will pay any and all taxes and assessments of any kind which may now or hereafter be levied upon the above described parcel.

It is mutually understood and agreed by the parties hereto that the care and control of the above described premises is transferred for use as a park and playground, and that this transfer is upon the express condition that said premises shall not be rented, leased or used for commercial purposes or for any activities or enterprises from which the entire proceeds do not accrue to the City of Medford or to such department or committee or other subdivision

7389

38

of the municipality to which said City may grant the use of said premises from time to time.

And the said party of the second part in consideration of the transfer herein made does hereby accept the care, control and custody, including police protection, of the parcel above described for the purpose and under the powers and subject to the conditions and limitations herein set forth.

IN WITNESS WHEREOF the said Commonwealth of Massachusetts has caused these presents and a duplicate hereof to be signed in its name and behalf by a majority of its said Metropolitan District Commission, who do therefore hereunto set their hands and seals, without, however, incurring any possible personal liability by reason of the execution hereof or of anything herein contained, and the said City of Medford has caused its corporate seal to be hereto affixed and these presents and a duplicate hereof to be signed in its name and on its behalf by Walter E. Lawrence, its Mayor, hereunto duly authorized, on the day and year first above written.

COMMONWEALTH OF MASSACHUSETTS
By

Commissioner

Associate Commissioners

Being a majority of the
Metropolitan District Commission.

CITY OF MEDFORD
By

Walter E. Lawrence Mayor

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. June 6, 1946.

Then personally appeared the above named William T. Morrissey, Commissioner as aforesaid, and acknowledged the foregoing instrument to be his

free act and deed and the free act and deed of the Commonwealth of Massachusetts,

before me

Melsey Curtis,
Notary Public.

My commission expires March 26, 1948.

7389
PAGE
39

In Metropolitan District Commission,

Boston, June 6, 1946.

VOTED: To transfer to the City of Medford for a term of ninety-nine (99) years for care and control, including police protection, under the provisions of Section 87 of Chapter 92 of the General Laws, the land in Medford in the County of Middlesex shown on a plan entitled "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Middlesex Fells Reservation, Medford, Plan of Land to be Transferred to the City of Medford for Care and Control, * * * January 25, 1946, Benj. R. Davis, Director of Park Engineering," being plan accession No. 27152-VT. and to execute an indenture accordingly on condition that said land shall be used only for park and playground purposes.

A true copy,

ATTEST: Melsey Curtis,
Secretary, Metropolitan District Commission.

54226

City of Medford
MASSACHUSETTS

In the Board of Aldermen, May 7, 1946

Be it ordered,

That His Honor, the Mayor, be and he hereby is authorized to enter into an agreement with the Commonwealth of Massachusetts through the Metropolitan District Commission for the care and control

7389

40

of land on Winthrop Street near the City Infirmary in accordance with his request as contained in Paper No. 54226.

In Board of Aldermen May 7, 1946 Adopted

Approved May 13, 1946 Walter E. Lawrence, Mayor

A True Copy,

ATTEST: [signature] City Clerk

Rec'd & entered for record Jan. 25, 1949 at 8h. 30m. A.M. #6

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

SUPERIOR COURT
IN EQUITY
#60655 Eq.

EDWARD A. ROSEN, ET AL
d/b/a
THE ROSSON INVESTMENT COMPANY

VS.

JOSEPH E. DOYLE, ET AL

FINAL DECREE APPROVING FORECLOSURE OF MORTGAGE

This cause came on to be heard, and it appearing that the entry and possession taken for the purpose of foreclosure and the foreclosure effected by exercise of power of sale of the property covered by the mortgage given by Joseph E. Doyle and Muriel G. Doyle, husband and wife, as tenants by the entirety, to Edward A. Rosen and Samuel L. Rosen doing business as The Rosson Investment Company, of Boston, Suffolk County, Massachusetts, dated July 16, 1948, and recorded with Middlesex South

In Metropolitan District Commission,

Boston, December 27, 1950.

VOTED: To terminate on March 1, 1951, the care, custody and control of the City of Medford in that portion of the land situated in said City of Medford shown as Parcel A on a plan entitled "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Middlesex Fells Reservation, Medford, Plan to modify Park Division Plan (991) Accession No. 27152-V.T. * * * April 24, 1950, Benjamin W. Fink, Director of Park Engineering," being plan accession number 29047-V.T. which was included in an instrument of transfer between the Commonwealth of Massachusetts acting through its Metropolitan District Commission and the City of Medford, dated May 13, 1946 and recorded in Middlesex South District Deeds Book 7389, Page 37, in accordance with the terms of said instrument and to notify said City of Medford.

A true copy.

ATTEST: Melora Cuto
Secretary, Metropolitan District Commission.

Rec'd & entered for record Jan. 2, 1951 at 11h. 50m. A.M. #122

The Commonwealth of Massachusetts acting through its Metropolitan District Commission, for consideration paid, grants to the Medford Housing Authority, a corporation duly established by law with an usual place of business in Medford, Middlesex County, Massachusetts, with quitclaim covenants, the land situated in Medford in the County of Middlesex and Commonwealth of Massachusetts, bounded and described as follows:

Parcel One:

Beginning at a point in the northeasterly side line of Winthrop Street at land now or formerly of Harry and Ethel Tooley, as shown on the plan hereinafter mentioned;

Thence the line runs north 9° 21' 03" west by said land of Tooley and land now or formerly of Milton and Mary Stephens, five hundred eighty-one and 50/100 (581.50) feet to a point at land now or formerly of Murray and Evelyn Stalker;

Thence north 10° 00' 13" west by said land of Stalker and land now or formerly of Good's Glenny Farm, Inc., one hundred thirty-five and 19/100 (135.19) feet to a point at remaining land of the Commonwealth of Massachusetts, Metropolitan District Commission;

Thence north 79° 56' 22" east by said land of the Commonwealth of Massachusetts, three hundred twenty and 27/100 (320.27) feet to a point at land of the City of Medford;

Thence south 10° 06' 22" east by said land of the City of Medford, two hundred one and 23/100 (201.23) feet to a stone bound;

Thence south 10° 51' 13" east by said land of the City of Medford, five hundred thirty-five and 37/100 (535.37) feet to a stone bound set in the westerly side line of Farm Road;

Thence south 11° 06' 15" east by said westerly side line of Farm Road, two hundred eighty-six and 50/100 (286.50) feet to a stone bound:

Thence southeasterly, southerly, southwesterly, westerly and northwesterly by a line curving to the right with a radius of twenty-six and 00/100 (26.00) feet, sixty-two and 97/100 (62.97) feet to a stone bound set in said northeasterly side line of Winthrop Street; said line forming the intersection of said Farm Road and Winthrop Street;

Thence north 52° 20' 22" west by said northeasterly side line of Winthrop Street, four hundred thirty-eight and 75/100 (438.75) feet to the point of beginning; containing two hundred ninety-five thousand five hundred sixty-three (295,563) square feet more or less and being shown on a plan entitled "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Middlesex Fells Reservation, Medford, Plan of Land to be conveyed to the Medford Housing Authority, * * * May 31, 1950, Benjamin W. Fink, Director of Park Engineering," being plan accession number 29196-V.T. a copy of which shall be recorded herewith.

Parcel Two:

Beginning at the intersection of the northeasterly side line of Winthrop Street with the easterly side line of Farm Road as shown on the aforesaid plan;

Thence the line runs north 11° 06' 15" west by said easterly side line of Farm Road, four hundred thirteen and 23/100 (413.23) feet to a stone bound at land now or formerly of the City of Medford;

Thence north 81° 58' 53" east by said land of the City of Medford, five hundred twenty-six and 76/100 (526.76) feet to a stone bound at remaining land of the Commonwealth of Massachusetts, Metropolitan District Commission;

Thence south 15° 18' 59" east by said land of the Commonwealth of Massachusetts, three hundred sixty-four and 44/100 (364.44) feet to a point;

Thence south 43° 52' 45" west by said land of the Commonwealth of Massachusetts four hundred sixty-five and 00/100 (465.00) feet to a point in the northeasterly side line of Winthrop Street;

Thence north 46° 07' 15" west by said northeasterly side line of Winthrop Street, two hundred ninety-nine and 64/100 (299.64) feet to the point of beginning; containing two hundred seventy-nine thousand eighty-four (279,084) square feet more or less and being shown on the aforesaid plan.

IN WITNESS WHEREOF the said Commonwealth of Massachusetts has caused these presents to be executed in its name and behalf by a majority of its said Metropolitan District Commission, who do, therefore, hereunto set their hands and seals, without, however, incurring any personal liability by reason of the execution hereof or of anything herein contained, this first day of June, 1950.

COMMONWEALTH OF MASSACHUSETTS
By

William T. Morrissey — Commissioner

Mary Ellen — Associate

Harold E. Stevens — Commissioners

Being a majority of the
Metropolitan District Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. June / , 195

Then personally appeared the above named William T. Morrissey, Commissioner as aforesaid, and acknowledged the foregoing instrument to be his

free act and deed and the free act and deed of the Commonwealth of Massachusetts,

BOOK 7690 PAGE 317

before me

Melosy Curtis
Notary Public

My commission expires: March 17, 1955.

In Metropolitan District Commission,

Boston, June / , 1950.

VOTED: To convey to the Medford Housing Authority two parcels of land situated in Medford in the County of Middlesex containing two hundred ninety-five thousand five hundred sixty-three (295,563) square feet and two hundred seventy-nine thousand eighty-four (279,084) square feet, respectively, shown on a plan entitled "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Middlesex Falls Reservation, Medford, Plan of land to be conveyed to the Medford Housing Authority, * * * May 31, 1950, Benjamin A. Fink, Director of Park Engineering," being plan accession number 29196-V.T., and to execute a deed accordingly with the concurrence of the Park Commission of the City of Medford.

A true copy,

ATTEST: Melosy Curtis
Secretary, Metropolitan District Commission.

THE COMMONWEALTH OF MASSACHUSETTS
COUNCIL CHAMBER
STATE HOUSE, BOSTON

December 20, 1950

I, Ralph E. Johnston, Executive Secretary to the Governor and Council, certify that the following appears as a part of the official records of a meeting of the Governor and Council held November 15, 1950:

"Meeting of His Honor the Lieutenant Governor, Acting Governor, and Council.

BOOK
7690
PAGE
318

Wednesday, November 15, 1950.

. . . . . .

"The following items having been approved by His Honor and submitted to the Council for consideration, were acted upon as follows:

. . . . . .

"Committee on Waterways, Public Lands, etc.
Councillor McDonough, Chairman

. . . . . .

"16. Met. Dist. Comm. Chap. 92, Sec. 85 G.L.

Request of the Commission for concurrence of the Council in the sale by the Commission to the Medford Housing Authority of certain land on Winthrop St. Medford, for veterans' housing in view of the refusal by the Park Commission of the City of Medford to concur with the Met. Dist. Commission. Approved."

Ralph E. Johnston
Executive Secretary

A true copy.
ATTEST:
Ralph E. Johnston
Executive Secretary

C. 27. -2M-11-39. No. 8904

The Commonwealth of Massachusetts

A 1503

OFFICE OF THE SECRETARY

Boston, December 20, *19* 50.

I Hereby Certify. *That at the date of the attestation hereunto annexed,*

Ralph E. Johnston was the Executive Secretary to the Governor and Council, for and within this Commonwealth:

duly appointed and qualified *and that to* his *acts and attestations, as such, full faith and credit are and ought to be given, in and out of Court; and further, that his signature to the annexed instrument is genuine.*

In Testimony of which, *I have hereunto affixed the* ***GREAT SEAL OF THE COMMONWEALTH*** *the date first above written.*

EDWARD J. CRONIN
Secretary of the Commonwealth.

Rec'd & entered for record Jan. 2,1951 at 11h.50m. A.M. #123

Bk 8677 Pg 094 ✓

FEB 28 1986 158 REC 12 M 49 M

The Medford Housing Authority, a corporation duly established by law with an usual place of business in Medford, Middlesex County, Massachusetts, acting under the authority of Chapter 572 of the Acts of 1955 and every other power and authority hereto enabling, for consideration paid, grants to the Commonwealth of Massachusetts acting through its Metropolitan District Commission, with quitclaim covenants, the land situated in Medford in the County of Middlesex and Commonwealth of Massachusetts, bounded and described as follows:

SEE PLAN IN RECORD BOOK 8677 PAGE 094

Parcel One:

Beginning at a point in the northeasterly side line of Winthrop Street at land now or formerly of Harry and Ethel Tooley, as shown on the plan hereinafter mentioned;

Thence the line runs north 9° 21' 03" west by said land of Tooley and land now or formerly of Milton and Mary Stephens, five hundred eighty-one and 50/100 (581.50) feet to a point at land now or formerly of Murray and Evelyn Stalker;

Thence north 10° 00' 13" west by said land of Stalker and land now or formerly of Good's Glenny Farm, Inc., one hundred thirty-five and 19/100 (135.19) feet to a point at remaining land of the Commonwealth of Massachusetts, Metropolitan District Commission;

Thence north 79° 56' 22" east by said land of the Commonwealth of Massachusetts, three hundred twenty and 27/100 (320.27) feet to a point at land of the City of Medford;

Thence south 10° 06' 22" east by said land of the City of Medford, two hundred one and 23/100 (201.23) feet to a stone bound;

Thence south 10° 51' 13" east by said land of the City of Medford, five hundred thirty-five and 37/100 (535.37) feet to a stone bound set in the westerly side line of Farm Road;

Thence south 11° 06' 15" east by said westerly side line of Farm Road, two hundred eighty-six and 80/100 (286.80) feet to a stone bound;

Thence southeasterly, southerly, southwesterly, westerly and northwesterly by a line curving to the right with a radius of twenty-six and 00/100 (26.00) feet, sixty-two and 97/100 (62.97) feet to a stone bound set in said northeasterly side line of Winthrop Street; said line forming the intersection of said Farm Road and Winthrop Street;

Thence north 52° 20' 22" west by said northeasterly side line of Winthrop Street, four hundred thirty-eight and 75/100 (438.75) feet to the point of beginning; containing two hundred ninety-five thousand five hundred sixty-three (295,563) square feet more or less and being shown on a plan entitled "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Middlesex Fells Reservation, Medford, Plan of Land to be conveyed to the Medford Housing Authority, * * * May 31, 1950, Benjamin W. Fink, Director of Park Engineering," being plan accession number 29196-V.T. a copy of which shall be recorded herewith.

Parcel Two:

Beginning at the intersection of the northeasterly side line of Winthrop Street with the easterly side line of Farm Road as shown on the aforesaid plan;

Thence the line runs north 11° 06' 15" west by said easterly side line of Farm Road, four hundred thirteen and 23/100 (413.23) feet to a stone bound at land now or formerly of the City of Medford;

Thence north 81° 58' 53" east by said land of the City of Medford, five hundred twenty-six and 76/100 (526.76) feet to a stone bound at remaining land of the Commonwealth of Massachusetts, Metropolitan District Commission;

Thence south 15° 18' 59" east by said land of the Commonwealth of Massachusetts, three hundred sixty-four and 44/100 (364.44) feet to a point;

Thence south 43° 52' 45" west by said land of the Commonwealth of Massachusetts four hundred sixty-five and 00/100 (465.00) feet to a point in the northeasterly side line of Winthrop Street;

Thence north 46° 07' 15" west by said northeasterly side line of Winthrop Street, two hundred ninety-nine and 64/100 (299.64) feet to the point of beginning; containing two hundred seventy-nine thousand eighty-four (279,084) square feet more or less and being shown on the aforesaid plan.

IN WITNESS WHEREOF the said Medford Housing Authority has caused these presents to be executed in its name and behalf by a majority of its members, who do, therefore, hereunto set their hands and seals, without, however, incurring any personal liability by reason of the execution hereof or of anything herein contained, this 2nd. day of November, 1955.

MEDFORD HOUSING AUTHORITY
By

Robert A. Patten Chairman

Francis J. Fortunato

James E. Nicholson

Being a majority of the
Medford Housing Authority

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. November 2, 1955.

Then personally appeared the above named Robert A. Patten Chairman, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the Medford Housing Authority.

before me

Notary Public

My commission expires: 7/21/59

Bk 8677 Pg 096

CERTIFICATE

I, the undersigned, the duly appointed, qualified and acting Secretary of the Medford Housing Authority, do hereby certify that the attached extract from the Minutes of the Regular Meeting of the Members of said Authority held on November 2, 1955, is a true and correct copy of the original Minutes of said Meeting on file and of record insofar as said original Minutes relate to the matters set forth in said attached extract.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority this 8th day of November, 1955.

(SEAL)

Gerald A. Palumbo,
Secretary.

96

EXTRACTS FROM THE MINUTES OF THE REGULAR MEETING OF THE MEDFORD HOUSING AUTHORITY HELD NOVEMBER 2, 1955.

The Members of the Medford Housing Authority met in regular session in Room 312, City Hall, Medford, Massachusetts on Wednesday, November 2, 1955 at 8:00 P.M.

Roll Call

The Meeting was called to order by the Chairman, Robert A. Patten; and upon roll call, those present and absent were as follows:

Present: Robert A. Patten
Francis J. Fortunato
James O. Nicholson

Absent: Raymond F. Connor
Donald N. Sleeper

****

Consideration was then given to a communication, dated August 30, 1955, from the Chairman, State Housing Board, concerning the enactment of Chapter 572, Acts. of 1955, providing for the disposition of Medford Project 200-2 (Winthrop Street), together with a proposed Deed as prepared by the Attorney for the Metropolitan District Commission.

Whereupon motion duly made and seconded, it was VOTED to approve the Deed in the form presented at this Meeting and that the Chairman and two other Commissioners present, being a majority of the Authority, execute the Deed in two copy form on behalf of the Authority and that the Executive Director be authorized and directed to arrange for the passing of the Deed at the earliest practical date.

****

Upon motion duly made and seconded, it was VOTED to adjourn.

The Meeting adjourned 11:32 P.M.

S/ Gerald A. Palumbo,
Secretary.

MAY 23 56 AM [illegible]

The Commonwealth of Massachusetts acting through its Metropolitan District Commission, for consideration paid, grants to Medford Jewish Community Center, Inc., a corporation duly organized and existing under the laws of the Commonwealth of Massachusetts with an usual place of business in Medford in the County of Middlesex and Commonwealth of Massachusetts, with quitclaim covenants, the land situated in Medford in said County and Commonwealth, bounded and described as follows:

Beginning at a stone bound set in the easterly side line of Farm Road at land now or formerly of the City of Medford, as shown on the plan hereinafter mentioned;

Thence the line runs north 81° 58' 53" east by said land of City of Medford three hundred ninety-seven and 61/100 (397.61) feet to a point at land of the Commonwealth of Massachusetts;

Thence south 46° 07' 15" east by said land of the Commonwealth of Massachusetts three hundred ninety-two and 72/100 (392.72) feet to a point at land now or formerly of the Commonwealth of Massachusetts under the control of the City of Medford;

Thence south 43° 52' 45" west by said land of the Commonwealth of Massachusetts five hundred fifty and 00/100 (550.00) feet to a point in the northeasterly side line of Winthrop Street;

Thence north 46° 07' 15" west by said Winthrop Street two hundred ninety-nine and 64/100 (299.64) feet to a point in said easterly side line of Farm Road;

Thence north 11° 06' 15" west by said easterly side line of Farm Road four hundred thirteen and 23/100 (413.23) feet to the bound first mentioned and point of beginning; containing six and 254/1000 (6.254) acres more or less and being shown on a plan entitled "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Middlesex Fells Reservation, Medford, Plan of land to be conveyed to Medford Jewish Community Center, Inc., * * * April 3, 1956, Benjamin W. Fink, Director of Park Engineering," being plan accession number 34732, V.T. to be recorded herewith.

For title see instrument of taking by the Metropolitan District Commission dated October 29, 1925 and recorded November 5, 1925 in Middlesex South District Deeds Book 4911, Page 88.

The aforesaid premises are conveyed subject to the restriction for the benefit of remaining land of the Commonwealth of Massachusetts abutting said land, which restriction shall remain in effect for a period of ninety-nine (99) years from the date hereof, that said premises shall be used only for religious, educational and recreational purposes.

IN WITNESS WHEREOF the Commonwealth of Massachusetts has caused these presents to be executed in its name by a majority of its said Metropolitan District Commission, who do, therefore, hereunto set their hands and seals, with-

out, however, incurring any personal liability by reason of the execution hereof or of anything herein contained, this 5th day of April 1956.

COMMONWEALTH OF MASSACHUSETTS
By

Commissioner

Associate Commissioners

Being a majority of the
Metropolitan District Commission.

COMMONWEALTH OF MASSACHUSETTS

ss. April 5, 1956.

Then personally appeared the above named Charles W. Greenough, Commissioner as aforesaid, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the Commonwealth of Massachusetts before me

Notary Public

My commission expires Oct 28 1960

In Metropolitan District Commission.

Boston, April 5, 1956.

VOTED: To convey to the Medford Jewish Community Center, Inc., a parcel of land situated in Medford in the County of Middlesex containing six and 254/1000 (6.254) acres more or less and shown on a plan entitled "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Middlesex Fells Reservation, Medford, Plan of land to be conveyed to Medford Jewish Community Center, Inc., * * * April 3, 1956, Benjamin W. Fink, Director of Park Engineering," being plan accession number 34732, V.T., subject to the restriction for a period of ninety-nine (99) years that said premises shall be used only for religious, educational and recreational purposes, and to execute a deed accordingly with the concurrence of the Park Commissioners of the City of Medford.

A true copy,

ATTEST: Edward Z. Barry
Acting Secretary, Metropolitan District Commission.

Bk 8728 Pg 338

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, the Commonwealth of Massachusetts acting by and through its Metropolitan District Commission, in accordance with the provisions of Chapter 92 of the General Laws, has sold to the Medford Jewish Community Center, Inc. the land in Medford in the County of Middlesex which is more fully described in a deed hereto annexed and shown on a plan entitled "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Middlesex Fells Reservation, Medford, Plan of land to be conveyed to Medford Jewish Community Center, Inc., * * * April 3, 1956, Benjamin W. Fink, Director of Park Engineering," being plan accession number 34732,V.T. to be recorded in the Middlesex South District Registry of Deeds,

NOW, THEREFORE, in accordance with the provisions of Section 85 of Chapter 92 of the GeneralLaws the Board of Park Commissioners of the City of Medford, all duly chosen, qualified and acting, does hereby concur with the said Commonwealth of Massachusetts, acting through its Metropolitan District Commission, in said sale and in the execution of said deed and in every act, matter and thing connected therewith.

WITNESS our hands this 23rd day of April 1956.

Alphonse R. Frezza

Henry J. Hornick

Edward J. Kearney

Russell N. Sawyer

MAY 12 67 PM 1:30 246R **11.00

The Commonwealth of Massachusetts, acting through its Metropolitan District Commission, for consideration paid, grants to the City of Medford, a municipal corporation within the County of Middlesex and Commonwealth of Massachusetts, with quitclaim covenants, the land situated in Medford in said County and Commonwealth, bounded and described as follows:

Parcel "A":

Beginning at a drill hole in a concrete bound set in the northerly side line of Winthrop Street at its intersection with the boundary line of Parcel 2 shown on plan hereinafter mentioned and parcel herein conveyed;

Thence the line runs north 52° 20' 22" west by said side line of Winthrop Street one hundred nineteen and 80/100 (119.80) feet to a concrete bound at other land of the Grantor;

Thence north 35° 54' 20" east two hundred thirty-nine and 23/100 (239.23) feet to a concrete bound;

Thence north 11° 12' 00" west three hundred twenty-eight and 94/100 (328.94) feet to a concrete bound;

Thence north 52° 41' 40" west one hundred eighteen and 15/100 (118.15) feet to a concrete bound;

Thence south 80° 15' 10" west one hundred eighty-two and 98/100 (182.98) feet to a concrete bound;

Thence north 8° 39' 35" west four hundred thirty-nine and 55/100 (439.55) feet to a concrete bound;

Thence north 75° 51' 40" east one hundred fifty-nine and 91/100 (159.91) feet to a concrete bound;

Thence north 5° 01' 50" east three hundred five and 00/100 (305.00) feet to a concrete bound;

Thence south 79° 10' 00" west one hundred ninety-seven and 44/100 (197.44) feet to a concrete bound;

Thence north 10° 03' 40" west three hundred eighty-two and 09/100 (382.09) feet to a concrete bound;

Thence north 79° 06' 10" east two hundred one and 72/100 (201.72) feet to a concrete bound;

Thence north 35° 30' 55" east ninety-four and 92/100 (94.92) feet to a concrete bound;

Thence north 80° 17' 25" east three hundred eighty-seven and 75/100 (387.75) feet to a point in a stone wall, which point is distant south 80° 17' 25" west fifteen and 96/100 (15.96) feet from a concrete bound, the last twelve (12) courses and distances being by other land of the Grantor;

Thence south 9° 18' 05" east by a stone wall and land of the City of Medford four hundred thirteen and 11/100 (413.11) feet to a point at land of said City of Medford;

Thence south 80° 40' 39" west four hundred five and 80/100 (405.80) feet to a stone bound;

Thence south 10° 06' 39" east seven hundred twelve and 56/100 (712.56) feet to a stone bound at an angle;

Thence south 10° 55' 27" east five hundred thirty-five and 66/100 (535.66) feet to an angle in a stone wall;

Thence south 11° 06' 15" east ninety-nine and 79/100 (99.79) feet to a point at Parcel 2 on said plan hereinafter mentioned, the last four (4) courses and distances being by land of the City of Medford;

Thence south 40° 26' 20" west by said Parcel 2 on said plan one hundred sixty-nine and 25/100 (169.25) feet to the bound first mentioned and point of beginning and containing ten and 75/100 (10.75) acres and shown as Parcel 3 on plan hereinafter mentioned.

Parcel "B":

Beginning at a stone bound set at a stone wall in the boundary line between land of the Grantor and land of the City of Medford, which bound is distant north 81° 58' 53" east measuring along said boundary line and the boundary line between the City of Medford and the Medford Jewish Community Center, Inc. five hundred twenty-six and 76/100 (526.76) feet from a drill hole in a stone wall, which last mentioned point is distant north 11° 06' 15" west four hundred

SEE PLAN IN RECORD BOOK 1132 PAGE 24

thirteen and 23/100 (413.23) feet from the northerly side line of Winthrop Street as shown on the plan hereinafter mentioned;

Thence the line runs north 9° 36' 58" west by said land of the Grantee one thousand forty-one and 52/100 (1041.52) feet to a stone bound at other land of the Grantee;

Thence north 82° 45' 00" east by other land of the City of Medford sixty-four and 95/100 (64.95) feet to a stone bound at other land of the Grantor;

Thence south 11° 06' 18" east by said land of the Grantor one thousand forty-one and 77/100 (1041.77) feet to a concrete bound;

Thence south 81° 58' 53" west by other land of the Grantor ninety-two and 00/100 (92.00) feet to the bound first mentioned and point of beginning and containing one and 87/100 (1.87) acres more or less and shown as Parcel 5 on a plan entitled "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Middlesex Fells Reservation, Plan Showing Exchange of Land Between the Commonwealth of Massachusetts and the City of Medford * * * January 1967, Benjamin W. Fink, Director of Park Engineering," being plan accession number 44653-V.T.

As part of the consideration aforesaid the Grantee covenants and agrees to relocate the bridle path presently located on Parcel 5 shown on the above-mentioned plan to a location satisfactory to the Grantor.

The aforesaid premises are conveyed subject to the following restrictions for the benefit of the remaining land of the Commonwealth of Massachusetts abutting the land herein conveyed, which restrictions shall remain in effect for a period of nine hundred ninety-nine (999) years from the date hereof.

1. Said premises shall be used only for recreation and athletic purposes except that portion set aside for an access road, and that in the event said land shall cease to be used for recreation and athletic purposes, it shall revert to the Grantor or such other authority as shall, for the time being, have control of said abutting land on behalf of the Commonwealth of Massachusetts.

2. That no buildings or structures, or parts thereof, shall be erected, placed, or maintained on said land.

IN WITNESS WHEREOF the Commonwealth of Massachusetts has caused these presents to be executed in its name by a majority of its said Metropolitan District Commission, who do, therefore, hereunto set their hands and seals, without, however, incurring any personal liability by reason of the execution hereof or of anything herein contained, this 18th day of May 1967.

COMMONWEALTH OF MASSACHUSETTS
By:

COMMISSIONER

ASSOCIATE

COMMISSIONERS

Being a majority of the
Metropolitan District Commission

COMMONWEALTH OF MASSACHUSETTS

ss. May 18, 1967.

Then personally appeared the above-named HOWARD WHITMORE, JR., Commissioner as aforesaid, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the Commonwealth of Massachusetts

before me

Richard D. Tarbuck
Notary Public

My commission expires Jan. 9, 1971

In Metropolitan District Commission

Boston, May 18, 1967.

VOTED: To convey to the City of Medford, a municipal corporation in the County of Middlesex and Commonwealth of Massachusetts, two (2) parcels of land situated in Medford in said County of Middlesex, together containing twelve and 62/100 (12.62) acres more or less and shown on a plan entitled "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Middlesex Fells Reservation, Plan Showing Exchange of Land Between the Commonwealth of Massachusetts and the City of Medford * * * January 1967, Benjamin W. Fink, Director of Park Engineering," being plan accession number 44653-V.T., subject to the restriction for a period of nine hundred ninety-nine (999) years that said premises shall be used only for recreation and athletic purposes, and that in the event said land herein conveyed shall cease to be used for recreation and athletic purposes, it shall revert to the Metropolitan District Commission, or such other authority as shall for the time being have control of said land on behalf of the Commonwealth of Massachusetts, and that no buildings or structures, or parts thereof, shall be erected, placed, or maintained on said land. And, subject to the condition that the said City of Medford shall relocate a bridle path now located within the Parcel 5 herein conveyed to a location satisfactory to the Commission.

Parcels 3+5

A TRUE COPY:

ATTEST: Richard J. Barbuzzi
Secretary, Metropolitan District Commission

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, the Commonwealth of Massachusetts acting by and through its Metropolitan District Commission in accordance with the provisions of Chapter 92 of the General Laws, has sold to City of Medford the land in Medford in the County of Middlesex which is more fully described in a deed hereto annexed and shown on a plan entitled "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Middlesex Fells Reservation, Plan Showing Exchange of Land Between the Commonwealth of Massachusetts and the City of Medford * * * January 1967, Benjamin W. Fink, Director of Park Engineering," being plan accession number 44653-V.T. to be recorded in the Middlesex South District Registry of Deeds,

NOW, THEREFORE, in accordance with the provisions of Section 85 of Chapter 92 of the General Laws the Board of Park Commissioners of the City of Medford, all duly chosen, qualified and acting, does hereby concur with the said Commonwealth of Massachusetts acting through its Metropolitan District Commission in said sale and in the execution of said deed and in every act, matter and thing connected therewith.

WITNESS our hands this 17th day of May, 1967.

Chadwick F. Tuttle

Stephen R. Jago

Louis C. Macabello

Jacob Yaggian

BK11325 PG746

MAY 18-67 PM 3:30 24778 ***9.00

The City of Medford, a municipal corporation within the County of Middlesex and Commonwealth of Massachusetts, for consideration paid, grants to the Commonwealth of Massachusetts, through its Metropolitan District Commission, with quitclaim covenants, the land situated in Medford in said County and Commonwealth bounded and described as follows:

Parcel "A":

Beginning at a point in the northeasterly side line of Winthrop Street, which point is distant south 52° 22' 20" east one hundred thirty-one and 97/100 (131.97) feet from a concrete bound set in said side line of Winthrop Street at its intersection with the boundary line between Parcel 2 and Parcel 3 as shown on plan hereinafter mentioned;

Thence running southeasterly, northeasterly and northwesterly by a line curving to the left with a radius of twenty-six and 00/100 (26.00) feet sixty-two and 97/100 (62.97) feet to a point;

Thence north 11° 06' 15" west one hundred eighty-seven and 37/100 (187.37) feet by said Parcel 2 as shown on said plan to a point;

Thence north 40° 26' 20" east sixty-three and 85/100 (63.85) feet by land of the City of Medford to a drill hole in a stone wall at land now or formerly of the Medford Jewish Community Center, Inc.;

Thence south 11° 06' 15" east three hundred fifty-three and 23/100 (353.23) feet by land of the Medford Jewish Community Center, Inc. to a point in the northeasterly side line of Winthrop Street;

Thence north 52° 20' 22" west one hundred forty-four and 96/100 (144.96) feet by said northeasterly side line of Winthrop Street to the point of beginning and containing sixteen thousand two hundred twenty-one (16,221) square feet and shown as Parcel 1 on plan hereinafter mentioned.

Parcel "B":

Beginning at a stone bound set in the boundary line between land of the City of Medford shown as Parcel 6 and land of the Commonwealth of Massachusetts (Metropolitan District Commission) shown as Parcel 5 with the northeasterly boundary line of land of the City of Medford shown as Parcel 4 on said plan hereinafter mentioned;

Thence the line runs north 14° 11' 00" west one hundred fourteen and 15/100 (114.15) feet to a drill hole;

Thence south 89° 38' 40" west one hundred fifty-seven and 98/100 (157.98) feet to a drill hole in a concrete bound;

Thence north 10° 18' 05" west four hundred ninety-one and 87/100 (491.87) feet to a drill hole in a concrete bound;

Thence south 80° 17' 25" west fifteen and 96/100 (15.96) feet to a point in a stone wall at land of the Grantee in the northeasterly corner of Parcel 3 on said plan, the last four (4) courses and distances being by said land of the City of Medford;

Thence north 9° 18' 05" west seven hundred fifty-seven and 95/100 (757.95) feet to a stone bound;

Thence south 66° 19' 37" east two hundred ninety-nine and 01/100 (299.01) feet to a stone bound;

Thence south 9° 42' 48" east four hundred thirty-six and 68/100 (436.68) feet to a stone bound;

Thence south 10° 08' 23" east six hundred fifty-three and 74/100 (653.74) feet to a stone bound;

Thence south 5° 50' 00" east one hundred thirty-seven and 45/100 (137.45) feet to a stone bound, the last five (5) courses and distances being by land of the Grantee;

Thence south 82° 45' 00" east by Parcel 5 as shown on said plan sixty-four and 95/100 (64.95) feet to the bound first mentioned and point of beginning and containing six and 91/100 (6.91) acres more or less and shown as Parcel 6 on a plan entitled "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Middlesex Fells Reservation, Plan Showing Exchange of

SEE PLAN IN RECORD BOOK 11325 PAGE 747

547

Land Between the Commonwealth of Massachusetts and the City of Medford * * * January 1967, Benjamin W. Fink, Director of Park Engineering," being plan accession number 44653-V.T.

IN WITNESS WHEREOF the City of Medford has caused these presents to be signed, sealed, acknowledged and delivered in its name and on its behalf by Howard H. Reed , its City Manager, this 17th day of May 1967.

CITY OF MEDFORD

By: Howard H. Reed

Its City Manager

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX ss. May 17, 1967.

Then personally appeared the above-named HOWARD H. REED, City Manager as aforesaid, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the City of Medford

before me

Robert J. Blumenauer

Notary Public

My commission expires May 2, 1970

BK11325 PG748

#67-437-A

City of Medford

MASSACHUSETTS

OFFICE OF THE CITY CLERK

CITY CLERK
JOSEPH P. McGONAGLE

IN CITY COUNCIL May 16, 1967

BE IT ORDERED:

That the City Manager be and hereby is authorized to execute pertinent legal documents pertaining to conveyance in fee to the Metropolitan District Commission of 7.28 acres of land presently owned by the City of Medford as described in detail in "Plan of Land for site of proposed Medford High School...", January 1967, prepared by Rowland H. Barnes and Co., Civil Engineers, Waltham, Mass. (Elton O. Stearns registered land surveyor, #3590).

IN CITY COUNCIL MAY 16, 1967 ADOPTED - On roll call vote seven present voting Yes.

A true copy,

Joseph P. McGonagle

City Clerk

NOV-6-67 PM 3383 249ME **11.00

PM 2-2-11-1

The Commonwealth of Massachusetts acting through its Metropolitan District Commission, for consideration paid, grants to the Temple Shalom-Medford Jewish Community Center Inc. a Massachusetts Corporation duly organized and existing under the laws of the Commonwealth of Massachusetts and having an usual place of business in Medford, Middlesex County, Massachusetts, a triangular parcel of land situated in said Medford, Middlesex County, Massachusetts and bounded and described as follows:

SOUTHWESTERLY by Winthrop Street, two hundred seventy-six and 93/100 (276.93) feet;

NORTHWESTERLY by land of the City of Medford, two hundred thirty-three and 10/100 (233.10) feet;

EASTERLY by other land of the grantee, three hundred fifty-three and 23/100 (353.23) feet.

Containing thirty-two thousand two hundred forty (32,240) square feet and being shown on a plan entitled "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Middlesex Falls Reservation, Medford, Plan showing Conveyance to Medford Jewish Community Center Inc. - - - August 1967, Benjamin W. Fink, Director of Park Engineering" being plan accession number 44843 V.T., to be recorded herewith.

1320

SEE PLAN BOOK 11422 PAGE 377

The aforesaid premises are conveyed subject to the following restrictions which shall remain in effect for a period of ninety-nine (99) years from the date hereof.

1. That no building or structures or parts thereof shall be erected, placed or maintained on said land.

2. That no portion of said land lying between Winthrop Street and a line marked "Restriction Line" as shown on the aforesaid plan shall be black-topped or otherwise paved and no vehicles of any kind shall be left or parked in said area.

broken

IN WITNESS WHEREOF the Commonwealth of Massachusetts has caused these presents to be executed in its name and behalf by a majority of its

said Metropolitan District Commission, who do, therefore, hereunto set their hands and seals, without, however, incurring any personal liability by reason of the execution hereof or of anything herein contained, this fourteenth day of September 1967.

COMMONWEALTH OF MASSACHUSETTS
By

Howard Whitmore Jr. Commissioner

Vincent P. O'Brien
Joseph L. Green Jr.
Max Greenblatt
} Associate Commissioners

Being a majority of the
Metropolitan District Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. Sept. 14 1967

Then personally appeared the above named Howard Whitmore, Jr., Commissioner as aforesaid, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the Commonwealth of Massachusetts, before me

Richard J. Furbush
Notary Public

My commission expires Jan. 9, 1971

RICHARD J. FURBUSH * NOTARY PUBLIC * MASSACHUSETTS

In Metropolitan District Commission
Boston Sept. 14 1967

VOTED: To convey to the Temple Shalom-Medford Jewish Community Center Inc. a triangular parcel of land in Medford in the County of Middlesex containing thirty-two thousand two hundred forty (32,240) square feet and shown on a plan entitled "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Middlesex Fells Reservation, Medford, Plan showing Conveyance to Medford Jewish Community Center Inc. * * * August 1967, Benjamin W. Fink, Director of Park Engineering" subject to restrictions for a period of ninety-nine (99) years from the date of the deed,

1. That no building or structurs or parts thereof shall be erected, placed or maintained on said land.

2. That no portion of said land lying between Winthrop Street and a line marked "Restriction Line" as shown on the aforesaid plan shall be black-topped or otherwise paved and no vehicles of any kind shall be left or parked in said area.

And to execute a deed accordingly,

A true copy,
ATTEST: Richard I. Furbush
Secretary, Metropolitan District Commission

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, The Commonwealth of Massachusetts acting by and through its Metropolitan District Commission, in accordance with the provisions of Chapter 92 of the General Laws, has conveyed to Temple Shalom-Medford Jewish Community Center Inc., the land situated in Medford in the County of Middlesex which is more fully described in a deed hereto annexed and shown on a plan entitled "Commonwealth of Massachusetts, Metropolitan District Commission, Parks Division, Middlesex Fells Reservation, Medford, Plan showing Conveyance to Medford Jewish Community Center Inc. - - - August 1967, Benjamin W. Fink, Director of Parks Engineering" being accession plan number 44843 V.T., to be recorded in the Middlesex South District Registryof Deeds.

NOW, THEREFORE, in accordance with the provisions of Section 85 of Chapter 92 of the General Laws the Board of Park Commissioners of the City of Medford, all duly chosen, qualified and acting, does hereby concur with the said Commonwealth of Massachusetts acting through its Metropolitan District Commission in said sale and in the execution of said deed and in every act, matter and thing connected therewith.

WITNESS our hands this 4th day of October 1967.

Board of Park Commissioners

Bk: 67931 Pg: 95

2016 00152617
Bk: 67931 Pg: 95 Doc: DEED
Page: 1 of 3 08/31/2016 12:51 PM

QUITCLAIM DEED

Waypoint General Contracting, LLC, a Massachusetts limited liability company with a business address of 115 Newbury Street, Suite 304, Boston, Massachusetts 02116 (the "Grantor")

for consideration paid, and in full consideration of One and 00/100 ($1.00) Dollars

grants to **Winthrop Street Development, LLC**, a Massachusetts limited liability company with a business address of 115 Newbury Street, Suite 304, Boston, Massachusetts 02116 (the "Grantee")

with ***quitclaim covenants***

Property Address: 541 and 551 Winthrop Street, Medford, MA 02155

Parcel I: 541 Winthrop Street, Medford, Massachusetts

The land in Medford, Middlesex County, Massachusetts, bounded and described as follows:

Beginning at the northwesterly corner thereof on said Winthrop Street, by land now or formerly of French; thence running

SOUTHEASTERLY:	on said Winthrop Street two hundred seven and 86/100 (207.86) feet, more or less, to land now or late of Frank H. Cole, et al; thence turning and running
NORTHEASTERLY:	by said land of Cole, two hundred twenty-six and 25/100 (226.25) feet, more or less, to land now or late of Lawrence; thence turning and running
NORTHERLY:	by said land of Lawrence, two hundred sixty-two (262) feet, more or less, to said land of French, at a cedar post; thence turning and running
SOUTHWESTERLY:	by said land of French, four hundred four and 8/100 (404.08) feet to the point of beginning.

Being all of Lots B and C and a part of Lot A on a plan made by T. Howard Barnes, Engineer, dated November 12, 1903 and recorded with Middlesex South District Deeds, in Plan Book 146, plan 19.

For Grantor's title, see deed from Deborah Jordan, Trustee of the EJS Realty Trust dated May 16, 2014 and recorded with said Deeds in Book 63629, Page 343.

Parcel II: 551 Winthrop Street, Medford, Massachusetts

That certain parcel of land situate in Medford, Middlesex County, Massachusetts, bounded and described as follows:

SOUTHWESTERLY by the Northeasterly line of Winthrop Street, one hundred eighty-three and 50/100 feet;

NORTHWESTERLY by land now or formerly of Charles W. Miller et al, one hundred fifty-one and 12/100 feet;

NORTHEASTERLY ten and 25/100 feet;

NORTHWESTERLY one hundred thirty five feet by land now or formerly of Mabelle F. Gleason;

NORTHEASTERLY by land now or formerly of Rosalie A. Rust, ninety-three and 80/100 feet; and

SOUTHEASTERLY by land now or formerly of Mary K. O'Sullivan, two hundred thirty-five and 75/100 feet.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Lane Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 195, Page 5, with Certificate 29082 (Plan No. 13387 A).

So much of the above described land as is included within the limits of the way twelve feet wide, as shown on said plan, is subject to the rights of all persons lawfully entitled thereto in and over the same, as set forth in a deed given by Belle S. Davis to Rosalie A. Rust et al, dated Mar. 29, 1926 duly recorded in Book 5175, Page 363.

For Grantor's title, see deed from Deborah Jordan, Trustee of the EJS-2 Realty Trust dated May 16, 2014 and filed with the Land Court Department of the Middlesex South District Registry of Deeds as Document No. 1671141 and noted on Certificate of Title No. 256613 in Book 1453, Page 4. See also Approval of Notice of Voluntary Withdrawal of Land From the Registration System dated June 5, 2015 filed with the Land Court Department of the Middlesex South District Registry of Deeds as Document No. 1702303 and noted on Certificate of Title No. 256613 in Book 1453, Page 4 and recorded at said Deeds in Book 65591, Page 446.

This is not a transfer of all or substantially all of the assets of Waypoint General Contracting, LLC.

Witness my hand and seal this 30th day of August, 2016

Waypoint General Contracting, LLC

By: Edward P. Champy III, its Manager

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk

On this 30th day of August, 2016, before me, the undersigned notary public, personally appeared Edward P. Champy III, in his capacity as Manager of Waypoint General Contracting, LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the foregoing document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires: 10/20/2017

MICHAEL F. DOWLEY
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 10/20/2017

QUITCLAIM DEED

Address of Locus: 553 Winthrop Street, Medford, Massachusetts

We, Stephen F. Amato, being unmarried and Maria Mancini, being unmarried, as Tenants in Common, of Medford, Middlesex County, Massachusetts, for consideration paid, and in full consideration of Nine Hundred Seventy-Nine Thousand and no/100 ($979,000.00) Dollars,

Grant to John V. Hanson and Alexandra Sarah Furman-Hanson, Husband and Wife as Tenants by the Entirety, of 553 Winthrop Street, Medford, Middlesex County, Massachusetts with QUITCLAIM COVENANTS,

A certain parcel of land with the buildings thereon situated in said Medford, shown as lot marked "Rust" on plan entitled: "Plan of Land of Davis and Others in West Medford, Mass." Dated May 1925, by Edward P. Adams, C.E., recorded with Middlesex South District Deeds in Book of Plans 354, Plan 49; and being further bounded and described as follows:

Northwesterly:	By Lot E as shown on said plan, One Hundred fifty-four and 5/10 (154.5) feet;
Northeasterly:	By land now or formerly of Lawrence Estate as shown on said plan, Thirty-four (34) feet;
Southeasterly:	By land now or formerly of O'Sullivan as shown on said plan, One hundred fifty-eight and 5/10 (158.5) feet; and
Southwesterly:	By Lot A as shown on said plan, One hundred (100) feet, more or less;

Containing 10,000 square feet of land more or less.

Also, a certain parcel of land situated in said Medford, being shown as Lot E on said plan; and being further bounded and described as follows:

Northeasterly:	By land now or formerly of Lawrence Estate, Fifteen and 1/10 (15.1) feet;
Southeasterly:	In part by the parcel first herein mentioned and in part of Lot A as shown on said plan, One hundred eighty-eight (188) feet; and
Southwesterly:	By Lot B as shown on said plan, Fifteen and 1/10 (15.1) feet.

Containing 2829 Square feet of land according to said plan.

Also, a certain parcel of land being the greater portion of Lot A as shown on said plan, and being further bounded and described as follows:

Northwesterly:	By Lot E as shown on said plan, thirty-three and 5/10 (33.5) feet;
Northeasterly:	By lot marked "Rust" as shown on said plan, One hundred (100) feet more or less; and
Southwesterly:	In part by Lot marked "Davis" as shown on said plan, and in part by the remaining portion of said Lot A, One hundred seven and 5/10 (107.5) feet, more or less.

Said premises are conveyed subject to and together with the benefit of easements of record so far as same may now be in force and effect.

I, Stephen F. Amato, a single man, release and terminate any and all rights and/or estates of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts Law or by declaration and release all other rights to the premises described above and state, that there are no other persons entitled to homestead rights in the subject premises.

I, Maria Mancini, a single woman, release and terminate any and all rights and/or estates of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts Law or by declaration and release all other rights to the premises described above and state, that there are no other persons entitled to homestead rights in the subject premises.

For Grantors' title, see deed of Pauline L. Sampson, dated June 23, 2008, duly recorded with Middlesex South District Registry of Deeds in Book 51416, Page 424.

WITNESS our hands and seals this 17th day of November, 2020.

Stephen F. Amato

Maria Mancini

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS. **NOVEMBER 17, 2020**

On this 17th day of November, 2020, before me, the undersigned notary public, personally appeared Stephen F. Amato and Maria Mancini, proved to me through satisfactory evidence of identification, which were driver's licenses, 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.

STEVEN L. CICATELLI NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMM. EXPIRES JULY 8, 2022

Steven L. Cicatelli
Notary Public
My Commission Expires: 7/08/2022

BK 26954 PG 380

1 M

QUITCLAIM DEED

MSD 12/31/96 01:01:22 597 25.00

MARY A. CONNORS and JOHN F. CONNORS, Trustees of 41 Franklin Avenue Realty Trust under Declaration of Trust dated April 4, 1991 and recorded with the Middlesex County South District Registry of Deeds, Book 21111, Page 054, for consideration paid, grant to MARY A. CONNORS and JOHN F. CONNORS, Trustees of CONNORS REALTY TRUST under Declaration of Trust of even date recorded herewith, having a mailing address of 41 Franklin Avenue, Medford, Massachusetts, with QUITCLAIM COVENANTS, the land situated in said Medford, shown as Lot A on a plan entitled "Plan of Land in Medford, Mass." dated November 1, 1996 by Hayes Engineering, Inc., and recorded herewith, to which plan reference may be made for a more particular description.

Being a portion of the premises conveyed to Mary A. Connors and John A. Connors, Trustees of 41 Franklin Avenue Realty Trust, by deed of Mary A. Connors dated April 4, 1991 and recorded with said Deeds, Book 21111, Page 058.

Consideration for this deed being less than One Hundred Dollars, no Massachusetts Excise Stamps are affixed hereto.

Executed as a sealed instrument this 26th day of December, 1996.

Mary A. Connors

Mary A. Connors, Trustee of 41 Franklin Avenue Realty Trust and not individually

John F. Connors, Trustee of 41 Franklin Avenue Realty Trust and not individually

Franklin Ave. Medford

COMMONWEALTH OF MASSACHUSETTS

Essex, ss. December 30 1996

Then personally appeared before me the above named John F. Connors, Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed.

Maria Teresa Cunha
Notary Public

My Commission Expires:

My Commission Expires May 16, 2002

SEE PLAN IN RECORD BOOK 26954 PAGE 379

#1349

109318.1

Prepared without Examination of Title:
Return to:
Robert Weinstein, Esq.
87 Allen Avenue
Waban, MA 02468

QUITCLAIM DEED

I, **JOYCE E. HENSON** of Medford, Massachusetts, for consideration paid of Ten and 00/100 Dollars ($10.00), grant to **JOHN R. HENSON, as Trustee of the JOYCE E. HENSON FAMILY IRREVOCABLE REAL ESTATE TRUST** u/d/t dated January 4, 2011, evidenced by Trust Certificate recorded herewith and having a mailing address: c/o Ms. Joyce E. Henson, 40 Ronaele Road, Medford, Massachusetts, with **Quitclaim Covenants,**

The land with the buildings thereon situate in Medford in the County of Middlesex and said Commonwealth of Massachusetts bounded and described as follows:

SOUTHEASTERLY:	by Ronaele Road, one hundred feet;
SOUTHWESTERLY	by lot 92 as shown on plan hereinafter mentioned, one hundred feet;
NORTHWESTERLY	by land now or formerly of The Commonwealth of Massachusetts, known as the Middlesex Fells Reservation, ninety-five and 67/100 feet; and
NORTHEASTERLY	by land now or formerly of Frances & James A. Arne, one hundred feet.

Said parcel is shown as Lot 93 on said Plan. (Plan No. 16901H).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 482, Page 381, with Certificate 72280.

So much of the above described land as is included within the limits of said Ronaele Road, shown on said plan, subject to the use of the same by the owners and occupants for the time being of Lot 40, Ronaele Road, shown on plan filed in Registration Book 282, Page 417, Plan No. 16901A2, and of such other future owners of lots shown on said plans as may appear of record.

This conveyance is made with the benefit of such rights and subject to such easements and restrictions of record insofar as the same are now in force and applicable.

PROPERTY ADDRESS: 40 Ronaele Road, Medford, MA

2012 01825385
Bk: 1428 Pg: 45 Cert#: 252981
Doc: DEED 12/18/2012 02:25 PM

16 5 8419

For title reference, see Certificate of Title No. 165849 registered in Middlesex South District Registry of Deeds, Registered Land Section in Book 959, Page 99. See also death certificate of John J. Henson, Jr. recorded herewith.

WITNESS my hand and seal this 4th day of January, 2011. AM attached

JOYCE E. HENSON

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss.

On this 4th day of January, 2011, before me, the undersigned notary public, personally appeared **Joyce E. Henson**, proved to me through satisfactory evidence of identification (by presentation of a driver's license) to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purposes.

(SEAL)

ROBERT WEINSTEIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 15, 2013

Notary Public
My Commission Expires: 3/15/13

AFFIDAVIT OF ATTORNEY

Upon oath and being duly sworn, I, Robert Weinstein of Newton, Middlesex County, Massachusetts, under the pains and penalties of perjury hereby depose and say as follows:

1. I am an attorney duly qualified to practice law in the Commonwealth of Massachusetts having personal knowledge of the facts set forth in this affidavit;

2. **Joyce E. Henson** of Medford, Massachusetts, the Grantor under a certain Quitclaim Deed dated January 4, 2011 filed herewith and **John R. Henson, as Trustee of the Joyce E. Henson Irrevocable Real Estate Trust** u/d/t dated January 4, 2011, the Grantee under that same Deed are still living as of the date hereof; and

WITNESS my hand and seal this 14th day of December, 2012

Robert Weinstein
BBO # 520600

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

On this 14 day of December, 2012 before me, the undersigned notary public, personally appeared **Robert Weinstein**, proved to me through satisfactory evidence of identification (by presentation of a driver's license) to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purposes.

(SEAL)

Notary Public
My Commission expires:

13300-

FIDUCIARY DEED

We, Pauline M. Pope and Louise M. Cushing, Co-Executrices of the Estate of Eleanor Gillen Willus a/k/a Eleanor G. Willus, Middlesex Probate Court Docket No.: 98P-4327-EP1, by the power vested in us pursuant to the Last Will and Testament of Eleanor Gillen Willus,

For Consideration Paid: Two Hundred Forty Thousand ($240,000.00) Dollars,

Grant to: James Grubb, Jr. and Kimberly Grubb, husband & wife as tenants by the entirety

With Quitclaim Covenants,

that certain parcel of land with the buildings thereon, situate in Medford, in the County of Middlesex and said Commonwealth, bounded and described as follows:

Westerly: By Headland Way, sixty feet;

Northerly: By lot 89 as shown on plan hereinafter mentioned, one-hundred feet;

Easterly: By lands now or formerly of Frances and James A. Arne and of Commonwealth of Massachusetts, sixty feet; and

Southerly: By lot 87 on said plan, one hundred and 17/100 feet.

Said parcel is shown as lot 88 on said plan.

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 433, Page 141, with Certificate 64836.

The above described land is subject to restrictions as set forth in two deeds given by Fred A. Russell et al, one to James A. Arne, dated November 27, 1931, duly recorded in Book 5611, Page 279, and the other to Karl V. Wolsey, dated April 13, 1938, duly recorded in Book 6200, Page 81.

The above described land is subject to the following easements:

Two grants made by John J. Lehane, et al., Trustees to the City of Medford, one dated May 3, 1938, duly recorded in Book 6211, Page 69, and the other dated July 28, 1928, duly recorded, both for water supply and sewer purposes;

29 Headland Way, Medford, MA 02155

Approved for Registration
with ① Affidavit re Divorce
② M792 - Eleanor
Edward A Willus
Title Examiner
August 27, 1999

Two grants made by John J. Lehane et al, Trustees to Malden & Malrose Gas Light Co., one dated July 18, 1938, duly recorded and the other dated July 18, 1938, duly recorded in Book 6227, Page 460;

Two grants made by said Lehane et al, Trustees to the Malden Electric Company, both dated July 18, 1938, duly recorded.

There is appurtenant to the above described land the right to use the whole of Ronacle Road and Arden Road in common with others entitled thereto.

The above described land is subject to the restrictions set forth in deed from James A. Arne, et ux, to John J. Willus, et ux, dated June19, 1950, being document No.: 241027. _____.

Witness our hands and seals this 25th day of August, 1999.

Pauline M. Pope Co Ext
Pauline M. Pope, Co-Executrix of the
Estate of Eleanor Willus

Louise M. Cushing
Louise M. Cushing, Co-Executrix of the
Estate of Eleanor Willus

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS. August 25, 1999

Then personally appeared the above-named Pauline M. Pope, Co-Executrix of the Estate of Eleanor Willus, and acknowledged the foregoing to be her free act and deed, before me.

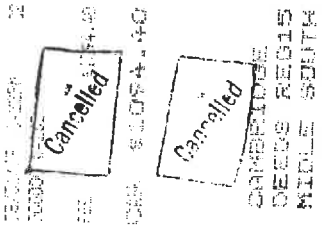
Notary Public
My Commission Expires: June 12, 2003

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS. August 25, 1999

Then personally appeared the above-named Louise M. Cushing, Co-Executrix of the Estate of Eleanor Willus, and acknowledged the foregoing to be her free act and deed, before me.

Notary Public
My Commission Expires: June 12, 2003



23

2021 01898947
Bk: 01581 Pg: 132 Cert#: 277904
Doc: DEED 11/09/2021 03:10 PM

DEED

We, Vincent C. Torardi and Irene B. Torardi, of 31 Headland Way, Medford, Middlesex County Massachusetts, being married, for consideration paid one dollar ($1.00), grant to Maria T. DiGiuseppe of 40 Ronaele Road Medford, Massachusetts, 02155

with QUITCLAIM COVENANTS

A certain parcel of land with the building thereon, situated in Medford, Middlesex County, Massachusetts and bounded and described as follows:

WESTERLY	by Headland Way, 61.15 feet;
NORTHWESTERLY	by a curving line at the junction of said Headland Way and Ronaele Road as shown on plan hereinafter mentioned, 36.29 feet;
NORTHWESTERLY	again by said Ronaele Road, 87.16 feet;
EASTERLY	by land now or formerly or Frances and James A. Arne, 121.60 feet; and
SOUTHERLY	by Lot 88 on said plan, 100 feet;

Said parcel is shown as Lot 89 on said plan. (Plan 16901F)

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 433, Page 141, with Certificate #64836.

So much of the above described land as is included within the limits of said Ronaele Road shown on said plan, is subject to the use of the same owners and occupants for the time being of Lot 40

Property Address: 31 Headland Way Medford, MA 02155

167866 469-116

shown on plan filed in Registration book 282, page 417, plan #16901 and of such other future owners of lots shown on said plan as may appear of record.

Subject to and the benefit of restrictions and easements of record, if any, insofar as now in force and applicable.

For reference title see Certificate of Title # 167866 in Registration Book 969 Page 116. ✓

IN WITNESS WHEREOF, my hand and seal this 4th day of November, 2021. ✓

Vincent C. Torardi ✓

Irene B. Torardi ✓

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS. November 4, 2021

On this 4th day of November, 2021, before me personally appeared the above-named, Vincent C. Torardi and Irene B. Torardi and proved to me through satisfactory evidence of identification, which was their current driver's license, to be the person whose names are signed on the preceding document, and who acknowledged to me that they signed it as their free act and deed.

Steven J. Glynn, Notary Public
My commission expires: 08/11/2028

Steven J. Glynn
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
August 11, 2028

(1)

DOCUMENT 01898947

Southern Middlesex LAND COURT

REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Nov 09,2021 at 03:10P

Document Fee: 155.00
Receipt Total: $155.00

NEW: CERT 277904 BK 01581 PG 132

OLD: CERT 167866 BK 969 PG 116

1898947

Glynn & Glynn
NAME
10 Union Street
STREET ADDRESS
Natick MA 01760-4759
CITY OR TOWN ZIP