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QUITCLAIM DEED

I, FRANK TRICONE, of 5 Tanners Circle, Woburn, Middlesex County, Massachusetts for consideration paid of ONE HUNDRED & FIFTY AND NO/100 (\$150,000.00) DOLLARS

grant to WESTCHESTER COMPANY, INC., a Massachusetts corporation, of P. O. Box 672, Acton, Middlesex County, Massachusetts, with QUITCLAIM COVENANTS

A certain parcel of land in Acton on the Westerly side of Newtown Road formerly called Gravel Pit Road about one half mile Northwesterly of the Village of Acton Center containing about four acres and bounded and described as follows:

Beginning at the

SOUTHEASTERLY corner of the premises at said Newtown Road and the center of a brook at land formerly of James B. Tuttle; thence

NORTHWESTERLY on said road about six hundred and ninety five (695) feet to the end of a wall at land of the heirs of Isaac Reed; thence

SOUTHERLY on a wall by said Reed land about four hundred and fifty (450) feet to the end of the wall; thence in the same course on land formerly of James B. Tuttle about two hundred and eighty (280) feet to the center of a brook; thence

EASTERLY on the brook by land formerly of James B. Tuttle about five hundred and ten (510) feet to the point of beginning.

The premises are conveyed subject to an Order of Conditions issued by the Acton Conservation Commission DEP File No. 85-723 to be recorded herewith and which requires ~~that there shall be no future disturbance outside the proposed line of haybales as shown on the Notice of Intent Plan, dated September 7, 2000, revised June 27, 2001~~ and the Wildlife Habitat Enhancement Plan, dated June 27, 2001, both plans having been filed with the Acton Conservation Commission, which ~~portion of the premises shall become a permanent restricted area (the "restricted area")~~. The driveway must remain as gravel where noted on said plans which ~~restriction shall extend in perpetuity beyond the issuance of a Certificate of Compliance~~. The restricted area is further described on a sketch plan showing the metes and bounds of such restricted area and which is on file with the Acton Conservation Commission. The Wildlife Enhancement Plan shall be maintained as described on said plan and the sketch plan setting forth the metes and bounds of the restricted area shall extend in perpetuity beyond the issuance of a Certificate of Compliance.

For my title see deed of Joseph Tricone to me dated August 14, 1972 and recorded with Middlesex South District Registry of Deeds, Book 12272, Page 706.

copy attached as exhibit 'A'

64-76 Newtown Rd. Acton, MA

10/1/2001

Witness my hand and seal this 28th day of September, 2001

Frank Tricone  
Frank Tricone

*The Commonwealth of Massachusetts*

*Middlesex, ss*

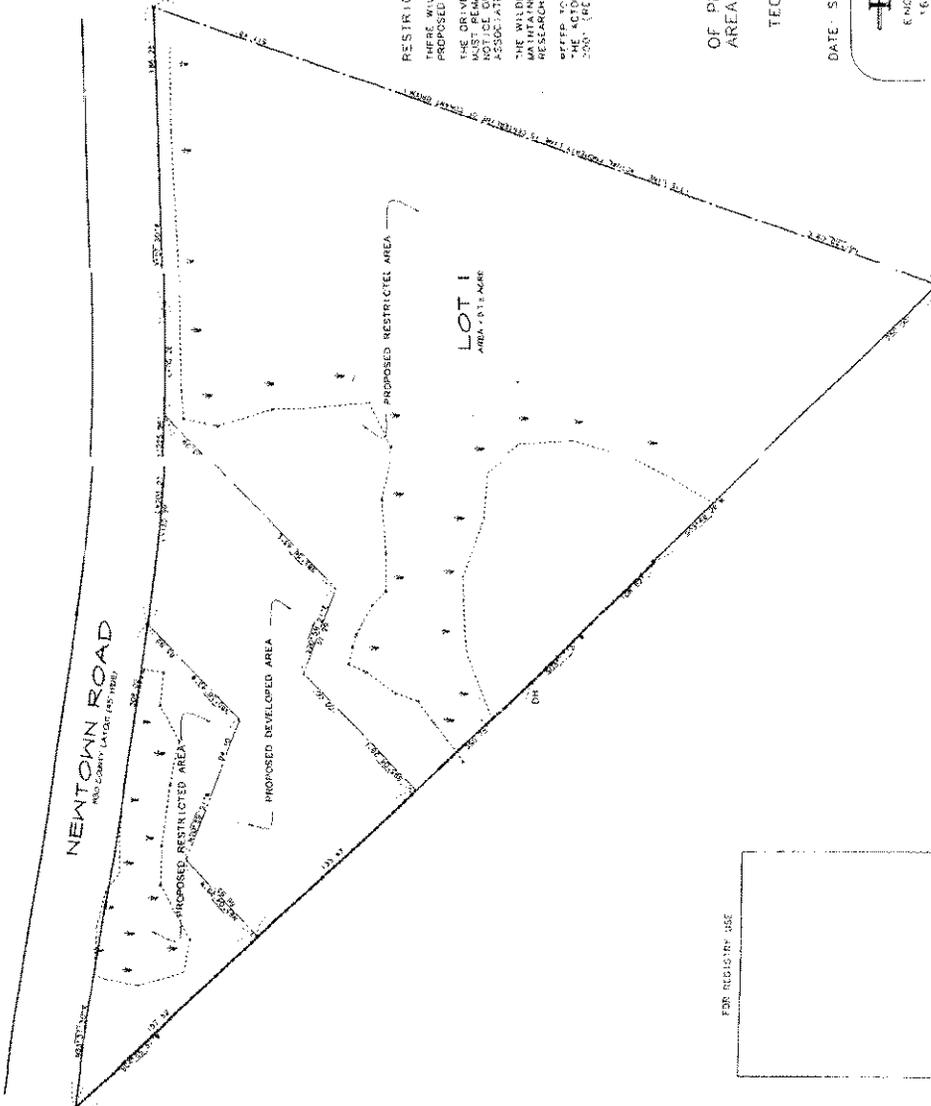
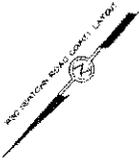
September 28, 2001

Then personally appeared the above-named Frank Tricone and acknowledged the foregoing instruments to be his free act and deed, before me

Neil R. Lapierre  
Neil R. Lapierre Notary Public  
My Commission Expires: October 27, 2006

NOTARY PUBLIC  
MIDDLESEX  
SEP 28 2001  
CANCELLED  
CAMBRIDGE  
MIDDLESEX COUNTY  
MIDDLESEX

EXHIBIT A



RESTRICTED AREA NOTES  
THERE WILL BE NO FUTURE DISTURBANCE WITHIN THE PROPOSED RESTRICTED AREAS.  
THE DRIVEWAY SERVING THE DWELLING TO LOT 1 MUST REMAIN AS GRAVEL WHERE NOTED ON THE BEARING NOTICE OF INTENT. THE PLAN IS SUBJECT TO THE REVISIONS OF THE PLAN DATED 8/7/2001. REVISED 5/27/2004.  
THE WILDLIFE HABITAT DEVELOPMENT PLAN SHALL BE RESEARCH LABORATORY, INC.  
REFER TO ORDERS OF COMPTON, ISSUED BY THE ACTION CONSERVATION COMMISSION ON AUGUST 1, 2001, 1927 DEP 7.15 WC 85-723.

"SKETCH PLAN"  
OF PROPOSED DEED RESTRICTED AREAS AT LOT 1, NEWTOWN ROAD

PREPARED BY  
TECHNICAL CONSULTING GROUP  
87 ACTION ROAD  
WESTFORD, MA 01886

DATE: SEPTEMBER 28, 2003. SCALE: 1" = 40'

**FORE-SITE**  
ENGINEERING ASSOCIATES, INC.  
16 GLEASONDALE ROAD, SUITE 1-1  
STOW, MASSACHUSETTS 01775

FOR REGISTRY USE