

897

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 vs 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

RECORDED  
INDEXED  
SEP 29 2001  
MASSACHUSETTS  
**CANCELLED**  
RECORDED  
INDEXED  
SEP 29 2001

EXHIBIT A



NEWTOWN ROAD  
AND OTHER LOTS  
IN THE TOWN OF WESTFORD, MASSACHUSETTS



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 NOTICE OF INTENT PLAN BY FOREST ENGINEERING ASSOCIATES, INC. DATE 8/7/2001 REVISED 8/27/2001  
THE WILDLIFE HABITAT ENHANCEMENT PLAN SHALL BE MAINTAINED AS DESCRIBED ON SAID PLAN BY CORP RESEARCH LABORATORY, INC.  
OFFERED TO THE BOARD OF SELECTMEN AND COMMISSION ON AUGUST 1, 2001 (REVISED FILE NO. 83A-1231)

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

PREPARED FOR  
TECHNICAL CONSULTING GROUP  
87 ACTON ROAD  
WESTFORD, MA 01886

DATE: SEPTEMBER 28, 2001 SCALE: 1" = 40'

FOREST  
ENGINEERING ASSOCIATES, INC.  
16 GLEASONDALE ROAD, SUITE 1-1  
STOW, MASSACHUSETTS 01775

FOR REGISTRY USE

PROPERTY ADDRESS:

70 Newtown Road, Acton, Middlesex County, Massachusetts

QUITCLAIM DEED

WESTCHESTER COMPANY, INC., a Massachusetts Corporation with a principal place of business in Acton, Massachusetts

IN CONSIDERATION OF SIX HUNDRED NINETY THOUSAND AND 00/100 (\$690,000.00) DOLLARS

GRANT TO STEVEN W. KELLEY AND RACHEL K. KELLEY, HUSBAND AND WIFE, As Tenants by the Entirety

of 70 Newtown Road, Acton, Middlesex County, Massachusetts

with quitclaim covenants



Bk: 39045 Pg: 340

Recorded: 05/03/2003

Document: 00000527 Page: 1 of 1

A certain parcel of land in Acton, Middlesex County, Massachusetts, 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 of 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 a 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 ten and (510) feet to the point of beginning.

This sale does not constitute all or substantially all of the assets of the corporation.

Being the same premises conveyed to me by Deed recorded in Middlesex South District Registry of Deeds in Book 30283, Page 205.

Executed as a sealed instrument this 24 day of April, 2003.

WESTCHESTER COMPANY, INC. BY  
GARY L. WHITAKER, ITS PRESIDENT

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

April 24, 2003

Then personally appeared the above-named GARY L. WHITAKER, duly authorized, and acknowledged the foregoing to be the free act and deed of Westchester Company, Inc., before me,

Notary Public:   
My Commission Expires: 12/10/02

05/05/03 8:56AM  
000000 #0011  
FEE \$3146.40  
CAMBRIDGE  
DEEDS REGISTRY  
MIDDLESEX  
CANCELLED

BK 30283 PG 205

2

UNIT DEED

I, DAVIS PASQUARIELLO of

for consideration of Ninety Thousand and 00/100 (\$90,000.00) Dollars

grants to NADINE Z. KUSH of 380B Great Road, Unit 304, Acton, Middlesex County, Massachusetts

with quitclaim covenants

SEE EXHIBIT A ATTACHED HERETO

Being the same premises conveyed to grantor by deed recorded at Book 27687, Page 136.

EXECUTED AS A SEALED INSTRUMENT THIS 11TH DAY OF JUNE, 1999.

*Davis Pasquariello*  
DAVIS PASQUARIELLO

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

June 11, 1999

Then personally appeared the above named DAVIS PASQUARIELLO and acknowledged the foregoing instrument to be his free act and deed before me

*Sherril R. Gould*  
Notary Public: SHERRIL R. GOULD  
My Commission Expires: 6/18/99

CANCELLED  
RECORDED  
INDEXED

PROPERTY TAX: 410.40  
EXCISE TAX: 25.00  
MSD 06/11/99 01:57:40 759

Property: 380B Great Road

Return to: Nadine Z. Kush  
380B Great Road, Unit 304  
Acton, MA 01720

Wrong reference  
from 39045/340  
s/s Kelley