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JOSEPH T RUBINSTEIN
† ALSO ADMITTED IN NEW HAMPSHIRE

November 5, 2014

Susan Mitchell-Hardt, President
Acton Conservation Trust
328 Pope Road
Concord, MA 01742

Re: 6 & 8 Piper Lane, Acton, Massachusetts
MMOG File No. 49437

Dear Ms. Mitchell-Hardt:

We have examined title to the above referenced premises at the Middlesex South Registry of Deeds from February 9, 2009, the date of a deed to the Town of Acton recorded in Book 52270, Page 164 (8 Piper Lane) and from July 1, 2010, the date of a deed to the Town of Acton recorded in Book 54950, Page 180 (6 Piper Lane). We find the following as of October 29, 2014

1 The parcels described in the above referenced deeds were reconfigured into Lot 1, containing 228,161 +- s.f. or 5.24 +- acres and Lot 2 containing 40,050 +- s.f. or 0.92 acres as shown on Plan No. 681 of 2010.

2. Title to Lot 1 remains in the Town of Acton.

3 A portion of Lot 2 is subject to a Conservation Restriction dated March 26, 2012 and recorded in Book 58934, Page 314.

4. Lot 2 was conveyed by the Town of Acton to James Cullen by deed dated March 26, 2012 and recorded in Book 58934, Page 327, subject to the Conservation Restriction.

5 There are no liens or encumbrances affecting Lot 1 during the period of this examination except the matters disclosed on Plan No. 681 of 2010.

6. Lot 1 includes Parcels A, B and X as shown on the 2010 plan.

Copies of items 1, 3 and 4 are enclosed. My invoice for services is also enclosed. Please do not hesitate to call me with any questions.

Very truly yours,

Jeffrey L. Ontell

JLO:cja
Enclosures
G:\cj\49437-report 11 5 14

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November 5, 2014

Susan Mitchell-Hardt, President
Acton Conservation Trust
18 Wolbach Road
Sudbury, MA 01776

Re: 6 & 8 Piper Lane, Acton, Massachusetts
MMOG File No. 49437

Invoice No. 14-5266

For professional services rendered: examination of title to two properties at the Middlesex South Registry of Deeds; prepare report.

$ 500.00

Disbursements:
Photocopies $ 15.00

TOTAL **$ 515.00**

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