



Bk: 50251 Pg: 161 Doc: DEED  
Page: 1 of 3 10/19/2007 02:39 PM

plan # 1136 of 2007

### QUITCLAIM DEED

**E. John Groener and Jill Groener**, of 191 Nagog Hill Road, Acton, Middlesex County, Massachusetts (the "Grantor"),

for consideration paid and in full consideration of Ninety Thousand and NO/100 (\$90,000.00) Dollars,

grant to the **Town of Acton**, a Massachusetts municipal corporation with an address of Town Hall, 472 Main Street, Acton, Middlesex County, Massachusetts (the "Grantee"), for open space purposes,

with *quitclaim covenants*,

A certain parcel of land (the "Premises") situated in Acton, Middlesex County, Massachusetts and shown as Parcel 3B on an approval not required plan recorded herewith entitled "Plan of Land in Acton, Massachusetts (Middlesex County), Owned by E. John & Jill Groener" dated May 18, 2007, which plan was prepared by the Town of Acton Engineering Department and to which plan reference is made for a particular description of said Premises.

The Premises contain 544,749 square feet of land (12.506 acres), more or less, according to said plan.

Grantor hereby grants to the Board of Selectmen of the Town of Acton as a gift a perpetual conservation restriction over the Premises to preserve the Premises for Open Space. As used herein, the terms "Preservation" and "Open Space" shall have the meanings ascribed to these terms in M.G.L. c. 44B, §2.

As identified in M.G.L. c. 44B, §2, and for the purposes of this Deed, "Preservation" shall mean the protection of personal or real property from injury, harm or destruction, but not including maintenance, and the meaning of "Open Space" shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas,

Property Address:  
Vacant land near 191 Nagog Hill Road, Acton, MA  
To be known as 193 Nagog Hill Road, Acton, MA

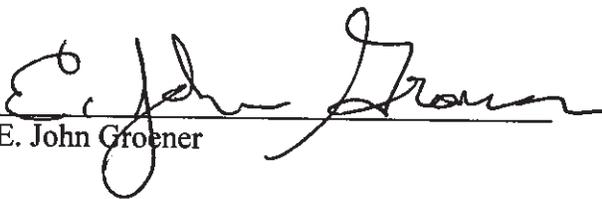
Anderson + Kreigel  
1 Canal Park  
Cambridge, Ma. 02141

watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.

The Premises are conveyed subject to and with the benefit of rights, easements and restrictions of record, if any, insofar as the same are now in force and applicable.

For Grantor's title reference, see Deed from Albert W. Koch and Doris E. Koch dated August 10, 1984 and recorded with Middlesex South District Registry of Deeds in Book 15730, Page 438.

EXECUTED under seal this 19<sup>th</sup> day of October, 2007.

  
E. John Groener

  
Jill Groener

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Middlesex

On this 19<sup>th</sup> day of October, 2007, before me, the undersigned notary public, personally appeared E. John Groener, proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Notary Public: Matthew R. Roberts  
My Commission Expires: 12/4/09



COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Middlesex

On this 4<sup>th</sup> day of October, 2007, before me, the undersigned notary public, personally appeared Jill Groener, proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public: Matthew R Roberts  
My Commission Expires: 12/4/09

Eugene C. Burns  
Attest Middlesex S. Register