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Bk: 62873 Pg: 193 Doc: DEED
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QUITCLAIM DEED

ERNEST K. ANDERSON JR., EXECUTOR OF THE ESTATE OF GENEVIEVE L. ANDERSON, Middlesex South Registry of Deeds, Probate Number MI07P5156EP1), 183 Newtown Road, Acton, Middlesex County, Massachusetts (the "Grantor"), pursuant to a power of sale as set forth in the Will of Genevieve L. Anderson,

for consideration paid of One Million Three Hundred Twenty Thousand and 00/100 ($1,320,000.00) Dollars grants to the **TOWN OF ACTON, MASSACHUSETTS**, a municipal corporation organized under the laws of the Commonwealth of Massachusetts, acting by and through its Board of Selectmen, for conservation purposes,

with ***QUITCLAIM COVENANTS***,

the land situated in Acton, Middlesex County, Massachusetts and being further described as:

A certain parcel of land in Acton, Massachusetts containing ±20.693 acres of land, of which dimensions as set forth on Exhibit A appended hereto, and being further identified as "Lot 1" on a plan of land entitled "Plan of Land on Arlington Street & Newtown Road, Acton, Massachusetts (Middlesex County) Owned By: Estate of Genevieve L. Anderson & Frederick G. & Diane M. Hryniewich" dated September 23, 2013, prepared by Foresite Engineering, being recorded simultaneously herewith. Said parcel is further identified as a portion of Parcel 10 on the Town of Acton Assessor's Map D-3.

Property Address: Newtown Road, Acton, Massachusetts
plan # 857 of 2013

Said parcel is subject to and has the benefit of all rights, covenants, easements and restrictions of record in-so-far-as the same remain in full force and effect.

No deed stamp taxes are due on this conveyance pursuant to G.L. c. 64D, §1.

For title of Grantor, see deed dated July 19, 1955 and recorded with the Middlesex South Registry of Deeds in Book 8525, Page 541 and Confirmatory Deed dated January 13, 1958 and recorded with the Middlesex South Registry of Deeds in Book 9088, Page 461.

WITNESS my hand and seal this 1st day of November, 2013.

Ernest K. Anderson Jr., Executor of the
Estate of Genevieve L. Anderson

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. November 1, 2013

On this 1st day of November, 2013, before me, the undersigned notary public, personally appeared Ernest K. Anderson Jr., Executor of the Estate of Genevieve L. Anderson, and proved to me through satisfactory evidence of identification, which was a driver's 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.

STEPHANIE L. BANOS
Notary Public
Commonwealth of Massachusetts
My Commission Expires August 22, 2014

Notary Public: Stephanie Banos Dubanowitz
My Commission Expires: 8.22.14

ACCEPTANCE BY TOWN OF ACTON

The Town of Acton, acting by and through its Town Manager, pursuant to the vote taken under Article 4 of the Annual Town Meeting held on Monday, June 3, 2013 and the vote of the Board of Selectmen taken on August 5, 2013 attached hereto as Exhibit B, hereby accepts this deed from Ernest K. Anderson Jr., Executor of the Estate of Genevieve L. Anderson, on this 29 day of October, 2013.

By: _____
Steven Ledoux
Town Manager, duly authorized

COMMONWEALTH OF MASSACHUSETTS

On this 29th day of October 2013, before me, the undersigned Notary Public, personally appeared Steven Ledoux, Town Manager of the Town of Acton who proved to me through satisfactory evidence of identification, which was Personally Known, 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.

Katelyn M. Huffman
Notary Public:
My Commission Expires:

KATELYN M. HUFFMAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 8, 2020

Exhibit A

LOT 1

A certain parcel of land located on the northerly side of Arlington Street in Acton, Middlesex County, Massachusetts being shown as "Lot 1" on a plan of land prepared by Foresite Engineering entitled "Plan of Land on Arlington Street & Newtown Road, Acton, Massachusetts, Middlesex County, Owned by the Estate of Genevieve L. Anderson & Frederick G. & Diane M. Hryniewich" dated September 23, 2013, to be recorded herewith, and more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of Lot 1 at the sideline of Arlington Street;

THENCE North 25° 32' 00" West 415.04 feet to a corner;

THENCE South 64° 28' 00" West 200.00 feet to a corner;

THENCE North 87° 17' 35" West 147.38 feet to a corner;

THENCE South 69° 37' 04" West 532.30 feet to a corner;

THENCE South 43° 13' 15" West 515.69 feet to a corner;

THENCE South 25° 52' 35" West 526.86 feet to the center of a pile of stones;

THENCE South 20° 51' 17" East 443.05 feet to a stone bound with drill hole at a stone wall;

THENCE North 43° 17' 55" East 23.13 feet to a drill hole in stone wall;

THENCE North 3° 54' 06" West 3.17 feet to a drill hole in stone wall;

THENCE North 37° 23' 55" East 129.74 feet to an angle point in stone wall;

THENCE North 37° 02' 47" East 125.13 feet to an angle point in stone wall;

THENCE North 37° 55' 47" East 314.91 feet to an iron rod at the corner of a stone wall;

THENCE North 31° 26' 59" West 172.57 feet to a drill hole at the intersection of two stone walls;

THENCE North 67° 13' 21" East 96.34 feet to a drill hole in stone wall;

THENCE North 62° 08' 46" East 71.05 feet to a drill hole in stone wall;

THENCE North 78° 51' 15" East 97.59 feet to a drill hole in stone wall;

THENCE North 73° 06' 38" East 43.45 feet to a drill hole in stone wall;

THENCE North 65° 06' 28" East 33.29 feet to a drill hole in stone wall;

THENCE North 49° 23' 20" East 191.35 feet to a drill hole in stone wall;

THENCE North 31° 43' 57" East 54.15 feet to a drill hole in stone wall;

THENCE North 43° 03' 01" East 33.79 feet to a drill hole in stone wall;

THENCE North 56° 04' 13" East 33.86 feet to a drill hole in stone wall;

THENCE North 46° 12' 47" East 79.39 feet to a drill hole in stone wall;

THENCE North 57° 33' 43" East 62.72 feet to a drill hole in stone wall;

THENCE North 64° 45' 44" East 22.21 feet to a drill hole in stone wall;

THENCE North 82° 30' 23" East 51.96 feet to a drill hole in stone wall;

THENCE North 65° 30' 38" East 59.27 feet to a drill hole in stone wall;

THENCE South 05° 20' 40" West 283.98 feet to an angle point in a stone wall;

THENCE South 06° 07' 26" West 278.03 feet to a corner at the sideline of Arlington Street;

THENCE northeasterly along an arc on the sideline of Arlington Street with a length of 225.76 feet and a radius of 1040.00 feet to a stone bound with drill hole;

THENCE North 33° 11' 15" East 375.66 feet along the sideline of Arlington Street;

THENCE northeasterly along an arc on the sideline of Arlington Street with a length of 169.58 feet and a radius of 1600.00 feet to the point of beginning.

Containing 901,426 square feet of area, more or less according to said plan.

Exhibit B
Vote
(to be attached)

RECORD OF VOTE OF THE ACTON BOARD OF SELECTMEN
August 5, 2013

At a duly called public meeting of the Acton Board of Selectmen on August 5, 2013, the Board voted as follows with respect to land consisting of approximately 20.68 acres shown on the Town of Acton Assessor's Map D-3 as Parcel 10 (the "Property"), constituting a portion of the property described in that certain deed dated July 19, 1955 recorded with the Middlesex South Registry of Deeds in Book 8525, Page 541 (see also Confirmatory Deed dated January 13, 1958 and recorded in Book 9088, Page 461):

(a) To exercise the Town's first refusal option to acquire the Property as provided in M.G.L. c. 61, s. 8 in response to the Notice of Intent to Sell dated April 29, 2013;

(b) To approve that certain Purchase and Sale Agreement concerning the Town's purchase of the Property based on the form presented to the Board at its August 5, 2013 meeting with changes to be approved by the Town Manager in the Town Manager's reasonable discretion in consultation with town counsel; and

(c) To authorize the Town Manager to take all actions on behalf of the Town that are reasonably necessary, in the judgment of the Town Manager, to complete the purchase of the Property in accordance with the Purchase and Sale Agreement and the applicable Town Meeting votes, including without limitation executing the Purchase and Sale Agreement, delivering closing funds and signing deeds, closing forms, closing documents, and settlement statements.

ACTON BOARD OF SELECTMEN

Janet K. Adachi, Chair

Michael Gowing, Vice-Chair

Katie Green, Clerk

David Clough

John Sonner