



2014 01686269

Bk: 1463 Pg: 105 Cert#: 258187

Doc: DEED 11/24/2014 12:11 PM

QUITCLAIM DEED

Wright Hill Association, LLC, a Massachusetts limited liability company with its principal place of business located at 3 Gregory Lane, Acton, Massachusetts 01720,

for consideration paid, and in full consideration of One Million Two Hundred Eighty Thousand (\$1,280,000.00) Dollars,

grants to **The Town of Acton**, a municipal corporation organized under the laws of Massachusetts, acting by and through its Board of Selectmen, having an address of Town Hall, 472 Main Street, Acton, Massachusetts 01720, for conservation purposes,

with Quitclaim Covenants,

the land with the buildings and other improvements thereon, if any, in Acton, Middlesex County, Massachusetts, known as and numbered 18 Wright Terrace, being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

The Grantor certifies that it is not classified as a corporation for federal income tax purposes during its current taxable year.

✓ No Massachusetts deed excise stamps are affixed hereto as the Grantee is a municipality and none are required by law.

(G.L.C. 64D, § 1)

For Grantor's title, see Deed of Joseph H. Rice to the Grantor dated July 2, 2013 and filed with the Middlesex South Registry District of the Land Court as Document No. 1645822, noted on Certificate of Title No. 254327 in Registration Book 1437, Page 71.

Witness its seal this 20th day of November, 2014.

Wright Hill Association, LLC

By: Judith Aronstein manager
JUDITH ARONSTEIN, Manager and
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 20th day of November, 2014, before me, the undersigned Notary Public, personally appeared Judith Aronstein, proved to me through satisfactory evidence of identification, which was: [] personally known to me to have the identity claimed; or
[] examination of Massachusetts Driver's 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 as Manager and Authorized Signatory of Wright Hill Association, Inc.

Joanna Martin

Notary Public

My Commission Expires:

4-2-15



EXHIBIT A

A certain parcel of land, with the buildings thereon, in Acton, Middlesex County, Massachusetts, being shown as Lot 13 on a plan of land entitled "Plan of Land in Acton, Massachusetts (Middlesex County) No. 18 Wright Terrace, Being a Division of a Portion of Lot A shown on Land Court Plan 10306A (Creating 2 Lots), Scale: 1" = 50', March 27, 2014: by Stamski and McNary, Inc., 1000 Main Street, Acton, Massachusetts (the "Plan").

LAND COURT, BOSTON. The Land herein described will be shown on our approved plan, to follow as

Preferred To

JUL 31 2014

Plan 10306^m Lot 13
(EXAMINED AS DESCRIPTION ONLY)

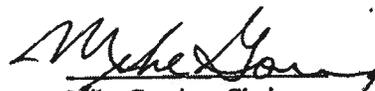
T.C. PONTBRIAND
-ACTING CHIEF ENGINEER (T16)

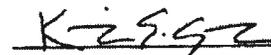
1458
p. 17

ACCEPTANCE BY TOWN OF ACTON

The Town of Acton, acting by and through its Board of Selectmen, hereby accepts this deed from Wright Hill Association, LLC on this 17 day of November, 2014 pursuant to the vote taken under Article 19 of the Annual Town Meeting held on April 7, 2014.

TOWN OF ACTON
BOARD OF SELECTMEN


Mike Gowing, Chair


Katie Green, Vice-Chair


Janet Adachi

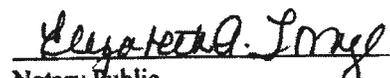

Peter Berry, Clerk

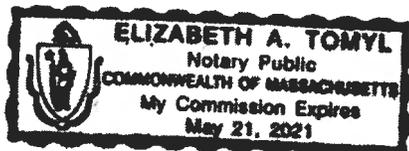

Franny Osman

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 17 day of November, 2014, before me, the undersigned notary public, personally appeared all members of the Town of Acton Board of Selectmen, proved to me through satisfactory evidence of identification which was personal knowledge to be the persons whose names are signed on the proceeding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public
My Commission Expires:



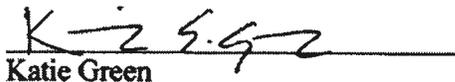
RECORD OF VOTE OF THE ACTON BOARD OF SELECTMEN
November 17, 2014

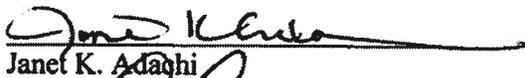
At a duly called public meeting of the Acton Board of Selectmen on November 17, 2014 the Board voted as follows with respect to that certain parcel of land shown as "Lot 13" on that certain plan entitled "Plan of Land in Acton, Massachusetts (Middlesex County) No. 18 Wright Terrace", prepared by Stamski and McNary, Inc., dated March 27, 2014 and on file with the Town Clerk and constituting a portion of the property described in that certain deed dated July 2, 2013 and filed with the Middlesex South Registry District of the Land Court as Document No. 1645822 (Certificate of Title No. 254327) (the "Property"):

- (a) To approve and execute that certain Purchase and Sale Agreement concerning the Town's purchase of the Property in the form presented to the Board at its November 17, 2014 meeting;
- (b) To approve and execute that certain Access Easement substantially in the form presented to the Board at its November 17, 2014 meeting; 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 delivering closing funds and signing deeds, easements, closing forms, closing documents, and settlement statements.

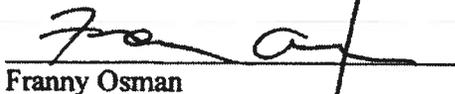
TOWN OF ACTON
BOARD OF SELECTMEN


Mike Gowling, Chair


Katie Green


Janet K. Adaghi


Peter Berry


Franny Osman

DOCUMENT 01686269

Southern Middlesex LAND COURT
REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Nov 24, 2014 at 12:11P

Document Fee: 125.00
Receipt Total: \$415.00

NEW: CERT 258187 BK 01463 PG 105

OLD: CERT 254327 BK 1437 PG 71